



Form 2 - Responsible Authority Report

(Regulation 17)

Property Location:	Lot 61 (No.37) & Lot 62 (No.39) Council Avenue, Rockingham
Application Details:	Mixed Use Development (99 Residential Apartments and 2 Ground Floor Retail Shops)
DAP Name:	Metro South-West JDAP
Applicant:	Urbis Pty Ltd
Owner:	Rockingham No 1 Pty Ltd
LG Reference:	DD020.2016.00000379.001 AD16/60916
Responsible Authority:	City of Rockingham
Authorising Officer:	Mr Bob Jeans, Director Planning & Development Services
Department of Planning File No:	DAP/14/00523
Report Date:	23 November 2016
Application Receipt Date:	12 October 2016
Application Process Days:	60 Days
Attachment(s):	1. Development Plans 2. Previous JDAP Approval

RECOMMENDATION:

That the Metro South-West Joint Development Assessment Panel resolves to:

1. **Accept** that the DAP application reference DAP/14/00523 as detailed on the DAP Form 2 dated 16 October 2016 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** the DAP Application reference DAP/14/00523 and accompanying plans DA01 to DA08, DA010 to DA014 and DA020 to DA022 dated March 2014 for a mixed-use development, comprising 99 residential apartments and 2 retail shops in accordance with Clause 68(2)(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, subject to the conditions and advice notes of the approval dated 13 June 2014.

BACKGROUND:

Site Details

Property Address:	Lot 61 (No.37) & Lot 62 (No.39) Council Avenue, Rockingham
Zoning MRS:	Central City Area
TPS:	Primary Centre City Centre
Use Class:	Multiple Dwellings, Shops
Strategy Policy:	Rockingham Strategic Regional Centre: Centre

	Plan Planning Policy 3.2.1 – Development Policy Plan City Centre Sector Planning Policy 3.3.14 – Bicycle Parking and End of Trip Facilities
Development Scheme:	City of Rockingham Town Planning Scheme No.2
Lot Size:	Lot 61 = 818.80m ² Lot 62 = 1,818.56m ² Total = 2,637.36m ²
Insert Existing Land Use:	Vacant
Value of Development:	\$16,000,000.00

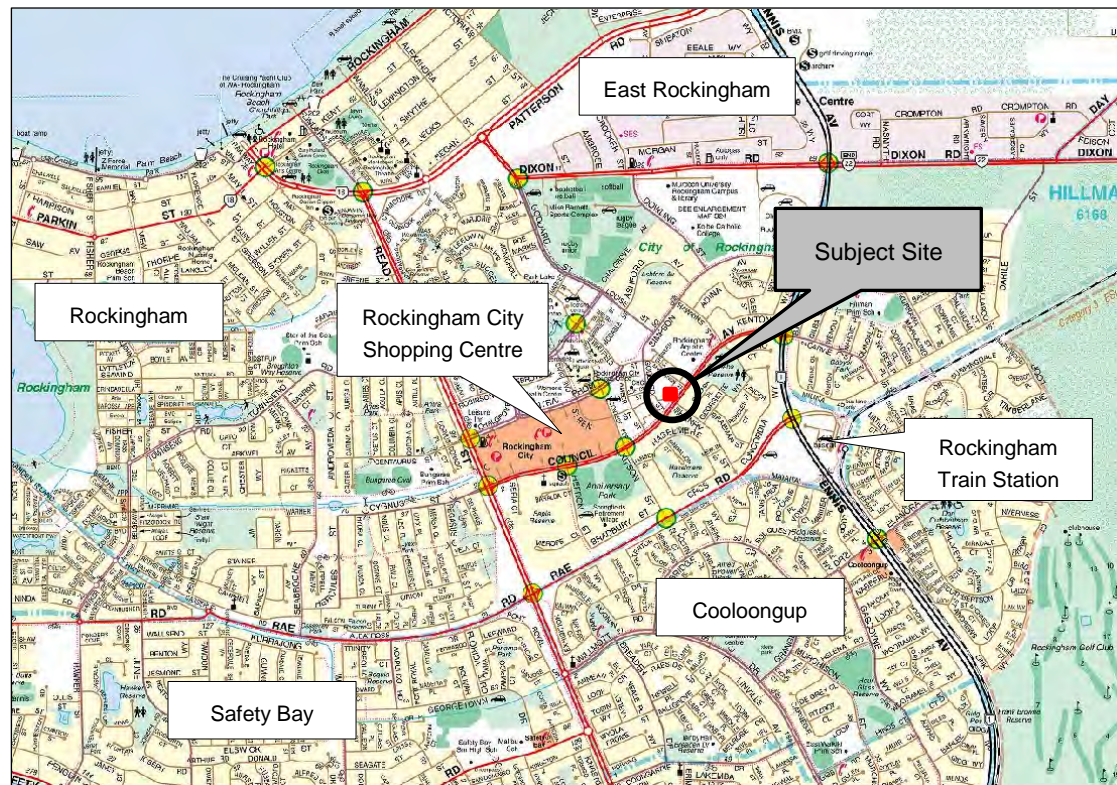


Figure 1 – Location Plan



Figure 2 – Aerial Photo

History

In February 1996, an Integrated Development Guide Plan (IDGP) was approved over the subject land.

The approved IDGP makes provision for 'Commercial' use and an internal public roads system including public parking.

To achieve the objectives of the IDGP the subject site is affected by a number of access and parking easements which encumber all lots contained within the area bounded by Council Avenue, MacKinnon Street and Goddard Street.

On 13 June 2014, the SWJDAP granted Development Approval for a six storey Mixed Use development comprising:-

- Multiple Dwellings containing:
 - 1st Floor – 19 apartments comprising 5 single bedroom and 14 two bedroom units;
 - 2nd Floor – 19 apartments comprising 5 single bedroom and 14 two bedroom units;
 - 3rd Floor – 19 apartments comprising 10 single bedroom and 9 two bedroom units;
 - 4th Floor – 19 apartments comprising 10 single bedroom and 9 two bedroom units;
 - 5th Floor – 19 apartments comprising 10 single bedroom and 9 two bedroom units;

6th Floor – 4 two bedroom units and a communal roof top terrace.

- Two retail shops (179.8m²) (ground floor); and
- 108 car parking spaces of which 90 bays will form part of an on-site parking garage over 3 levels. The parking garage is based on a “parking stacker” system.
- The podium of the building along Council Avenue is proposed to extend over the access easement up to the Council Avenue street boundary of the subject site. The access easement will remain a public access way through the site.

This development approval expired in June 2016.

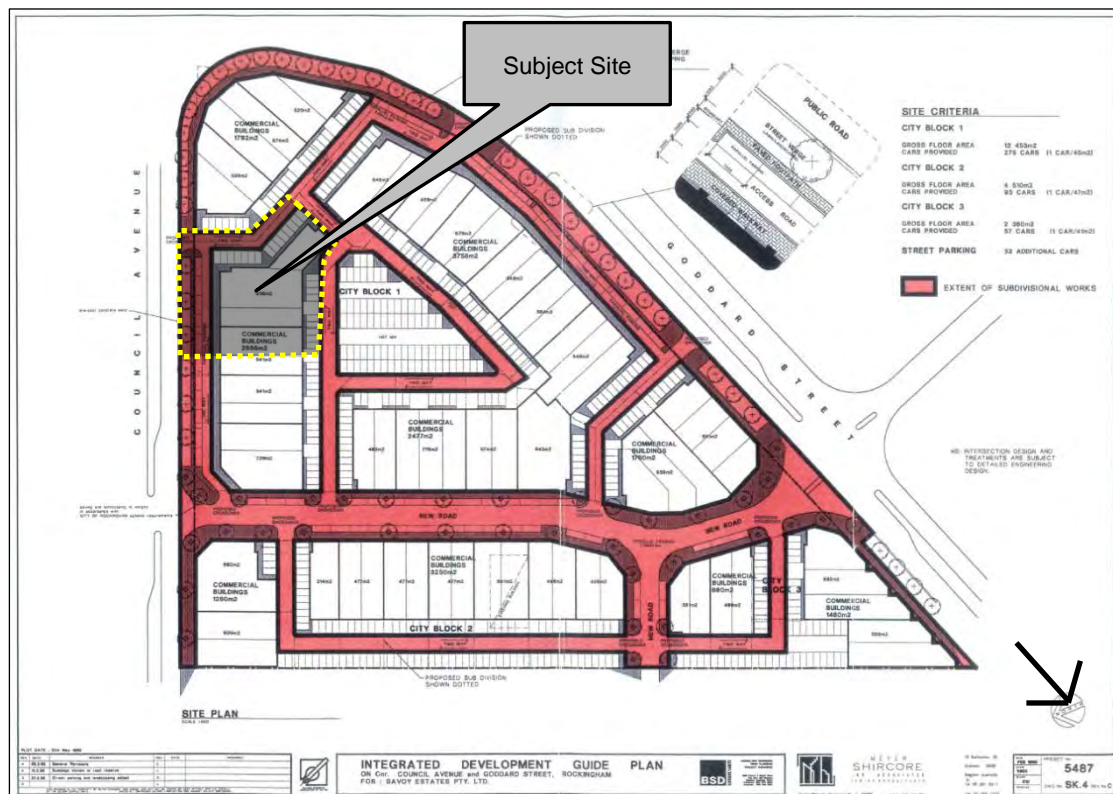


Figure 3 – Integrated Development Guide Plan

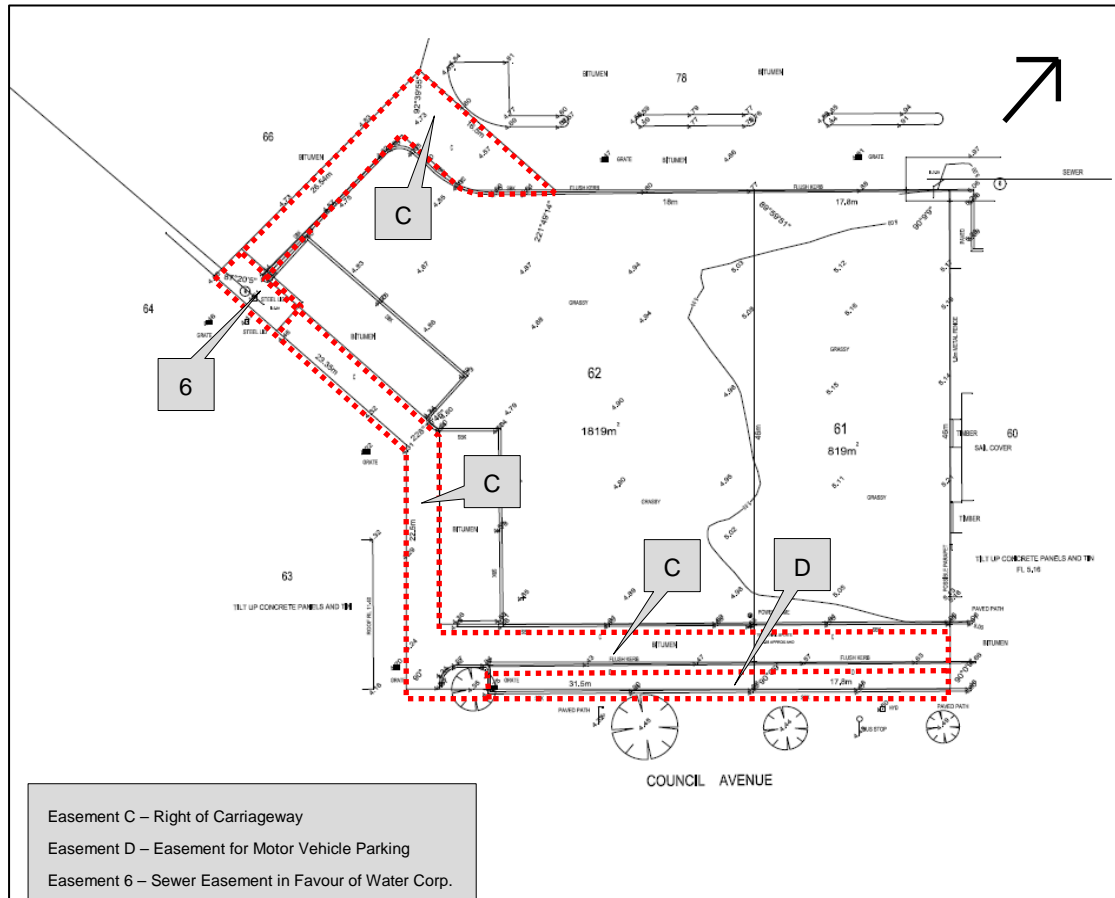


Figure 4 – Existing Access and Parking Easements

DETAILS: OUTLINE OF DEVELOPMENT APPLICATION

The applicant seeks Development Approval to extend the period within which an approved development must be substantially commenced, as the approval expired in June 2016.

The proposal is identical to that approved by the SWJDAP on 13 June 2014 and consists of the following.

- Multiple Dwellings containing:
 - 1st Floor – 19 apartments comprising 5 single bedroom and 14 two bedroom units;
 - 2nd Floor – 19 apartments comprising 5 single bedroom and 14 two bedroom units;
 - 3rd Floor – 19 apartments comprising 10 single bedroom and 9 two bedroom units;
 - 4th Floor – 19 apartments comprising 10 single bedroom and 9 two bedroom units;
 - 5th Floor – 19 apartments comprising 10 single bedroom and 9 two bedroom units;
 - 6th Floor – 4 two bedroom units and a communal roof top terrace.
- Two retail shops (179.8m²) (ground floor); and

- 108 car parking spaces of which 90 bays will form part of an on-site parking garage over 3 levels. The parking garage is based on a “parking stacker” system.
- The podium of the building along Council Avenue is proposed to extend over the access easement up to the Council Avenue street boundary of the subject site. The access easement will remain a public access way through the site.



Figure 5 – View from Council Avenue

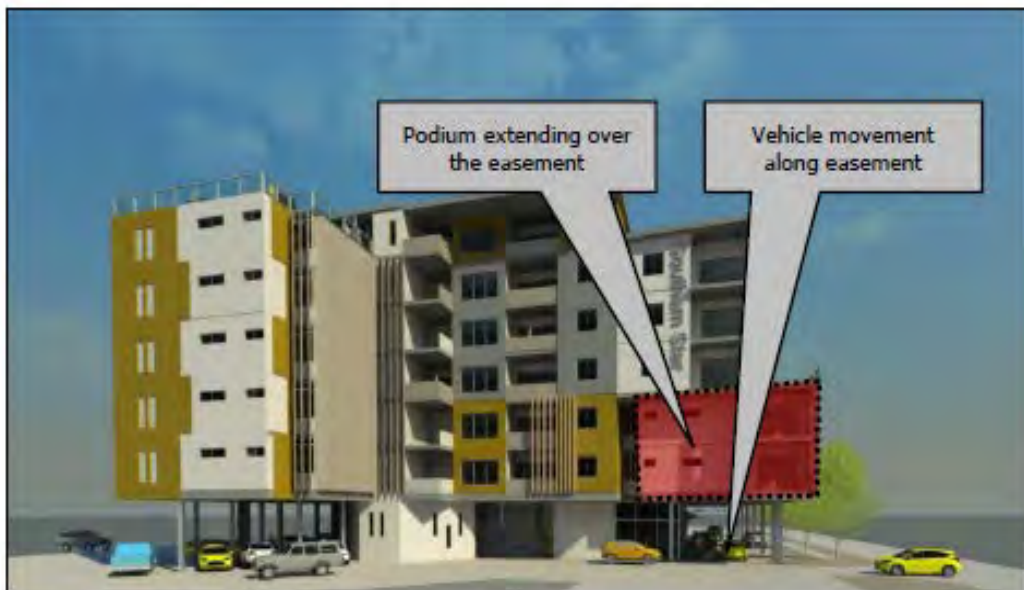


Figure 6 - View from the West (Goddard Street)

