City of Nedlands

Minutes

Special Council Meeting
8 February 2022

Attention

These Minutes are subject to confirmation.

Prior to acting on any resolution of the Council contained in these minutes, a check should be made of the Ordinary Meeting of Council following this meeting to ensure that there has not been a correction made to any resolution.

Information

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1. Declaration of Opening

The Presiding Member will declare the meeting open at 5.30pm and will draw attention to the disclaimer below.

2. Present and Apologies and Leave of Absence (Previously Approved)

Council Members	Mayor F E M Argyle	(Presiding Member)
	Councillor B Brackenridge (from 5.47pm)	Melvista Ward
	Councillor R A Coghlan	Melvista Ward
	Councillor R Senathirajah	Melvista Ward
	Councillor H Amiry	Coastal Districts Ward
	Councillor L J McManus	Coastal Districts Ward
	Councillor K A Smyth	Coastal Districts Ward
	Councillor F J O Bennett	Dalkeith Ward
	Councillor A W Mangano	Dalkeith Ward
	Councillor N R Youngman	Dalkeith Ward
	Councillor O Combes	Hollywood Ward
	Councillor B G Hodsdon	Hollywood Ward
	Councillor J D Wetherall	Hollywood Ward
Officers	Mr W R Parker	Chief Executive Officer
	Mr E K Herne	Director Corporate & Strategy
	Mr T G Free	Director Planning & Development
	Mr A D Melville	Acting Director Technical Services
	Mrs N M Ceric	Executive Officer
	Miss T A Magwa	Administration Officer

Public Gallery There were 0 members of the public present, and 0 media representatives present. There were also 1 members online.

Leave of Absence (Previously Approved) Nil.

Apologies Nil.

3. Public Question Time

Nil.

4. Addresses by Members of the Public

Nil.

5. Disclosures of Financial/Proximity Interest

The Presiding Member reminded Council Members and Staff of the requirements of Section 5.65 of the *Local Government Act* to disclose any interest during the meeting when the matter is discussed.

5.1 Councillor Bennett – PD05.02.22 - Consideration of Responsible Authority Report for Reconsideration of Mixed Use Development – 135 Broadway, Nedlands

Councillor Bennett disclosed a proximity interest in Item PD05.02.22 - Consideration of Responsible Authority Report for Reconsideration of Mixed Use Development – 135 Broadway, Nedlands, his interest being that he is the owner/occupier of the property next door to the development. Councillor Bennett declared that he would leave the room during discussion on this item.

6. Disclosures of Interests Affecting Impartiality

There were no disclosures affecting impartiality.

7. Declarations by Members That They Have Not Given Due Consideration to Papers

Nil.

8. PD05.02.22 Consideration of Responsible Authority Report for Reconsideration of Mixed Use Development – 135 Broadway, Nedlands

Meeting & Date	Special Council Meeting – 8 February 2022
Applicant	Urbanista Town Planning
Employee Disclosure under section 5.70 Local Government Act 1995	The author, reviewers and authoriser of this report declare they have no financial or impartiality interest with this matter. There is no financial or personal relationship between City staff and the proponents or their consultants.
Report Author	Roy Winslow, Manager Urban Planning
Director/CEO	Tony Free, Director Planning and Development
Attachments	1. Responsible Authority Report and Attachments.

Councillor Bennett – Proximity Interest

Councillor Bennett disclosed a proximity interest as he is the owner/occupier of the property next door to the development. Councillor Bennett declared that he would leave the room during discussion on this item.

Councillor Bennett left the meeting at 5.32pm.

Regulation 11(da) - Council didn't consider that the proposed modifications to the existing development approval were minor.

Moved – Councillor Youngman
Seconded – Councillor Coghlan

Council Resolution

Council adopts as the Responsible Authority the following recommendation for the reconsideration of the mixed use development at 135 Broadway, Nedlands:

That the Metro Inner-North Joint Development Assessment Panel refuse that the DAP Application reference DAP/19/01655 as detailed on the DAP Form 2 dated 27 April 2021 is appropriate for consideration in accordance with regulation 17 of the Planning and Development (Development Assessment Panels) Regulations 2011 as the proposal represents substantial changes to the previous development approval as provided under s17(1)(c) of the Planning and Development (Development Assessment Panels) Regulations 2011.

Councillor Brackenridge joined the meeting at 5.47pm.

CARRIED 8/4
(Against: Crs. McManus Combes Hodsdon & Wetherall)

Recommendation

Council adopts as the Responsible Authority the following recommendation for the reconsideration of the mixed use development at 135 Broadway, Nedlands:

That the Metro Inner-North Joint Development Assessment Panel, pursuant to section 31 of the *State Administrative Tribunal Act 2004* in respect of SAT application DR 178 of 2021, resolves to:

1. Accept that the DAP Application reference DAP/19/01655 as detailed on the DAP Form 2 dated 27 April 2021 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations* 2011;

2. Reconsider its decision dated 20 August 2021 and SET ASIDE the decision and substitute a new decision for DAP Application reference DAP/19/01655 and Amended Development Plans (Attachment 2) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the City of Nedlands Local Planning Scheme No.3 and pursuant to clause 24(1) and 26 of the Metropolitan Region Scheme subject to the following conditions

   Amended conditions

   1. Amend Condition 3

      "This approval is for Multiple Dwellings and Office. Development shall be in accordance with these land uses as defined within Local Planning Scheme No. 3, the approved plan(s), any other supporting information and conditions of approval."

   2. Amend Condition 8

      "The acoustic report prepared Hewshott Acoustics International and date stamped 13 January 2022 forms part of this approval. The recommendations contained within the acoustic report shall be implemented and adhered to for the lifetime of the development to the satisfaction of the City of Nedlands."

   3. Amend Condition 12

      "The waste management plan prepared by Talis Consultants and date stamped 13 January 2022 forms part of this development approval and shall be complied with at all times to the satisfaction of the City of Nedlands."

   4. Amend Condition 14

      "The landscape plan prepared by Propagule and date stamped 13 January 2022 forms part of this development approval and shall be implemented and maintained at all times to the satisfaction of the City of Nedlands."

5. Amend Condition 20

   "At Building Permit Stage, four (4) Multiple Dwellings on the hereby approved development plans shall meet 'Silver Level' requirements as defined in the Liveable Housing Design Guidelines."

6. Delete Condition 13

   "The Short-Term Accommodation Management Plan forms part of this approval. The approved Management plan is to be implemented, adhered to and updated, thereafter to the satisfaction of City of Nedlands."

New Conditions:

1. Insert new Condition 1

   "Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme."

2. Insert new Condition 8

   "Prior to the commencement of excavation works, a Dilapidation Report prepared by a practising Structural Engineer should be submitted to the City of Nedlands for approval, and the owners of the adjoining properties listed below detailing the current condition and status of all buildings (both internal and external together with surrounding paved areas and rights of ways), including ancillary structures located upon these properties:

   a. Lot 8 (No.133) Broadway, Nedlands;
   b. Lot 685 (No.137) Broadway, Nedlands; and
   c. Lot 681 (No.66) Kingsway, Nedlands

   In the event that access for undertaking the dilapidation survey is denied by an adjoining owner, the applicant must demonstrate in writing to the satisfaction of the City of Nedlands that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed. Landowners shall be notified in writing no less than 14 days prior to construction."

3. Renumber all conditions accordingly.

Purpose

The purpose of this report is for Council to make a recommendation as the responsible authority to the Metro Inner-North Joint Development Assessment Panel (JDAP) on the reconsideration of the mixed use development at 135 Broadway, Nedlands that was refused by the JDAP on 20 August 2021.

Voting Requirement

Simple Majority.

Background

Original Approval

The original development application for a mixed use development at 135 Broadway, Nedlands was approved by the JDAP on 6 April 2020. The development as approved proposed 20 serviced apartments, 8 multiple dwellings and a café.

Application for Modifications

Modifications to the approved development were lodged as a "Form 2" application in April 2021. A "Form 2" application seeks to approve modifications to a current JDAP approval that are not considered to substantially change the development from what was previously approved. The modifications proposed included a change of the approved use due to removal of the serviced apartments and replacement with additional multiple dwellings. Other changes included removal of the café from the ground floor and replacement with a residents' amenity gym and removal of the communal open space from the fifth floor.

Council considered a Responsible Authority Report (RAR) on the proposed changes at its Committee Meeting held on 10 August 2021. At this meeting, Council resolved to recommend that the JDAP refuse the application as the proposal represented substantial changes to the previous development approval in a manner inconsistent with the Planning and Development (Development Assessment Panels) Regulations 2011.

On 20 August 2021, the JDAP resolved to refuse the application on the grounds that:

"…the deletion of the ground floor café and its replacement with a ground floor 'residents' amenity gym would amount to a substantial change under clause 17(1)(c) of the DAP Regulations…the change would result in a not permitted residential use on the ground floor in the 'Mixed Use' Zone with a frontage to Broadway being the primary street contrary to item 32.4 of Table 6 of the City of Nedlands Local Planning Scheme 3. This change and other changes including the communal open space would not maintain the substance of the original approval granted in April 2020."

State Administrative Tribunal and Revised Plans

This decision was subsequently the subject of an application for review to the State Administrative Tribunal. Mediation of the matter has taken place with the result that the Tribunal has ordered a reconsideration of the decision based on revised plans. The revised plans (dated 13 January 2022) are based on the proposal put to the JDAP on 20 August 2021, with the following key changes:

- Modified car parking with identification of the vacant bays used for the car stacker and the addition of one extra car bay bringing the total to 33 and 4 visitor bays.

- Deletion of the 52m² resident gym and replacement with an 80m² Office, with kitchenette, storage and toilet.

- Provision of 2 commercial bins and bulk waste store on the northern side of the visitor car bays.

- Reduction in the size of Apartment 6 on the second level from 144m² to 91m² and inclusion of a 66m² Communal Lounge and 18m² courtyard, totaling 85m².

- The plot ratio increases to 2.30, from 2.28 as originally approved.

The SAT has invited the JDAP to reconsider its decision to refuse the "Form 2" application in accordance with section 31 of the State Administrative Tribunal Act 2004. As part of the reconsideration, the City is required to update its Responsible Authority Report (RAR) to reflect the 13 January 2022 revised plans.

Discussion

The attached RAR outlines the merits of the revised application. In summary, there is no longer a legal impediment to approval of the modifications, as the main concerns of the lack of commercial activity on the ground floor has been addressed. The secondary concern of a lack of communal open space has similarly been addressed.

Administration has assessed the revised plans against the Residential Design Codes and advise Council that the modifications now proposed to the development are consistent with the element objectives of the Codes. Critically, issues associated with noise attenuation of the new communal open space along the northern side of the building have been addressed.

It is recommended that Council support the amended plans and adopt the officer recommendation as its recommendation to the JDAP.

Consultation

The submissions received during advertising of the original modifications in May and June 2021 have been incorporated into the current RAR. The immediate neighbour to the north has met with Administration to view the revised plans and discuss concerns.

Strategic Implications

This item relates to the following elements from the City's Strategic Community Plan.

Vision Our city will be an environmentally sensitive, beautiful and inclusive place.

Values	**Great Natural and Built Environment** We protect our enhanced, engaging community spaces, heritage, the natural environment and our biodiversity through well-planned and managed development.
Priority Area	Urban form - protecting our quality living environment; Encouraging sustainable building.

Budget/Financial Implications

Nil.

Legislative and Policy Implications

Council is requested to make a recommendation to the JDAP as the "responsible authority" in accordance with the Planning and Development (Development Assessment Panels) Regulations 2011. The final determination of the application will be undertaken by the JDAP.

This application is subject to a current matter before the State Administrative Tribunal (SAT). In accordance with section 31 of the State Administrative Tribunal Act 2004, the JDAP has been invited by the SAT to reconsider its refusal decision. In the event that approval is not forthcoming in a manner acceptable to the applicant, the matter will revert to the SAT for a final hearing and determination.

Decision Implications

Council is providing a recommendation only in this case. The JDAP will have the ability to consider Council's recommendation and either resolve to accept it or substitute an alternative resolution.

Conclusion

In inviting the JDAP to reconsider its decision to refuse the "Form 2", the SAT appears to be indicating that the issues that prevented approval of the Form 2 application in August 2021 have been sufficiently addressed. Subsequently, Administration has reviewed the amended plans lodged on 13 January 2022 based on the understanding that there is no longer a legal impediment to approval being granted.

The amended plans have addressed the primary concerns of the JDAP. These included the land use on the ground floor, which is now commercial in nature, consistent with other similar developments on Broadway. The other main concern related to the lack of communal open space. This has now been addressed through inclusion of an 85m² communal area on the second floor.

Given the concerns of JDAP have been addressed, Administration has recommended approval of the modifications to the approved plans in accordance with the plans and supporting information date stamped 13 January 2022. As there is an existing approval in place, the recommendation has been drafted to amend the original conditions granted on 6 April 2020.

Government of **Western Australia**
Development Assessment Panels

BROADWAY, NO.135 (LOT 684), NEDLANDS – RECONSIDERATION OF AMENDMENTS TO APPROVED MIXED USE DEVELOPMENT (FORM 2)

State Administrative Tribunal Reconsideration –
Responsible Authority Report
(Regulation 12)

DAP Name:	Metro Inner-North Joint Development Assessment Panel
Local Government Area:	City of Nedlands
Summary of Modifications:	• Modified car parking with identification of t vacant bays used for the car stacker and t addition of one extra car bay bringing t total to 33 and 4 visitor bays. • Deletion of the 52m² resident gym a replacement with an 80m² Office, w kitchenette, storage and toilet. • Provision of 2 commercial bins and bu waste store on the northern side of the visit car bays. • Reduction in the size of Apartment 6 on t second level from 144m² to 91m² a inclusion of a 66m² Communal Lounge a 18m² courtyard, totaling 85m². • The plot ratio increases to 2.30, from 2.28 originally approved.
Applicant:	Urbanista Town Planning
Owner:	Griffin Group
Value of Amendment:	$6 million
Responsible Authority:	City of Nedlands
Authorising Officer:	Tony Free – Director Planning & Development
LG Reference:	DA21-63534
DAP File No:	DAP/19/01655
SAT File No (DR reference):	DR 178 of 2021
Date of Decision under Review:	20 August 2021
Application for Review Lodgement Date:	31 August 2021
Attachment(s):	1. Location/Site Aerial Plan 2. Amended Development Plans (received 13 January 2022) 3. Applicant's Planning Report and Supporting Reports 4. Determination Letter 3 April 2020

	5. Determination Letter 20 August 2021 and Development Plans as refused	
Is the Responsible Authority Recommendation the same as the Officer Recommendation?	☐ Yes ☐ N/A	Complete Responsible Authority Recommendation section
	☐ No	Complete Responsible Authority and Officer Recommendation sections

Responsible Authority Recommendation

To be determined at the Special Council Meeting on 8 February 2022.

Reasons for Responsible Authority Recommendation

To be determined at the Special Council Meeting on 8 February 2022.

Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme Zone	Urban
Local Planning Scheme	City of Nedlands Local Planning Scheme No.3
Local Planning Scheme Zone	Mixed Use (R-AC3)
Structure Plan/Precinct Plan	The site is located within an identified Specialised Activity Centre (UWA /QEII)
Structure Plan/Precinct Plan Land Use Designation	N/A
Use Class (proposed) and permissibility:	Residential ('P')
Lot Size:	880m^2
Plot Ratio:	2.3
Number of Dwellings:	16
Existing Land Use:	Serviced Apartments, Multiple Dwellings & Café
State Heritage Register	No
Local Heritage	☒ N/A ☐ Heritage List ☐ Heritage Area
Design Review	☒ N/A ☐ Local Design Review Panel ☐ State Design Review Panel ☐ Other
Bushfire Prone Area	No
Swan River Trust Area	No

Background

<u>History</u>

- On 14 August 2019 a Form 1 JDAP Application was lodged for a seven-storey mixed use development with 26 serviced apartments (9 of which are dual key functionality in the form of short stay accommodation).

- On 11 November 2019 the Metro West JDAP deferred the item to consider several design issues particularly in relation to height, bulk/scale, mixed use objectives, internal amenity and parking.

- On 18 December 2019 the Metro West JDAP resolved to refuse the application. The applicant lodged an application to the State Administrative Tribunal seeking a review of the decision.

- On 3 April 2020, the Metro West JDAP resolved to approve the application, via a section 31 reconsideration process, subject to conditions. The amended proposal included 20 Serviced Apartments, 8 Multiple Dwellings and Café with basement parking.

- The revised application was considered at the Metro Inner-North JDAP meeting on 20 August 2021 where is was resolved to:

  > *"Refuse the DAP Application reference DAP/19/01655 as detailed on the DAP Form 2 dated 27 April 2021 is appropriate for consideration in accordance with regulation 17 of the Planning and Development (Development Assessment Panels) Regulations 2011 as the proposal represents substantial changes to the previous development approval as provided under s17(1)(c) of the Planning and Development (Development Assessment Panels) Regulations 2011."*
  >
  > Reason: The deletion of the ground floor café and its replacement with a ground floor 'residents' amenity gym would amount to a substantial change under clause 17(1)(c) of the DAP Regulations because the change would result in a not permitted residential use on the ground floor in the 'Mixed Use' Zone with a frontage to Broadway being the primary street contrary to item 32.4 of Table 6 of the City of Nedlands Local Planning Scheme 3. This change and other changes including the communal open space would not maintain the substance of the original approval granted in April 2020.

- The refusal has been subject to an application for review to the State Administrative Tribunal (SAT). Consequently, the SAT has invited the JDAP to reconsider its decision in the light of amended plans.

Application to the State Administrative Tribunal

The State Administrative Tribunal (SAT) has made orders inviting the decision-maker, under Section 31 of the *State Administrative Tribunal Act 2004* (SAT Act) to reconsider its decision. The decision-maker may:

- affirm the previous decision,
- vary the decision, or
- set aside the decision and substitute a new decision.

Proposal

Initial Form 2 Application

The development proposal, as applied via the Form 2 process includes a Change of Use from Mixed Use Development comprising of 20 Serviced Apartments units, 8 Multiple Dwellings and Café with Basement Parking to Mixed Use comprising of 16 Multiple Dwellings with Basement Parking.

In addition to, the plans illustrate modifications have been made to the proposal. This can be summarised as follows:

- Removal of the fifth floor lounge terrace being removed and being replaced with an additional residential apartment. This results in an increase in plot ratio from 2.28 to 2.30;
- Removal of two levels of basement parking. All parking will be provided from ground level, aided by car stackers;
- The reconfiguration of the ground floor car park;
- A change of use from Café and converted to a resident gym;
- Modifications to setbacks;
- The removal of the commercial bin area and end of trip facilities;
- Additional lifts and extension of roof area;
- Existing gym removed from the first floor
- All serviced apartments being reconfigured and converted into larger residential apartments; and
- Modification to private balcony areas.

Amended Development Plans (13 January 2022)

Amended plans were received on 13 Janaury 2022 (Attached 2). These form the focus of this reconsideration. The major changes from the plans considered by the JDAP in August 2021 are:

- Modified car parking with identification of the vacant bays used for the car stacker and the addition of one extra car bay bringing the total to 33 and 4 visitor bays
- Deletion of the 52 m² resident gym and replacement with an 80m² Office, with kitchenette, storage and toilet.
- Provision of 2 commercial bins and bulk waste store on the northern side of the visitor car bays.
- Reduction in the size of Apartment 6 on the second level from 144m² to 91m² and inclusion of a 66m² Communal Lounge and 18m² courtyard, totalling 85m².
- The plot ratio increased from 2.28 as approved to 2.30.

The remainder of the changes are minor and do not require a further planning assessment. These include improvements to the lobby, bulk waste and refuse collection area. There are also minor internal improvements and changes to storerooms and mounted bike racks to each storeroom.

Site Description

The site is located within the street block bounded by Princess Road to the north, Broadway to the east, Hillway to the south-east, Melvista Avenue to the south and Kingsway to the west. Broadway forms one of the boundaries between the City of Nedlands and the City of Perth. The site is 880m^2 in area, is oriented east-west, and

has its sole street frontage to Broadway. The site experiences a fall in natural ground level of approximately 7m from the rear boundary to the primary street.

The existing single house is not on the City's Municipal Heritage Inventory (MI) or the City's Heritage List.

Since the original decision, there have been several similar approvals along Broadway, including to the immediate south. It is further noted that at6 4 Kingsway, Nedlands approval has since been granted for 3 Single Houses.

Amended Development Plans

An overview of the amended application against the JDAP refusal reasons and the City's original refusal recommendation is tabled below. The City's assessment is summarised in these sections.

JDPA/Council's Reason for Refusal

Refusal Reason	Modification Made	Assessment Status
There is insufficient activation between the ground floor of the development and the street as required by clauses 16 and 32.4 of City of Nedlands Local Planning Scheme No.3	The previously proposed Resident Gym has been replaced with a 80m² Office.	✓
No communal open space is provided for the development, contrary to Element 3.4 of State Planning Policy 7.3 *Residential Design Codes Volume 2.*	Apartment 6 has been reduced to 91m² to allow for 66m² of Communal Lounge and 18m² of courtyard (totalling 85m²) as part of Communal Open Space.	✓
The overall bulk and scale of the amended development is not considered appropriate for the existing or planned character of the area, contrary to Element 2.5 of State Planning Policy 7.3 *Residential Design Codes Volume 2*.	The amended development plans propose the same footprint as the revised plans that contained a narrow footprint and larger side setbacks than the previously approved development. Plot ratio is increased from 2.28 as approved to 2.30 (18m²).	✓

Of note, the issue of the whether the previous application could be considered as a "Form 1" (new application) or "Form 2" (modifications to existing approval) due to the substantial changes has been dealt with as part of the appeal to the State Administrative Tribunal (SAT). This assessment has assumed that the modifications now proposed are consistent with regulation 17 of the DAP Regulations and can be approved as a "Form 2" modification of an existing approval.

Legislation and Policy:

Legislation

- *Planning and Development Act 2005* (P&D Act);
- *Planning and Development (Local Planning Schemes) Regulations 2015* (LPS Regulations)*;*
- *Planning and Development (Development Assessment Panel) Regulations 2011;*
- Metropolitan Region Scheme;
- City of Nedlands Local Planning Scheme No. 3 – clauses 9, 16, 18, 32 and 34

State Government Policies

- State Planning Policy 7.0 – Design of the Built Environment; and
- State Planning Policy 7.3 – Residential Design Codes Volume 2 – Apartments (R-Codes Volume 2).

Local Policies

- Local Planning Policy – Consultation of Planning Proposals;
- Local Planning Policy – Waste Management
- Draft Local Planning Policy – Interim Built Form Design Guidelines – Broadway Mixed Use Zone

Strategies

- City of Nedlands Local Planning Strategy

Consultation:

Public Consultation

In accordance with the City's Local Planning Policy – Consultation of Planning Proposals, the development was advertised for a period of 28 days, from 15 May 2021 until 12 June 2021. Public consultation consisted of:

- Letters sent to all City of Nedlands and City of Perth landowners and occupiers within a 200m radius of the site;
- A sign on site was installed at the site's street frontage for the duration of the advertising period;
- An advertisement was published on the City's website with all documents relevant to the application made available for viewing during the advertising period;
- An advertisement was placed in The Post newspaper published on 15 May 2021;
- A Social media post was made on one of the City's Social Media platforms;
- A notice was affixed to the City's Noticeboard at the City's Administration Offices; and
- A community information session was held by City Officers on 26 May 2021.

The City received a total of 7 submissions at the close of the advertising period, with 2 submission in support, 1 stating neither objector or support and offered comments with the remaining 4 submissions objecting to the proposal.

Issue Raised	Officer's comments
Removal of Cafe - The previous café on the ground floor was consistent with the intent of the Mixed-Use zone objectives. The removal of the café with a gym is not considered an active land use. It is further unable to generate an appropriate level of activity in comparison to a café. - There is no community benefit for having a gym	**Noted** Refer to Element 4.14 of the Report.
New Form 1 to be Lodged The amount of changes proposed constitute a completely new development application and shouldn't claim the building envelope of the previous approval	**Supported** The development application represents a major departure from the previous approval. It is the City's view that a Form 1 Application should be lodged.
Insufficient Information The Application provides insufficient information to be properly assessed.	**Noted** The application is for a change of use and the changes with respect to the approved plans has been assessed. The issue of whether a completely new application is addressed separately.
Visual Privacy Impacts on overlooking to bedrooms and outdoor living areas	**Not Supported** Refer to Element 4.5
Side and Rear Setbacks - Greater side setbacks should be provided. This will assist in reducing bulk/scale. - Inappropriate separation from adjoining sites	**Not Supported** Refer to Element 3.5
Universal Design 20% of apartments require silver level. Question whether this can be achieved	**Noted** This requirement is already listed as a condition of the previous approval. It is noted that overall, the apartments are larger than the previously approved plans.
Building Codes Emergency egress/access is limited	**Noted** This aspect is addressed at Building Permit stage in consultation with the Department of Fire & Emergency Services for final endorsement.
Traffic	**Not Supported** Refer to the Traffic section of this report

Issue Raised	Officer's comments
Congestion & traffic along Broadway. In particular, the Hillway/Broadway intersection.	
Sustainability Poor sustainability response – limited/no details to address this	**Noted** The proposal is largely similar to that of the original design.
Car Parking Design - Unviable multi-level car stacks with no other parking options & cause delays - No e-charging areas for cars - Lack of visitor bays	**Not Supported** The design of the car parking area has been supported by the City's internal departments. The number of visitor bays is in accordance with Table 3.9 of the R-Codes.
Design - The overall design is poor & does not respond to the Nedlands context & character. - Limited articulation in the design	**Not Supported** The overall external design has remained largely unchanged. Improvements have been made to increase setbacks.
Landscaping - Limited landscaping, particularly to the north - Concerns with several large trees which adjoin the site & damage because of the excavation works. - Streetscape view with the approved 135-137 Broadway shows a domination of high walls and lack of landscaping within the front setback area. A green wall or additional tree should be considered	**Not Supported** The overall landscaping has remained largely unchanged.