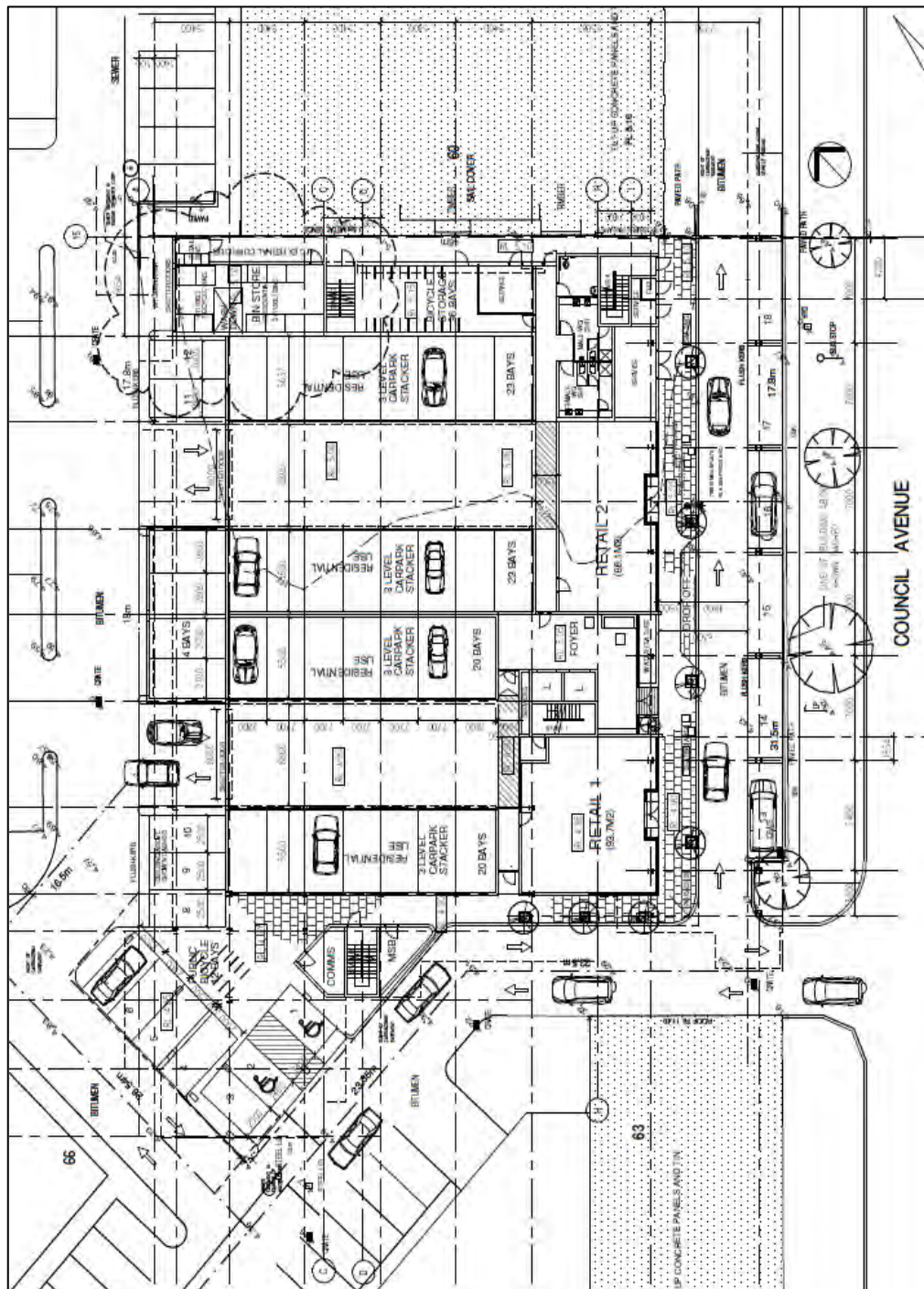


Figure 7 – Site/Ground Floor Plan

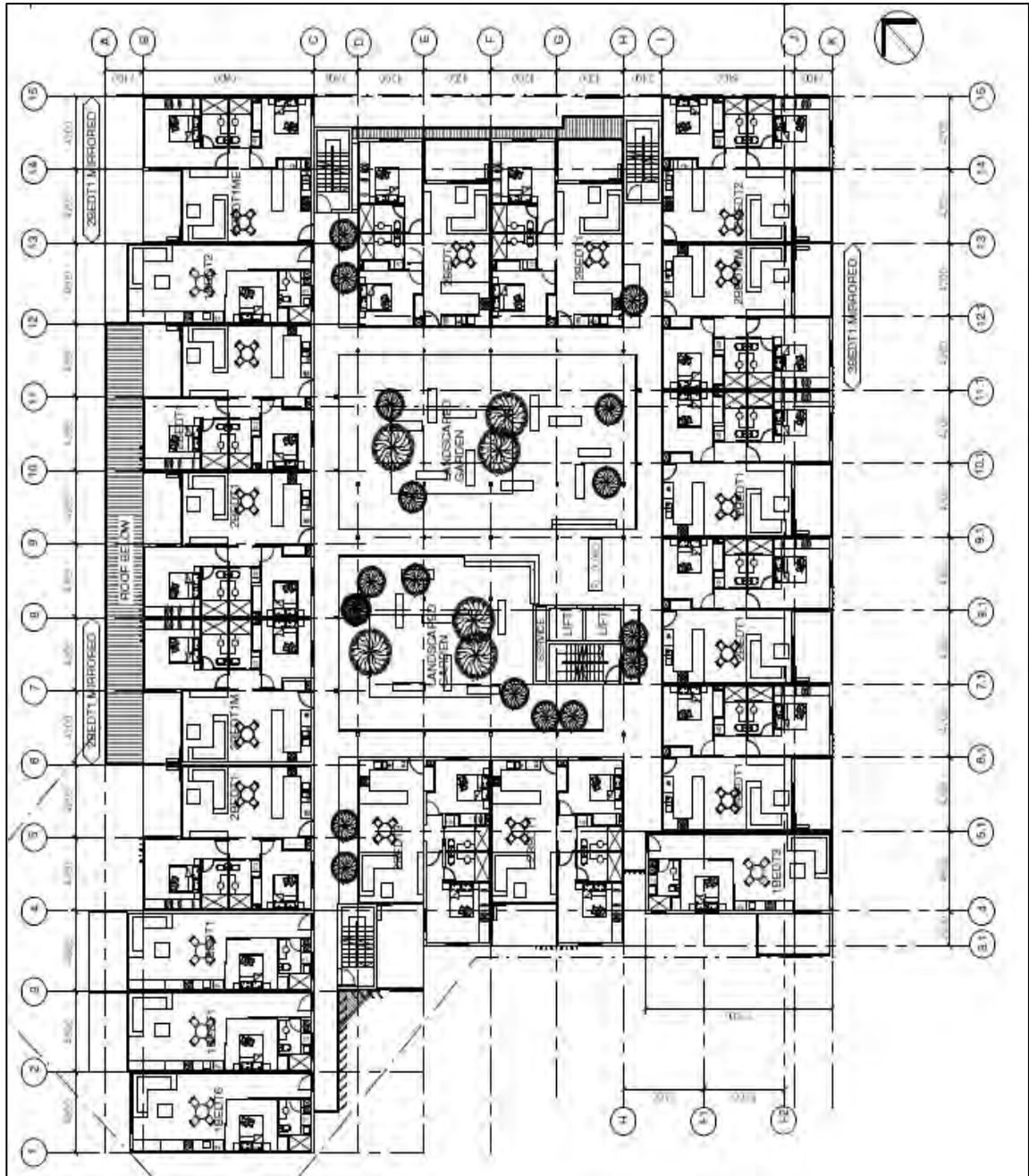


Figure 8 – First Floor Plans

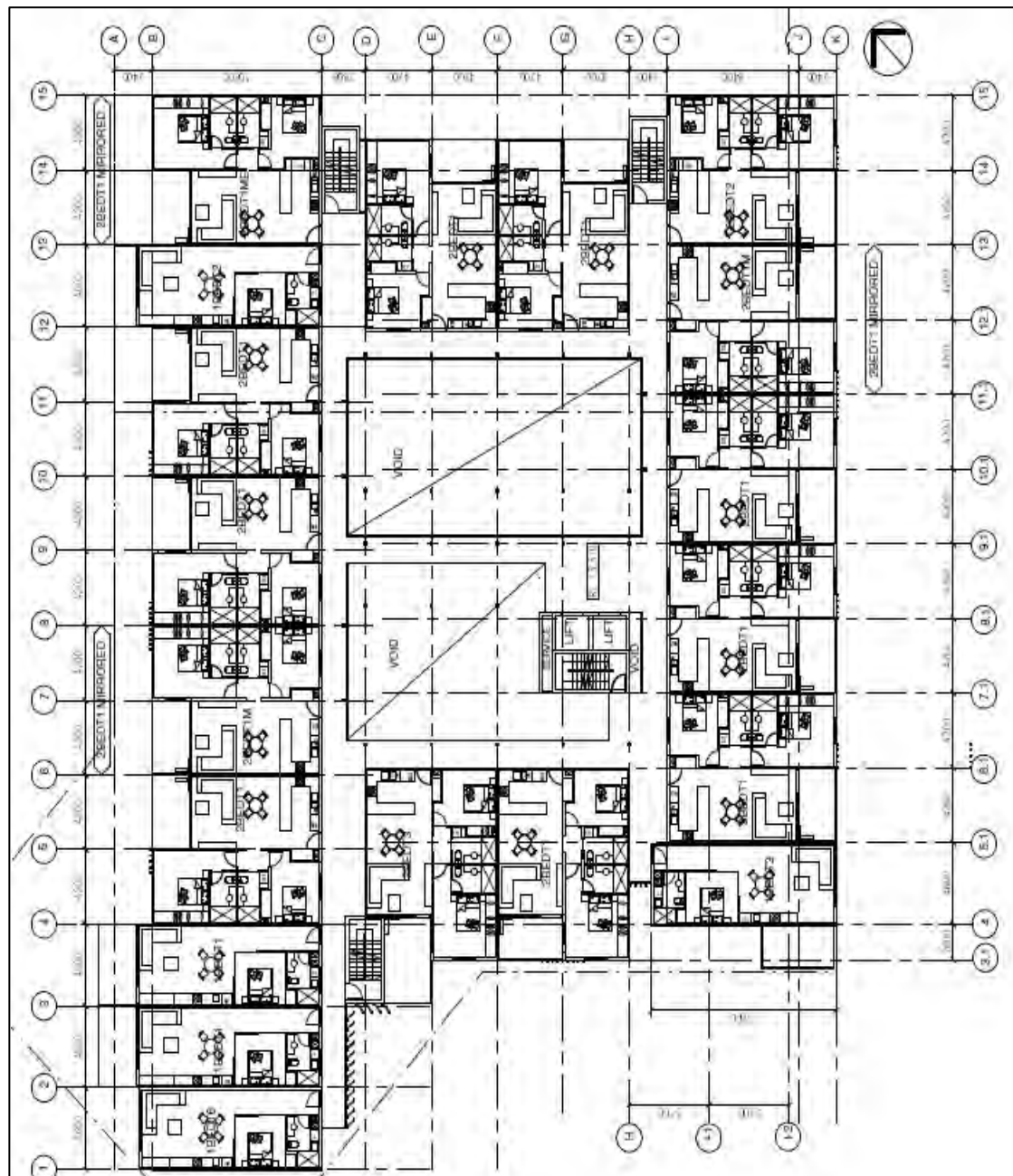


Figure 9 – Second Floor Plans

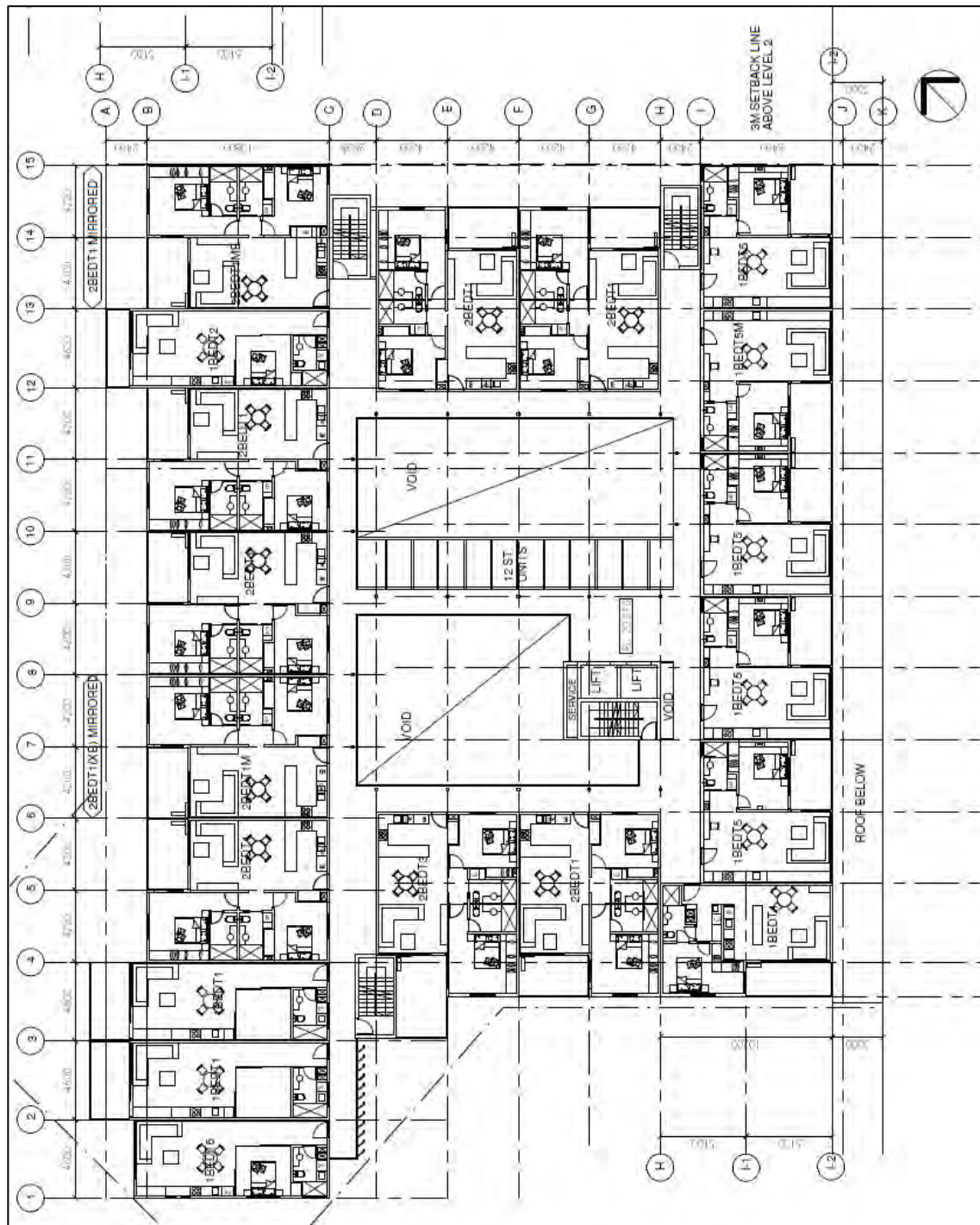


Figure 10 – Third Floor Plan

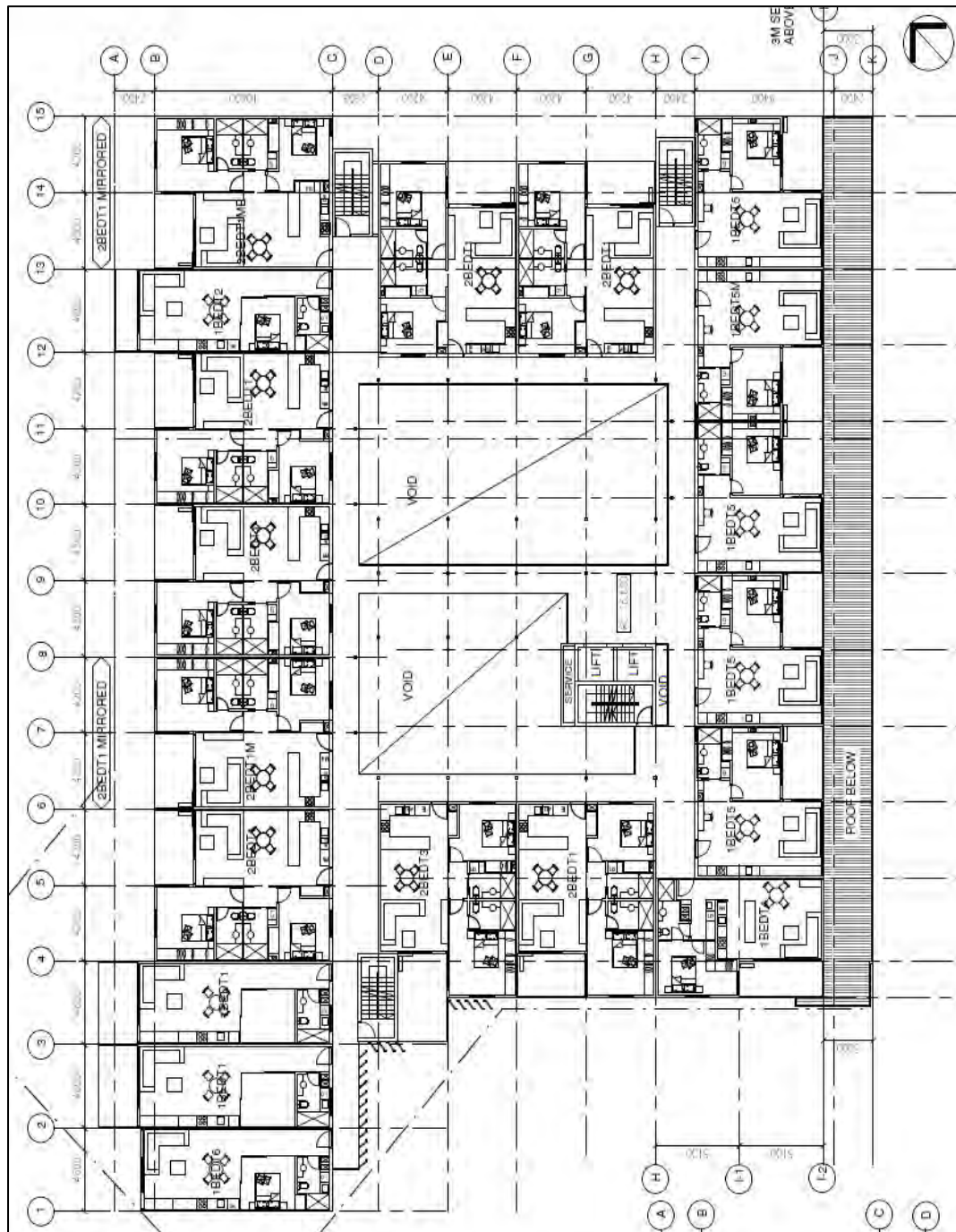


Figure 11 – Fourth Floor Plan

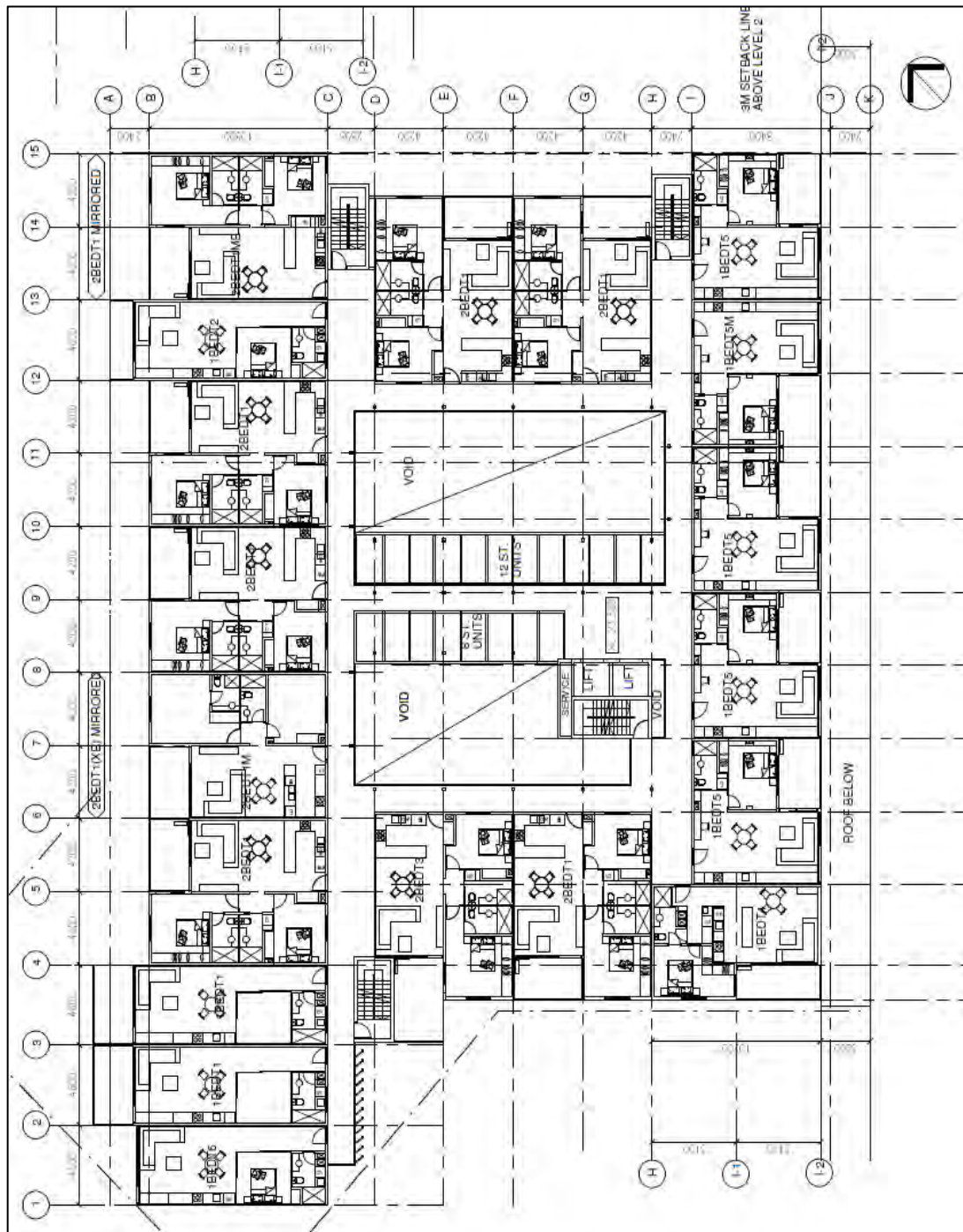


Figure 12 – Fifth Floor Plan

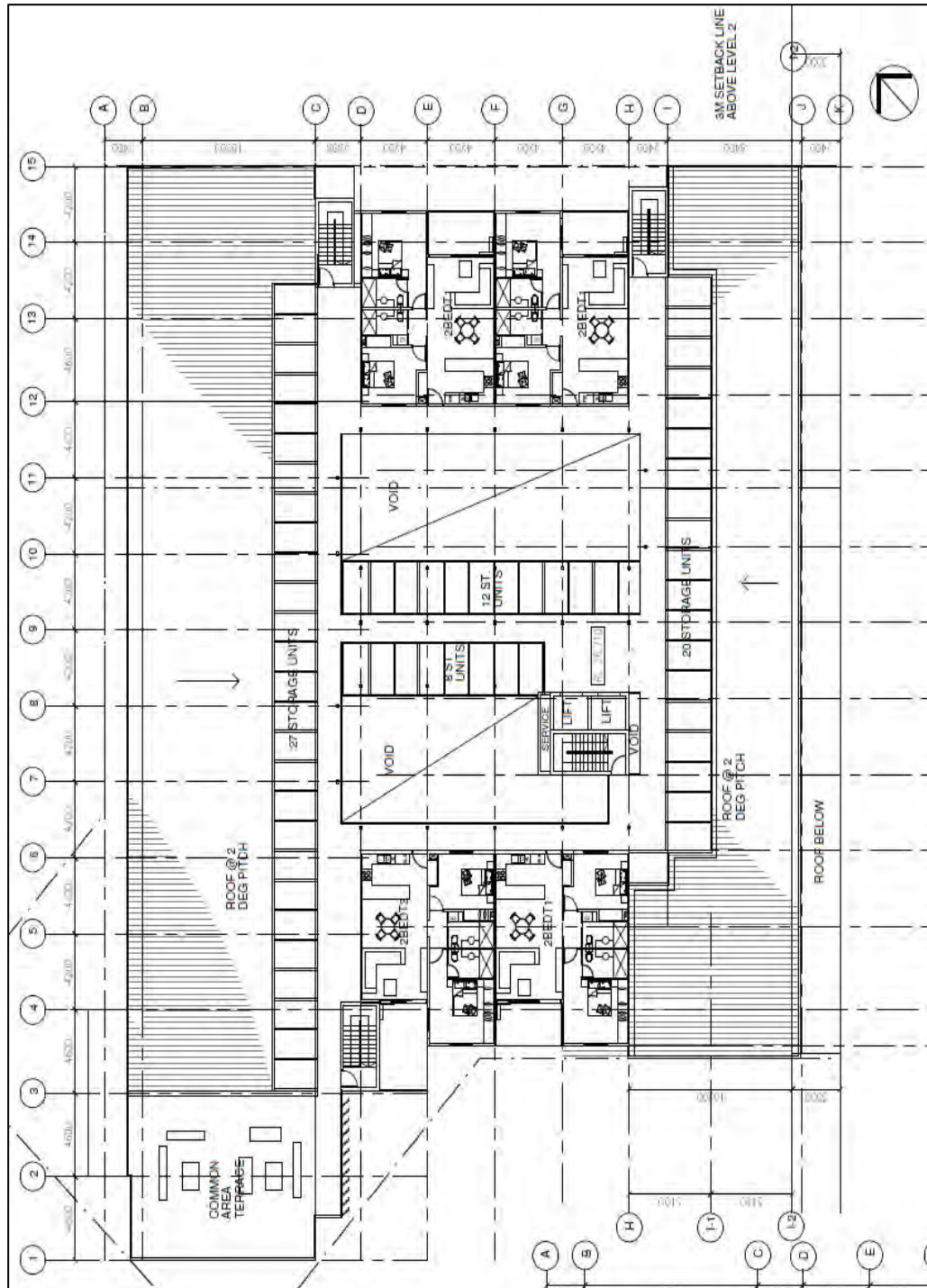


Figure 13 – Sixth Floor Plan



Figure 14 Council Avenue Elevation (south -east)



Figure 15 - Goddard Street Elevation (south - west)

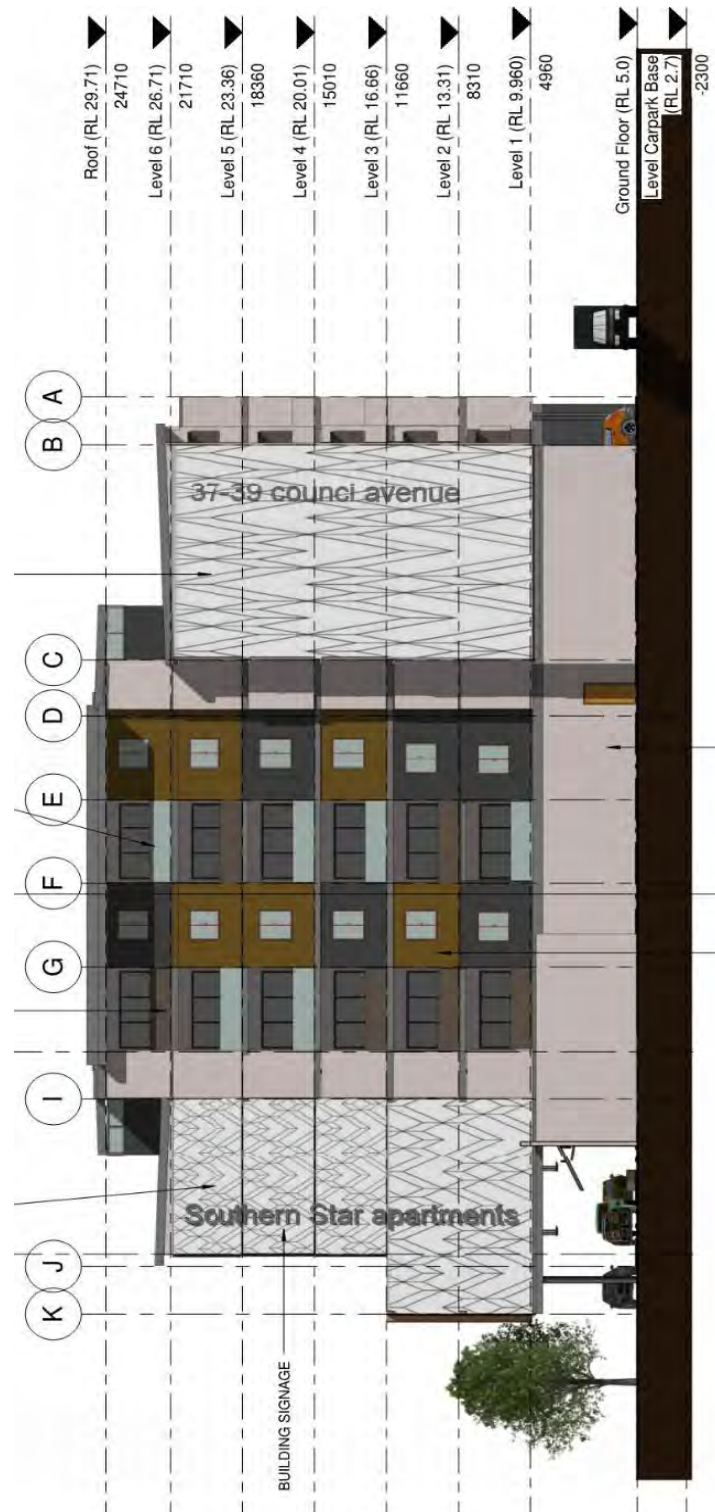


Figure 16 - McKinnon Street Elevation (north-east)

LEGISLATION & POLICY:

Legislation

Planning and Development (Development Assessment Panels) Regulations 2011

Regulation 17(1)(b) states that an owner of land in respect of which a development approval has been granted by a DAP pursuant to a DAP application may apply for the DAP to amend the approval so as to extend the period within which any development approved must be substantially commenced.

Regulation 17(2)(a) states that an application made under Regulations 17(1) may be made during or after the period within which the development approved must be substantially commenced.