All submissions on this proposal have been given due regard in this assessment in accordance with clause 67(y) of *Planning and Development (Local Planning Schemes) Regulations 2015.*

Design Review

The originally approved development was design reviewed by an independent architect and landscape architect. As this proposal predominately relates to a change of use with minimal changes to the overall design, it was not subject to further design review.

Planning Assessment:

The proposal has been assessed against all the relevant legislative requirements of the Scheme, State and Local Planning Policies outlined in the Legislation and Policy section of this report. A full assessment of the proposal against the Residential Design Codes Volume 2 (R-Codes) Local Planning Scheme No.3, Clause 67(2) Local

Planning Scheme Regulations and City of Nedlands Local Planning Strategy are contained in **Attachment 4.**

The City's assessment includes an assessment of key issues of the previous proposal and the key issues raised in public consultation.

Consideration of a Form 2 Application

S17(1) of the *Planning and Development (Development Assessment Panels) Regulations 2011* state –

> *"(1) 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 do any or all of the following –*
>
> *(a) to amend the approval so as to extend the period within which any development approved must be substantially commenced under regulation 16A(2);*
> *(b) to amend or delete any condition to which the approval is subject;*
> *(c) to amend an aspect of the development approved which, if amended, would not substantially change the development approved;*
> *(d) to cancel the approval,"*

Sub clause (c) is relevant to this application. As originally submitted, the City was not satisfied that the changes proposed did not substantially change the development. The JDAP reflected this view in its decision of 20 August 2021. However, the main area of concern related to the lack of a non-residential land use on the ground floor, contrary to clause 32.4 of the City's Local Planning Scheme No.3. The City notes that the proposed change of use from serviced apartments to multiple dwellings for portions of the development were considered by the panel to not substantially change the development.

The amended plans lodged on 13 January 2021 have addressed the JDAP's concerns relating to the uses on the ground floor by incorporation of an office. Therefore, the City is satisfied that the changes as now proposed will not significantly change the development and can be considered for approval.

State Planning Policy 7.0 – Design of Built Environment

The City previously had the design reviewed by an appointed architect and landscape architect. As minor changes are proposed to the overall external design it was not referred for additional advice.

State Planning Policy 7.3 – Residential Design Codes – Volume 2 - Apartments

The proposal has been assessed against the relevant Design Elements of the Residential Design Codes Volume 2 – Apartments (R-Codes). The proposed amendment seeks to modify or now need to address the following provisions under the R-Codes:

- Side and Rear Setbacks
- Plot Ratio

- Orientation
- Visual Privacy
- Car & Bicycle Parking
- Universal Design
- Mixed Use
- Water Management & Conservation

Element 2.4 - Side & Rear Setbacks

Element Objectives	Assessment
O2.4.1 – Building boundary setbacks provide for adequate separation between neighbouring properties	**Objective met** The proposal increases side and rear setbacks. The only exception being the rear setback for the Alfresco balcony for Apartments being reduced from 7.5m to 7.0m. As per the approved plans, this application includes a 0.75m wide planter and privacy screening. Adequate visual privacy is considered to be provided, noting default Acceptable Outcomes seek a minimum 6m rear setback.
O2.4.2 – Building boundary setbacks are consistent with the existing streetscape pattern or the desired streetscape character	**Objective met** An approval has already been granted for the subject site. Largely, the revised proposal increases the previously approved setbacks.
O2.4.3 – The setback of development from side and rear boundaries enables retention of existing trees and provision of deep soil areas that reinforce the landscape character of the area, support tree canopy and assist with stormwater management	**Objective met** Whilst there are no existing trees on the site, and thus no trees are to be retained, extensive mature tree plantings with deep soil areas are proposed as part of the proposal's landscape strategy in the extensive rear setback area. The rear setback increases with building height and can accommodate canopy tree planting and understorey trees and shrubs. Rear setbacks will also assist to some extent with groundwater recharge and the management of stormwater runoff supporting the additional stormwater tanks.
O2.4.4 –The setback of development from side and rear boundaries provides a transition between sites with different land uses or intensity of development	**Objective met** Having regard to transition, the proposed 7.0-8.45m rear setbacks between the third and fifth floors and the 16.6m setback to the sixth floor provides a successful transition between the Mixed-Use R-AC3 density code and the adjacent Residential R60 zone, located directly to the rear of the site.

Element 2.5 – Plot Ratio

Element Objectives	Assessment
O2.5.1 – The overall bulk and scale of development is appropriate for the existing or planned character of the area.	**Objective Met** The Acceptable Outcome for plot ratio is 2.0.

Element Objectives	Assessment
	The plot ratio is increased from 2.28 to 2.30, with an overall floor area increase of 70m2. On the merits of the revised plans, it is considered to meet O2.5.1 as – • The building is wholly located within the 21m indicative building envelope in accordance with Table 2.2. There are no changes to the height. The intent for plot ratio is to ensure that the massing of the development fits within the desired building envelope, which in this instance the development does. • The side and rear setbacks to the building are otherwise generally consistent with the acceptable outcomes and have largely increased as part of this proposal. • It provides an appropriate 4-storey interface with the abutting Residential R60 code to the rear, which is subsequently coded to allow for three storey future development. • Overshadowing to the abutting southern lot is considered acceptable, noting the adjoining site has previously received approval from the JDAP for Multiple Dwellings. *13 January 2022 Amended Plans* It is noted that the previous plans were approved and that the August 2021 plans proposed a narrow building with greater side setbacks. The January 2022 amended plans propose the same narrower footprint with increased side setbacks. The plot ratio increases from 2.28 as approved to 2.30 (an additional 18m²). **Objective Now Met**

Element 3.2 - Orientation

Element Objectives	Assessment
O3.2.2 – Building form and orientation minimises overshadowing of the habitable rooms, open space and solar collectors of neighbouring properties during mid-winter	**Objective Met** Minor changes are proposed to the shadow on the adjoining property. The approved application cast 83.5% and the current application casts 84%. The conversion of the roof terrace/lounge to apartment 14 provides slightly more overshadowing. No minimum overshadowing requirement applies to the application site under the Acceptable outcomes. In respect of the solar impact on neighbouring properties it is noted that the adjoining southern site is proposed to be developed for a six storey mixed use development. Given the above assessment, the proposal achieves all element objectives pertaining to orientation and marginally increases the proportion of overshadowing by 0.5%. The City accepts that development on east-west oriented lots cause a higher degree of overshadowing, than north-south oriented lots. Given the intended built form of the R-AC3 code, overshadowing is unavoidable for sites such as this. That said,

	the proposal does make an effort to minimise shadow to the adjoining southern property at mid-winter given the extent of rear setbacks that increase with building height consistent with O3.2.2 and the slightly increased side setbacks under the current proposal.

Element 3.4 – Communal Open Space

Element Objectives	Assessment
O3.4.1 – Provision of quality communal open space that enhances resident amenity and provides opportunity for landscaping, tree retention and deep soil areas	**Objective Met** The development plans now indicate that the communal space is located at ground level. This space has been converted from the previously approved café to a 51m2 resident gym. The area of the communal open space is not co-located within an existing deep soil area and does not provide for the minimum 96m2 area as per Table 3.4. There is further question on whether a minimum 2 hours of direct sunlight has been provided. Notwithstanding, on the merits of the proposal and as viewed against the element objective and Design Guidance, the location and type of communal open space is supported. This is because: • It is located within a high amenity area, which provides for a choice of recreation and social activities within a 400m walkable catchment. The Swan River, large open spaces inclusive of walking paths and function centres are located within 300m of the site; and • Each dwelling provides for larger courtyards and balconies and contain both landscaping and BBQ facilities. Most apartments offer multiple areas for both passive and active uses. With reference to Element 4.14, should this tenancy be adaptable in the future, it would result in no communal open space for residents. *13 January 2022 Amended Plans* The amended plans propose a 91m² Apartment 6. This has been reduced from 144m² due to the provision of a 66m² communal lounge and a 18m² courtyard, totalling 85m² communal open space. Communal Open Space is defined as: *"For Volume 2 it means outdoor areas within the lot and either at ground level or on structure that is accessible to and shared by residents for common recreational use and in some instances accessible to the public. It must promote gathering and social interaction. It does not include primary external circulation areas for vehicles or pedestrians however a niche or small gathering space within a circulation area is included. A minimum dimension is applicable for the main (largest) component. Covered communal facilities connected to open to open space,*

Element Objectives	Assessment
	publicly accessible open space and public open space within the development site (if provided) can contribute to communal open space requirements." The communal lounge and courtyard promotes gathering and social interaction. The communal lounge connects to the courtyard. The proposed communal open space meets the objective as it is a quality space that enhances residential amenity with a bar, lounge and courtyard area. The communal open space almost meets the "Acceptable Outcomes" requirement of 6m² per dwelling. The amended mediation plans propose 5.3m² per dwelling. The reduced area is considered to be appropriate given the location and functionality maximises the utility of the space. **Objective Now Met**
O3.4.2 – Communal open space is safe, universally accessible and provides a high level of amenity for residents	**Objective Met** The location of the communal open space is located at ground level and is universally accessible to residents. *13 January 2022 Amended Plans* The proposed communal lounge and courtyard is safe and universally accessible. It provides a high level of amenity for residents with seating indoor and outdoor, bar and toilet. **Objective Now Met**
O3.4.3 – Communal open space is designed and oriented to minimise impacts on habitable rooms and private open space within the site and of neighbouring properties	**Objective Met** *13 January 2022 Amended Plans* The communal lounge is designed and oriented to minimise impact on habitable rooms and private open space on neighbouring properties as 1.6m highlight windows are proposed on the northern side. The courtyard similarly does not impact on internal and external properties as 1.6m high obscure glass is proposed on the northern side and 1.6m high timber batten screen on the southern side. The property to the west is also not impacted due to the 3.3m landscaping strip and the rear boundary fence on top of a 1.1m retaining wall. The acoustic report undertaken for the Communal Area concludes – *"Predicted noise levels will achieve compliance at noise sensitive receivers at Broadway and Kingsway in accordance with WA EPNR 1997 for day and evening times.* *The activity from the communal outdoor area should be reduced during the night-time (after 10pm) in order to minimise potential noise impact to the NSRs.*

Element Objectives	Assessment
	Internal acoustic design for the internal lounge area should be undertaken and internal finishes should be specified to reduce the noise reflections and to keep the noise levels locailised within the lounge area. This will reduce the potential noise impact to the NSRs from the activity within the communal lounge". **Objective Now Met**

Element 3.5 - Visual Privacy

Element Objectives	Assessment
O3.5.1 – The orientation and design of buildings, windows and balconies minimises direct overlooking of habitable rooms and private outdoor living areas within the site and of neighbouring properties, whilst maintaining daylight and solar access, ventilation and the external outlook of habitable rooms	**Objective met** A wall 1.8m above natural ground level is proposed to address overlooking to the lower level. Above ground 1.6m highlight windows are used extensively on the northern and southern sides to ensure visual privacy. All major openings and balconies are either screened or exceed the visual privacy setbacks in Table 3.5. The development complies with the separation standards in Table 2.7a and proposes additional landscape screening on the rear boundary to mitigate any additional privacy impact to No.66 Kingsway, Nedlands (west). All private open space is either setback in accordance with Table 3.5 or screened, except for some windows to Apartment 16 (southern side new window to study). The modification is addressed via existing Condition 19.

Element 3.9 - Car & Bicycle Parking

Element Objectives	Assessment
O3.9.1 – Parking and facilities are provided for cyclists and other modes of transport	**Objective met** 2 visitor bicycle bays are proposed and 3 resident bicycle bays. All other resident bicycle bays can be accommodated within the storage units for each apartment.
O3.9.2 – Car parking provisions is appropriate to the location, with reduced provisions possible in areas that are highly walkable and/or have good public transport or cycle networks and/or are close to employment centres.	**Objective met** The revised design proposes a total of 32 resident car parking bays in lieu a minimum 20 bays. A total of 4 bays have been provided for visitors which is consistent with the Table 3.9. *13 January 2022 Amended Plans* One extra car bay is achieved with rationalisation of the car stackers. The proposed car parking allocation is as follows: Office - 4 bays Units 1, 2 and 6 – 1 bay each

	Units 3-5, 7-16 – 2 bay each 33 stacker bays 4 visitor bays TOTAL 37 car bays There is a surplus of 13 car bays above the minimum acceptable outcome of 24 bays (Location A). The proposed Office of 80m2 generates the need for 3.8 car bays based on the City of Nedlands car parking policy. In addition to the surplus of 13 car bays, there is on street parking available in close proximity of the site. **Objective Now Met**
O3.9.3 – Car parking is designed to be safe and accessible	**Objective met** Car stackers are proposed for all residential bays. The revised plans include the removal of the basement parking. The revised design is supported.
O3.9.4 – The design and location of car parking minimises negative visual and environmental impacts on amenity and the streetscape.	**Objective met** The car parking area has remained unchanged as viewed from Broadway and is concealed from view.

Element 4.9 - Universal Design

Element Objectives	Assessment
O4.9.1 – Development includes dwellings with universal design features providing dwelling options for people living with disabilities or limited mobility and/or to facilitate ageing in place.	**Objective met, subject to condition** A minimum 20% of all dwellings need to meet the Silver Level requirements. Four of the apartments (6, 9 12 and 15) are noted as universal accessible. Should the JDAP approve this application, a Condition to require four dwellings to be Universal Accessible is recommended to achieve this element objective. This has been included as an additional condition

Element 4.14 – Mixed Use

Element Objectives	Assessment
O4.14.1 – Mixed use development enhances the streetscape and activates the street	**Objective met** The City raised concern with the applicant in relation to the proposed ground floor tenancy being exclusive to residents of the apartments and its inability to be a reasonably adaptable use in the future. This was particularly in relation to the 51m2 size, future tenure and how this area achieves the 'Mixed Use' zone objectives (i.e., being an active use).

Element Objectives	Assessment
	Additional information was provided by the applicant to illustrate how the communal open space *could* be adaptable in the future. The plans illustrate that toilet facilities, formal seating and a convertible takeaway coffee area may be able to be accommodated in this area. It is still identified that a refuse area would need to be allocated which would result in a minor re-design of the proposal. It is identified that any residential visitor bays would need to be shared with the commercial tenancy. A condition could be applied requiring that this room being publicly accessible (i.e. not exclusive for residents as common property). This has been included as the new Condition 3. *13 January 2022 Amended Plans* The proposed Office measures 80m² and is considered to be of a size that would cater a small business suitable for professional office or consulting rooms, real estate agent office etc. The proposed Office space meets the objective as it enhances the streetscape and activates the street. Recently approved developments in Broadway have also proposed offices fronting the street. The proposed Office also satisfies Clauses 16 and 32.4 of City of Nedlands Local Planning Scheme No. 3. **Objective Now Met**

Element 4.16 - Water Management & Conservation

Element Objectives	Assessment
O4.16.1 – *Minimise portable water consumption throughout the development* ***O4.16.2 –*** *Stormwater runoff from small rainfall events is managed on-site, wherever practical* ***O4.16.3 –*** *Reduce the risk of flooding so that the likely impacts of major rainfall events will be minimal*	**Objective met** All residential dwellings are to be individually metered. In addition to the standard condition to require or all stormwater to be contained onsite, the revised proposal now features rainwater tanks and soak wells to manage run off and provide for landscaping reuse. Given the above assessment, the proposal achieves all element objectives pertaining to water management and conservation.

Traffic

A Traffic Impact Statement has been prepared by Cardno, dated 14 December 2020. The development is expected to have a total trip generation of approximately 6 vehicles in the AM peak hour and 7 vehicles in the PM peak hour, with a daily total of 88. The City accepts the findings and conclusion within the report prepared by Cardno and

maintains that this development represents a minimal increase in the overall road network.

Waste Management

A revised Waste Management Plan has been prepared by Talis, date stamped 13 January 2022. A total of x 3 (660L) refuse bins, x 3 (660L) recycling bins and x 3 (240L) FOGO bins are proposed for the 16 Multiple Dwellings. This is in accordance with the City's Waste Policy. The proposal includes a small waste truck to enter and exist in forward gear.

Conclusion:

The City understands that there is no longer a legal constraint to the application being considered as a "Form 2" (i.e. modifications to approved plans) rather than as a new application. Whilst the proposal includes changing the use of parts of the development from what was approved, the changes are considered to be consistent with the amenity of the locality. The inclusion of an office on the ground floor is considered to be an improvement to the activation of the development onto the street when compared to the initial proposal for a residents' amenity gym.

The development, as amended by the plans date stamped 13 January 2022, meets all element objectives of the Residential Design Codes. In the event of approval, the City recommends certain changes to the original conditions of approval to reflect the revised plans and removal of the café and short stay accommodation.

Officer Recommendation:

That the Metro Inner-North Joint Development Assessment Panel, pursuant to section 31 of the *State Administrative Tribunal Act 2004* in respect of SAT application DR 178 of 2021, resolves to:

1. **Accept** that the DAP Application reference DAP/19/01655 as detailed on the DAP Form 2 dated 27 April 2021 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations* 2011;

2. **Reconsider** its decision dated 20 August 2021 and **SET ASIDE the decision and substitute a new** decision for DAP Application reference DAP/19/01655 and Amended Development Plans (Attachment 2) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the City of Nedlands Local Planning Scheme No.3 and pursuant to clause 24(1) and 26 of the Metropolitan Region Scheme subject to the following conditions

Amended conditions

1. Amend Condition 3

   "This approval is for Multiple Dwellings and Office. Development shall be in accordance with these land uses as defined within Local Planning Scheme No. 3, the approved plan(s), any other supporting information and conditions of approval."

2. Amend Condition 8

"The acoustic report prepared Hewshott Acoustics International and date stamped 13 January 2022 forms part of this approval. The recommendations contained within the acoustic report shall be implemented and adhered to for the lifetime of the development to the satisfaction of the City of Nedlands."

3. Amend Condition 12

   "The waste management plan prepared by Talis Consultants and date stamped 13 January 2022 forms part of this development approval and shall be complied with at all times to the satisfaction of the City of Nedlands."

4. Amend Condition 14

   "The landscape plan prepared by Propagule and date stamped 13 January 2022 forms part of this development approval and shall be implemented and maintained at all times to the satisfaction of the City of Nedlands."

5. Amend Condition 20

   "At Building Permit Stage, four (4) Multiple Dwellings on the hereby approved development plans shall meet 'Silver Level' requirements as defined in the Liveable Housing Design Guidelines."

6. Delete Condition 13

   "The Short-Term Accommodation Management Plan forms part of this approval. The approved Management plan is to be implemented, adhered to and updated, thereafter to the satisfaction of City of Nedlands."

New Conditions:

1. Insert new Condition 1

   "Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme."

2. Insert new Condition 8

   "Prior to the commencement of excavation works, a Dilapidation Report prepared by a practising Structural Engineer should be submitted to the City of Nedlands for approval, and the owners of the adjoining properties listed below detailing the current condition and status of all buildings (both internal and external together with surrounding paved areas and rights of ways), including ancillary structures located upon these properties:

   a. Lot 8 (No.133) Broadway, Nedlands;
   b. Lot 685 (No.137) Broadway, Nedlands; and
   c. Lot 681 (No.66) Kingsway, Nedlands

   In the event that access for undertaking the dilapidation survey is denied by an adjoining owner, the applicant must demonstrate in writing to the satisfaction of the City of Nedlands that all reasonable steps have been taken to obtain access

and advise the affected property owner of the reason for the survey and that these steps have failed. Landowners shall be notified in writing no less than 14 days prior to construction."

3. Renumber all conditions accordingly

Amended advice notes

1. Amend Advice Note 3

   "In relation to Condition 11, the office and residential visitors car parking spaces are to be clearly marked as such"

2. Delete Advice Notes 12, 13, 14, 15, 23, 24, 25, 26, 30 and 39 as these relate to elements of the development that have been removed (food premises and short stay accommodation).

Reasons for Officer Recommendation

The amended mediation plans satisfactorily address the issues of activation of the street frontage of Broadway and provide communal open space that meet the objectives of Element 3.4 – Communal Open Space. Furthermore, the footprint of the building remains the same as the August 2021 revised plans which proposed a narrower building with greater side setbacks than the already approved development, and plot ratio of 2.30 in lieu of the approved 2.28.

The proposed development is now capable of being approved with amendment to relevant conditions.



City of Nedlands	The City of Nedlands accepts no responsibility for the accuracy of this image or the results of any actions taken when using this image	Location Plan - No. 135 Broadway, Nedlands	1/02/2022 1:1000	N

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13 January 2022



BROADWAY RESIDENCES

135 BROADWAY, NEDLANDS WA 6009 12/1/22

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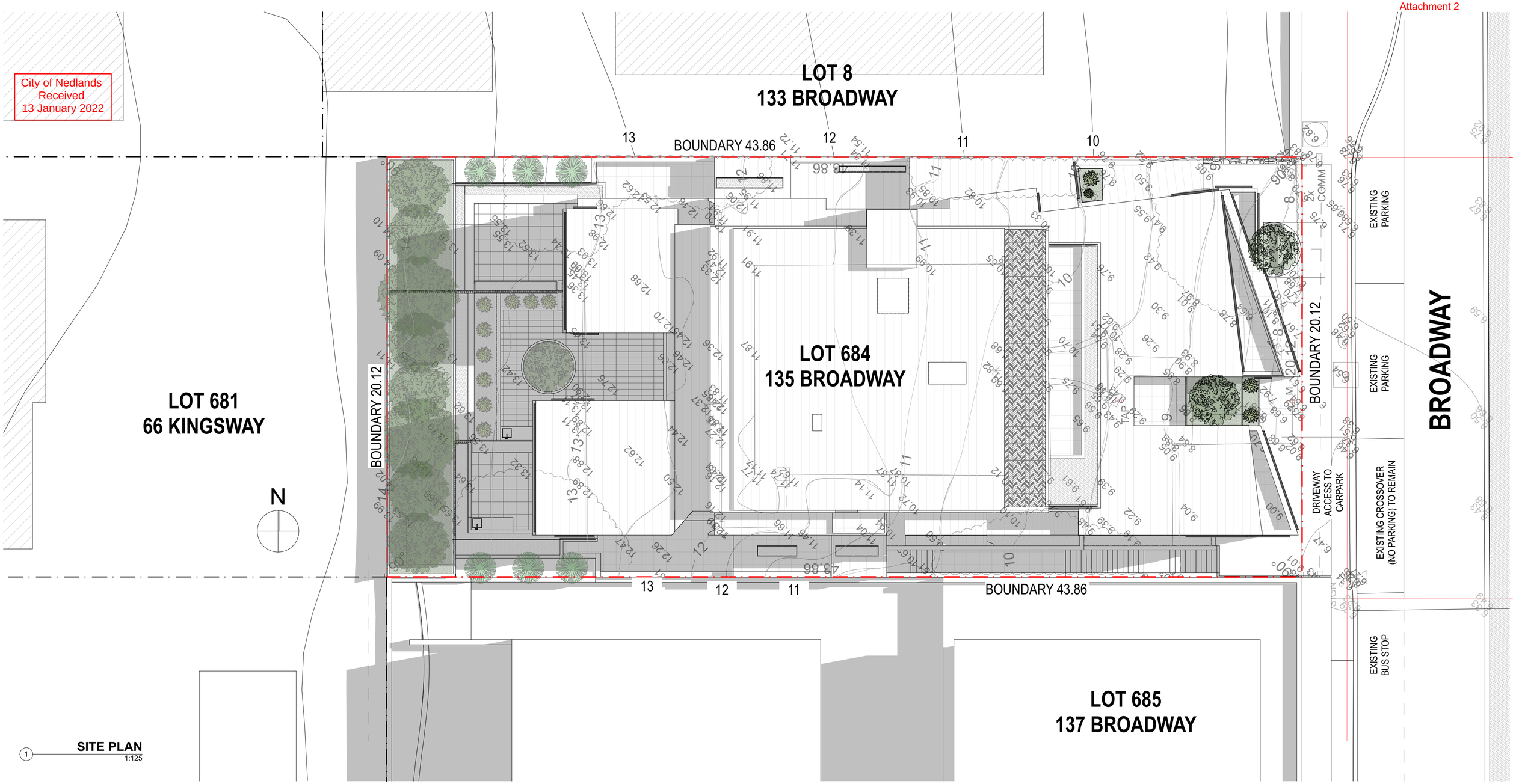
13 January 2022



1 **SITE PLAN**
1:125

PROJECT CONSTRAINTS	
LOT AREA	884.40 m2
R CODE	R-AC 3
PLOT RATIO ALLOWED (RESIDENTIAL R-AC-3)	**2.0** 1768.80 m2
BUILDING HEIGHT	6 STOREYS
BOUNDARY WALL H	3 STOREYS
MIN PRIMARY ST SETBACK	2M OR NIL
MIN SIDE SETBACK	NIL
MIN REAR SETBACK	NIL

PLOT RATIO AREA BY FLOOR	
FLOOR	PLOT RATIO AREA
FIRST FLOOR	405.61
SECOND FLOOR	322.11
THIRD FLOOR	378.43
FOURTH FLOOR	378.22
FIFTH FLOOR	375.55
SIXTH FLOOR	167.45
	2,027.37 m²

APARTMENTS NET AREAS	
UNIT	**AREA**
APT 1	107.47
APT 2	102.33
APT 3	151.98
APT 4	96.26
APT 5	102.33
APT 6	90.57
APT 7	96.26
APT 8	100.63
APT 9	144.25
APT 10	96.26
APT 11	100.63
APT 12	144.26
APT 13	93.34
APT 14	100.63
APT 15	144.26
APT 16	151.91
	1,823.37 m²

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	12/1/22	1:125@ A2	JM/MA	**SITE PLAN**	**E**	20010	**A2**

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BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	12/1/22	1:2.86@ A2	JM/MA	**EXISTING SITE AND PROPOSED DEVELOPMENT**	**E**	20010	**A3**

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BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	12/1/22	1:3.13@ A2	JM/MA	**3D VIEWS 2**	**E**	20010	**A4**

Attachment 2

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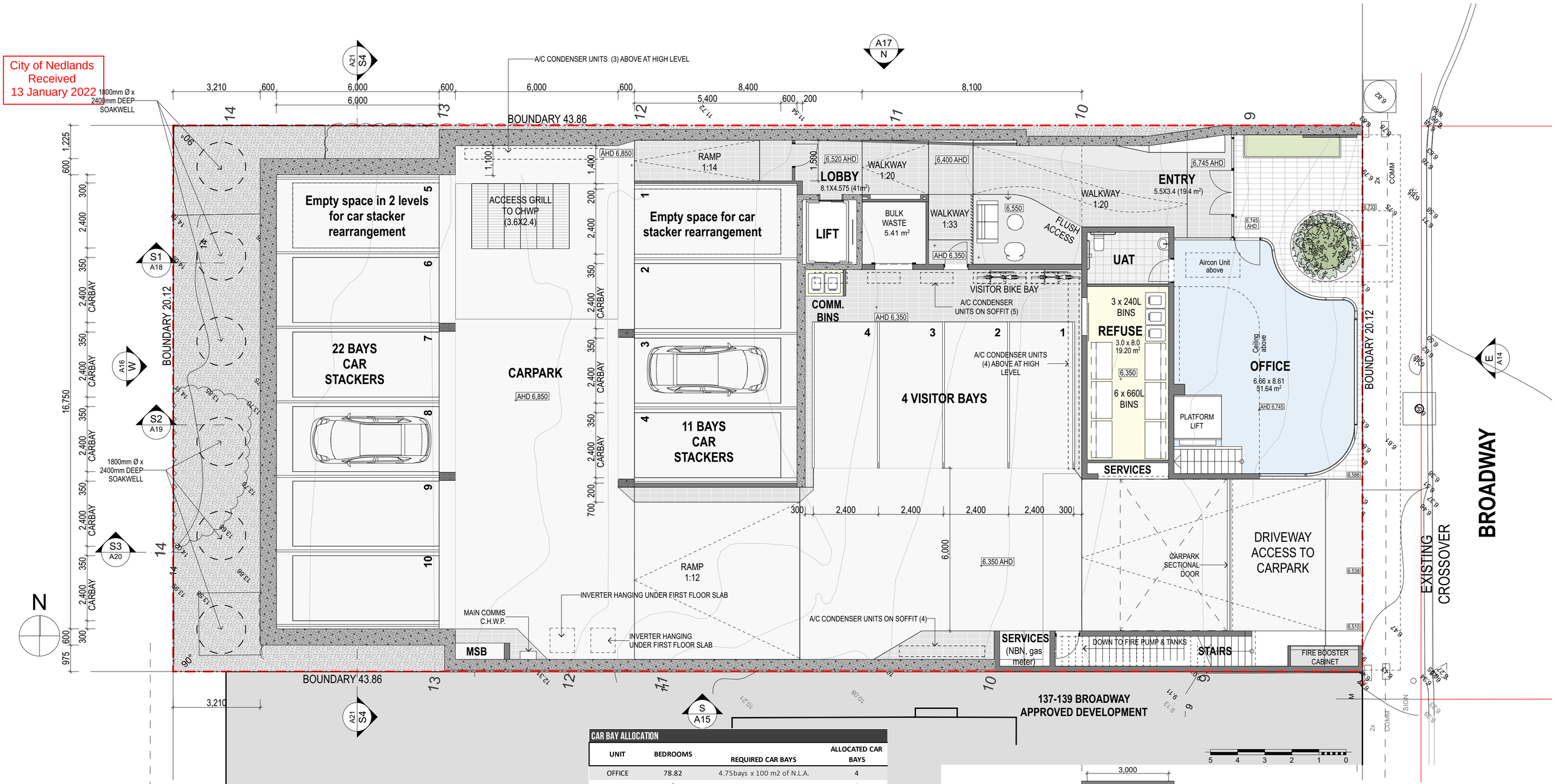
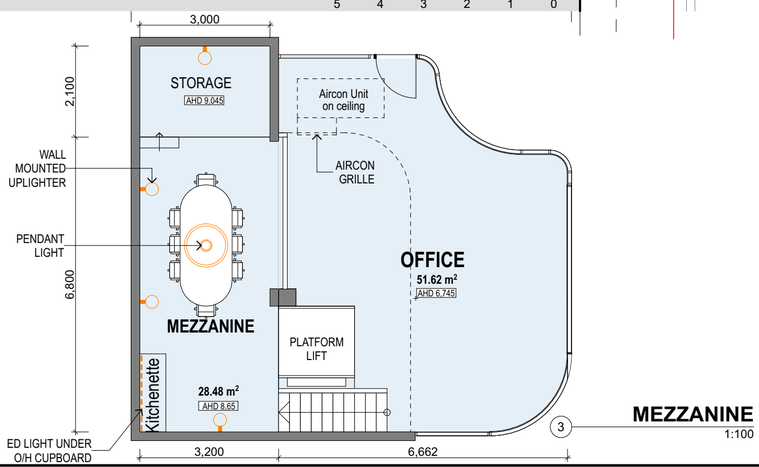


1 GROUND FLOOR
1:100

CAR BAY ALLOCATION

UNIT	BEDROOMS	REQUIRED CAR BAYS	ALLOCATED CAR BAYS
OFFICE	78.82	4.75bays x 100 m2 of N.L.A.	4
1	2	2+ Bed dwelling on Location A: 1 bay	1
2	2	2+ Bed dwelling on Location A: 1 bay	1
3	3	2+ Bed dwelling on Location A: 1 bay	2
4	2	2+ Bed dwelling on Location A: 1 bay	2
5	2	2+ Bed dwelling on Location A: 1 bay	2
6	2	2+ Bed dwelling on Location A: 1 bay	1
7	2	2+ Bed dwelling on Location A: 1 bay	2
8	2	2+ Bed dwelling on Location A: 1 bay	2
9	3	2+ Bed dwelling on Location A: 1 bay	2
10	2	2+ Bed dwelling on Location A: 1 bay	2
11	2	2+ Bed dwelling on Location A: 1 bay	2
12	3	2+ Bed dwelling on Location A: 1 bay	2
13	2	2+ Bed dwelling on Location A: 1 bay	2
14	2	2+ Bed dwelling on Location A: 1 bay	2
15	3	2+ Bed dwelling on Location A: 1 bay	2
16	3	2+ Bed dwelling on Location A: 1 bay	2
TOTAL CAR BAYS (STACKERS)			33
TOTAL VISITOR BAYS			4



3 MEZZANINE
1:100

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BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	12/1/22	1:100@ A2	JM/MA	GROUND FLOOR	E	20010	A5

Attachment 2

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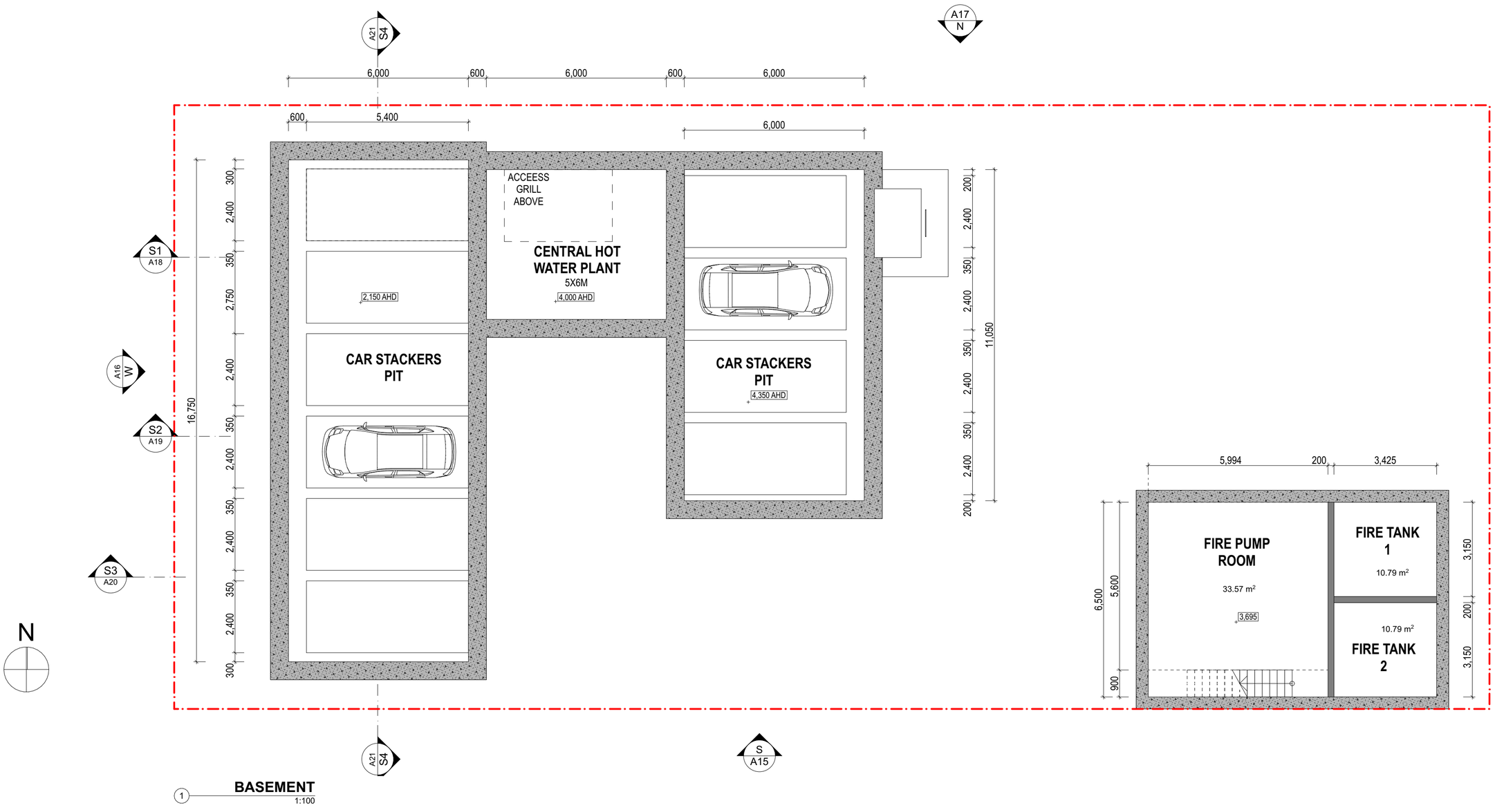

1 **BASEMENT**
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BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	12/1/22	1:100@ A2	JM/MA	**BASEMENT**	**E**	20010	**A6**

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1 **FIRST FLOOR**
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BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	12/1/22	1:100@ A2	JM/MA	**FIRST FLOOR**	**E**	20010	**A7**

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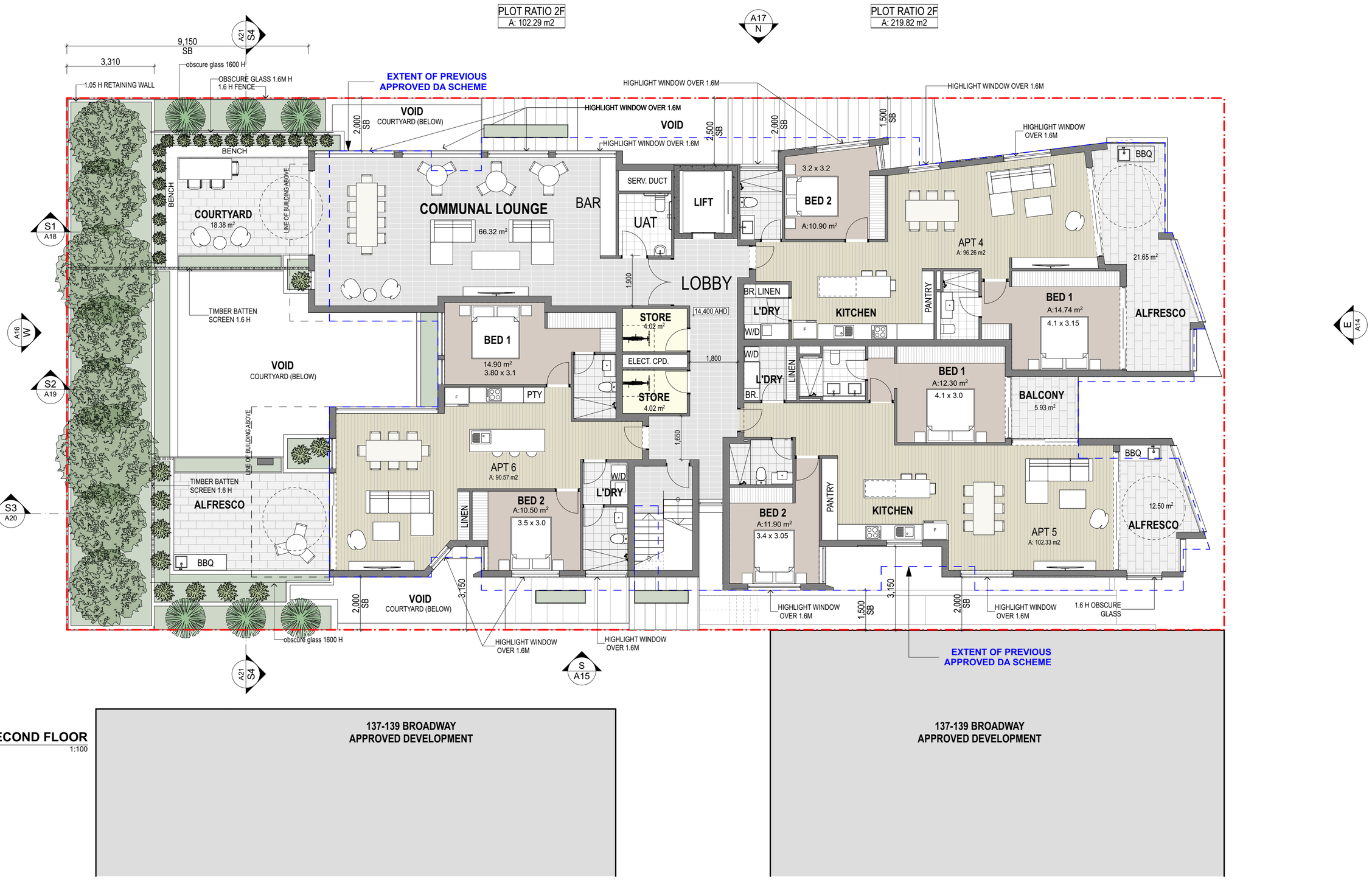

1 **SECOND FLOOR**
1:100

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BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	12/1/22	1:100@ A2	JM/MA	**SECOND FLOOR**	**E**	20010	**A8**

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1 **THIRD FLOOR**
1:100

137-139 BROADWAY
APPROVED DEVELOPMENT

137-139 BROADWAY
APPROVED DEVELOPMENT

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	12/1/22	1:100, 1:1@ A2	JM/MA	**THIRD FLOOR**	**E**	20010	**A9**

City of Nedlands
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13 January 2022



1 **FOURTH FLOOR**
1:100

137-139 BROADWAY
APPROVED DEVELOPMENT

137-139 BROADWAY
APPROVED DEVELOPMENT

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	12/1/22	1:100@ A2	JM/MA	**FOURTH FLOOR**	**E**	20010	**A10**

City of Nedlands
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13 January 2022



1 **FIFTH FLOOR**
1:100

137-139 BROADWAY
APPROVED DEVELOPMENT

137-139 BROADWAY
APPROVED DEVELOPMENT

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	12/1/22	1:100@ A2	JM/MA	**FIFTH FLOOR**	**E**	20010	**A11**

City of Nedlands
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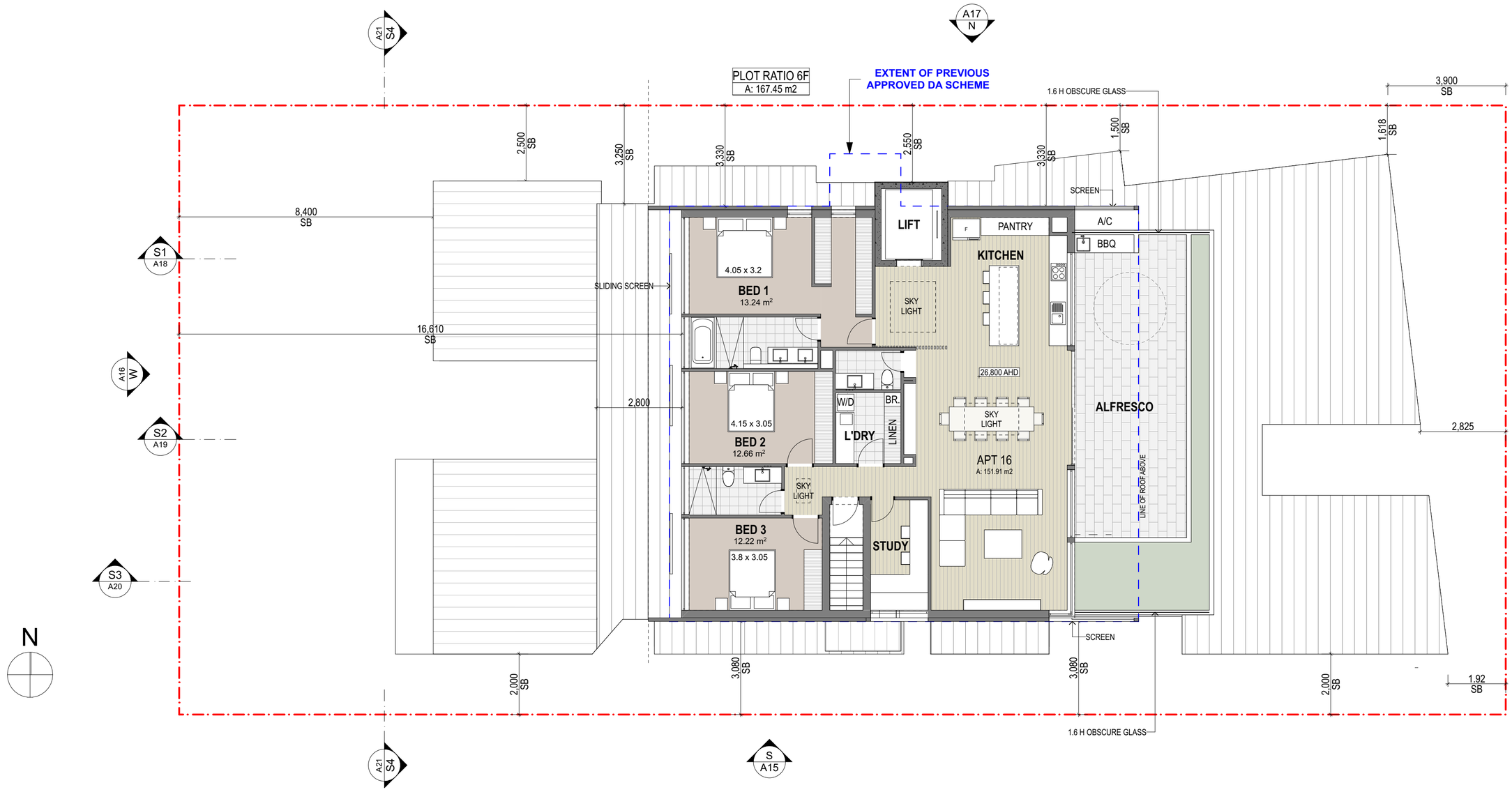
13 January 2022



1 **SIXTH FLOOR**
1:100

137-139 BROADWAY
APPROVED DEVELOPMENT

137-139 BROADWAY
APPROVED DEVELOPMENT

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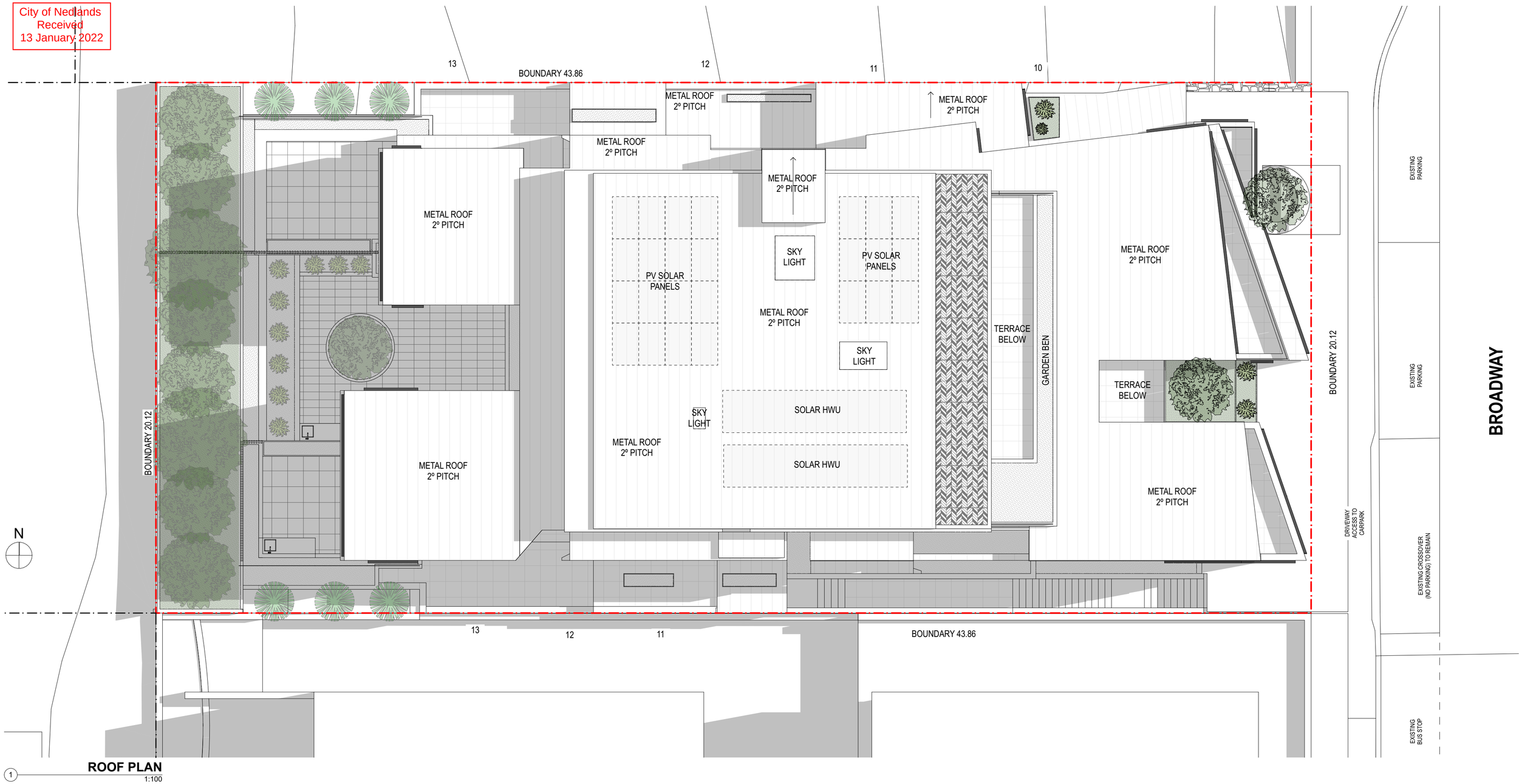
PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	12/1/22	1:100@ A2	JM/MA	**SIXTH FLOOR**	**E**	20010	**A12**

City of Nedlands
Received
13 January 2022



1 **ROOF PLAN**
1:100

ENERGY EFFICIENCY INITIATIVES:
- PV SOLAR PANELS ON ROOF TOP
- SOLAR HWU ON ROOF TOP
- SOLAR POWERED LIGHTING TO COMMON SPACES
- WATER SUPPLY TO ALL APARTMENTS & TENANCIES WILL BE METERED.
- DEEP SOAK-WELLS TO WEST SIDE WILL BE PROVIDED
- STORMWATER TANK (FOR LANDSCAPE RETICULATION) WILL BE PROVIDED.

- Planting design to incorporate waterwise plants, succulents, native trees & shrubs where appropriate to minimise irrigation demands.
- Irrigation system will be designed to the following rationale:
  - DRIP IRRIGATION THROUGHOUT.
  - BUBBLERS TO TREES (1 to 3 bubblers per tree dependent on size)
  - NO OVERHEAD SPRAY SPRINKLERS
  - HYDROZONING
  - SOIL MOISTURE SONSORS.
  - RAIN SENSORS.
  - PASSIVE IRRIGATION (Direct Stormwater to gardens before drain).