Rockingham Town Planning Scheme No.2 (TPS2)

As was determined in the previous assessment, the proposal is compliant with TPS2.

CONSULTATION:

Public Consultation, including with other Agencies or Consultants

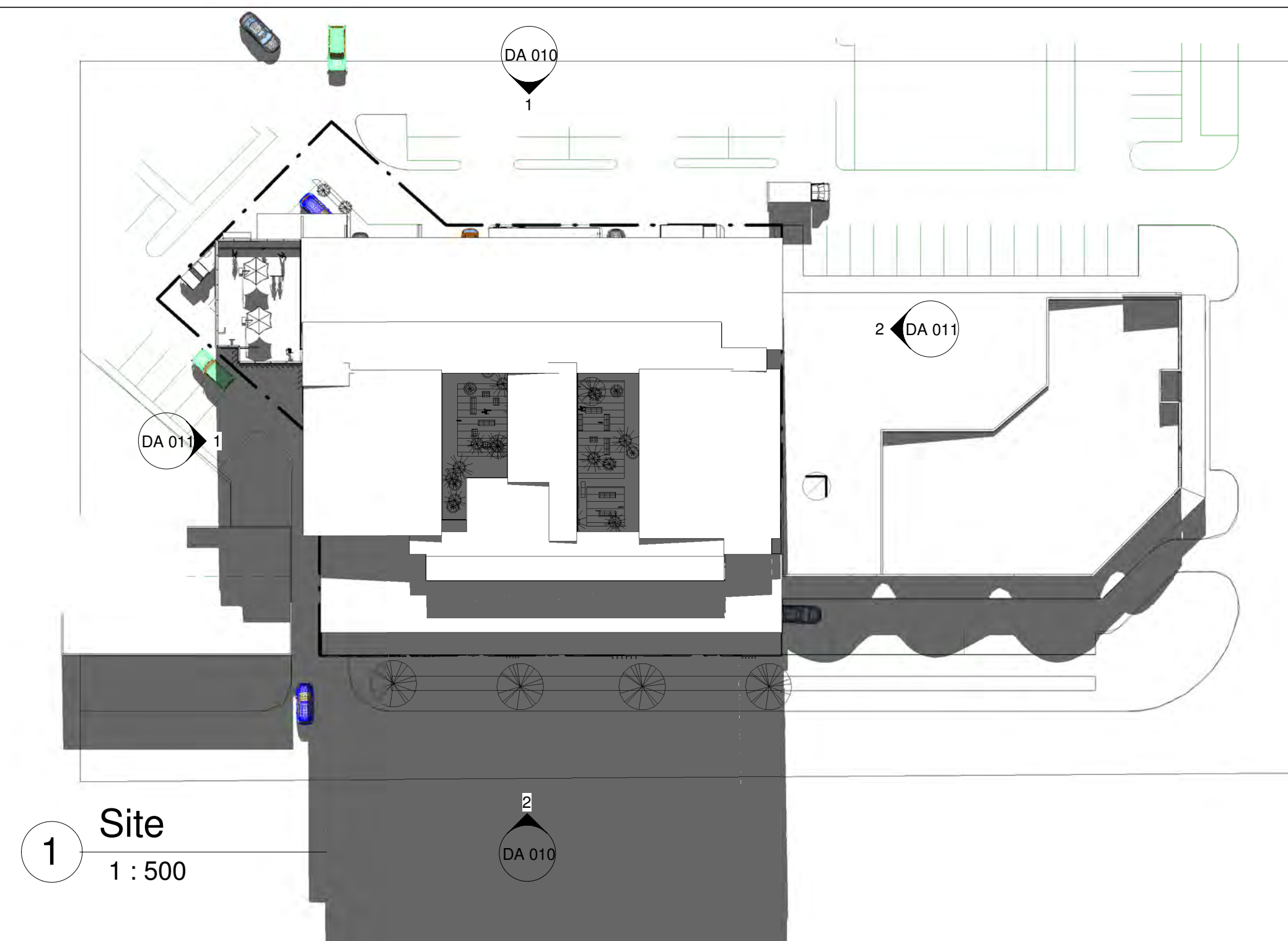
The City does not consider that consultation is required because the development is identical to that approved by the SWJDAP in June 2014.

PLANNING ASSESSMENT:

The proposed development is exactly the same as the previous approval in June 2014. Although the development has not commenced within two years of the approval date, the *DAP Regulations 2011* make provision for the granting of an extension of time to commence development. As Legislation and Policy applicable to the subject lot remain generally the same today, the previous assessment remains relevant today. For this reason it is considered appropriate to grant an amended approval, which will allow two years from the date of the new approval to commence construction.

Conclusion

The proposal is identical to the previous one approved in June 2014 and is consistent with TPS2 and Policy requirements. It is therefore recommended that the SWJDAP approve the Form 2 application subject to the same conditions and advice notes.