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BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	12/1/22	1:100@ A2	JM/MA	ROOF PLAN	E	20010	A13

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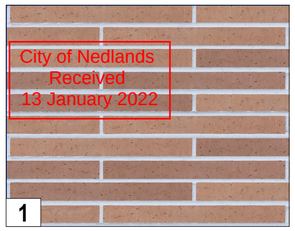
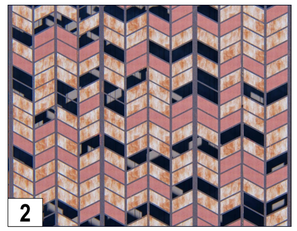
13 January 2022



FACE BRICK WALL
(TO ARCHITECT'S SELECTION)



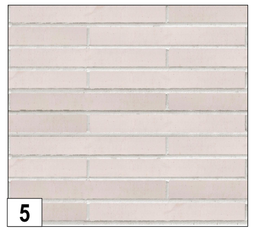
FEATURE METAL WORK



PAINTED WHITE RENDER



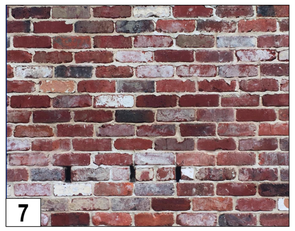
METAL CLADDING
(TO ARCHITECT'S SELECTION)



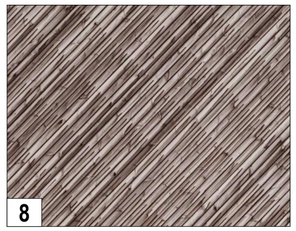
FACE BRICK WALL
(TO ARCHITECT'S SELECTION)



EXCAVATED LIMESTONE



RECYCLED BRICK



ARCHITECTURAL METAL PANEL
(TO ARCHITECT'S SELECTION)



1 **FRONT ELEVATION**
1:100

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maarch* Mark Aronson Architecture | RESIDENTIAL COMMERCIAL SPECIAL PROJECTS	L1, 41 Hampden Road, Nedlands, WA 6009 E: info@maarch.net.au T: +61 8 6262 8169	PROJECT: BROADWAY RESIDENCES	CLIENT: GRIFFIN GROUP	ADDRESS: 135 BROADWAY, NEDLANDS WA 6009	DATE: 12/1/22	SCALE: 1:100, 1:1@ A2	DRAWN: JM/MA	DRAWING: **FRONT ELEVATION**	REV: **E**	PROJECT NO.: 20010	DRAWING ID: **A14**

Attachment 2

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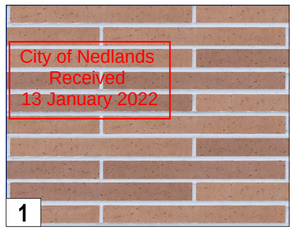
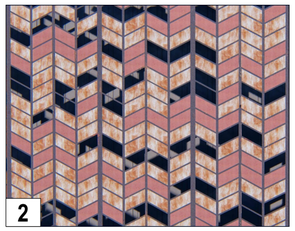
13 January 2022



FACE BRICK WALL
(TO ARCHITECT'S SELECTION)



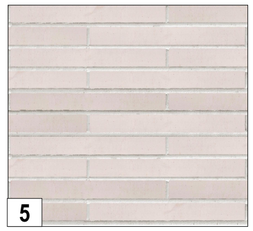
FEATURE METAL WORK



PAINTED WHITE RENDER



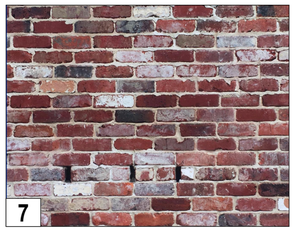
METAL CLADDING
(TO ARCHITECT'S SELECTION)



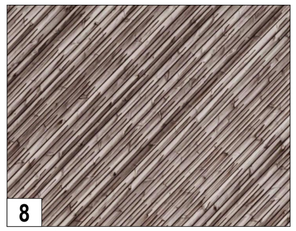
FACE BRICK WALL
(TO ARCHITECT'S SELECTION)



EXCAVATED LIMESTONE



RECYCLED BRICK



ARCHITECTURAL METAL PANEL
(TO ARCHITECT'S SELECTION)



1 **SOUTH ELEVATION**
1:100

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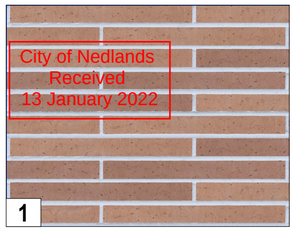
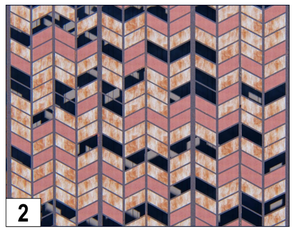
PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	12/1/22	1:100, 1:1@A2	JM/MA	**SOUTH ELEVATION**	**E**	20010	**A15**

City of Nedlands
Received
13 January 2022



FACE BRICK WALL
(TO ARCHITECT'S SELECTION)



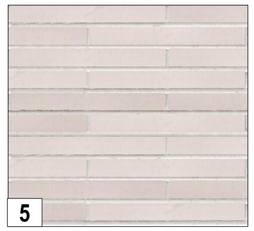
FEATURE METAL WORK



PAINTED WHITE RENDER



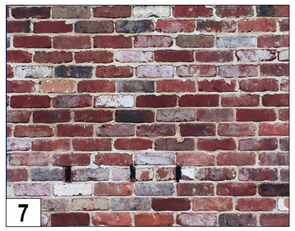
METAL CLADDING
(TO ARCHITECT'S SELECTION)



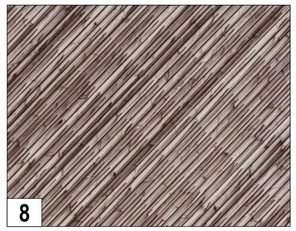
FACE BRICK WALL
(TO ARCHITECT'S SELECTION)



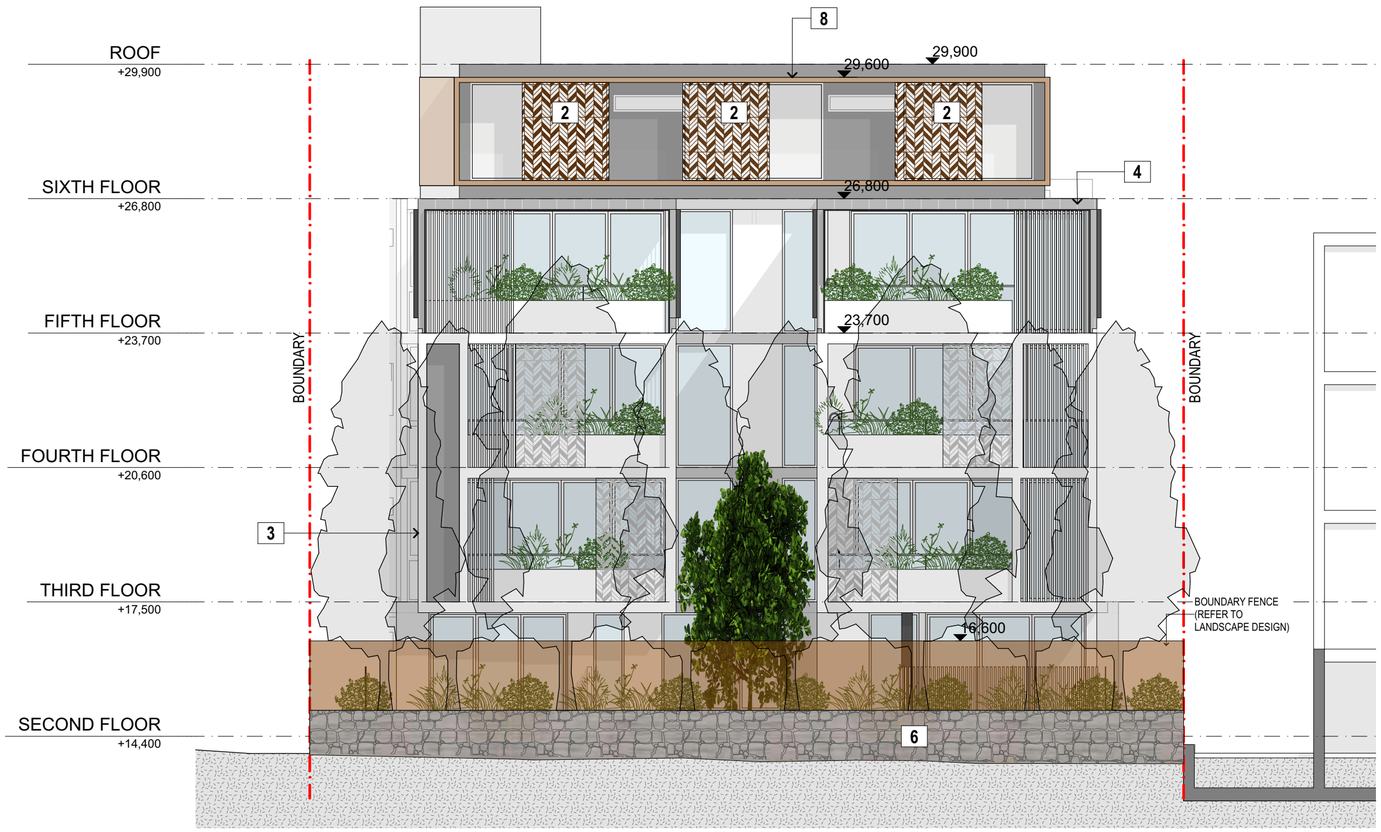
EXCAVATED LIMESTONE



RECYCLED BRICK



ARCHITECTURAL METAL PANEL
(TO ARCHITECT'S SELECTION)



1 **WEST ELEVATION**
1:100



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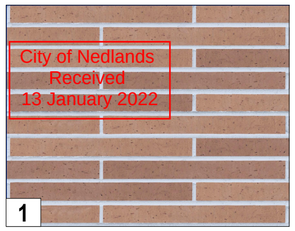
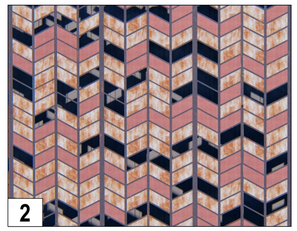
PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	12/1/22	1:100, 1:1, 1:4.32@ A2	JM/MA	**WEST ELEVATION**	**E**	20010	**A16**

Attachment 2

City of Nedlands
Received
13 January 2022



FACE BRICK WALL
(TO ARCHITECT'S SELECTION)



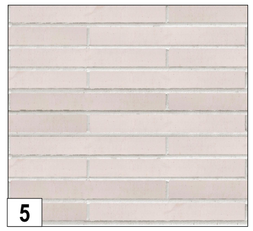
FEATURE METAL WORK



PAINTED WHITE RENDER



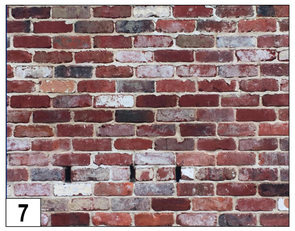
METAL CLADDING
(TO ARCHITECT'S SELECTION)



FACE BRICK WALL
(TO ARCHITECT'S SELECTION)



EXCAVATED LIMESTONE



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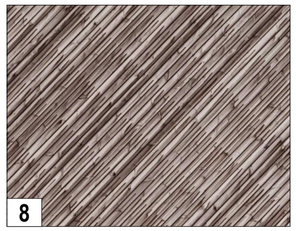

ARCHITECTURAL METAL PANEL
(TO ARCHITECT'S SELECTION)



1 NORTH ELEVATION
1:100

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	12/1/22	1:100, 1:1@ A2	JM/MA	NORTH ELEVATION	E	20010	A17

City of Nedlands
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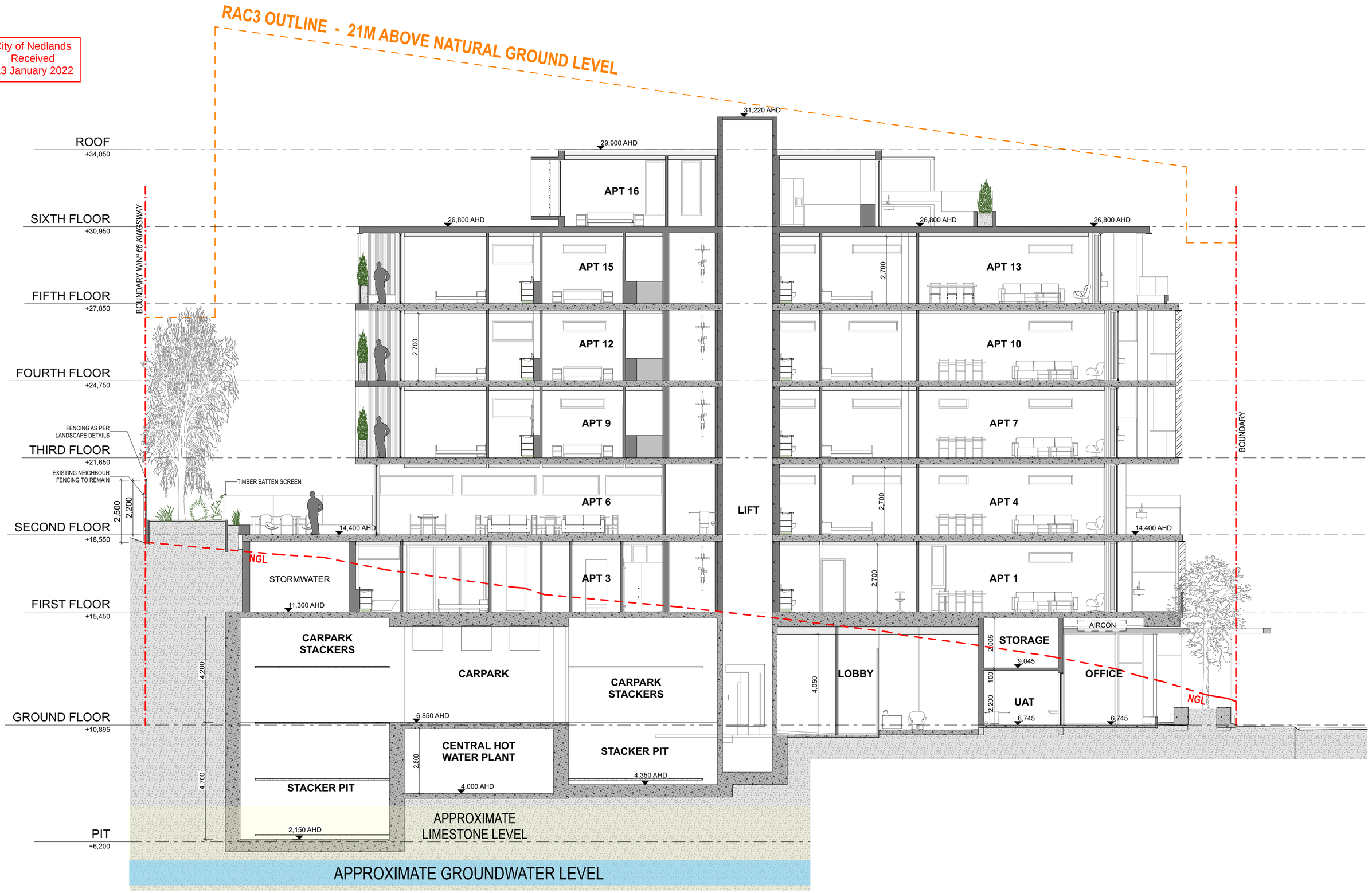
13 January 2022



1 **SECTION 1**
1:100

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BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	12/1/22	1:100@ A2	JM/MA	**SECTION 1**	**E**	20010	**A18**

City of Nedlands
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13 January 2022

RAC3 OUTLINE - 21M ABOVE NATURAL GROUND LEVEL

ROOF
+29,900

SIXTH FLOOR
+26,800

FIFTH FLOOR
+23,700

FOURTH FLOOR
+20,600

THIRD FLOOR
+17,500

SECOND FLOOR
+14,400

FIRST FLOOR
+11,300

GROUND FLOOR
+6,745

PIT
+2,050

BOUNDARY W/Nº 66 KINGSWAY

BOUNDARY

APT 16
APT 15
APT 14
APT 12
APT 11
APT 9
APT 8
APT 6
APT 5
APT 3
APT 2

15,600
NGL
11,300
11,300

CARPARK STACKERS
CARPARK
CARPARK STACKERS
6,850 AHD
STACKER PIT
4,350 AHD
STACKER PIT
2,150 AHD

4,200
4,700

A/C CONDENSER UNITS
VISITOR BAYS
COM. BINS
6,350
2,400
100
2,200
MEZZANINE
8,650
REFUSE
6,350
2,200
1,805
OFFICE
6,745

APPROXIMATE LIMESTONE LEVEL

APPROXIMATE GROUNDWATER LEVEL

1 SECTION 2
1:100

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BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	12/1/22	1:100@ A2	JM/MA	SECTION 2	E	20010	A19

City of Nedlands
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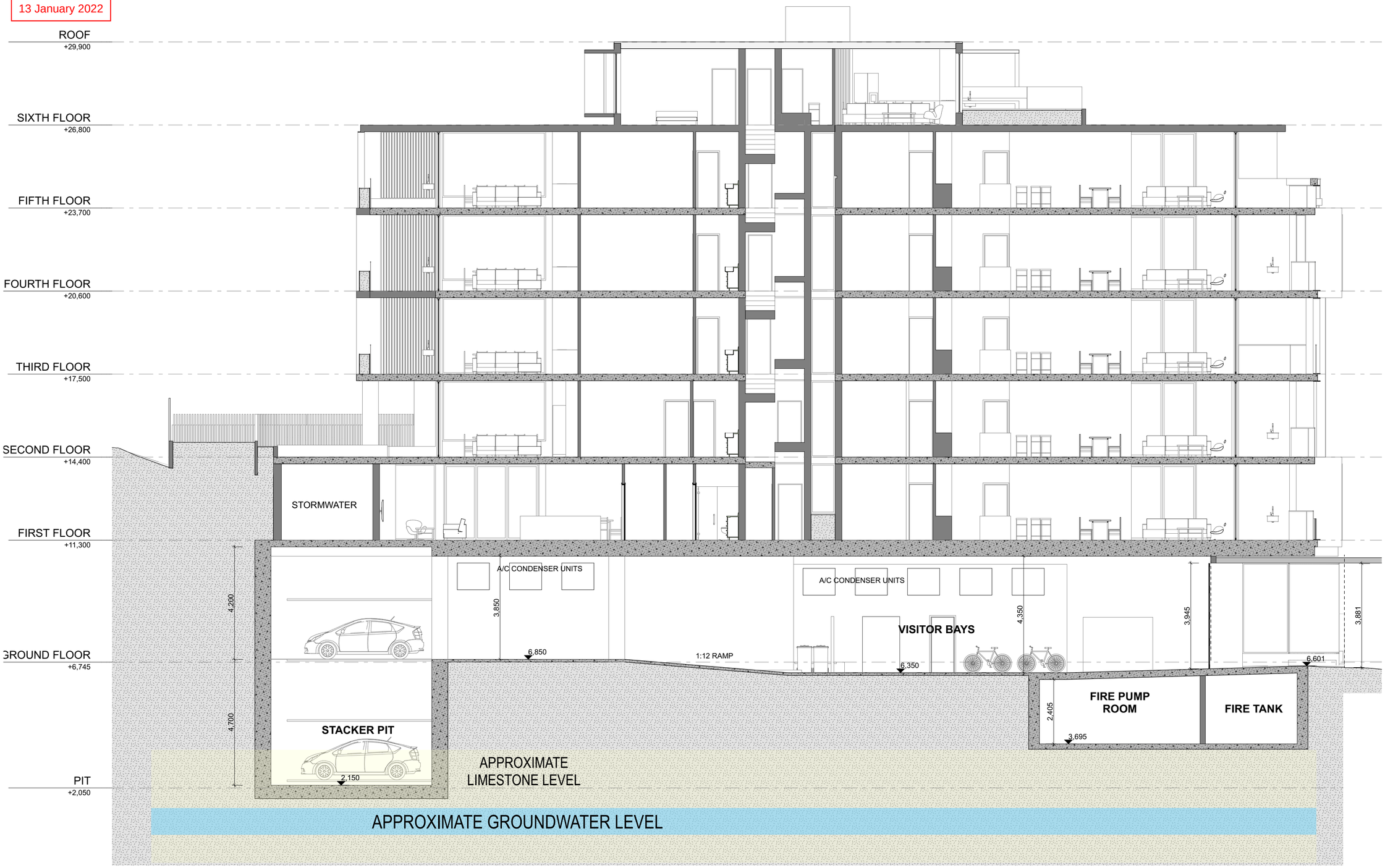
13 January 2022



1 **SECTION 3**
1:100

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	12/1/22	1:100@ A2	JM/MA	**SECTION 3**	**E**	20010	**A20**

City of Nedlands
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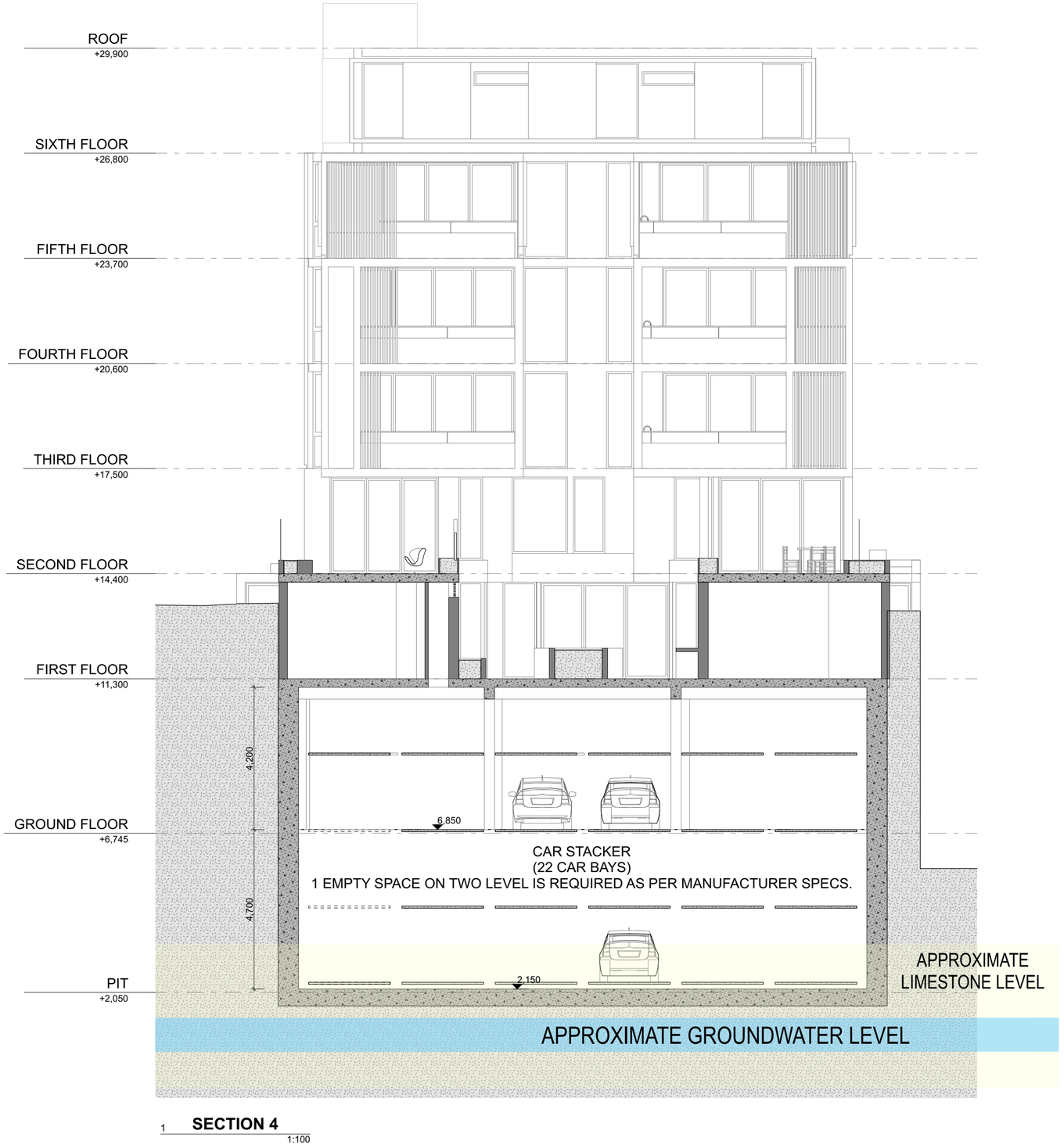
13 January 2022



1 **SECTION 4**
1:100

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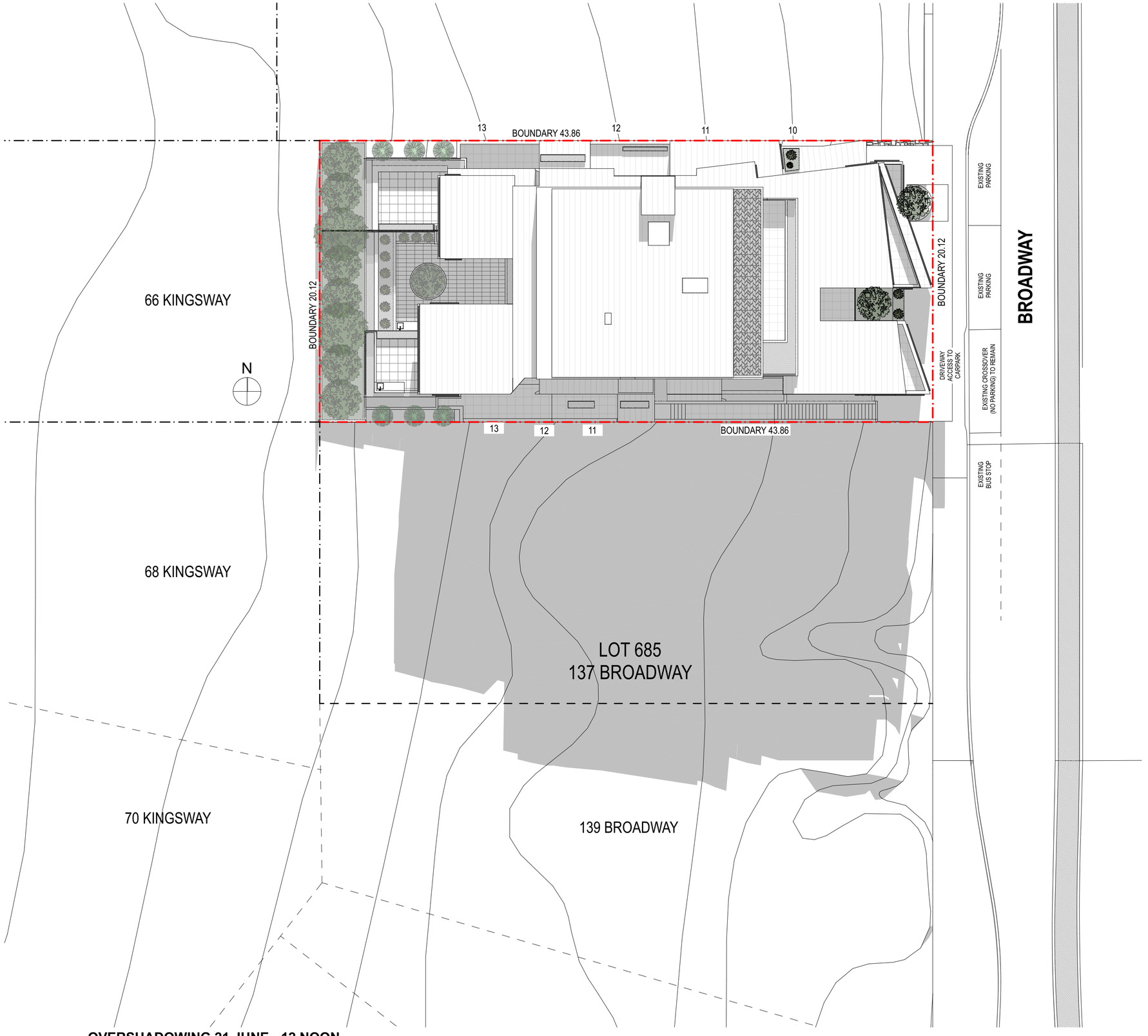
PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	12/1/22	@ A2	JM/MA	**SECTION 4**	**E**	20010	**A21**

City of Nedlands
Received
13 January 2022



1 **OVERSHADOWING 21 JUNE - 12 NOON**
1:200

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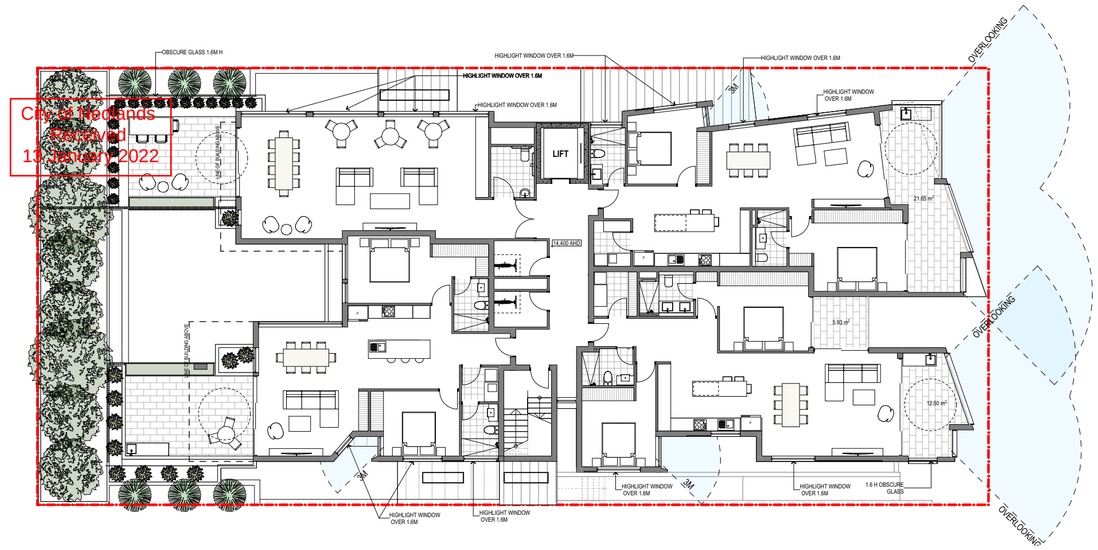
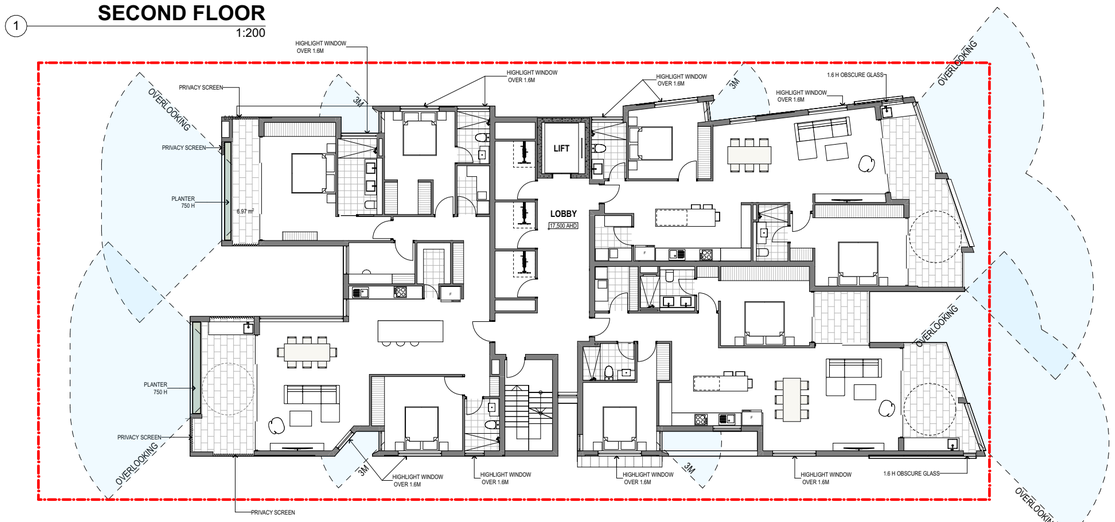
PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	12/1/22	1:200@ A2	JM/MA	**OVERSHADOWING**	**E**	20010	**A22**

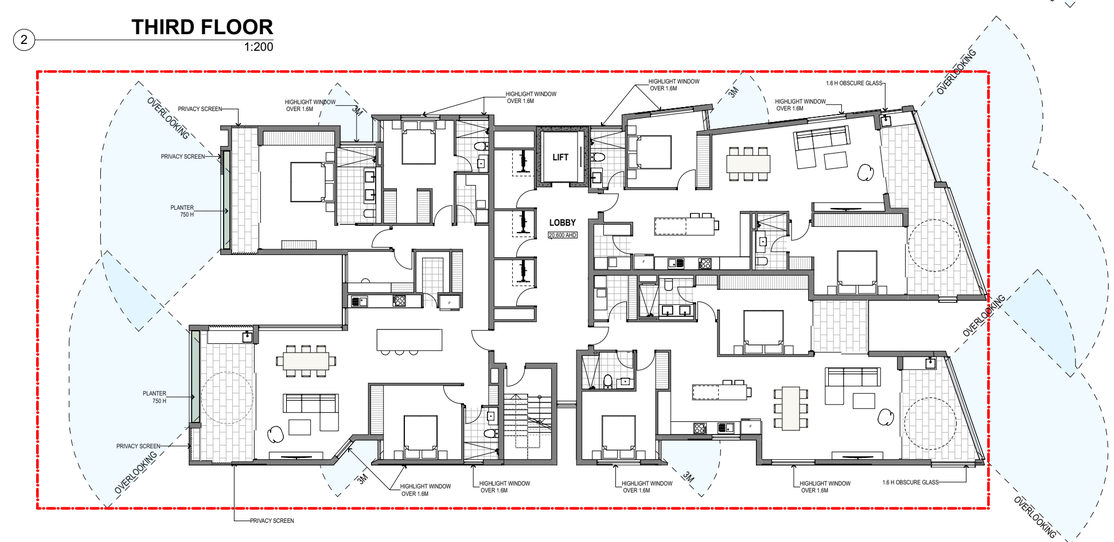
City of Nedlands
Received
13 January 2022

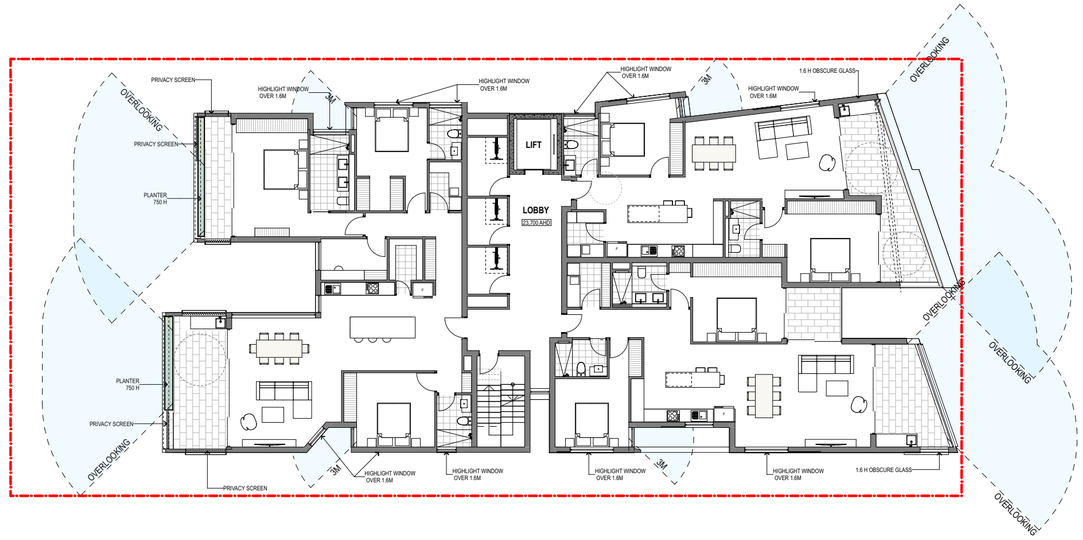


1 **SECOND FLOOR**
1:200



3 **FOURTH FLOOR**
1:200





4 **FIFTH FLOOR**
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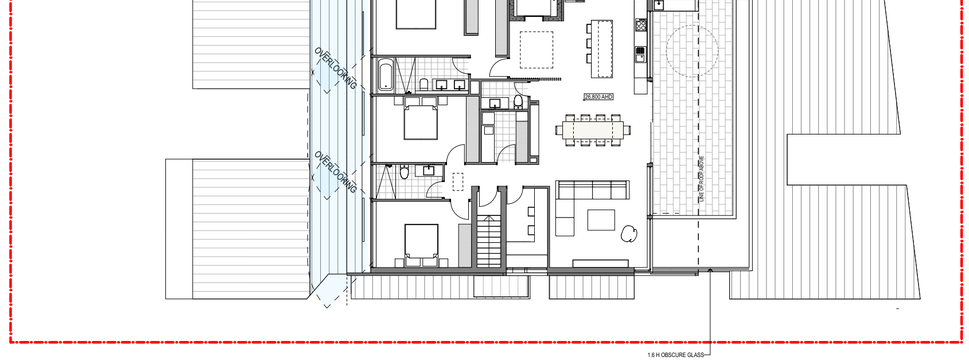

5 **SIXTH FLOOR**
1:200

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4.1 SOLAR AND DAYLIGHT ACCESS

Living room and POS with a minimum of 2 hours of direct sunlight between 9am and 2pm on 21 June

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UNIT	Provided	COMPLIANT
Apartment 1	6 hours	✓
Apartment 2	1.5 hours	✗
Apartment 3	2.5 hours	✓
Apartment 4	6 hours	✓
Apartment 5	1.5 hours	✗
Apartment 6	2 hours	✓
Apartment 7	6 hours	✓
Apartment 8	2 hours	✓
Apartment 9	2 hours	✓
Apartment 10	6 hours	✓
Apartment 11	2 hours	✓
Apartment 12	2 hours	✓
Apartment 13	6 hours	✓
Apartment 14	2 hours	✓
Apartment 15	4.5 hours	✓
Apartment 16	2.5 hours	✓
Maximum 15% of dwellings with no direct sunlight between 9am and 3pm on 21 June	2 units with 1.5 hours	✓

4.2 NATURAL VENTILATION

4.2.1 Habitable rooms have openings on at least 2 walls with a straight line distance between the centre of the opening of at least 2.1 m.

4.2.2 A minimum of 60% of dwellings are capable of being naturally cross ventilated in the first 9 storeys of a building

4.2.3 Depth of cross-over and cross-through apartments with openings at either end and no openings on side walls does not exceed 20m

4.2.4 No habitalbe room relies on lightwells as the primary source of fresh air. ✓

UNIT	4.2,1	4.2.2	4.2.3
Apartment 1	✓	✓	
Apartment 2	✓	✓	
Apartment 3	✓	✓	
Apartment 4	✓	✓	
Apartment 5	✓	✓	
Apartment 6	✓	✓	
Apartment 7	✓	✓	
Apartment 8	✓	✓	
Apartment 9	✓	✓	
Apartment 10	✓	✓	
Apartment 11	✓	✓	
Apartment 12	✓	✓	
Apartment 13	✓	✓	
Apartment 14	✓	✓	
Apartment 15	✓	✓	
Apartment 16		✓	✓

4.4 PRIVATE OPEN SPACE AND BALCONIES

UNIT	BEDROOMS	MINIMUM POS	TOTAL PROPOSED POS	% ADDITIONAL AREA	ADDITIONAL AREA
1	2	10.00 m2	22.53 m2	125%	12.53 m2
2	2	10.00 m2	17.63 m2	76%	7.63 m2
3	3	12.00 m2	77.30 m2	544%	65.30 m2
4	2	10.00 m2	21.65 m2	117%	11.65 m2
5	2	10.00 m2	18.43 m2	84%	8.43 m2
6	3	12.00 m2	67.95 m2	466%	55.95 m2
7	2	10.00 m2	18.97 m2	90%	8.97 m2
8	2	10.00 m2	19.71 m2	97%	9.71 m2
9	3	12.00 m2	23.52 m2	96%	11.52 m2
10	2	10.00 m2	20.15 m2	102%	10.15 m2
11	2	10.00 m2	18.05 m2	81%	8.05 m2
12	3	12.00 m2	22.00 m2	83%	10.00 m2
13	2	10.00 m2	16.39 m2	64%	6.39 m2
14	2	10.00 m2	18.98 m2	90%	8.98 m2
15	3	12.00 m2	23.39 m2	95%	11.39 m2
16	3	12.00 m2	37.47 m2	212%	25.47 m2
TOTAL		172.00 m2	444.12 m2	158%	272.12 m2
Total additional Private Open Space			(158% additional)		272.12 m2

4.9 UNIVERSAL DESIGN

4.9.1 20% of Dwellings, across a range of dwelling sizes, meet Silver level requirements as defined in the Livable Housing Design Guidelines

4 Units (Apartment 6, 9, 12 & 15) (25%) meet the Silver level requirements ✓



APT. 3: 2.5 hours of direct sunlight between 9AM and 3PM on 21 June

Compliant with R-Codes Volume 2 - 4.1 Solar & daylight access - acceptable outcome A 4.1.1



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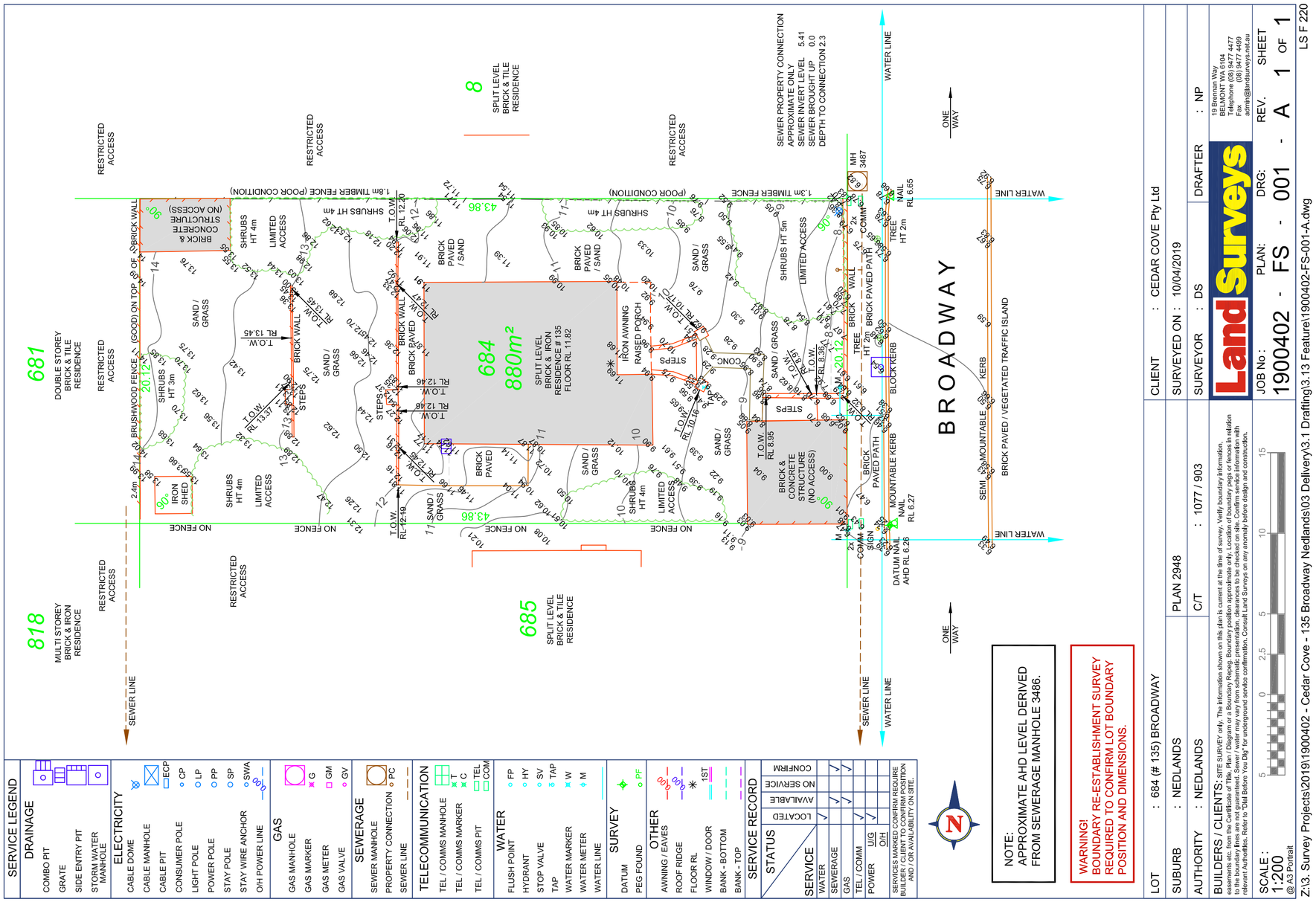

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BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	12/1/22	1:2.37@ A2	JM/MA	**COMMUNAL AREA INTERNAL VIEW 1**	**E**	20010	**A28**

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BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	12/1/22	1:2.37@ A2	JM/MA	**COMMUNAL AREA - VIEW FROM GARDEN**	**E**	20010	**A30**

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Attachment 2

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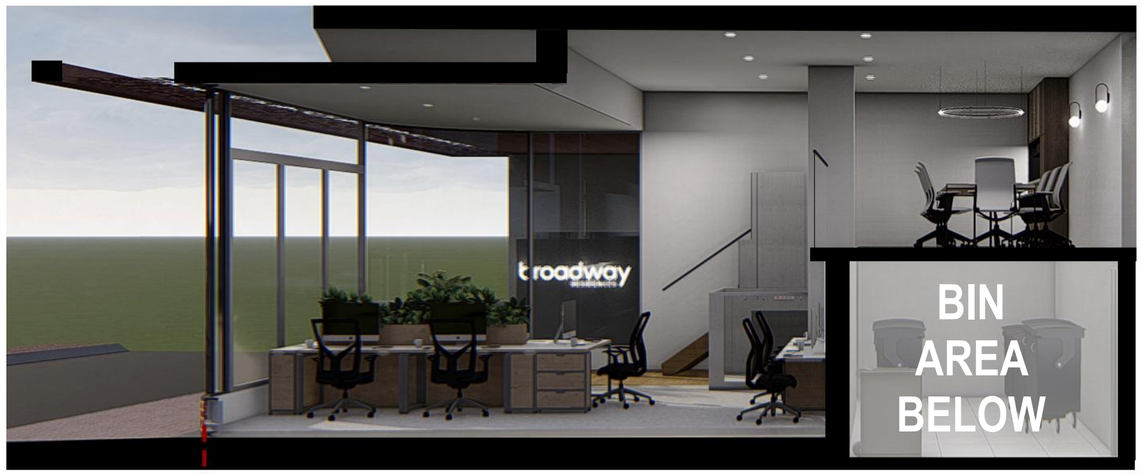

SECTION THROUGH OFFICE



SECTION THROUGH ENTRY & LOBBY

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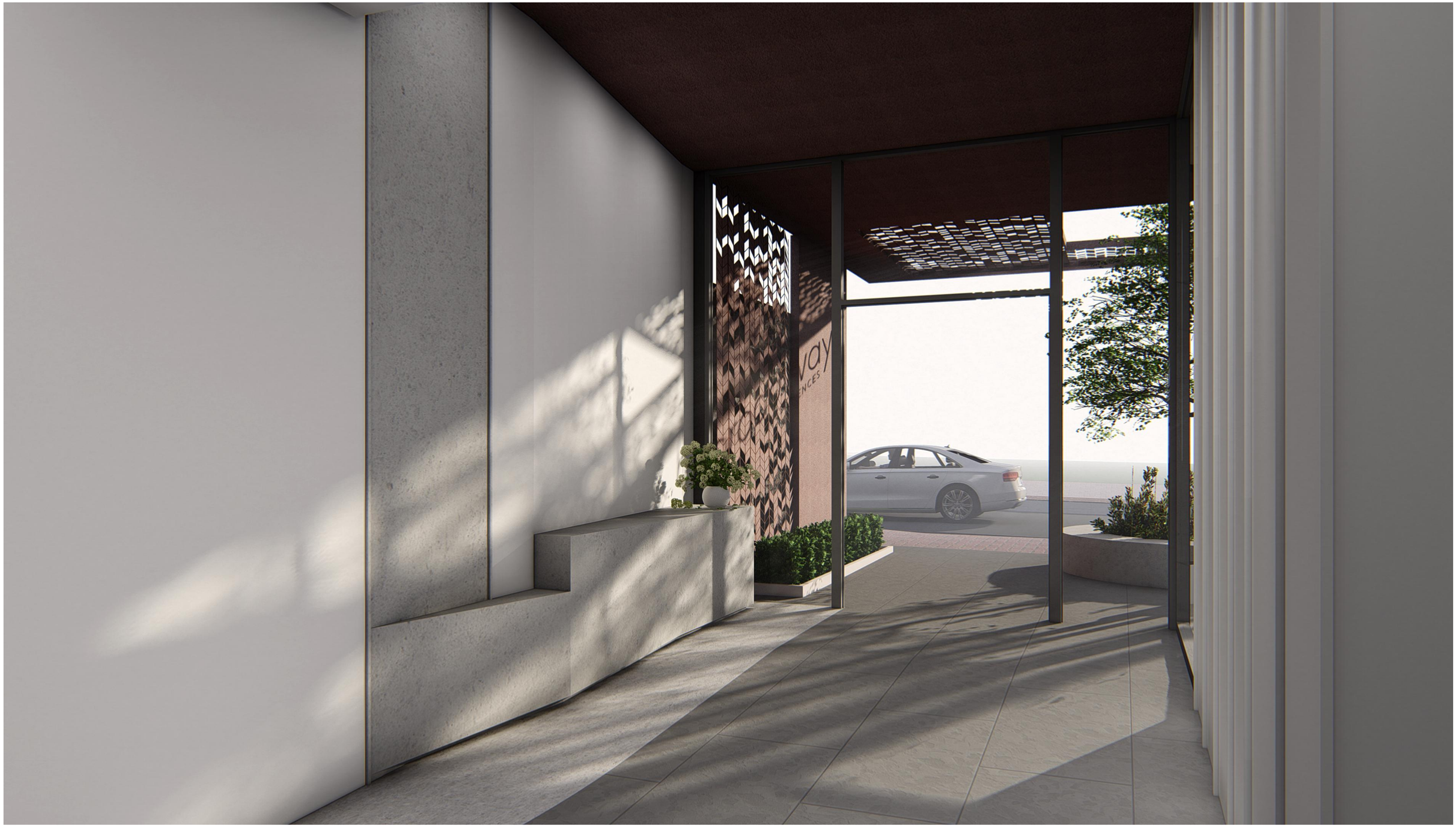

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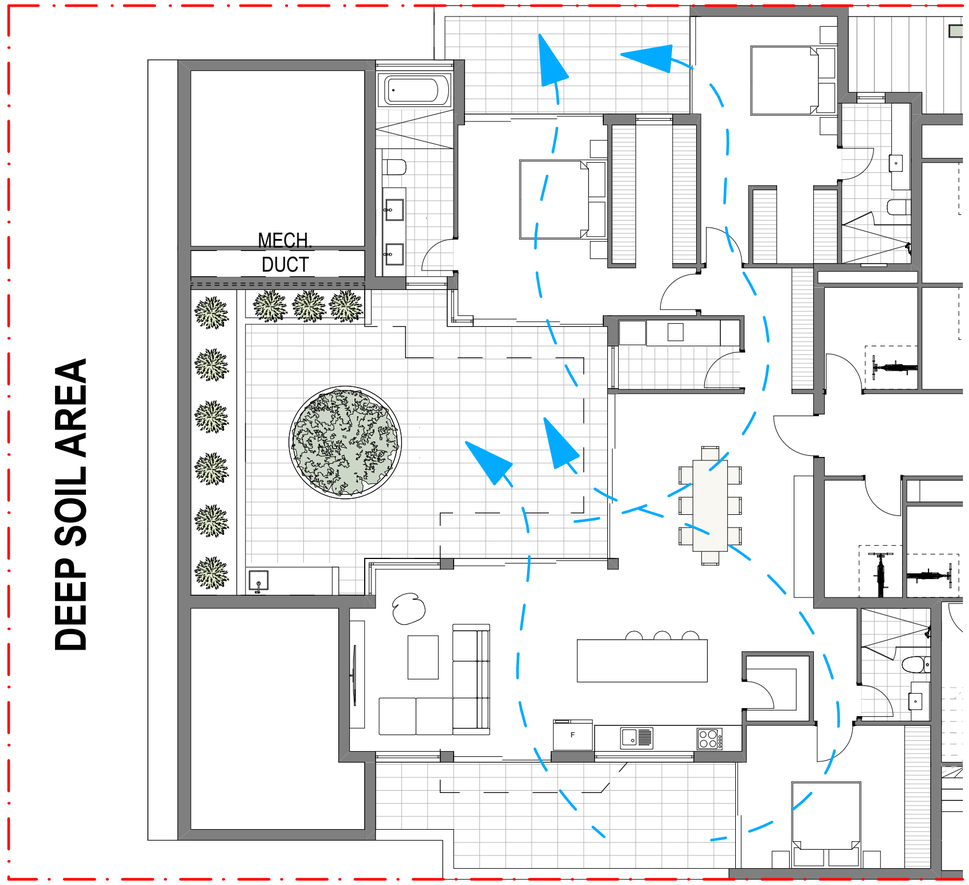

1 **APT 3 VENTILATION DIAGRAM**
1:100

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Waste Management Plan

135 Broadway, Nedlands

Prepared for Griffin c/- Mark Aronson Architecture

11 January 2022

Project Number: TW20160

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DOCUMENT CONTROL

Version	Description	Date	Author	Reviewer	Approver
1a	First Release	14/12/2020	RH	DP	RH
2a	Second Release	11/01/2022	DP	RH	DP

Approval for Release

Name	Position	File Reference
Dilan Patel	Project Manager – Waste Management Consultant	TW20160 - Waste Management Plan.2a
Signature		

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Executive Summary

Griffin c/- Mark Aronson Architecture is seeking development approval for the proposed mixed use development located at 135 Broadway, Nedlands (the Proposal).