Rockingham No.
1 Pty Ltd

Residential and Commercial Mixed Use Development

**37-39 (Lot 61 and 62)
Council Avenue
Rockingham WA 6168**

[illegible]DEVELOPMENT
APPLICATION
SUBMISSION

SITE AND LOCATION PLAN

Project number	201305
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Date	Mar 2014
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Drawn by	MH
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Checked by	BC/MH
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DA 01

Scale	@ A1	As	Rev	B
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7 APARTMENT TYPES AREA
DATA
1 : 300

The floor plan shows a central staircase with 'UPT' and 'DPT' directions. The rooms are arranged in a U-shape around the staircase. The rooms are labeled as follows:

- 2.1 (1BET)
- 2.2 (1BET)
- 2.3 (1BET)
- 2.4 (2BET)
- 2.5 (2BET)
- 2.6 (2BET)
- 2.7 (2BET)
- 2.8 (1BET)
- 2.9 (2BET)
- 2.10 (2BET)
- 2.11 (2BET)
- 2.12 (2BET)
- 2.13 (2BET)
- 2.14 (2BET)
- 2.15 (2BET)
- 2.16 (2BET)
- 2.17 (2BET)
- 2.18 (2BET)

[illegible][illegible]

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GROUND FLOOR COMMERCIAL AREAS		
ITEM	NLA	TOTAL
RETAIL1	93.7M2	179.8M2
RETAIL 2	86.1M2	

CARPARK BAYS			TOTAL
RETAIL CARPARK	1B/22 (17)M2	8.17	9
RESIDENTIAL	1B= 0.75/ APT	30	89
	2B= 1/ APT	59	
VISITORS	1/ 4APT	24.75	25
R CODES REDUCTION FOR NON RESIDENTIAL PARKING 15%			-5
TOTAL REQUIRED		118	

PROVIDED PARKING	
PARKING ALLOWANCE ON LOT 78	10
EXTERNAL BAYS (ON SITE)	18
SECURE BAYS (STACKERS)	90
	118

BICYCLE SPACES REQUIRED (1 PER 3 DWELLINGS)	33	36
BICYCLE SPACES REQUIRED (1 PER 10 VISTORS)	3	
BICYCLE SPACES PUBLIC PROVIDED	10	

[illegible]

Scale @ A1 As Rev B indicated

**37-39 (Lot 61 and 62)
Council Avenue
Rockingham WA 6168**

[illegible]DEVELOPMENT
APPLICATION
SUBMISSION

L1, L2 PLAN

Project number	201305
Date	Mar 2014
Drawn by	Author
Checked by	Checker

DA 04

Scale @ A1	1 : 200	Rev B
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1 L1 PLAN
1 : 200

2 L2 PLAN
1 : 200

**37-39 (Lot 61 and 62)
Council Avenue
Rockingham WA 6168**

[illegible]DEVELOPMENT
APPLICATION
SUBMISSION

L3, L4 PLAN

Project number	201305
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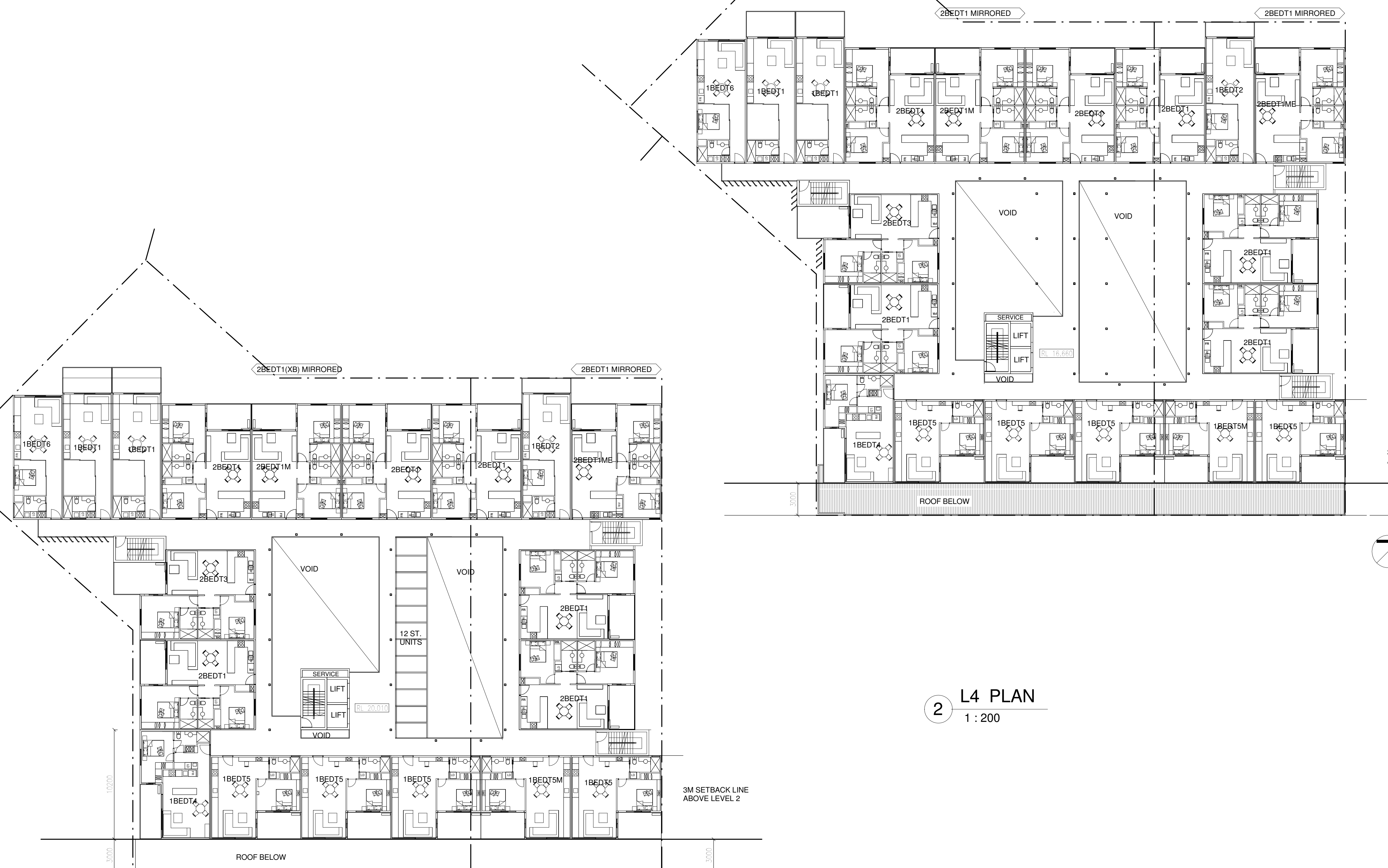
Date	Mar 2014
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Drawn by	MH
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Checked by	MH/BC
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DA 05

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2 L4 PLAN
1 : 200

1 L3 PLAN
1 : 200

Residential and Commercial Mixed Use Development

**37-39 (Lot 61 and 62)
Council Avenue
Rockingham WA 6168**

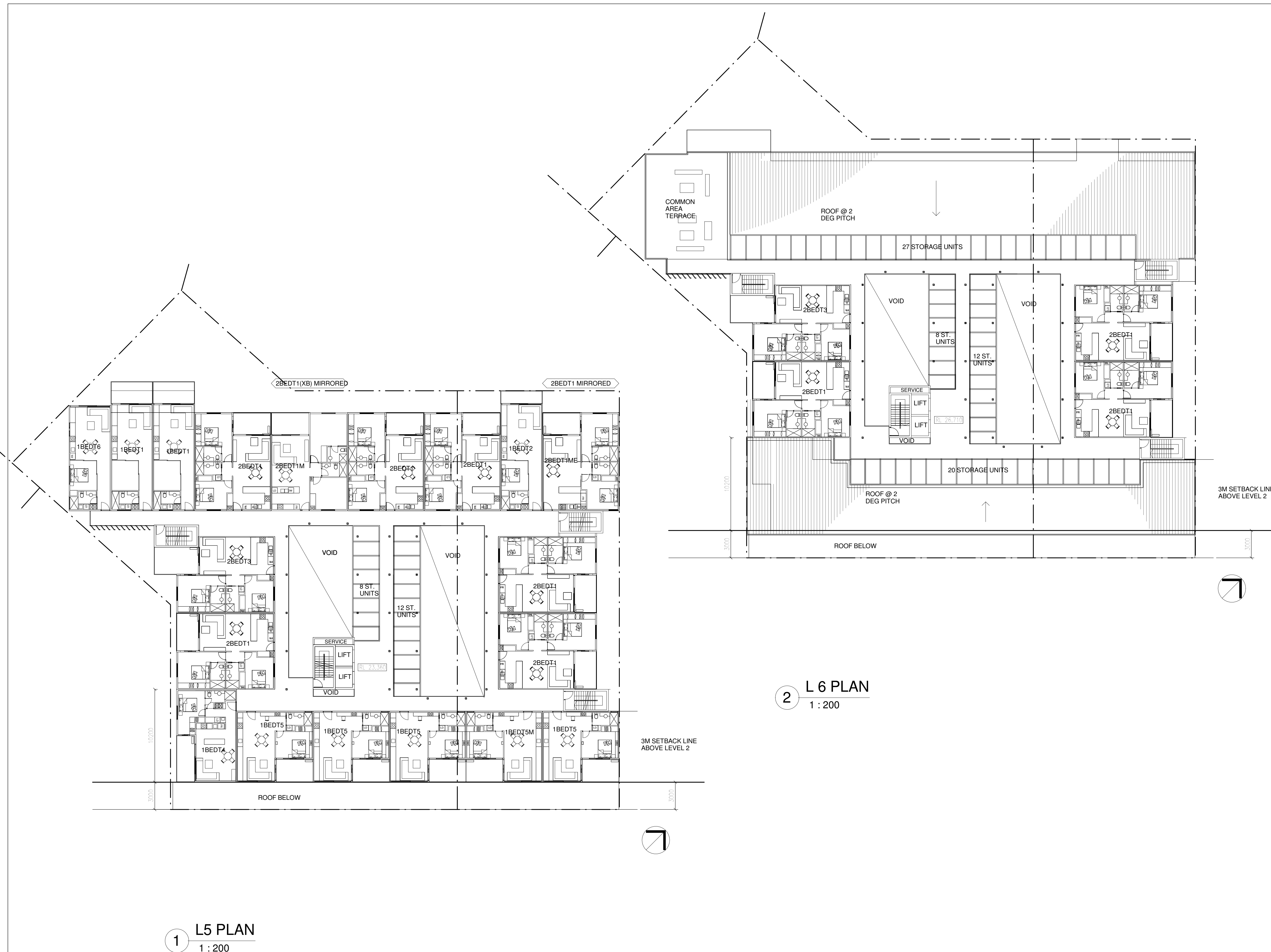
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APPLICATION
SUBMISSION

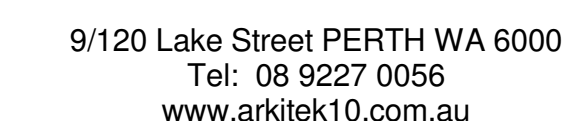
L5, L6 PLANS

Project number	201305
Date	Mar 2014
Drawn by	MH
Checked by	MH/BC

DA 06

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Residential and Commercial Mixed Use Development

**37-39 (Lot 61 and 62)
Council Avenue
Rockingham WA 6168**

[illegible]DEVELOPMENT
APPLICATION
SUBMISSION

APARTMENT TYPES - 1 BED TYPES

Project number	201305
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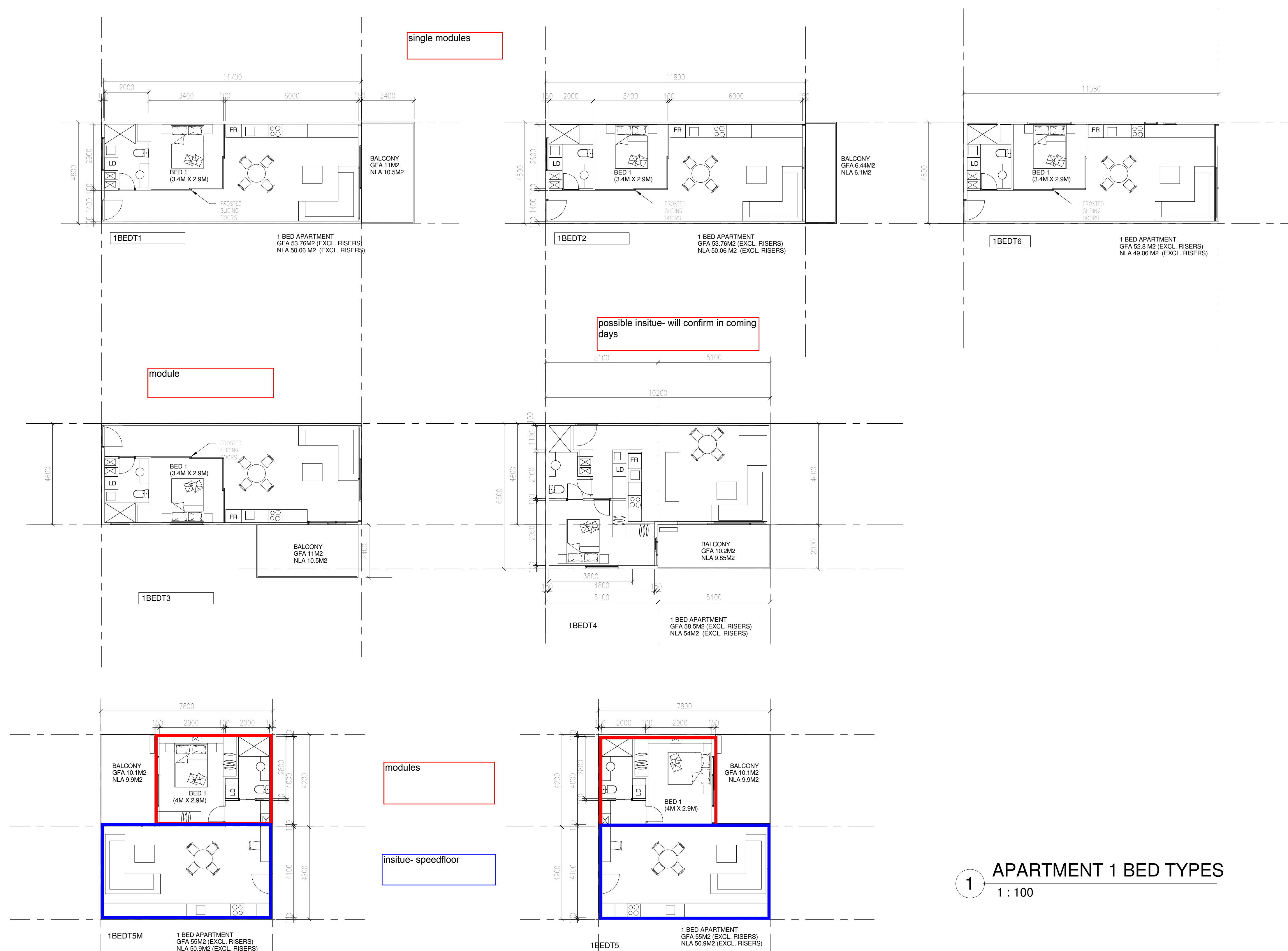
Date	Mar 2014
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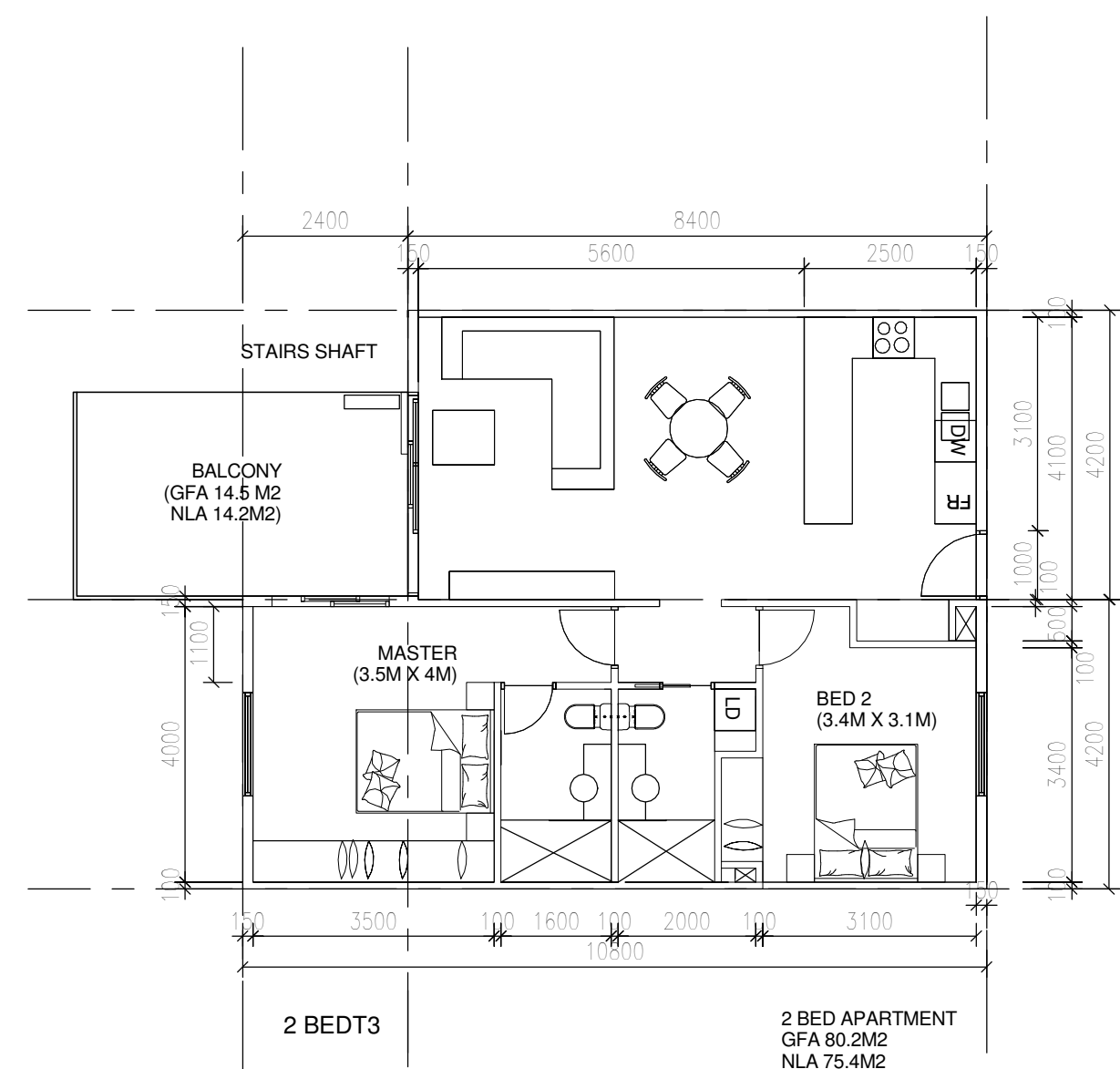
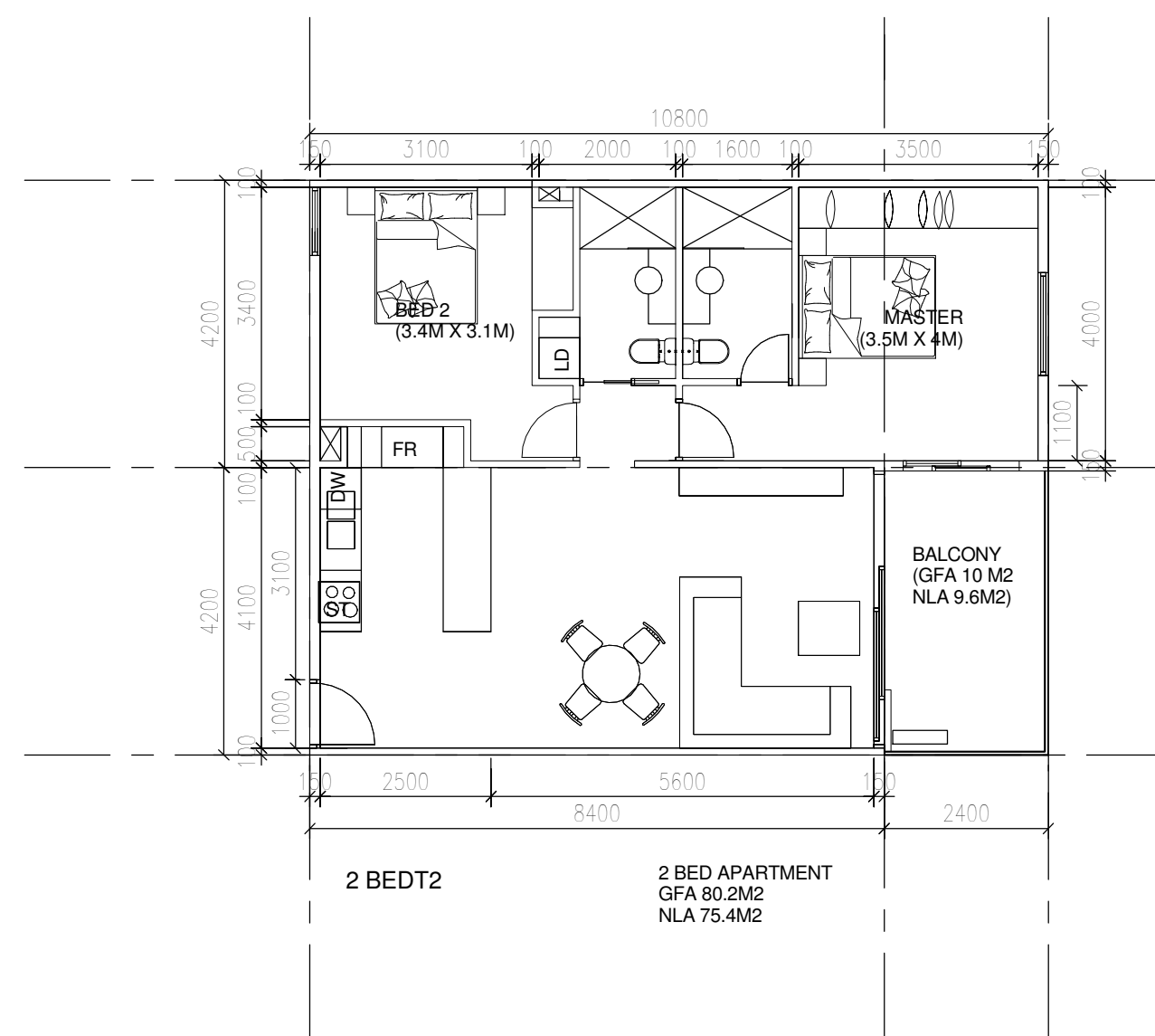
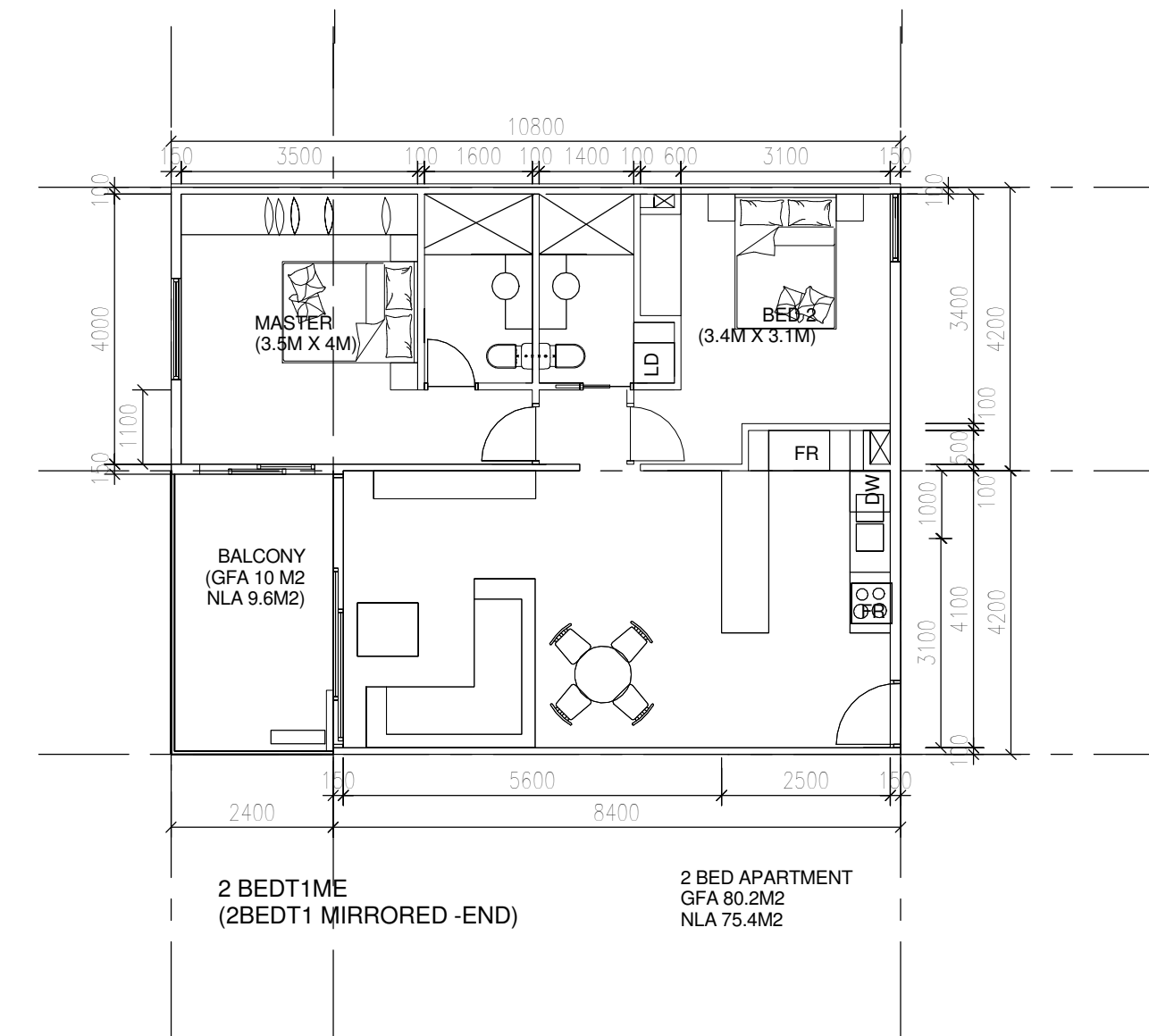
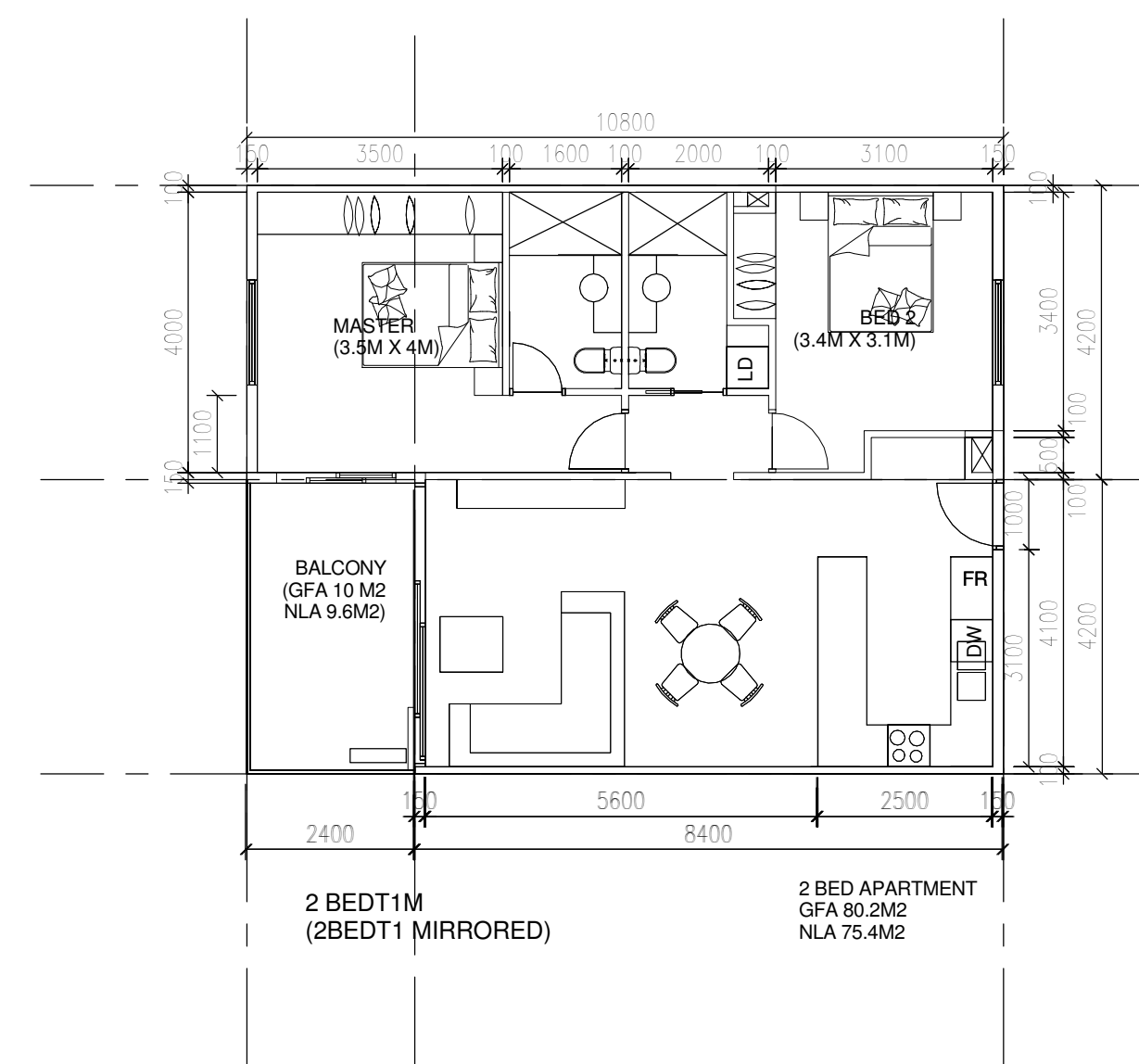
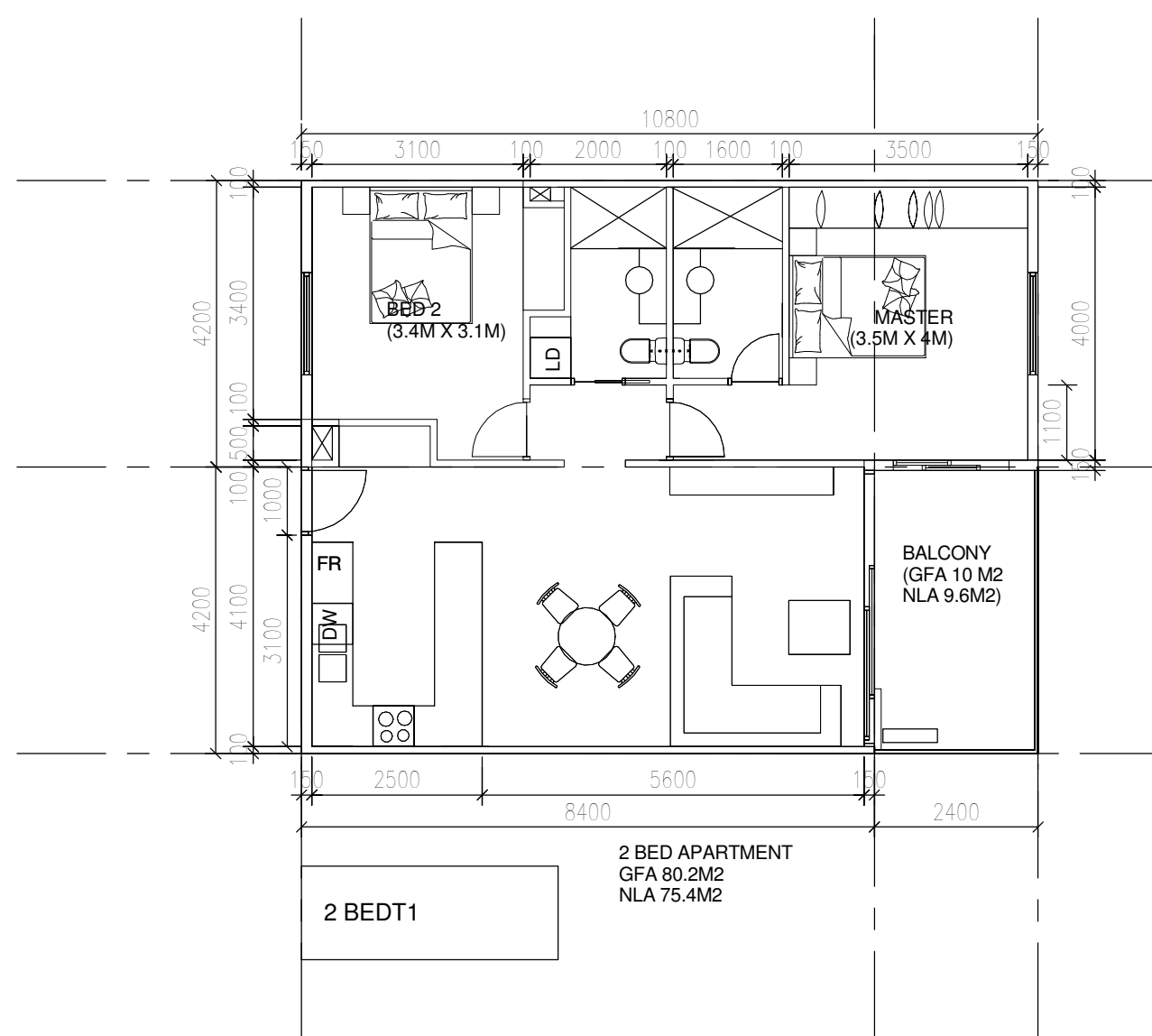
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DA 07

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1 APARTMENT 1 BED TYPES



Rockingham No.
1 Pty Ltd

Residential and Commercial Mixed Use Development

**37-39 (Lot 61 and 62)
Council Avenue
Rockingham WA 6168**

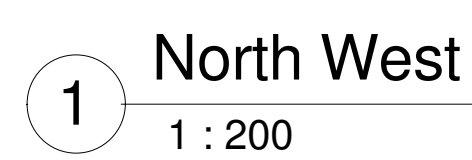
[illegible]DEVELOPMENT
APPLICATION
SUBMISSION

APARTMENT TYPES- 2 BED TYPES

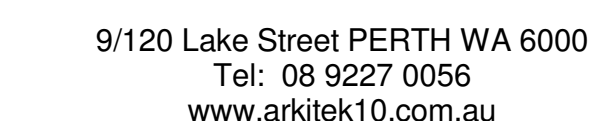
Project number	201305
Date	Mar 2014
Drawn by	MH
Checked by	MH/BC

DA 08

Scale	@ A1	1 : 100	Rev	A
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Residential and Commercial Mixed Use Development

**37-39 (Lot 61 and 62)
Council Avenue
Rockingham WA 6168**

[illegible]

PRELIMINARY SKETCH SCHEME G

ELEVATIONS

Project number	201305
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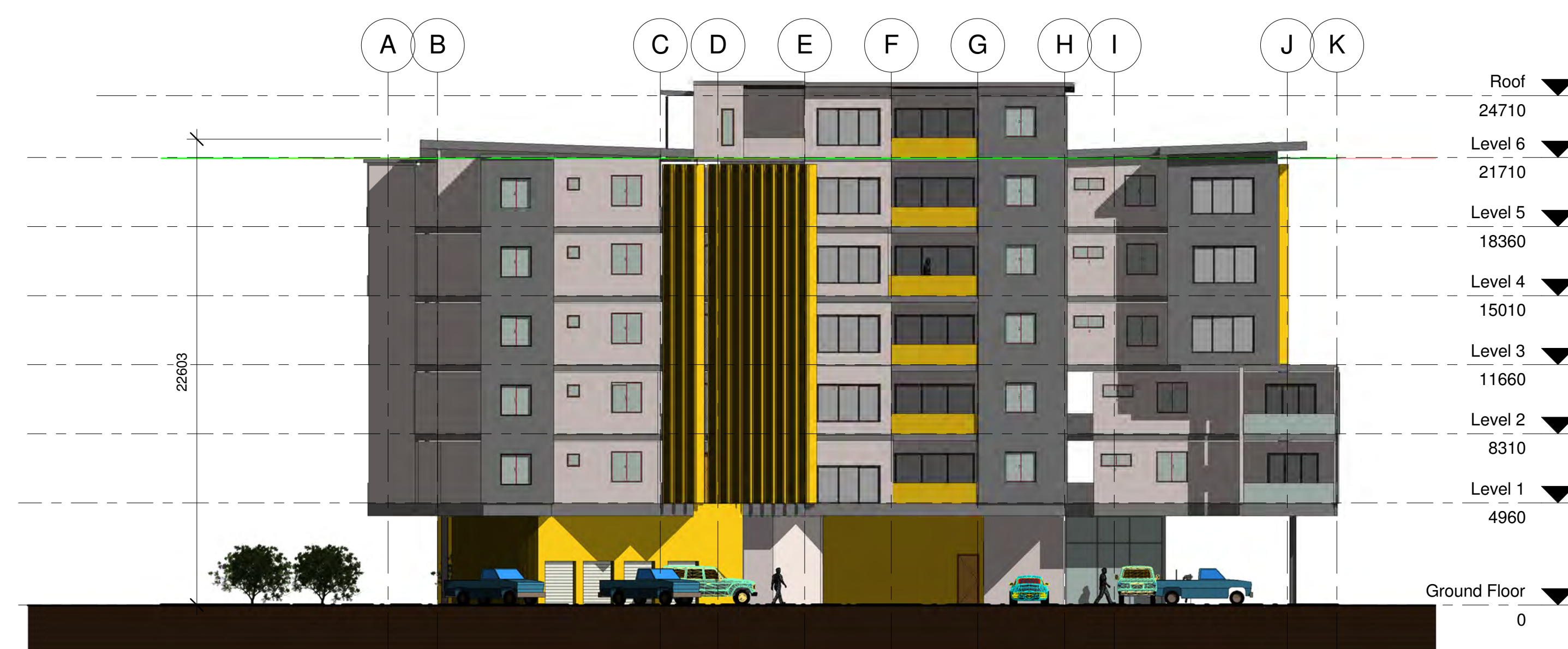
Date	Jan 2014
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Drawn by MH