To satisfy the conditions of the development application the City of Nedlands (the City) requires the submission of a Waste Management Plan (WMP) that will identify how waste is to be stored and collected from the Proposal. Talis Consultants has been engaged to prepare this WMP to satisfy the City's requirements.

A summary of the bin size, numbers, collection frequency and collection method is provided in the below table.

Proposed Waste Collection Summary

Waste Type	Generation (L/week)	Bin Size (L)	Number of Bins	Collection Frequency	Collection
Residential Bin Storage Area					
Refuse	1,920	660	3	Once each week	City of Nedlands
Recycling	1,920	660	3	Once each week	City of Nedlands
FOGO	640	240	3	Once each week	City of Nedlands
Commercial Bin Storage Area					
Refuse	55	240	1	Once each week	City of Nedlands
Recycling	55	240	1	Once each week	City of Nedlands

The City's smaller rear loader will service the bins onsite as an inside service, directly from the respective Bin Storage Area on the ground floor. The City's waste collection vehicle will enter and exit the Proposal in forward gear via Broadway.

A strata manager/caretaker will oversee the relevant aspects of waste management at the Proposal.

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Diagram 2: Swept Path

Diagram 3: Waste Vehicle Operational Clearance

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Figure 1: Locality Plan

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1 Introduction

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To satisfy the conditions of the development application the City of Nedlands (the City) requires the submission of a Waste Management Plan (WMP) that will identify how waste is to be stored and collected from the Proposal. Talis Consultants has been engaged to prepare this WMP to satisfy the City's requirements.

The Proposal is bordered by residential properties to the north, south and west and Broadway to the east, as shown in Figure 1.

1.1 Objectives and Scope

The objective of this WMP is to outline the equipment and procedures that will be adopted to manage waste (refuse, recyclables and FOGO) at the Proposal. Specifically, the WMP demonstrates that the Proposal is designed to:

- Adequately cater for the anticipated volume of waste to be generated;
- Provide adequately sized Bin Storage Areas, including appropriate bins; and
- Allow for efficient collection of bins by appropriate waste collection vehicles.

To achieve the objective, the scope of the WMP comprises:

- Section 2: Waste Generation;
- Section 3: Waste Storage;
- Section 4: Waste Collection;
- Section 5: Waste Management; and
- Section 6: Conclusion.

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2 Waste Generation

The following section shows the waste generation rates used and the estimated waste volumes to be generated at the Proposal.

2.1 Proposed Tenancies

The anticipated volume of refuse, recyclables and food organics and garden organics (FOGO) is based on the number of residential apartments and floor area (m^2) of residential amenities, as follows:

- Residential Apartments:
  - Two Bedroom Apartments – 10; and
  - Three Bedroom Apartments – 6.
- Commercial Office (including Mezzanine) – 79m^2.

2.2 Waste Generation Rates

The estimated amount of refuse, recyclables and FOGO to be generated by the Proposal is based on the City's *Local Planning Scheme 3 – Local Planning Policy Waste Management and Guidelines* (LPS3). In addition, consideration was also given to Western Australian Local Government Association (WALGA) *Commercial and Industrial Waste Management Plan Guidelines* (2014).

Table 2-1 shows the waste generation rates which have been applied to the Proposal.

Table 2-1: Waste Generation Rates

Tenancy Use Type	Guidelines	Refuse Generation Rate	Recycling Generation Rate	FOGO Generation Rate
Residential				
Two Bedroom Apartment	Nedlands	120L/week	120L/week	40L/week
Three Bedroom Apartment	Nedlands	120L/week	120L/week	40L/week
Commercial				
Office	WALGA	10L/100m^2/day	10L/100m^2/day	-

2.3 Waste Generation Volumes

Waste generation is estimated by volume in litres (L) as this is generally the influencing factor when considering bin size, numbers and storage space required.

2.3.1 Residential Waste Generation

Residential waste generation volumes in litres per week (L/week) adopted for this waste assessment is shown in Table 2-2. It is estimated that the residential apartments at the Proposal will generate 1,920L of refuse, 1,920L of recyclables and 640L of FOGO each week.

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Table 2-2: Estimated Waste Generation – Residential

Tenancy Use Type	Number of Apartments	Waste Generation Rate L/week	Waste Generation (L/week)
REFUSE			
Two Bedroom Apartments	10	120	1,200
Three Bedroom Apartments	6	120	720
		Total	**1,920**
RECYCLABLES			
Two Bedroom Apartments	10	120	1,200
Three Bedroom Apartments	6	120	720
		Total	**1,920**
FOGO			
Two Bedroom Apartments	10	40	400
Three Bedroom Apartments	6	40	240
		Total	**640**

2.3.2 Commercial Waste Generation

Commercial waste generation volumes in litres per week (L/week) adopted for this waste assessment is shown in Table 2-3. It is estimated that the commercial tenancy at the Proposal will generate 55L of refuse and 55L of recyclables each week.

Table 2-3: Estimated Waste Generation – Commercial

Tenancy Use Type	Floor Area (m^2)	Waste Generation Rate ($L/100m^2/day$)	Waste Generation (L/week)
Refuse	79	10	**55**
Recyclables	79	10	**55**
		Total	**110**

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3 Waste Storage

Waste materials generated within the Proposal will be collected in the bins located in the Bin Storage Areas, as shown in Diagram 1, and discussed in the following sub-sections.

3.1 Internal Bins

To promote positive recycling behaviour and maximise diversion from landfill, the residential apartments will have room to accommodate two under counter/kitchen bins for the separate disposal of refuse and commingled recyclables and FOGO kitchen caddies. Note: The City only provides kitchen caddies for collection of FOGO and not for refuse and commingled recycling. Residents will then take the contents of these internal bins to Residential Bin Storage Area for depositing in the appropriate bin.

The Proposal will have a minimum of two bins to facilitate the separate disposal of refuse and recycling within the commercial office. The contents of these bins will be transferred by the tenant/staff/cleaners, or their authorised representative, to the Commercial Bin Storage Area and be deposited into the appropriate bin.

3.2 Bin Sizes

Table 3-1 gives the typical dimensions of standard bins sizes that may utilised at the Proposal. It should be noted that these bin dimensions are approximate and can vary slightly between suppliers.

Table 3-1: Typical Bin Dimensions

Dimension (m)	Bin Sizes	
	240L	660L
Depth	0.8	0.8
Width	0.6	1.3
Height	1.1	1.2

Reference: City of Nedlands LPS3 – 4.0 Bin Size and Colour – Table 3.

3.3 Residential Bin Storage Area Size

To ensure sufficient area is available for storage of the bins, the amount of bins required for the Residential Bin Storage Area was modelled utilising the estimated waste generation in Table 2-2, bin sizes in Table 3-1 and based on collection of refuse, recyclables and FOGO once each week.

Based on the results shown in Table 3-2 the Residential Bin Storage Area has been sized to accommodate:

- Three 660L refuse bins;
- Three 660L recycling bins; and
- Three 240L FOGO bins.

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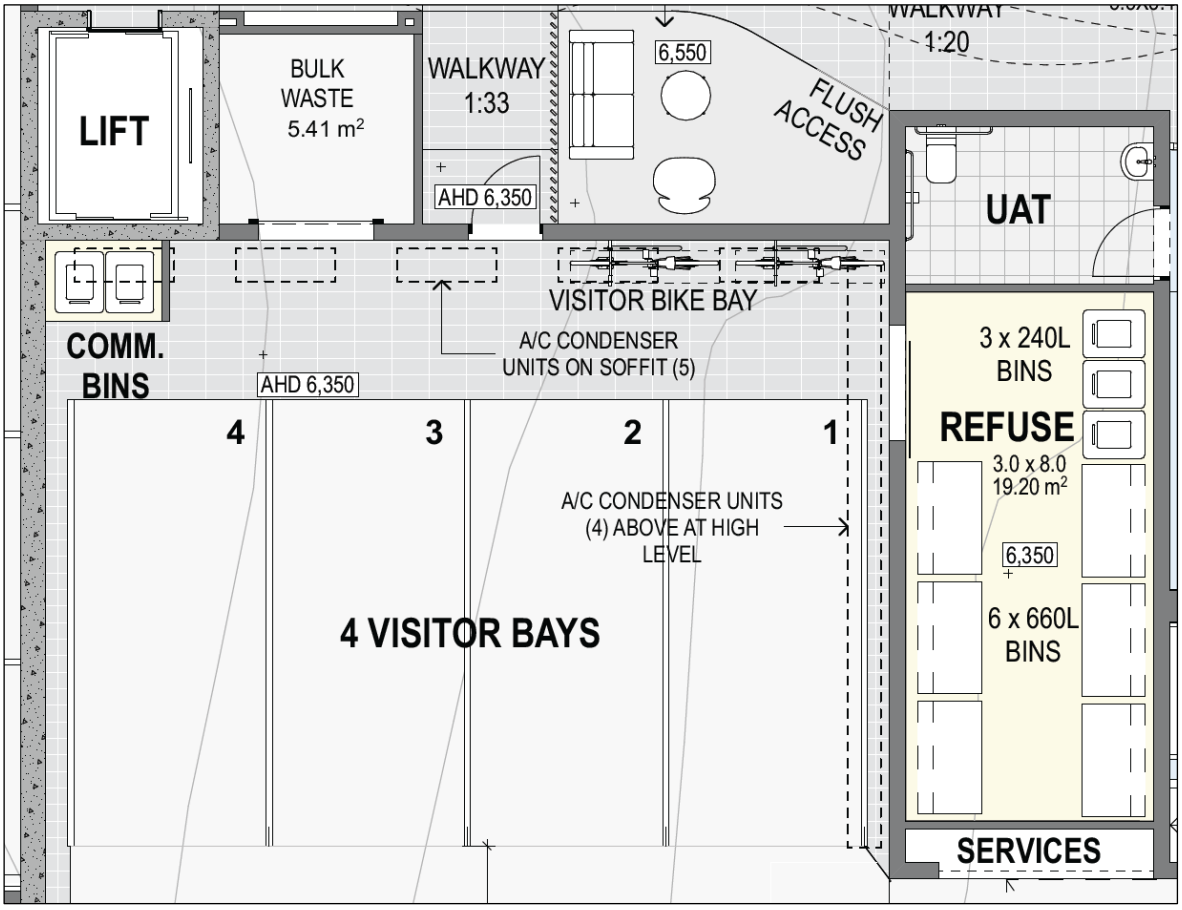
Table 3-2: Bin Requirements for Residential Bin Storage Area

Waste Stream	Waste Generation (L/week)	Number of Bins Required	
		240L	660L
Refuse	1,920	9	3
Recycling	1,920	9	3
FOGO	640	3	-

The configuration of these bins within the Residential Bin Storage Area is shown in Diagram 1. It is worth noting that the number of bins and corresponding placement of bins shown in Diagram 1 represents the maximum requirements assuming one collection each week of refuse, recyclables and FOGO. Increased collection frequencies would reduce the required number of bins.

Diagram 1: Bin Storage Areas and Bulk Waste Store



3.4 Commercial Bin Storage Area Size

To ensure sufficient area is available for storage of the bins, the amount of bins required for the Commercial Bin Storage Area was modelled utilising the estimated waste generation in Table 2-3, bin sizes in Table 3-1 and based on collection of refuse, recyclables and FOGO once each week.

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Based on the results shown in Table 3-3 the Commercial Bin Storage Area has been sized to accommodate:

- One 240L refuse bin; and
- One 240L recycling bin.

Table 3-3: Bin Requirements for Commercial Bin Storage Area

Waste Stream	Waste Generation (L/week)	Number of Bins Required	
		240L	660L
Refuse	55	1	1
Recycling	55	1	1

The configuration of these bins within the Commercial Bin Storage Area is shown in Diagram 1. It is worth noting that the number of bins and corresponding placement of bins shown in Diagram 1 represents the maximum requirements assuming one collection each week of refuse and recyclables.

3.5 Bin Storage Area Design

The design of each Bin Storage Area has taken into consideration the design guidelines provided in the City's LPS3, as follows:

- Easily accessible to allow for the removal of the bins;
- Adequate circulation space for manoeuvring bins within the Bin Storage Area;
- Collection that limits pedestrian and vehicle disruption;
- Bin Storage Area provided with a permanent water supply and drainage facility for wash-down;
- Screened by a gate, brick walls or other suitable materials to a height not less than 1.8m;
- Each waste stream separated and clearly labelled;
- Design which does not encourage the emission of odour outside the Bin Storage Area;
- Located within the building (not on the verge), so they are not visible from the public realm, or screened from public view with a quality material compatible with the building design;
- Ramps having a gradient of no steeper than 1:8 unless otherwise approved by the City; and
- If the Bin Storage Area is lockable, the City will be provided with relevant access i.e. key or remote device.

Bin numbers and storage space within the Bin Storage Areas will be monitored by the strata manager/caretaker during the operation of the Proposal to ensure that the number of bins and collection frequency is sufficient.

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4 Waste Collection

The Proposal has been designed to accommodate the City's smaller rear loader waste collection vehicle which will service the Proposals bins onsite, directly from the respective Bin Storage Areas.

The City will provide the following:

Residential

- Three 660L refuse bins, collected once each week;
- Three 660L recycling bins, collected once each week; and
- Three 240L FOGO bins, collected once each week.

Commercial

- One 240L refuse bin, collected once each week; and
- One 240L recycling bin, collected once each week.

The City's smaller rear loader waste collection vehicle will travel with left hand lane traffic flow on Broadway and turn into the Proposal in forward gear into the Bin Loading Area on the ground floor adjacent to the Bin Storage Areas.

The Bin Loading Area will be demarcated by the marking of lines and clearly marked with the words 'keep clear'. Warning beacons/lights may be provided as a permanent feature within the car park which would operate when the truck is emptying the bins so drivers can proceed with further caution. Due to the short amount of time it is expected the rear loader collection vehicle would be onsite on collection days, this servicing arrangement is considered safe and will mitigate any potential local traffic issues.

During servicing the City's collection staff will transfer bins between the rear loader waste collection vehicle and the Bin Storage Areas. The bin transfer path is level and of smooth surface, with no steps/kerbs and will be kept free of obstacles.

Once servicing is complete, the City's rear loader waste collection vehicle will vehicle will execute a reverse point turn just enough to enable the rear loader waste collection truck to exit the Proposal in forward gear, turning left onto Broadway, and moving with traffic flow.

The City will be provided with key/PIN code access to the Bin Storage Areas and security access gates to facilitate servicing, if required.

Noise from waste vehicles must comply with the Environmental Protection (Noise) Regulations and such vehicles should not service the site before 7.00am or after 7.00pm Monday to Saturday, or before 9.00am or after 7.00pm on Sundays and Public Holidays.

The above servicing method will preserve the amenity of the area by removing the requirement for bins to be presented to the street on collection days and remove potential impacts on local traffic from verge collection.

Swept path analysis using the City's smaller rear loader waste collection vehicle specifications was undertaken by CARDNO, refer Diagram 2.

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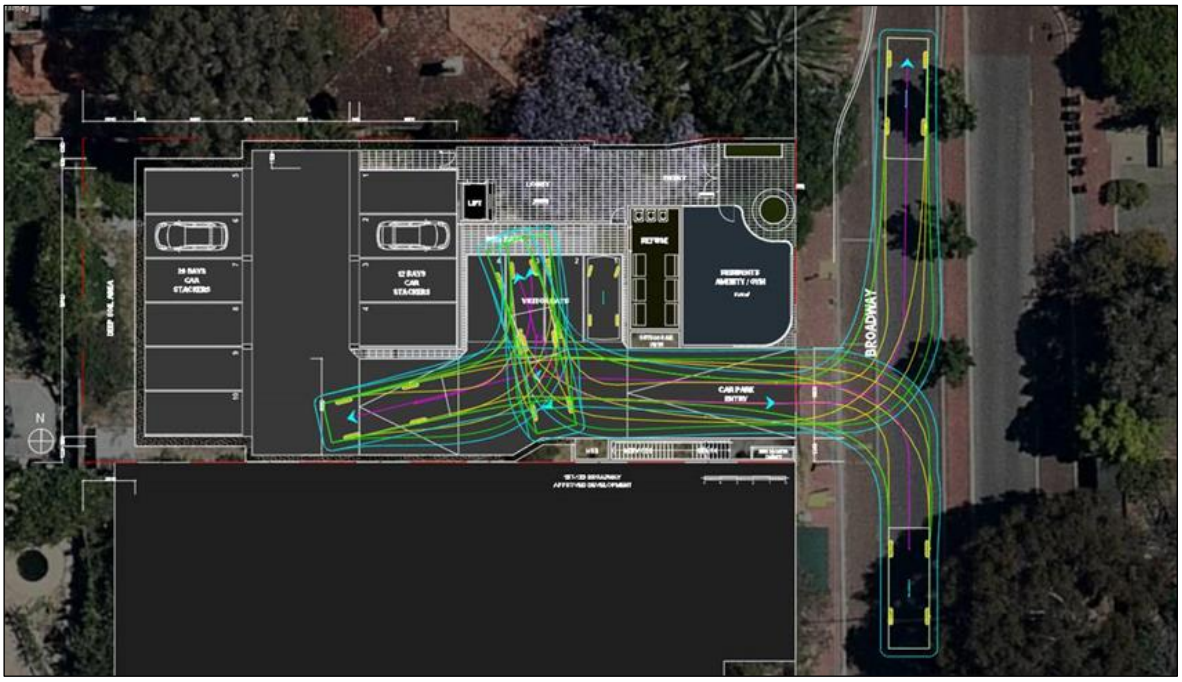
Diagram 2: Swept Path



Reference: CARDNO Swept Path Diagram

4.1 Residential Bulk Waste

Bulk waste materials will be removed from the Proposal as they are generated. Removal of bulk waste will be monitored by the strata manager/caretaker, who will liaise with residents on procedures for the removal of bulk waste.

Each apartment unit has an allocated storage room at the Proposal and an additional bulk waste storage area of 5.41m^2 has been provided on the Ground Floor for the temporary storage of bulk waste. This will assist with the reduction of illegal dumping of bulky wastes at the Proposal.

As discussed previously with the City, provision has been made for the use of a visitor parking bay on the ground floor for the temporary storage of a bulk skip bin if required (at no cost to the City).

There is adequate clearance to deliver and remove the skip bin with the ceiling height exceeding the 3.2m bulk collection truck operational height, refer Diagram 3.

The procedures for removal of bulk waste will be a decision for the strata manager/caretaker once the Proposal is operational.

Greenwaste collection services will be provided by external contractors, as required. The strata manager/caretaker will liaise with service providers to ensure an efficient and effective service is maintained.

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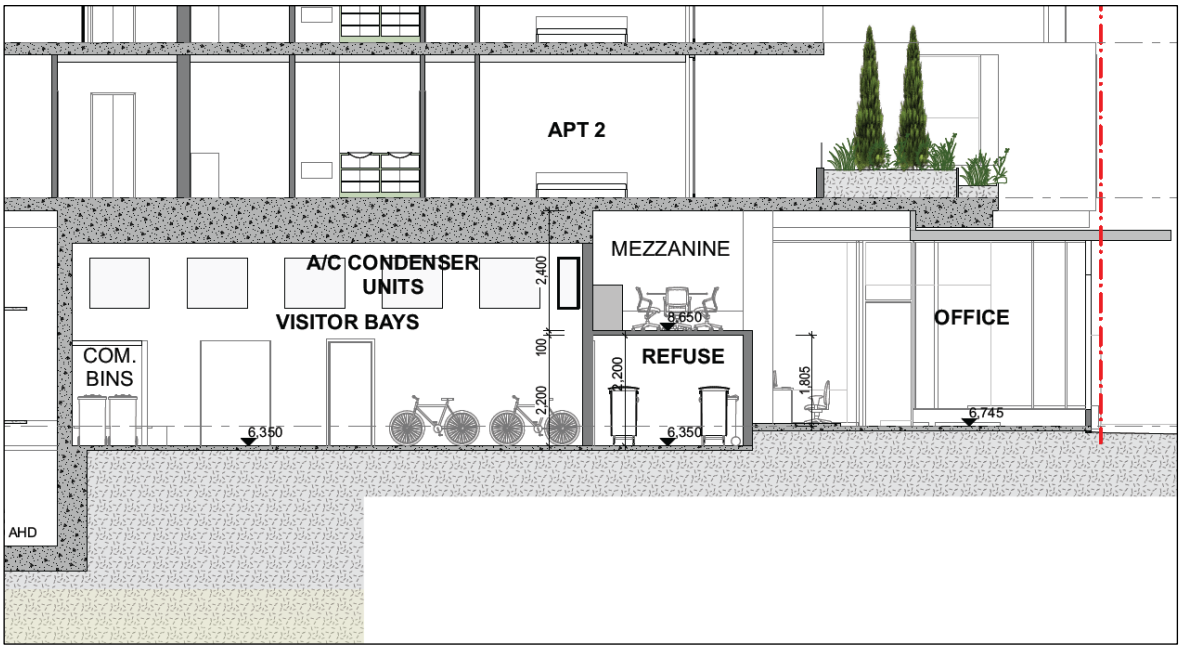
Diagram 3: Waste Vehicle Operational Clearance



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5 Waste Management

A strata manager/caretaker will be engaged to complete the following tasks:

- Monitoring and maintenance of bins and the Bin Storage Areas;
- Cleaning of bins and Bin Storage Areas, when required;
- Ensure all residents and tenants at the Proposal are made aware of this WMP and their responsibilities thereunder;
- Monitor resident and tenant behaviour and identify requirements for further education and/or signage;
- Monitor bulk waste accumulation and assist residents with its removal, as required;
- Regularly engage with residents and tenants to develop opportunities to reduce waste volumes and increase resource recovery; and
- Regularly engage with the City to ensure efficient and effective waste service is maintained.

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6 Conclusion

As demonstrated within this WMP, the Proposal provides sufficiently sized Bin Storage Areas for storage of refuse, recyclables and FOGO, based on the estimated waste generation volumes and suitable configuration of bins. This indicates that adequately designed Bin Storage Areas have been provided, and collection of refuse, recyclables and FOGO can be completed from the Proposal.

The above is achieved using:

Residential

- Three 660L refuse bins, collected once each week;
- Three 660L recycling bins, collected once each week; and
- Three 240L FOGO bins, collected once each week.

Commercial

- One 240L refuse bin, collected once each week; and
- One 240L recycling bin, collected once each week.

The City's smaller rear loader will service the bins onsite as an inside service, directly from the respective Bin Storage Area on the ground floor. The City's waste collection vehicle will enter and exit the Proposal in forward gear via Broadway.

A strata manager/caretaker will oversee the relevant aspects of waste management at the Proposal.

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Figures

Figure 1: Locality Plan

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LEGEND

- Site Boundary
- Cadastre

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LOCALITY



0 3 6 9 12 15 km

LOCALITY
135 Broadway
Nedlands WA 6009

maarch*

N 0 4 8 12 16 20 metres

Coordinate System: GDA 1994 MGA Zone 50
Projection: Transverse Mercator, Datum: GDA 1994
Scale @ A3: 1:500

Prepared:	F Walker	Date:	25/07/2019
Checked:	J Wroe	Project No:	TW19066
Reviewed:	R Hayton	Revision:	A

talis delivering solutions

Figure 01

Data source: Reef - Nedlands WA, 2018. Imagery - Landgate, 2019.

Document Path: \\server\Talis\SECTIONS\Waste\PROJECTS\TW2019\TW19066 - 135 Broadway, Nedlands WMP\GIS\Maps\TW19066_01_Locality_RevA.mxd

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Assets | Engineering | Environment | Noise | Spatial | Waste

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Attachment 3

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12 January 2022

Francesca Lefante
Presiding Member
Metro-Inner North JDAP
140 William Street,
PERTH WA 6000

Dear Ms. Lefante,

NO. 135 (LOT 684) BROADWAY, NEDLANDS

SAT RECONSIDERATION OF PROPOSED FORM 2 APPLICATION FOR A CHANGE OF USE TO MIXED USE DEVELOPMENT (SAT DR 178/2021)

Urbanista Town Planning acts for the owner of 135 Broadway, Nedlands, GPG No.7 Pty Ltd in relation to an appeal lodged in the State Administrative Tribunal for the refusal of a Form 2 development application. The mixed-use development application was considered by the Metro-North Inner City Joint Development Assessment Panel (JDAP) at a meeting on 20 August 2021 where it was unanimously refused.

Following several rounds of mediation between the applicant and respondent, the SAT made an order for the respondent to reconsider their decision, pursuant to Section 31 of the SAT Act 2004. The decision must be made on or before 25 February 2022.

A revised set of architectural drawings have been prepared, supported by this planning report and a suite of updated technical reports. The applicant believes that the plans and associated reports address the respondents list of issues and reasons provided for refusal of the development.