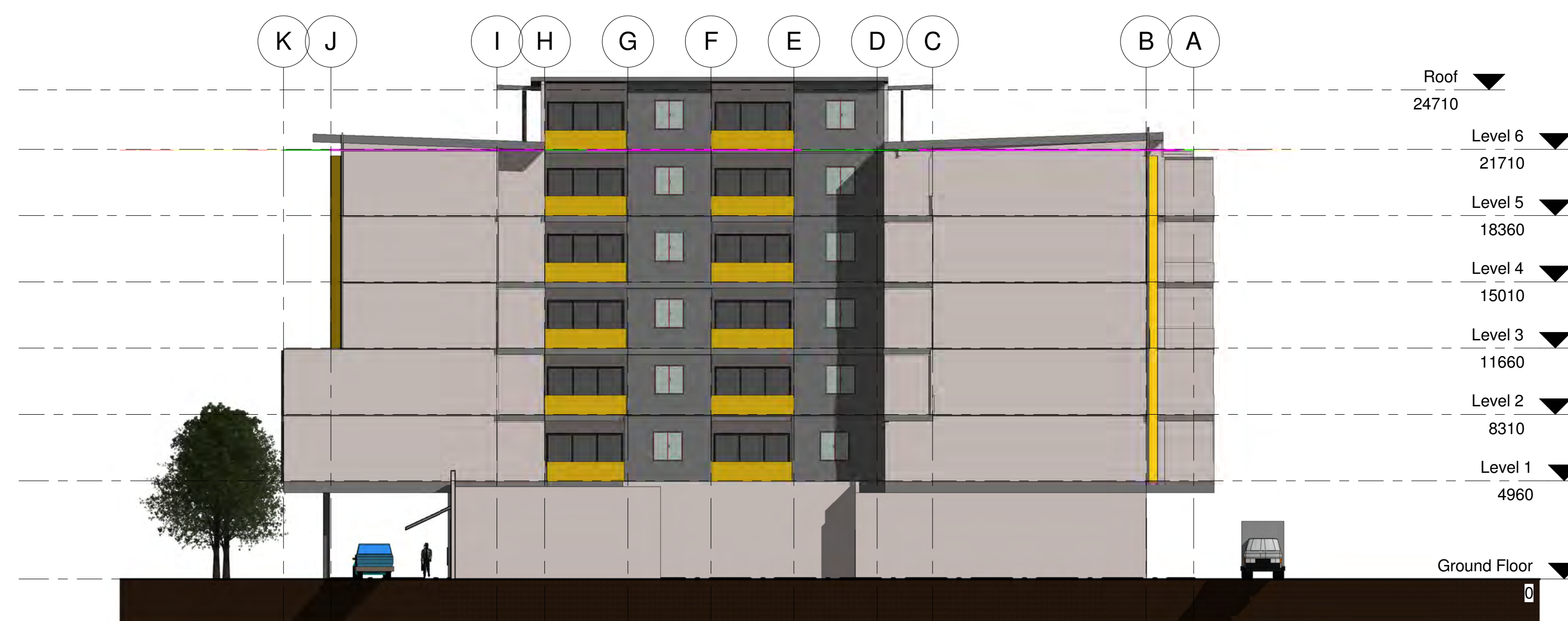
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DA 011

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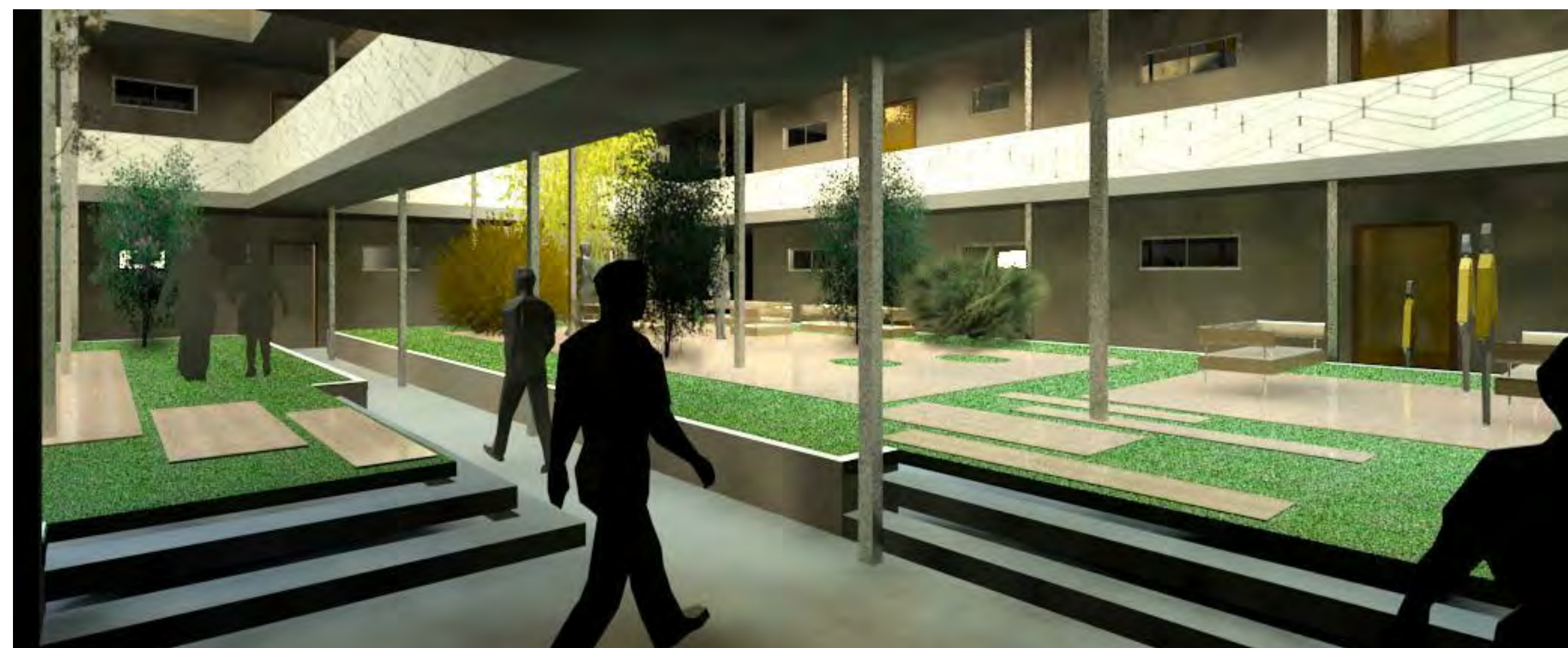
1 South West
1 : 200



2 North East
1 : 200



4 Internal View of Courtyard_1
1 : 1



1 View from Lift_1
1 : 1



6 Internal view of Foyer
courtyard_1
1:1



9/120 Lake Street PERTH WA 6000
Tel: 08 9227 0056
www.arkitek10.com.au

Rockingham No.
1 Pty Ltd

Residential and Commercial Mixed Use Development

**37-39 (Lot 61 and 62)
Council Avenue
Rockingham WA 6168**

[illegible]

PRE-DEVELOPMENT
APPLICATION
PRELIMINARY

INTERNAL COURTYARD PERSPECTIVES

Project number	201305
Date	Jan 2014
Drawn by	Author
Checked by	Checker

DA 014

Scale	@ A1	1 : 1	Rev
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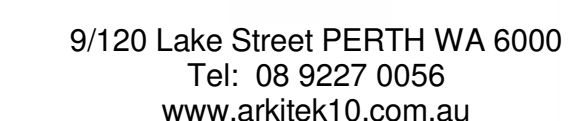


DEVELOPMENT
APPLICATION
SUBMISSION

SECTION 2

DA 021

Scale @ A1	1 : 200	Rev A
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Residential and Commercial Mixed Use Development

**37-39 (Lot 61 and 62)
Council Avenue
Rockingham WA 6168**

[illegible]DEVELOPMENT
APPLICATION
SUBMISSION

SECTION 3

Project number	201305
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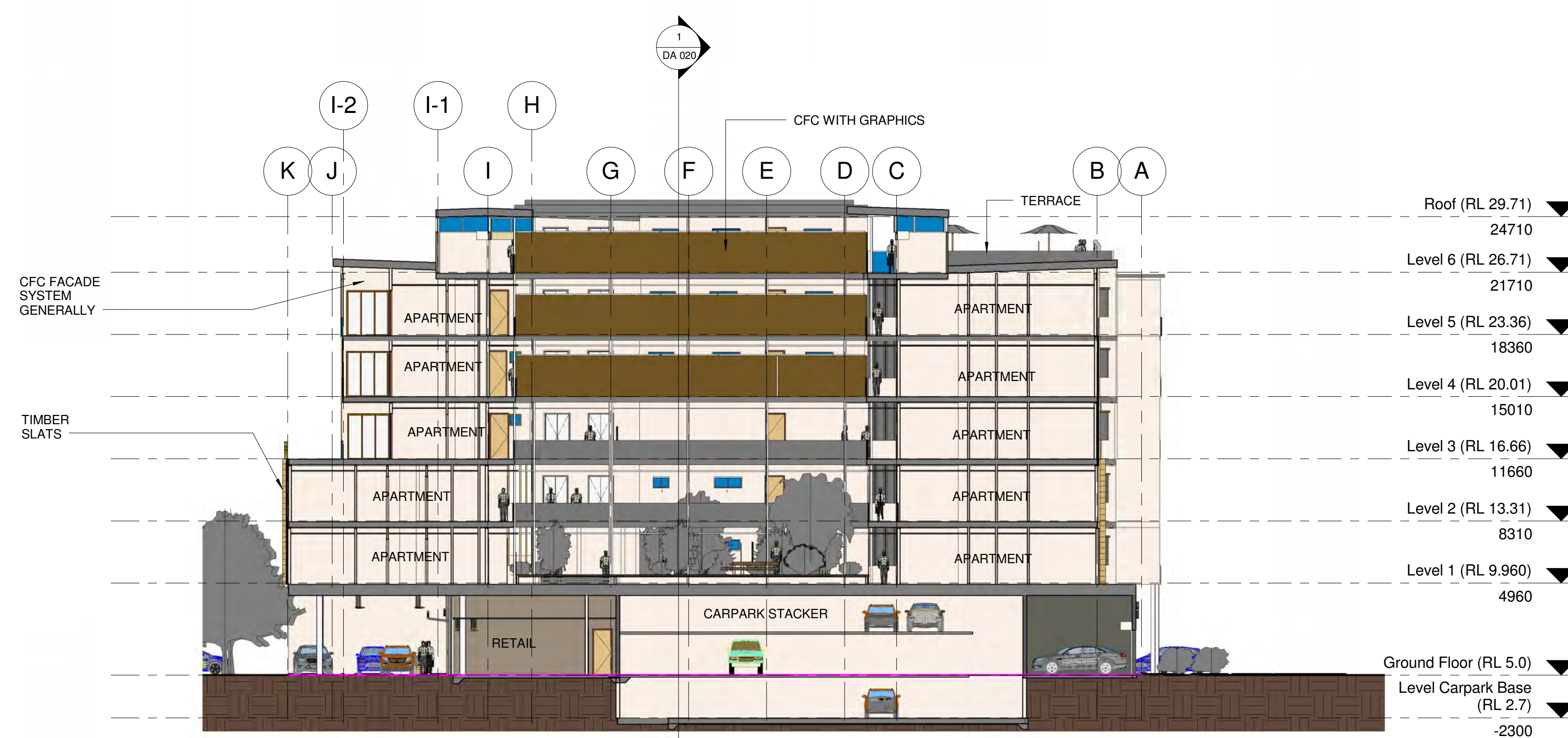
Date	Mar 2014
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Drawn by MH

Checked by	MH/BC
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DA 022

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1 Section 3
1 : 200



2 Sectional 3D 3



Government of **Western Australia**
Development Assessment Panels

LG Ref: 20.2014.122.1
DoP Ref: DAP/14/00523
Enquiries: Development Assessment Panels
Telephone: (08) 6551 9919

Mr Neil Teo
Dynamic Planning and Developments
PO Box 688
INGLEWOOD WA 6932

Dear Mr Teo

**Metro South-West JDAP – City of Rockingham – DAP Application 20.2014.122.1
Lot 61 (No.37) & Lot 62 (No.39) Council Avenue, Rockingham
Mixed Use Development (99 Residential Apartments and 2 Ground Floor Retail Shops)**

Thank you for your application and plans submitted to the City of Rockingham on 2 April 2014 for the above development at the above mentioned site.

This application was considered by the Metro South-West JDAP at its meeting held on 6 June 2014, where in accordance with the provisions of the City of Rockingham Town Planning Scheme No 2, it was resolved to approve the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, a DAP Form 2 application may be made to amend or cancel this planning approval in accordance with Regulation 17 of the Development Assessment Panel Regulations 2011.

Also be advised that there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. An application must be made within 28 days of the determination in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any enquiries in respect to the conditions of approval please contact Mr Riaan Stassen at the City of Rockingham on 9582 0461.

Yours sincerely

DAP Secretariat

13/06/2014

Encl. DAP Determination Notice
Approved plans

Cc: Mr Riaan Stassen
City of Rockingham
PO Box 2142
ROCKINGHAM DC WA 6967



wa.gov.au

Postal address: Locked Bag 2506 Perth WA Street address: 140 William Street Perth WA 6000
Tel: (08) 6551 9919 Fax: (08) 6551 9961 TTY: 6551 9007 Infoline: 1800 626 477
daps@planning.wa.gov.au www.planning.wa.gov.au
ABN 35 482 341 493



Planning and Development Act 2005

City of Rockingham Town Planning Scheme No 2

Metro South-West Joint Development Assessment Panel

Determination on Development Assessment Panel Application for Planning Approval

Location: Lot 61 (No.37) & Lot 62 (No.39) Council Avenue, Rockingham
Description of proposed Development: Mixed Use Development (99 Residential Apartments and 2 Ground Floor Retail Shops)

In accordance with Regulation 8 of the *Development Assessment Panels Regulations 2011*, the above application for planning approval was **granted** on 29 May 2014, subject to the following:

Approve DAP Application reference DAP/14/00523 and accompanying plans DA01 - DA08, DA10 - DA14 and DA20 - DA22 dated March 2014 in accordance with Clause 6.7.1(a) of the City of Rockingham Town Planning Scheme No.2 and Clause 30(1) of the Metropolitan Region Scheme, subject to the following conditions:

Conditions

1. This decision constitutes planning approval only and is valid for a period of 2 years from the date of approval. If the subject development is not substantially commenced within the 2 year period, the approval shall lapse and be of no further effect.
2. This Approval does not authorise or approve the use of any of the tenancies. A separate planning approval must be obtained for the occupation of any ground floor commercial tenancy, prior to the occupation of the tenancy.
3. Arrangements must be made for the amalgamation of the land onto one Certificate of Title prior to applying for a Building Permit.
4. It must be demonstrated to the satisfaction of the City of Rockingham that the service vehicles required by the development can manoeuvre around the site (geometry and height). Plans demonstrating this must be submitted to and be approved by the City of Rockingham prior to applying for a Building Permit.
5. Earthworks over the site associated with the development must be stabilised to prevent sand or dust blowing off the site, and appropriate measures shall be implemented within the time and in the manner directed by the City of Rockingham in the event that sand or dust is blown from the site.
6. All stormwater generated by the development shall be designed to be contained on-site and certified by a hydraulic engineer, prior to the application for a Building Permit. The design shall be implemented and maintained for the duration of the development.
7. A Landscaping Plan must be prepared and include the following detail, to the satisfaction of the City, prior to applying for a Building Permit:
 - (i) The location, number and type of existing and proposed trees and shrubs, including calculations for the landscaping area;
 - (ii) Any lawns to be established;



- (iii) Any natural landscape areas to be retained;
- (iv) Those areas to be reticulated or irrigated.
- (v) The street setback area and all verge areas including landscaping, paving and reticulation must be upgraded in accordance with the Rockingham City Centre Streetscape Study.

The landscaping must be completed prior to the occupation of the development, and must be maintained at all times to the satisfaction of the City.

8. The car park must:

- (i) provide a minimum of 108 parking spaces on-site;
- (ii) be designed in accordance with Australian/New Zealand Standard AS/NZS 2890.1:2004, *Parking facilities, Part 1: Off-street car parking* unless otherwise specified by this approval, prior to applying for a Building Permit;
- (iii) include two car parking space(s) dedicated to people with disabilities designed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009, *Parking facilities, Part 6: Off-street parking for people with disabilities*, linked to the main entrance of the development by a continuous accessible path of travel designed in accordance with Australian Standard AS 1428.1—2009, *Design for access and mobility, Part 1: General Requirements for access—New building work*;
- (iv) be constructed, sealed, kerbed, drained and marked prior to the development being occupied and maintained thereafter;
- (v) have lighting installed, prior to the occupation of the development; and
- (vi) confine all illumination to the land in accordance with the requirements of Australian Standard AS 4282—1997, *Control of the obtrusive effects of outdoor lighting*, at all times.

The car park must comply with the above requirements for the duration of the development.

- 9. A cash contribution, in lieu of the shortfall of on-site car parking for the development of five (5) car parking spaces, with the calculation of the cash contribution being in accordance with clause 4.15.6.1 of Town Planning Scheme No.2, must be provided to the City of Rockingham, prior to applying for a Building Permit - Certified.
- 10. Twelve short-term bicycle parking spaces and 36 long-term bicycle parking spaces must be provided for the development. The parking spaces must be designed in accordance with AS2890.3—1993, *Parking facilities, Part 3: Bicycle parking facilities*, approved by the City prior to applying for a Building Permit, and constructed prior to occupancy of the development. The bicycle parking spaces must be retained and maintained in good condition at all times.
- 11. Clothes drying facilities (excluding electric clothes dryers) shall be screened from view of any adjacent public road or internal access street.
- 12. A Waste Management Plan must be prepared and include the following detail to the satisfaction of the City, prior to applying for a Building Permit:
 - (i) the location of bin storage areas and bin collection areas;
 - (ii) the number, volume and type of bins, and the type of waste to be placed in the bins;
 - (iii) management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas; and



- (iv) frequency of bin collections.

All works must be carried out in accordance with the Waste Management Plan, for the duration of development and maintained at all times.

13. An Acoustic Report which demonstrates that all mechanical services associated with the proposed development and any other noise source will comply with the *Environmental Protection (Noise) Regulations 1997*, must be approved by the City prior to applying for a Building Permit.

All works must be carried out in accordance with the Acoustic Report, and implemented as such for the duration of the development.

14. A Sign Strategy must be prepared and include the information required by *Planning Policy 3.3.1, Control of Advertisements*, to the satisfaction of the City, prior to applying for a Building Permit and implemented as such for the duration of the development.
15. Entries and window frontages facing the street of ground floor tenancies must not be covered, closed or screened off (including by means of dark tinting, shutters, curtains, blinds or roller doors or similar), to ensure that a commercial, interactive frontage is available to the development from Council Avenue, at all times.
16. Public or customer access must be from Council Avenue.
17. Above-ground meter boxes must not be located in a street setback area at any time.
18. All service areas and service related hardware, including antennae, satellite dishes and air-conditioning units, being suitably located away from public views and/or screened, the details of which are to be provided to the City of Rockingham's satisfaction prior to applying for a Building Permit.
19. Arrangements being made to the satisfaction of the City of Rockingham for the payment of contributions towards the Administration and Community Infrastructure items pursuant to Clause 5.6.14 of the City of Rockingham Town Planning Scheme No.2, upon commencement of any development.
20. Lighting must be provided at the main entrance area underneath the building overhang facing Council Avenue, prior to occupation of the development.

Advice Notes

1. This Approval relates to the details provided in the application; to undertake the development in a different manner to that stated in the application, a new application for Planning Approval must be submitted to the City of Rockingham.
2. The installation of security cameras linked to the City of Rockingham's security camera surveillance system should be considered, to provide surveillance of the proposed facility and public areas adjacent to the development.
3. A Sign Permit must be obtained for any advertising associated with the development, including signage painted on the building; the applicant should liaise with the City's Building Services in this regard.
4. With respect to Condition 7 the applicant and owner should liaise with the City of Rockingham's Parks Services to confirm requirements for landscaping plans.
5. All works in the road reserve, including construction of a crossover or footpath, installation of on-street car parking spaces and any works to the road carriageway must be to the specifications of the City of Rockingham; the



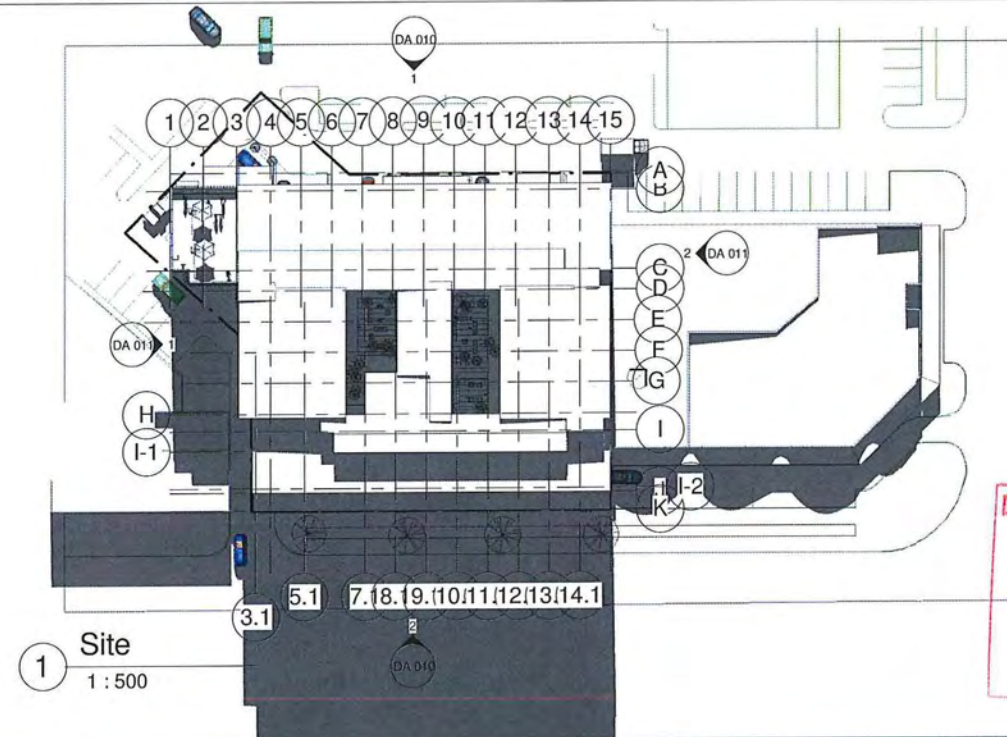
applicant should liaise with the City of Rockingham's Engineering Services in this regard.

6. With respect to Condition 9, the applicant and owner should refer to Planning Policy 3.3.4, Cash-in-Lieu of Car parking, which provides guidance on the calculation of the cash contribution.

Advice Note to Local Government:

The City is reminded that in accordance with the Deed of Agreement with the parking area easements, the City is to provide written confirmation to affected parties that approval has been granted for building of a structure within part of the easement.

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



DEVELOPMENT ASSESSMENT
PANELS
06 JUN 2014
APPROVED



**37-39 (Lot 61 and 62)
Council Avenue
Rockingham WA 6168**

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7 APARTMENT TYPES AREA
DATA
1 : 300

ARKITEK 

Rockingham No.
1 Pty Ltd

Residential and
Commercial
Mixed Use
Development

**37-39 (Lot 61 and 62)
Council Avenue
Rockingham WA 6168**

DEVELOPMENT
APPLICATION
SUBMISSION

APARTMENT TYPES DIAGRAMS

Project number	201305
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Date Mar 2014

Drawn by	MH
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Checked by	BC/MH
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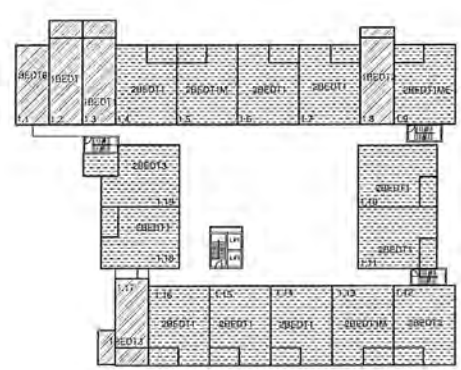
DA 02

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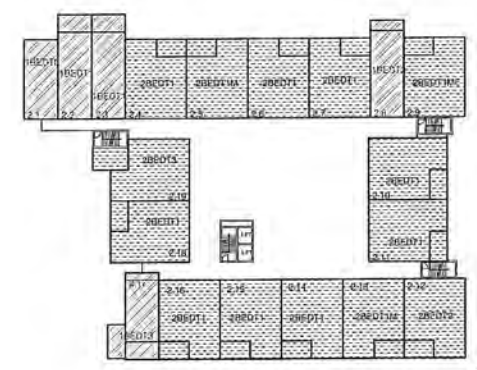
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25/03/2014 3:15:21 PM

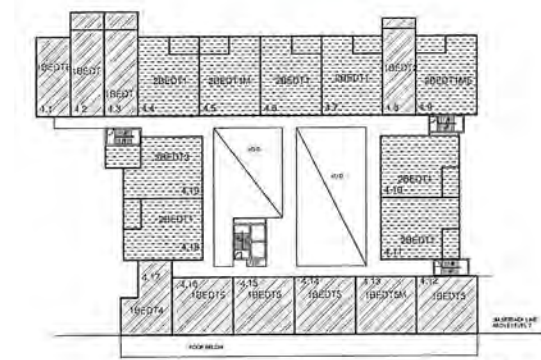
6 L1 PLAN DIAGRAM
1 : 500



6 L1 PLAN DIAGRAM
1 : 500



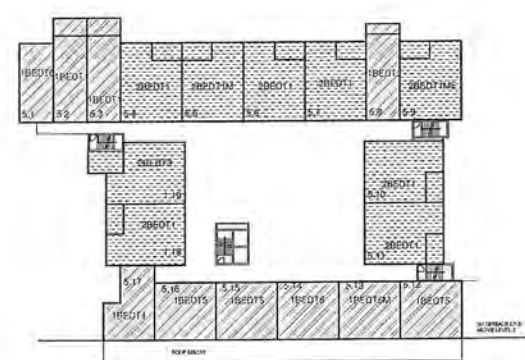
5 L2 PLAN DIAGRAM
1 : 500



4 L3 PLAN DIAGRAM
1 : 500



3 L4 PLAN DIAGRAM
1:500



2 L5 PLAN DIAGRAM
1 : 500



1 L6 PLAN DIAGRAM
1 : 500

GROUND FLOOR COMMERCIAL AREAS		
ITEM	NLA	TOTAL
RETAIL 1	93.7M2	179.8M2
RETAIL 2	86.1M2	

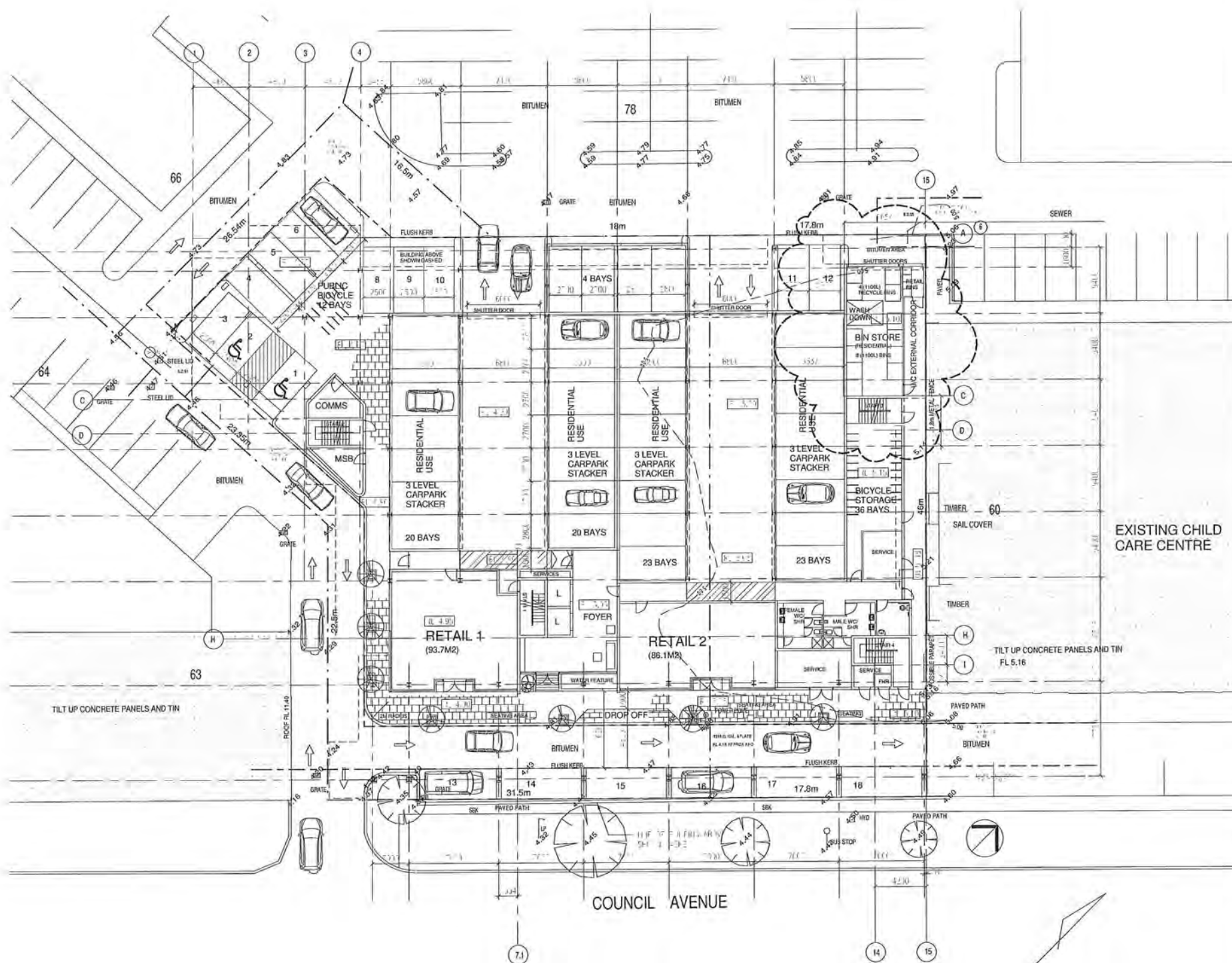
LEVELS	APARTMENT TYPES (REFER TO APARTMENT TYPE SCHEDULE FOR AREAS)			TOTAL
	1BED	2BED		
GROUND	0	0		0
L1	5	14		19
L2	5	14		19
L3	10	9		19
L4	10	9		19
L5	10	9		19
L6		4		
TOTAL	40	59		99
			STORAGE	TOTAL
		L4	12	99
		L5	20	
		L6	67	
STORAGE BAYS PROVIDED				

CARPARK BAYS			TOTAL
RETAIL CARPARK	1B/22 (17)M2	8.17	9
RESIDENTIAL	1B=0.75/ APT	30	89
	2B= 1/ APT	59	
VISITORS	1/ 4APT	24.75	25
R CODES REDUCTION FOR NON RESIDENTIAL PARKING 15%			-5
TOTAL REQUIRED			118

PROVIDED PARKING	
PARKING ALLOWANCE ON LOT 78	10
EXTERNAL BAYS (ON SITE)	18
SECURE BAYS (STACKERS)	90
	118

BICYCLE SPACES REQUIRED (1 PER 3 DWELLINGS)	33	36
BICYCLE SPACES REQUIRED (1 PER 10 VISTORS)	3	
BICYCLE SPACES PUBLIC PROVIDED	10	

2 AREA DATA
1 : 300



1 GROUND FLOOR
1 : 200

DEVELOPMENT ASSESSMENT
PANELS
06 JUN 2014
APPROVED

9/120 Lake Street PERTH WA 6000
Tel: 08 9227 0056
www.arkitek10.com.au

Residential and Commercial Mixed Use Development

**37-39 (Lot 61 and 62)
Council Avenue
Rockingham WA 6168**

[illegible]DEVELOPMENT
APPLICATION
SUBMISSION

GROUND FLOOR PLAN

Project number	201305
Date	Mar 2014
Drawn by	MH
Checked by	

DA 03

Scale	@ A1	As	Rev	A
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37-39 (Lot 61 and 62)
Council Avenue
Rockingham WA 6168

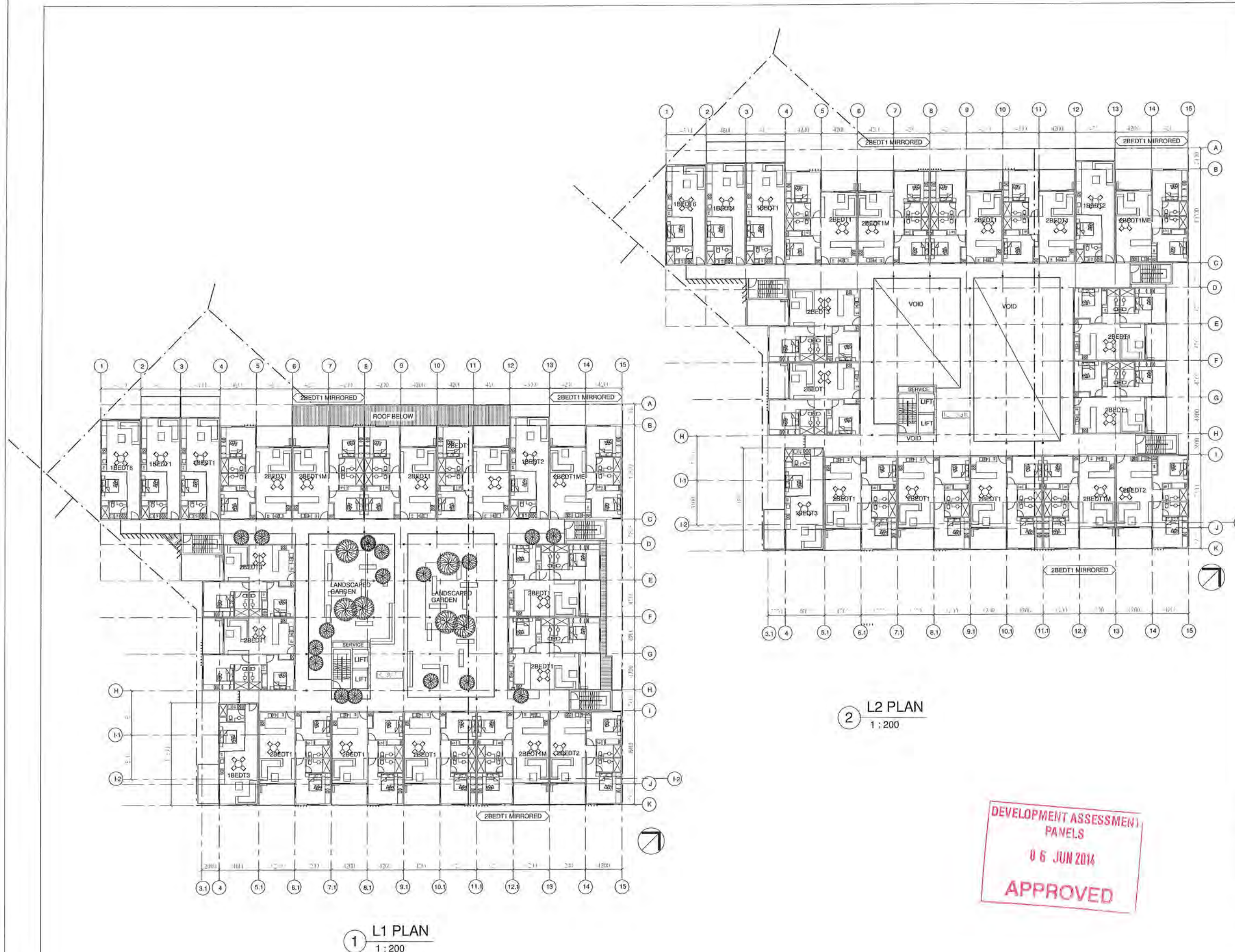
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APPLICATION
SUBMISSION