Accordingly, the applicant looks forward to the JDAP's support and approval of the application at reconsideration.

BACKGROUND

At its meeting on 20 August 2021, the JDAP considered a proposal for a six-storey mixed use development at No. 135 Broadway, Nedlands.

The Panel decided to refuse the application unanimously, as follows:

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That the Metro Inner-North Joint Development Assessment Panel resolves to:

Refuse that the DAP Application reference DAP/19/01655 as detailed on the DAP Form 2 dated 27 April 2021 is appropriate for consideration in accordance with regulation 17 of the Planning and Development (Development Assessment Panels) Regulations 2011 as the proposal represents substantial changes to the previous development approval as provided under s17(1)(c) of the Planning and Development (Development Assessment Panels) Regulations 2011

REASON:

The deletion of the ground floor café and its replacement with a ground floor 'residents' amenity gym' would amount to a substantial change under clause 17(1)(c) of the DAP Regulations because the change would result in a not permitted residential use on the ground floor in the 'Mixed Use' Zone with a frontage to Broadway being the primary street contrary to Item 32.4 of Table 6 of the City of Nedlands Local Planning Scheme 3. This change and other changes including the communal open space would not maintain the substance of the original approval granted in April 2020.

Subsequent to the decision, an appeal was lodged in the SAT by Urbanista Town Planning and Lavan Legal. Three mediation sessions were held by the parties to be able to progress the matter to the point of reconsideration.

REVISED PLANS

A complete list of revisions provided in the architectural drawings dated 12 January 2022 is provided below. The key changes occur to the commercial ground floor tenancy, which has been converted from a resident's gym into an office space with an overall area of approximately 76sq.m.

A communal space comprised of a lounge and courtyard area is now proposed at the rear of the development on level 1. The communal spaces are provided by utilising area from apartment 6, which loses a bedroom and courtyard area to become a two-bed apartment.

The remainder of the changes are generally minor and do not require a further planning assessment. Changes to the lobby area, bulk waste and refuse collection area occur as a consequence of the new office. An updated waste management plan is provided to support the bulk waste and refuse collection amendments.

Basement

1. The level of the car stacker pits has been updated as per manufacturer requirements.
2. The levels of the fire pump room & fire tanks have been dropped to suit changes on ground floor levels.

Ground Floor

1. The resident's gym has been changed to an office. an office mezzanine level above the refuse area has been added. Universal toilet has been added. bulk waste area has been relocated, refuse area updated.
2. The level of the visitor bays area, refuse, entry & lobby has been dropped to allow 2.4m height clearance for the mezzanine level. entry/lobby has been redesign to create new ramps and walkways to suit new levels.
3. A car bay allocation chart has been added. 4 bays have been allocated to the office.
4. Car stacker notes updated as per manufacturer specifications (total number bays & number of empty bays required)

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Figures 1 & 2 - Proposed Office Space (view from ground floor level and mezzanine)



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First Floor

1. Apartment 6 has been reduced (from 3 bed to 2 bed apartment).
2. A new communal area (lounge & courtyard) has been proposed to the north-west.
3. One storeroom has been removed (relocated to the level below) with a UAT provided in that area.



Figure 3 - Communal Space (view from courtyard)

Second – Fifth Floors

1. The bike storeroom has been replaced with a storeroom.
2. The layout of the other 2 storerooms have been updated.
3. Mounted bike racks added to each storeroom.

Elevations

1. The level of the carpark and Fire tanks has been updated.
2. Walls & windows updated on the new communal area.

Sectional Plans

1. The levels of the car stacker pit have been updated as per manufacturer requirements.
2. Lobby & office (previously resident's amenity / gym) have been redesigned. New UAT & mezzanine storage. the level of the lobby has been updated.
3. The level of the car stacker pits has been updated as per manufacturer requirements.
4. New Office Mezzanine Level. The level of the visitor bays & refuse has been dropped to allow for 2.4m clearance on office mezzanine
5. The levels of the visitor bay, fire pumps & fire tanks have been updated.
6. New section 4 has been added (to show car stacker pit)

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Overlooking Plan

1. The overlooking on the second floor has been updated. New communal area with highlight windows.

Solar Access and Ventilation Plan

1. The solar access diagram for Apartment 3 has been updated.



Figure 4 - Communal Space (view from lounge)



Figure 5 - Modified Lobby Area

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PLANNING ASSESSMENT – LOCAL PLANNING SCHEME NO.3

The revised proposal is assessed in accordance with Clauses 16 and 32.4 of the City's Local Planning Scheme No.3, relating to the objectives of the mixed-use zone and associated additional site development requirements.

LPS NO.3 CLAUSE 16 - MIXED-USE ZONE OBJECTIVES

- ***To provide for a significant residential component as part of any new development.***

The initial development application was approved with a mix of serviced apartments and multiple dwellings. The revised proposal removes all serviced apartments from the development, converting them into multiple dwellings to provide a more substantial residential component. The only remaining commercial space is on the ground floor where an office area of 76s.qm in proposed.

The proposal has further strengthened its residential component, satisfying the above objective of the zone.

- ***To facilitate well designed development of an appropriate scale which is sympathetic to the desired character of the area.***

The design and scale of the development is entirely consistent with the desired character of the area. This provision was considered as part of the initial decision to approve the application and accepted by the decision maker as being satisfied. The scale and appearance of the development is consistent with the plans that were approved, and this objective is therefore considered to be satisfied.

- ***To provide for a variety of active uses on street level which are compatible with residential and other non-active uses on upper levels.***

The resident's gym is proposed to be converted into a commercial office space which will provide activation at street level. The office space is an appropriate size and entirely compatible with residential development on the upper levels. The office tenancy has the ability to be adapted for use as a café or shop in the future, thereby offering a variety of potential active uses suited to the local area.

- ***To allow for the development of a mix of varied but compatible land uses such as housing, offices, showrooms, amusement centres and eating establishments which do not generate nuisances detrimental to the amenity of the district or to the health, welfare and safety of its residents***

The proposed land uses of office and multiple dwellings are compatible. They do not provide any conflicts in terms of coexisting within the same building. Parking, noise, waste collection and vehicle access issues have been considered and deemed to be acceptable, and or resolved through relevant conditions of approval.

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LPS NO.3 CLAUSE 32.4 – ADDITIONAL DEVELOPMENT REQUIREMENTS

Requirement	Provided
(1) On land zoned Local Centre and Neighbourhood Centre, residential uses are not permitted on the ground floor facing a primary and/or secondary street, except where the use faces a right-of-way or laneway.	Not applicable.
2) Residential uses are not permitted on the ground floor facing primary or secondary streets, except where the use faces a right-of-way or laneway in the Mixed Use zone, or where identified in an approved local planning policy.	Satisfied. No residential uses are proposed on the ground floor. The residents gym is converted into a commercial office space with the potential to be adapted into other active commercial uses in the future if required, such as a café or shop.
(3) Buildings are to have active frontages to the primary and/or secondary street,	The office space provides an active frontage to Broadway. The split-level office design provides increased activation and interest as well surveillance of the street.
(4) Minimum tenancy depth facing a street is 10m.	Achieved. The office has a depth of 10m.
(5) In relation to developments that are not subject to the RCodes, where development standards are not specified in an approved structure plan, local development plan, local planning policy and/or activity centre plan, the development standards are subject to the applicable RCode.	Not applicable.

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RESIDENTIAL DESIGN CODES ELEMENT OBJECTIVE 3.4 - COMMUNAL OPEN SPACE

A further assessment is provided in accordance with Volume 2 of the Residential Design Codes (Apartments). Communal Open Space was listed as an issue in reasons for refusal and the applicant has amended the plan to address the matter.

An assessment against the Element Objectives for communal open space is required and is provided in the table below to demonstrate that the amended plan provides appropriate communal open space and that it should be approved.

Element Objective	Planning Justification
O3.4.1 Provision of quality communal open space that enhances resident amenity and provides opportunities for landscaping, tree retention and deep soil areas.	A total communal space of 76sq.m is provided, comprising an internal lounge area and outdoor courtyard space. The courtyard is nestled within a landscaped setting that provides a high degree of amenity for residents and visitors to enjoy. A BBQ will be provided for resident use to complement the area and provide opportunities for residents to socialise outside of their apartments. The adjoining lounge area is well spaced, allowing for up to 20 people to comfortably use the area. A TV and bar are provided which can be used by residents and their guests. The intent of the communal space is to provide a high quality compatible indoor-outdoor space for people to relax and socialise. As demonstrated in Figure 3 and perspectives including the architectural plans, the intent has been realised. Accordingly, it is considered that the element objective is satisfied.
O3.4.2 Communal open space is safe, universally accessible and provides a high level of amenity for residents.	The communal open space is located on level 1 and easily accessible via lifts. There are no impediments to accessing the communal area for residents and visitors to the property. Accordingly, it is considered that the element objective is satisfied.
O3.4.3 Communal open space is designed and oriented to minimise impacts on the habitable rooms and private open space within the site and of neighbouring properties.	All communal open space is located to the rear of the development where it will have minimal impact on residents in the building and/or neighbours. An updated acoustic report has been prepared to measure potential noise emission from the communal space to sensitive areas in proximity to the area. The acoustic report finds any potential impact to be acceptable and within Regulations. Notwithstanding, conditions of approval can be considered to further mitigate any perceived nose impacts if necessary. Accordingly, it is considered that the element objective is satisfied.

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SUPPORTING REPORTS AND DOCUMENTS

An updated landscape plan, acoustic report, waste management plan is provided. The traffic report is unchanged from the previous submission.

Document	Prepared by	Dated
Landscaping Plan	Propagule	2 November 2021
Transport Impact Statement	Cardno	14 December 2020
Waste Management Plan	Talis	11 January 2022
Acoustic Report	Hewshot International	6 December 2022

CONCLUSION

It is considered that the revised proposal and supporting information has addressed the reasons for refusal and the areas of concerns raised by the JDAP. The development presents a far improved proposal for the site and one which will significantly contribute to the existing local character and emerging built form.

The objectives and requirements of the relevant planning framework have been satisfied, as demonstrated in the assessment provided in our report. Importantly, the inclusion of a ground floor office space ensures that the previous obstacle for development approval has been overcome and that the mixed-use zone objectives are achieved.

We thank the respondent for their constructive input during SAT mediation and respectfully ask them to set aside their previous decision and approve the plans which have evolved from that process.

Should the City or JDAP have any questions relating to the amended proposal, please do not hesitate to contact the undersigned on 6441 9171 or petar@urbanistaplanning.com.au.

Yours Sincerely



Petar Mrdja
Urbanista Town Planning

City of Nedlands
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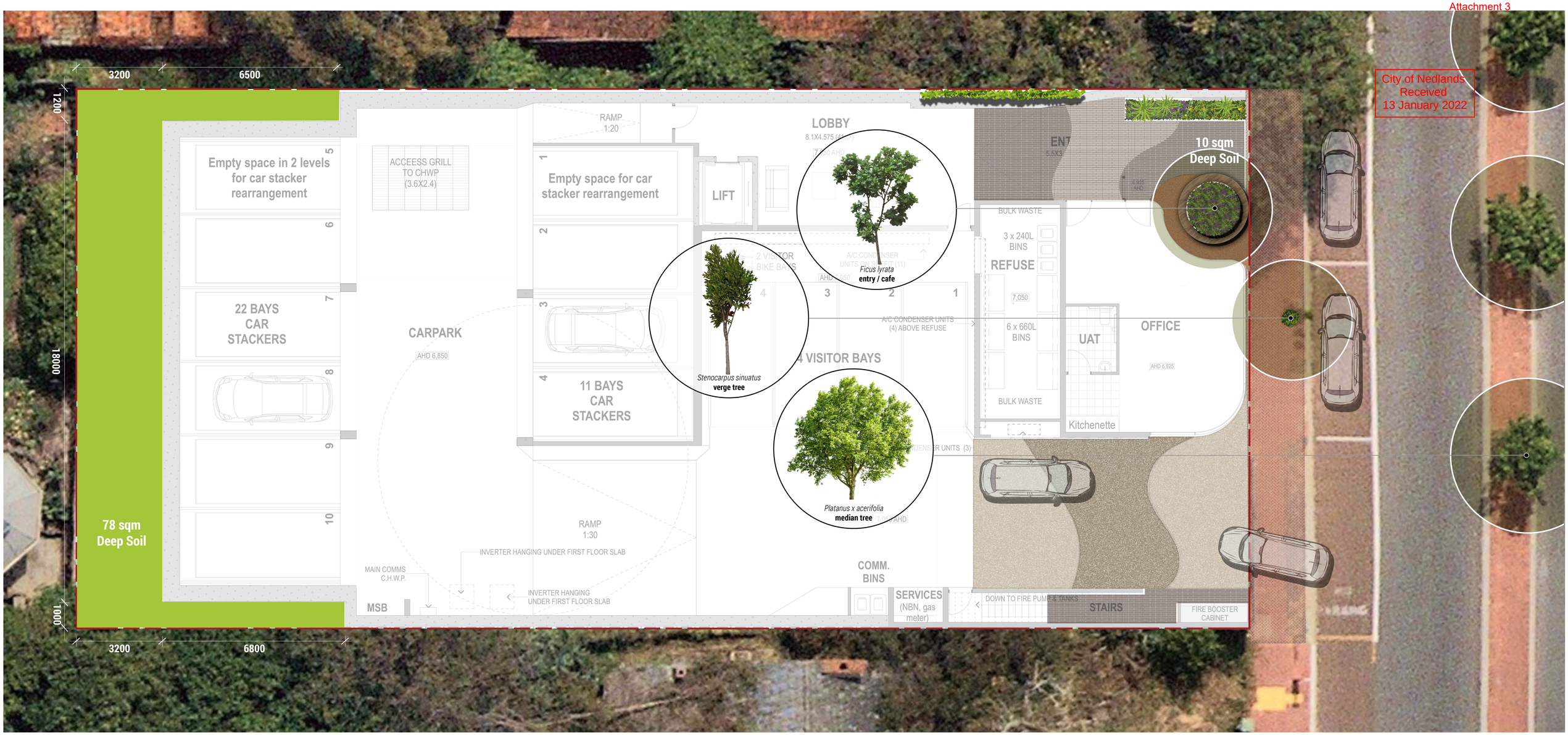
13 January 2022



LEGEND

- **PUBLIC PAVING** red-brick interlocking pavers to match existing footpath
- **CONCRETE PAVING** exposed aggregate coloured concrete
- **PERMEABLE GRAVEL PAVING** consolidated summerstone fines | ferricrete fines
- **FEATURE TILED PAVING** stone | ceramic tiles
- **TIMBER DECKING** composite planks on light-weight substructure
- **EXISTING | PROPOSED TREE** to be retained and protected
- **MASS PLANTING | SHADE** groundcovers with feature shrubs
- **MASS PLANTING | PART SHADE** groundcovers with feature shrubs
- **MASS PLANTING | FULL SUN** groundcovers with feature shrubs

TYPICAL UNDERSTOREY PLANTING PALETTE


Ophiopogon variegata
full shade


Alernathera 'Little Ruby'


Asplenium nidas


Cordyline fruticosa


Liriope evergreen giant


Crassula Little Jade
pot plants


Agave attenuatta


Aemonium spp.


Astelia nervosa


Acacia cognata


Hibbertia scandens
vertical greening


Malus spp. (espalier)


Ficus pumila


Trachelospermum jasminoides


Parthenocissus tricuspidata

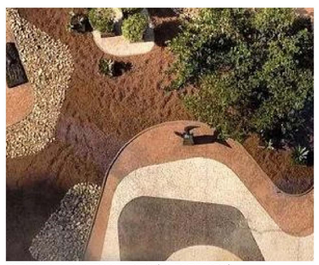

Dracena spp.
court yards

TYPICAL POT SIZES AND DENSITIES

Species Name	Pot Size	Density	Mature Size
Full Sun Mix			
Acacia 'Limelight'	130mm	2/sqm	0.6m
Dracena marginata	30L	as shown	1.2m
Syzygium Tiny Trev	130mm	4/sqm	0.5m
Hibbertia scandens	130mm	4/sqm	climber
Dianella variegata	130mm	4/sqm	0.4m
Senecio mandraliscae	130mm	4/sqm	0.3m
Lomandra longifolia 'Lime Jet'	12L	4/sqm	0.6m
Myoporum parvifolium	130mm	4/sqm	0.4m
Sun / Shade Mix			
Trachelospermum jasminoides	130mm	4/sqm	climber
Agave attenuatta	10L	2/sqm	0.6m
Dichondra 'Silver Falls'	130mm	4/sqm	0.1m
Ficus pumila	130mm	4/sqm	climber
Liriope 'Evergreen Giant'	130mm	4/sqm	0.5m
Sansevieria trifasciata	130mm	4/sqm	0.5m
Thymus citriodora	130mm	4/sqm	0.3m
Strelitzia reginae	12L	2/sqm	1.2m
Full Shade Mix			
Cordyline fruticosa	12L	4/sqm	1.2m
Crinum pedunculatum	130mm	2/sqm	1.2m
Bromeliad spp	5L	4/sqm	0.4m
Dracena fragrans	30L	as shown	1.5m
Viola hederacea	130mm	4/sqm	0.1m
Ophiopogon japonicus variegata	130mm	4/sqm	0.4m
Zamia furfuracea	12L	1/sqm	1.2m

LANDSCAPE CHARACTER REFERENCES

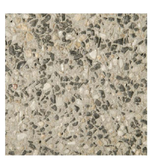

MINIMALIST AND TEXTURED


SEDIMENTARY GEOMETRIES (BURLE MARX)


PELICAN POINT + SAND BAR PATTERNS

PAVING MATERIALS


Stone / Ceramic Tiles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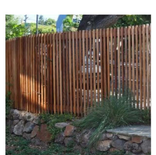
TYPICAL FENCING


F1 Timber batten screen


F2 Galvanised painted steel UC posts | Off-form concrete plinth | Brushwood panels

propagule

GRIFFIN GROUP | BROADWAY APARTMENTS
135 BROADWAY, NEDLANDS, WA

GROUND FLOOR LANDSCAPE PLAN

0 1 2 3 4 5m

AUTHOR:	JC
CHECKED:	MA
PROJECT NO:	P19-024
SCALE:	1:100 @ A2
DATE:	02.11.2021

City of Nedlands
Received
13 January 2022



LEGEND

- **PUBLIC PAVING** red-brick interlocking pavers to match existing footpath
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- **MASS PLANTING | FULL SUN** groundcovers with feature shrubs

TYPICAL UNDERSTOREY PLANTING PALETTE


Ophiopogon variegata
full shade


Alernathera 'Little Ruby'


Asplenium nidas


Cordyline fruticosa


Liriope evergreen giant


Crassula Little Jade
pot plants


Agave attenuatta


Aemonium spp.


Astelia nervosa


Acacia cognata


Hibbertia scandens
vertical greening


Malus spp. (espalier)


Ficus pumila


Trachelospermum jasminoides


Parthenocissus tricuspidata


Dracena spp.
court yards

TYPICAL POT SIZES AND DENSITIES

Species Name	Pot Size	Density	Mature Size
Full Sun Mix			
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Sun / Shade Mix			
Trachelospermum jasminoides	130mm	4/sqm	climber
Agave attenuatta	10L	2/sqm	0.6m
Dichondra 'Silver Falls'	130mm	4/sqm	0.1m
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Liriope 'Evergreen Giant'	130mm	4/sqm	0.5m
Sansevieria trifasciata	130mm	4/sqm	0.5m
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Strelitzia reginae	12L	2/sqm	1.2m
Full Shade Mix			
Cordyline fruticosa	12L	4/sqm	1.2m
Crinum pedunculatum	130mm	2/sqm	1.2m
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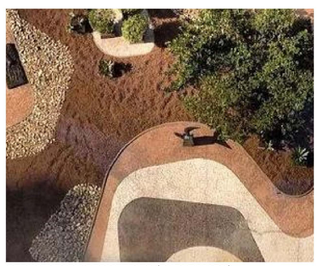
Viola hederacea	130mm	4/sqm	0.1m
Ophiopogon japonicus variegata	130mm	4/sqm	0.4m
Zamia furfuracea	12L	1/sqm	1.2m

LANDSCAPE CHARACTER REFERENCES

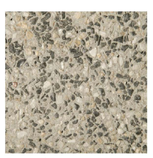

MINIMALIST AND TEXTURED


SEDIMENTARY GEOMETRIES (BURLE MARX)


PELICAN POINT + SAND BAR PATTERNS

PAVING MATERIALS


Stone / Ceramic Tiles


Exposed Aggregate Concrete

TYPICAL FENCING


F1 Timber batten screen


F2 Galvanised painted steel UC posts | Off-form concrete plinth | Brushwood panels

propagule

GRIFFIN GROUP | BROADWAY APARTMENTS
135 BROADWAY, NEDLANDS, WA

FIRST FLOOR LANDSCAPE PLAN

0 1 2 3 4 5m

AUTHOR: JC
CHECKED: MA
PROJECT NO: P19-024
SCALE: 1:100 @ A2
DATE: 02.11.2021

City of Nedlands
Received
13 January 2022



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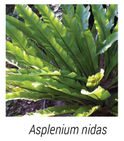
TYPICAL UNDERSTOREY PLANTING PALETTE


Ophiopogon variegata
full shade


Alernathera 'Little Ruby'


Asplenium nidas


Cordyline fruticosa


Liriope evergreen giant


Crassula Little Jade
pot plants


Agave attenuatta


Aemonium spp.


Astelia nervosa


Acacia cognata


Hibbertia scandens
vertical greening


Malus spp. (espalier)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Trachelospermum jasminoides


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Dracena spp.
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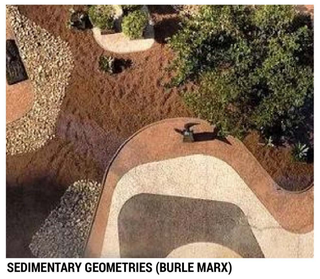
Zamia furfuracea	12L	1/sqm	1.2m

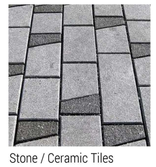
LANDSCAPE CHARACTER REFERENCES


MINIMALIST AND TEXTURED


SEDIMENTARY GEOMETRIES (BURLE MARX)


PELICAN POINT + SAND BAR PATTERNS

PAVING MATERIALS


Stone / Ceramic Tiles


Exposed Aggregate Concrete

TYPICAL FENCING


F1 Timber batten screen


F2 Galvanised painted steel UC posts | Off-form concrete plinth | Brushwood panels

propagule

GRIFFIN GROUP | BROADWAY APARTMENTS
135 BROADWAY, NEDLANDS, WA

SECOND FLOOR LANDSCAPE PLAN

0 1 2 3 4 5m

AUTHOR: JC
CHECKED: MA
PROJECT NO: P19-024
SCALE: 1:100 @ A2
DATE: 02.11.2021

Attachment 3

City of Nedlands
Received
13 January 2022



LEGEND

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TYPICAL UNDERSTOREY PLANTING PALETTE


Ophiopogon variegata
full shade


Alernathera 'Little Ruby'


Asplenium nidas


Cordyline fruticosa


Liriope evergreen giant


Crassula Little Jade
pot plants


Agave attenuatta


Aemonium spp.


Astelia nervosa


Acacia cognata


Hibbertia scandens
vertical greening


Malus spp. (espalier)


Ficus pumila


Trachelospermum jasminoides


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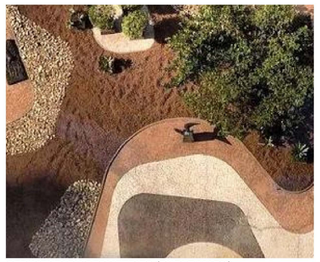
MINIMALIST AND TEXTURED


SEDIMENTARY GEOMETRIES (BURLE MARX)


PELICAN POINT + SAND BAR PATTERNS

PAVING MATERIALS


Stone / Ceramic Tiles


Exposed Aggregate Concrete

TYPICAL FENCING


F1 Timber batten screen


F2 Galvanised painted steel UC posts | Off-form concrete plinth | Brushwood panels

propagule

GRIFFIN GROUP | BROADWAY APARTMENTS
135 BROADWAY, NEDLANDS, WA

FIFTH FLOOR LANDSCAPE PLAN

0 1 2 3 4 5m

AUTHOR: JC
CHECKED: MA
PROJECT NO: P19-024
SCALE: 1:100 @ A2
DATE: 02.11.2021

City of Nedlands
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13 January 2022



LEGEND

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TIMBER DECKING
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groundcovers with feature shrubs

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TYPICAL UNDERSTOREY PLANTING PALETTE


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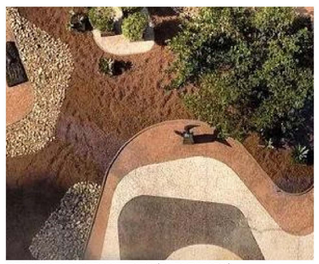
SEDIMENTARY GEOMETRIES (BURLE MARX)


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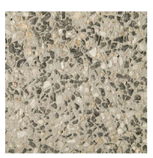
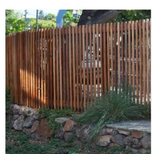
Stone / Ceramic Tiles


Exposed Aggregate Concrete

PAVING MATERIALS


F1 Timber batten screen


F2 Galvanised painted steel UC posts | Off-form concrete plinth | Brushwood panels

TYPICAL FENCING

propagule

GRIFFIN GROUP | BROADWAY APARTMENTS
135 BROADWAY, NEDLANDS, WA

ROOF TERRACE LANDSCAPE PLAN

0 1 2 3 4 5m

AUTHOR:	JC
CHECKED:	MA
PROJECT NO:	P19-024
SCALE:	1:100 @ A2
DATE:	02.11.2021

Attachment 3

City of Nedlands
Received
13 January 2022

Transport Impact Statement

Proposed Multiple Dwellings - No. 135 Broadway, Nedlands

CW1156600



Prepared for
GPG No 7 Pty Ltd
14 December 2020

Cardno

City of Nedlands
Received
13 January 2022

Contact Information

Cardno (WA) Pty Ltd
ABN 77 009 119 000

11 Harvest Terrace
West Perth WA 6005
Australia

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Phone +61 8 9273 3888
Fax +61 8 9486 8664

Document Information

Prepared for	GPG No 7 Pty Ltd
Project Name	Proposed Multiple Dwellings - No. 135 Broadway, Nedlands
File Reference	CW1156600_TR_B_001_TIS _No. 135 Broadway, Nedlands
Job Reference	CW1156600
Date	14 December 2020
Version Number	B

Author(s):

Dana Romic
Transport Planner

Effective Date 14/12/2020

Approved By:

Ray Cook
Business Leader – Traffic & Transport Planning

Date Approved 14/12/2020

Document History

Version	Effective Date	Description of Revision	Prepared by	Reviewed by
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B	14 December 2020	For Issue	DR/EH	RJC

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13 January 2022

1 Introduction

1.1 Background

Cardno was commissioned by GPG No 7 Pty Ltd ("the Client") to prepare a Transport Impact Statement (TIS) for proposed multiple dwellings in the form of apartments at No.135 Broadway, Nedlands.