L1, L2 PLAN

Project number	201305
Date	Mar 2014
Drawn by	Author
Checked by	Checker

DA 04

Scale	@ A1	1 : 200	Rev	A
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Council Avenue
Rockingham WA 6168

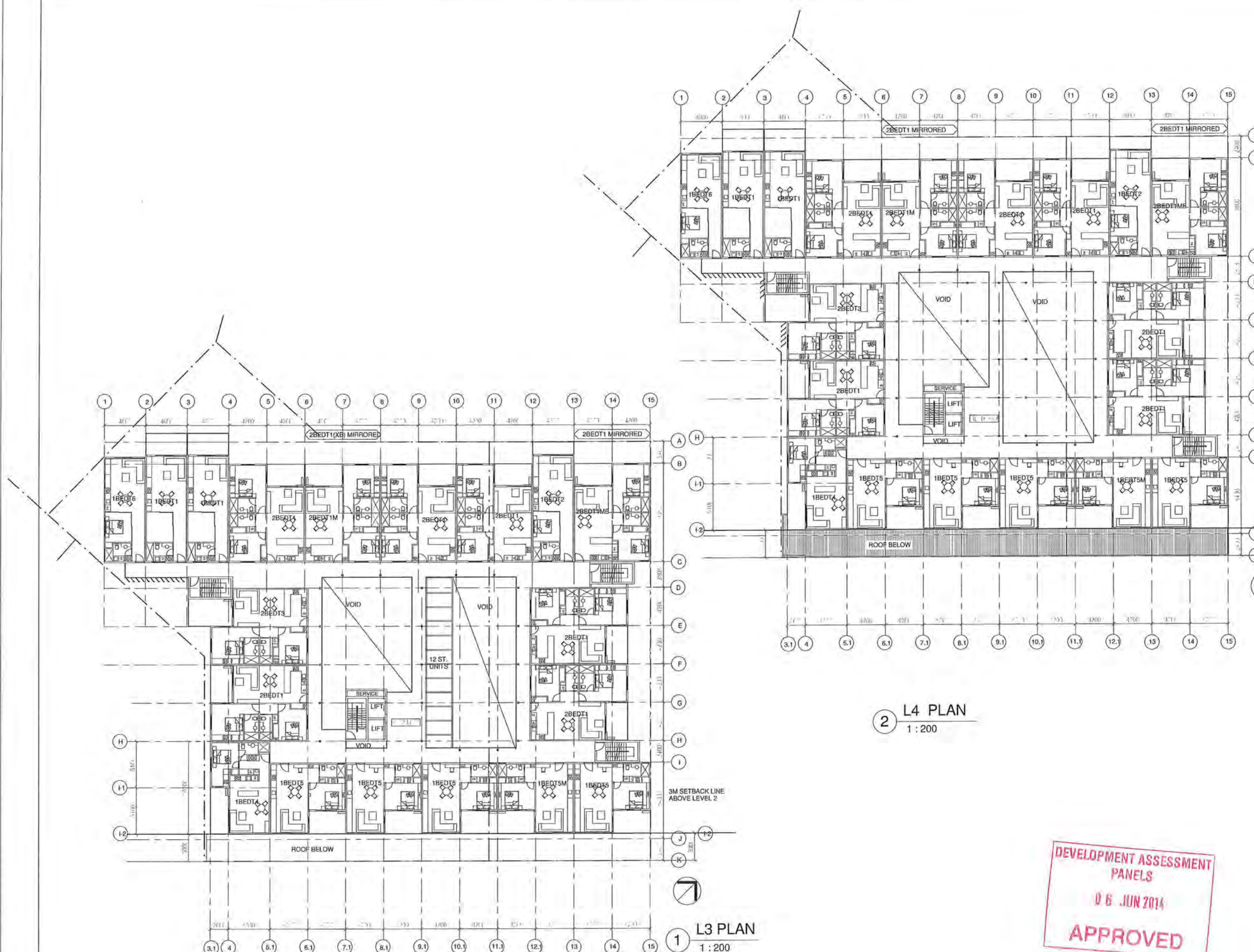
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APPLICATION
SUBMISSION

L3, L4 PLAN

Project number	201305
Date	Mar 2014
Drawn by	MH
Checked by	MH/BC

DA 05

Scale	@ A1	1 : 200	Rev	A
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**37-39 (Lot 61 and 62)
Council Avenue
Rockingham WA 6168**

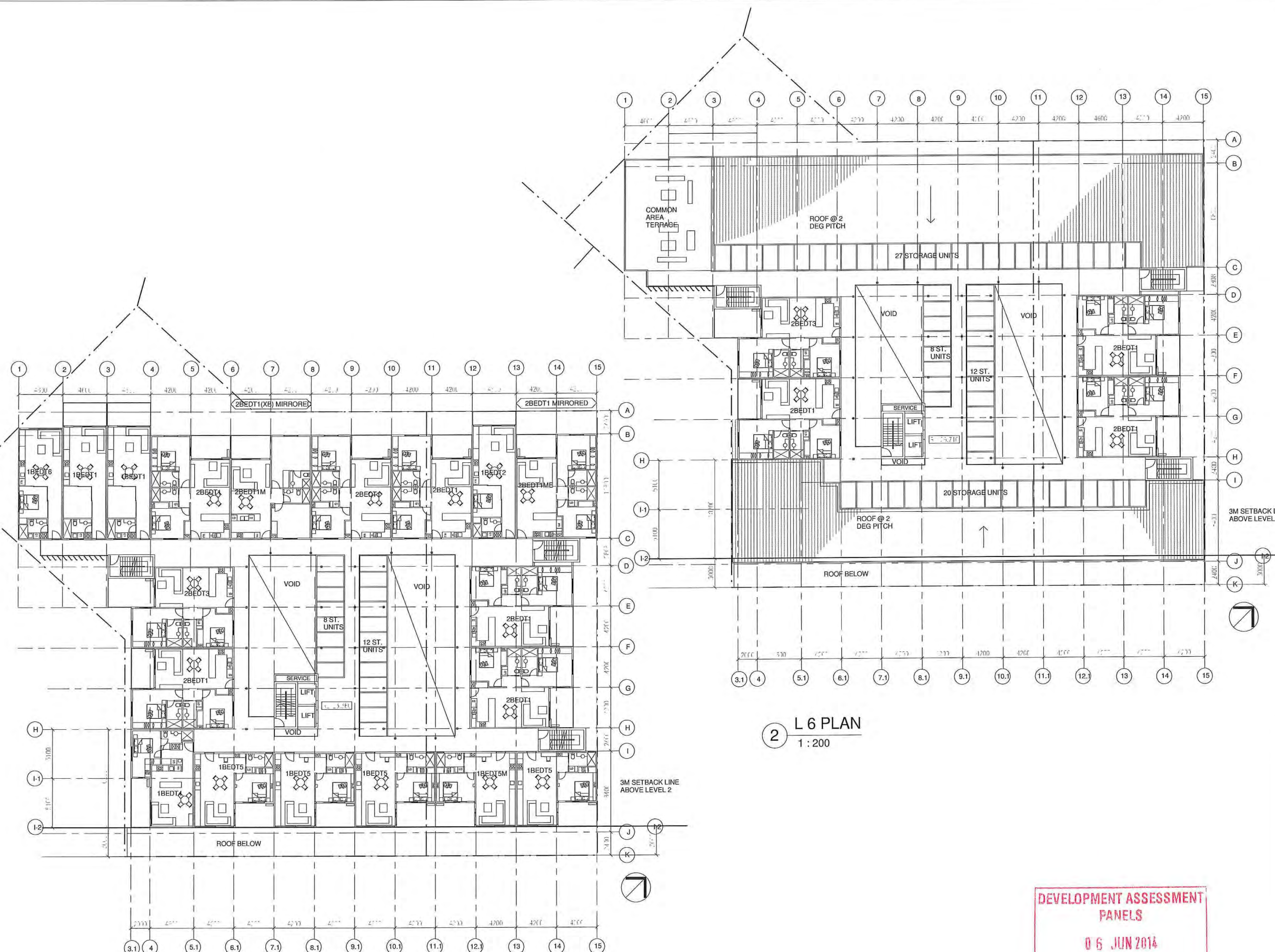
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APPLICATION
SUBMISSION

L5, L6 PLANS

Project number	201305
Date	Mar 2014
Drawn by	MH
Checked by	MH/BC

DA 06

Scale @ A1 1:200 Rev A



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37-39 (Lot 61 and 62)
Council Avenue
Rockingham WA 6168

[illegible]DEVELOPMENT
APPLICATION
SUBMISSION

APARTMENT TYPES - 1
BED TYPES

Project number	201305
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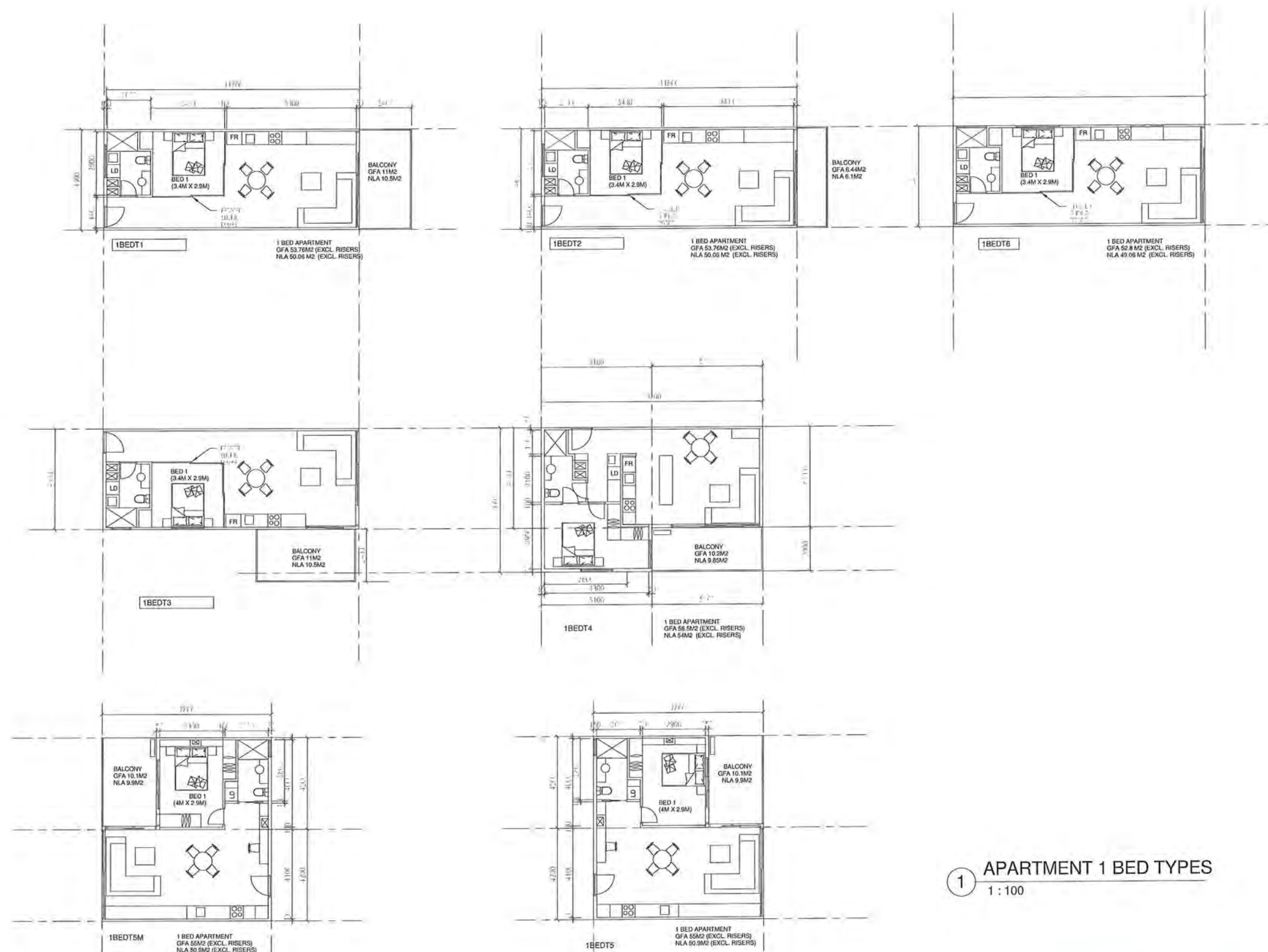
Date Mar 2014

Drawn by	MH
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Checked by	MH/BC
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DA 07

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1 APARTMENT 1 BED TYPES
1:100

DEVELOPMENT ASSESSMENT
PANELS
06 JUN 2014
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**37-39 (Lot 61 and 62)
Council Avenue
Rockingham WA 6168**

[illegible]DEVELOPMENT
APPLICATION
SUBMISSION

ELEVATIONS NW AND SE

Project number	201305
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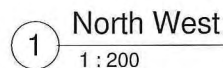
Date	Mar 2014
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Drawn by	MH
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Checked by	MH/BC
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DA 010

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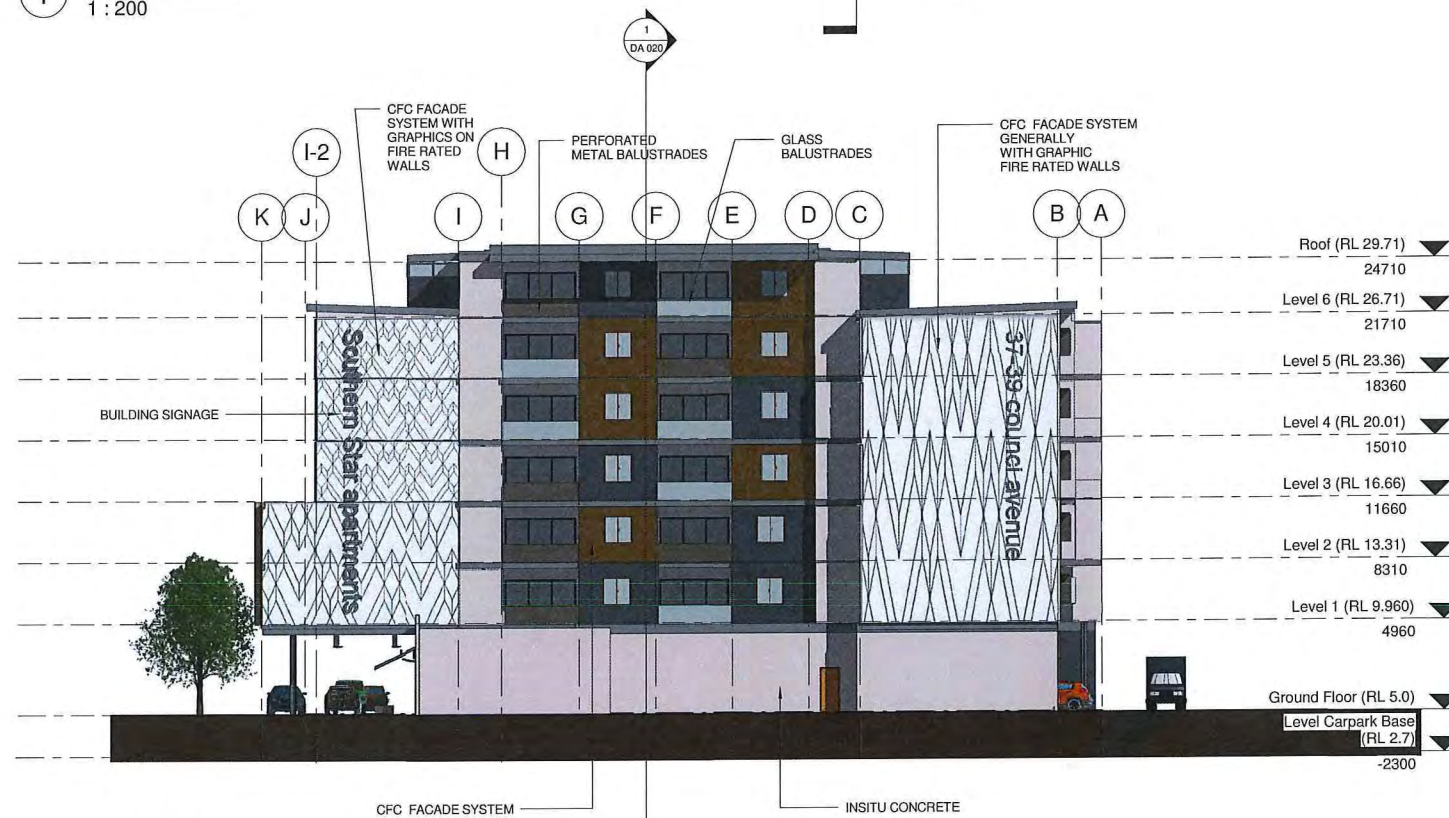
DEVELOPMENT ASSESSMENT
PANELS
06 JUN 2014
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**37-39 (Lot 61 and 62)
Council Avenue
Rockingham WA 6168**

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Scale @ A1	1 : 200	Rev	A
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DEVELOPMENT ASSESSMENT
PANELS
06 JUN 2014
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