This TIS has been prepared in accordance with the *Western Australian Planning Commission (WAPC) Transport Impact Assessment Guidelines for Developments: Volume 4 – Individual Developments (2016)* and the checklist is included in **Appendix A.**

1.2 Existing Site Context

The Site is located at No. 135 Broadway, Nedlands. **Figure 1-1** shows an aerial image of the Site. The Site currently consists of a single residential dwelling with enclosed garage, which is currently unoccupied.

Figure 1-1 Aerial Image of Site



Source: Nearmap 2020

1.3 Surrounding Land Uses

Pursuant to the provision of the *City of Nedlands Local Planning Scheme No. 3* (LPS3), the Site is zoned '*Mixed-Use'* as shown in **Figure 1-2**. The Site is surrounded by mixed-use land uses to the north and south, with residential land uses to the west.

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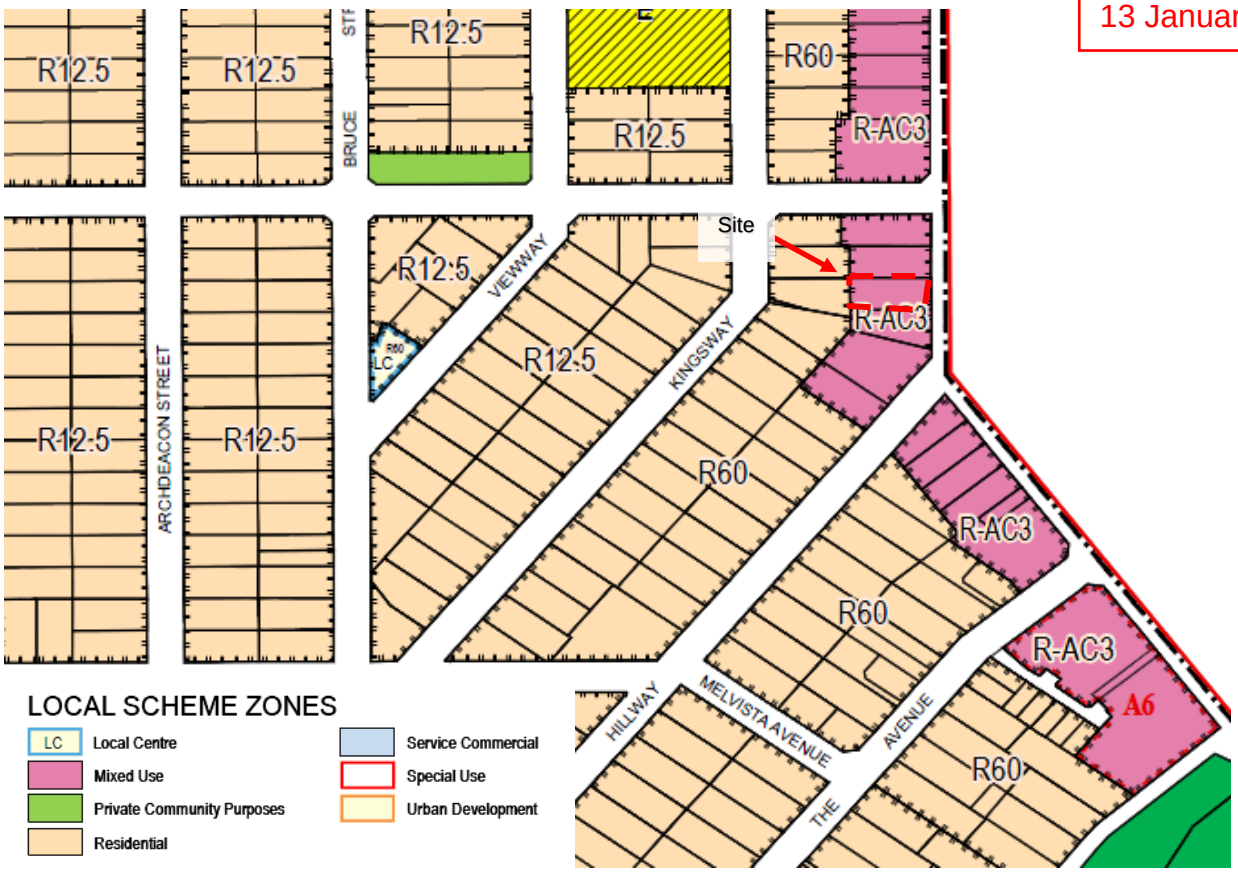
Figure 1-2 City of Nedlands Zoning



Source: City of Nedlands Local Planning Scheme No. 3

1.4 Existing Road Network

Road classifications are defined in the Main Roads Functional Hierarchy as follows:

- **Primary Distributors (light blue):** Form the regional and inter-regional grid of MRWA traffic routes and carry large volumes of fast-moving traffic. Some are strategic freight routes, and all are National or State Roads WA.
- **Regional Distributors (red):** Roads that are not Primary Distributors, but which link significant destinations and are designed for efficient movement of people and goods within and beyond regional areas. They are managed by Local Government.
- **District Distributor A (green):** These carry traffic between industrial, commercial and residential areas and connect to Primary Distributors. These are likely to be truck routes and provide only limited access to adjoining properties. They are managed by Local Government.
- **Distributor B (dark blue):** Preform a similar function to District Distributor A but with reduced capacity due to flow restrictions from access to and roadside parking alongside adjoining property. These are often older roads with traffic demand in excess of that originally intended. District Distributor A and B roads run between land-use cells and not through them, forming a grid that would ideally be around 1.5 kilometres apart. They are managed by Local Government.
- **Local Distributors (orange):** Carry traffic within a cell and link District Distributors at the boundary to access roads. The route of the Local Distributor discourages through traffic so that the cell formed by the grid of District Distributors only carries traffic belonging to or serving the area. These roads should accommodate buses but discourage trucks. They are managed by Local Government.
- **Access Roads (grey):** Provide access to abutting properties with amenity, safety and aesthetic aspects having priority over the vehicle movement function. These roads are bicycle and pedestrian friendly. They are managed by Local Government.

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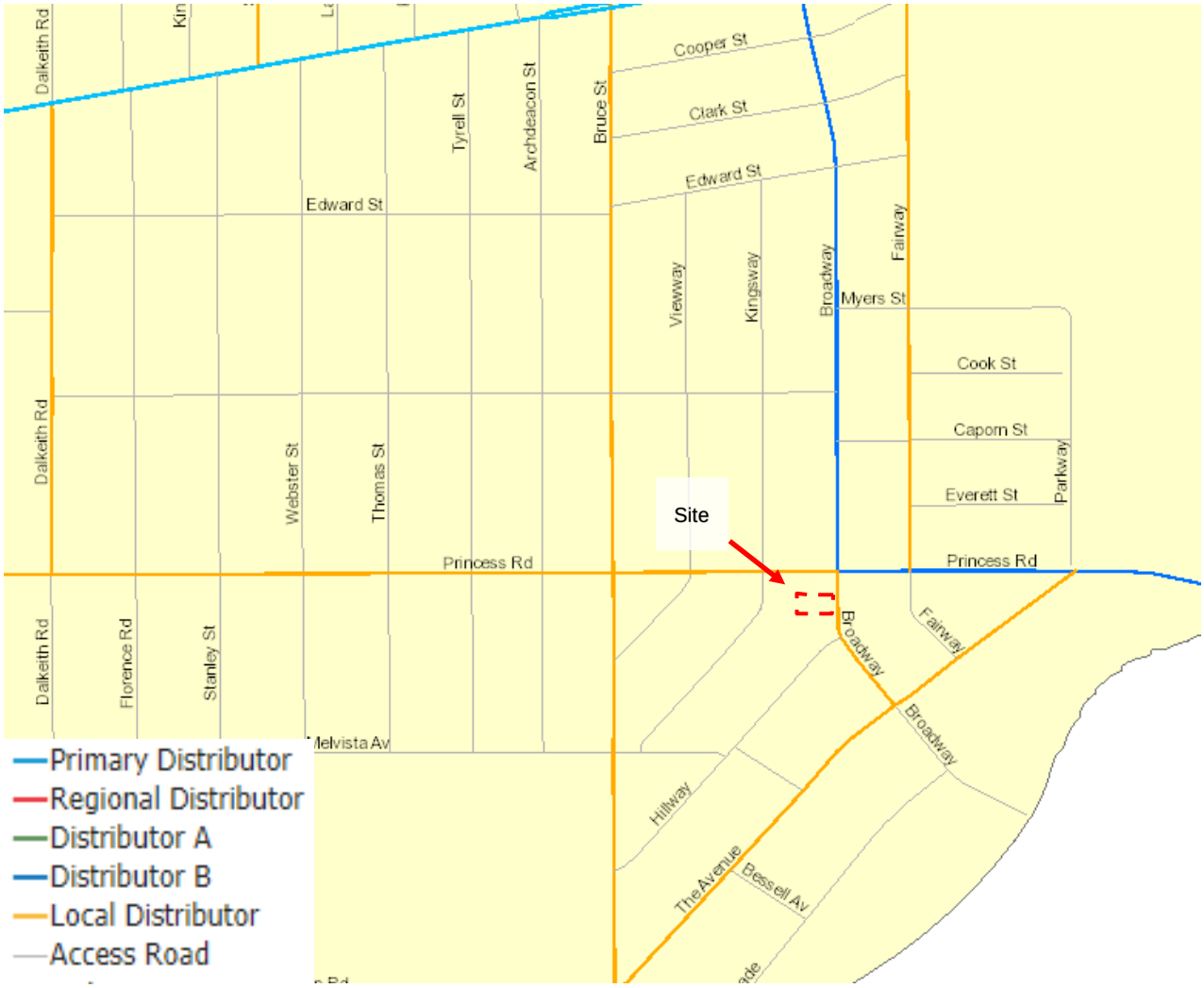
The Site is bounded by Broadway to the east and other residential land uses to the north, south, and west. The surrounding road network is further described in **Table 1-1** and shows the hierarchy as per the Main Roads WA Road Information Mapping System, whilst **Figure 1-3** shows the road hierarchy.

Table 1-1 Surrounding Road Network

Street Names	Road Hierarchy		Road Network			
	Road Hierarchy	Jurisdiction	No. of Lanes	No. of Footpaths	Width (m)	Posted Speed (km/h)
Broadway	Distributor B	Local Govt.	2	2	9.6 (2m median)	50
Princess Road	Local Distributor	Local Govt.	2	2	7.2	50
Kingsway	Access Road	Local Govt.	2	1	6	50

Figure 1-3 Road Hierarchy



Source: Road Information Mapping System

1.5 Traffic Volumes

The most recent available traffic volumes for the roads in the vicinity of the Site were obtained from the City of Nedlands and are summarised in **Table 1-2.**

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Table 1-2 Daily Traffic Volumes

Road Name	Year	Average Weekday Daily Traffic Volume	%HV
Broadway (Between Elizabeth Street & Capon Street)	2015	7,455	6.8%
Kingsway (Between Princess Road and Melvista Avenue)	2007	263	1.9%
Princess Road (Between Kingsway and Broadway)	2006	5,410	1.2%

Source: City of Nedlands

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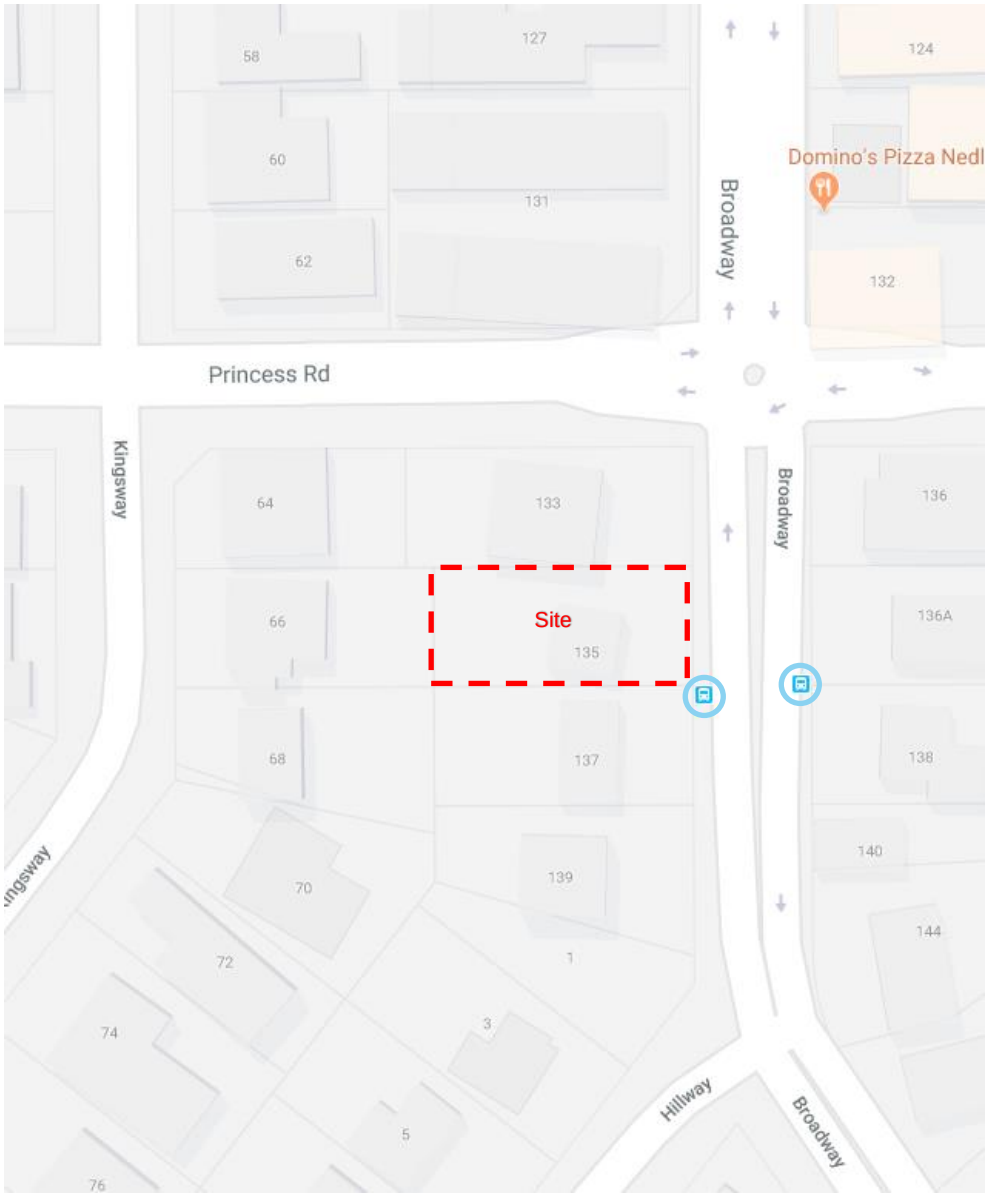
2 Public Transport Facilities

2.1 Existing Public Transport Facilities

The nearest bus stops to the Site are located on Broadway directly in front of the Site, as shown in **Figure 2-1**. Bus routes 23 and 24 operate from these stops along Broadway, as illustrated in **Figure 2-2** and travel to East Perth, Claremont Station and Elizabeth Quay.

Figure 2-1 Nearest Bus Stops



Source: Nearmap (2020)

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Figure 2-2 Existing Bus Routes



Source: Transperth Network Maps (2020)

2.2 Future Public Transport Facilities

Cardno contacted the Public Transport Authority and understand there are no proposed changes to the network in this area.

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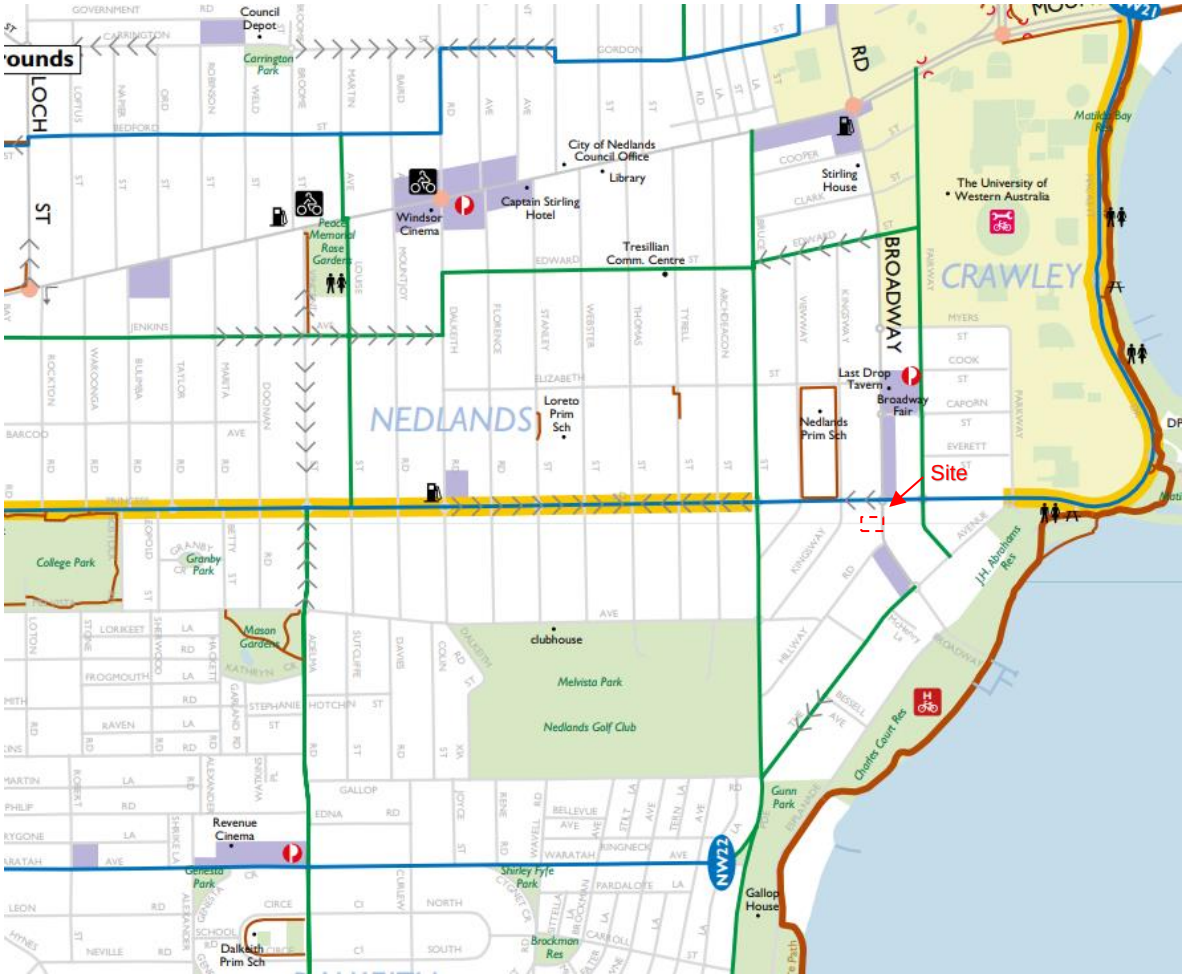
3 Pedestrian/Cycle Networks and Facilities

3.1 Existing Pedestrian/Cycle Network Facilities

The Perth Bicycle Network runs along Princess Road as shown in **Figure 3-1**. "Good Road Riding Environments" stretch along Fairway, the Avenue, Bruce Street and Edward Street. A bicycle Boulevard has recently been established along Elizabeth Street (not shown on the map). Overall, the Site is surrounded by good pedestrian/cycle networks that facilitate easy walking and cycling access to the Site.

Figure 3-1 Existing Pedestrian and Cycling Network



Source: Department of Transport Bike Map (2020)

3.2 Future Pedestrian/Cycle Network Facilities

Cardno contacted the City of Nedlands and understand there are no proposed changes to the network.

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4 Proposed Development

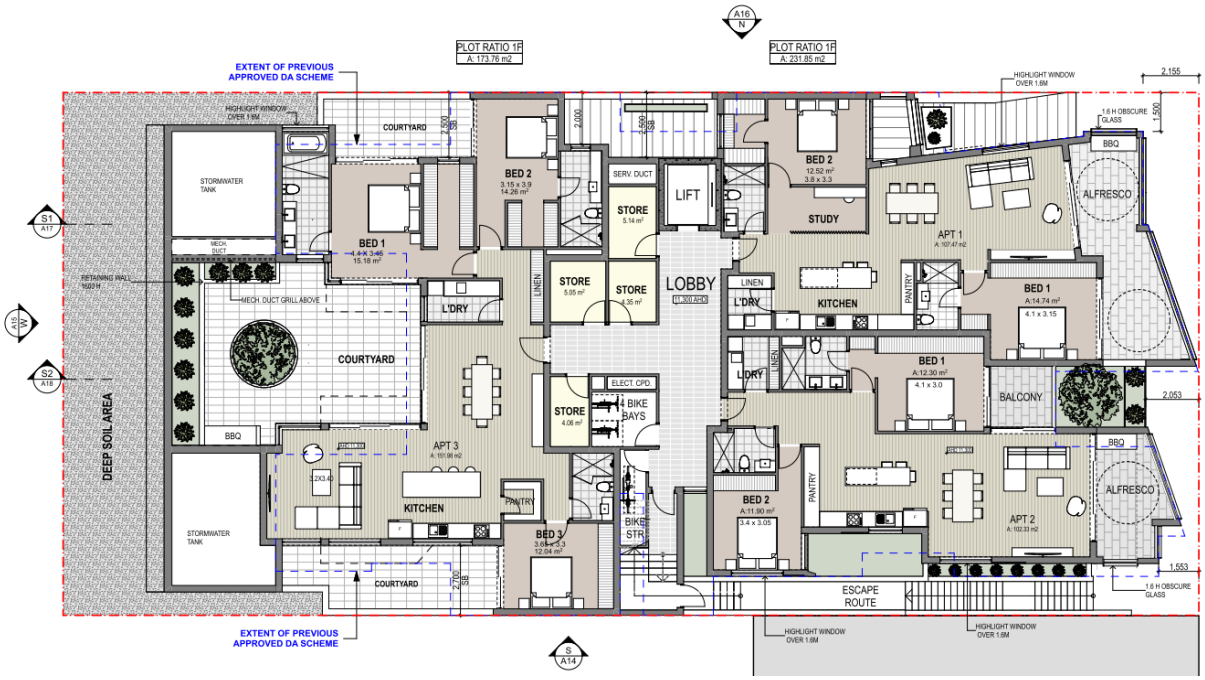
4.1 Proposed Development

The proposal is for multiple dwellings at the Site, comprising of the following site-specific design components:

- 16 residential apartments consisting of:
  - 8 (2 Bedroom)
  - 6 (3 Bedroom)
- Residential gym;
- 32 car parking bays (in the form of stackers); and
- 4 visitor parking bays.

The layout of the proposed Multiple Dwellings (Apartments) at the Site is shown below in **Figure 4-1.** Higher quality versions are included in **Appendix B**.

Figure 4-1 First Floor Plan



Source: Maarch (2020)

4.2 Access Arrangements

4.2.1 Site Access

Vehicular access to/from the Site will be via a 5.6m wide two-way crossover located on Broadway. This crossover is compliant with AS2890.1 requirements for Category 1 access driveways.

As with the existing crossover, the traffic movement permitted will be left-in, left-out only due to the presence of a solid median on Broadway. Site traffic wishing to head south can do so via U-turn at Princess Road and Broadway roundabout. Since right in movements cannot be undertaken, vehicles would have to U-turn at The Avenue and Broadway roundabout; or undertake alternative entry route in order to approach the Site from the south along Broadway to enter left in. The surrounding road network is permeable and there are various routes that could be undertaken to enter the site in a left-in manner.

The use of car stackers will be limited to residents only, whilst 4 standard parking bays are located on the ground floor for residential visitors to use.

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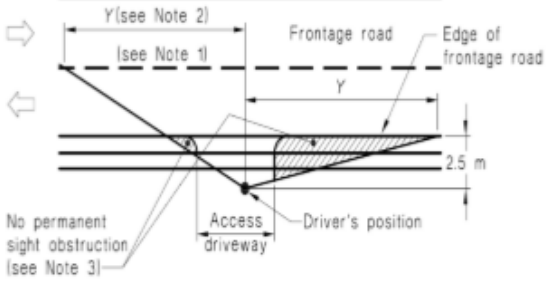
4.2.2 Pedestrian and Vehicle Sight Line Assessment

A pedestrian and vehicle sight line assessment was conducted in accordance with AS2890.1 requirements as illustrated in **Figure 4-2** and **Figure 4-3.**

Figure 4-4 illustrates that the minimum sight distance is achieved on-site as per the requirements, whilst **Figure 4-5** illustrates that the truncation provided at the exit of the Site allows for sufficient sightline for pedestrians and drivers.

Figure 4-2 AS2890.1 Sight Distance Requirement at Access Driveways

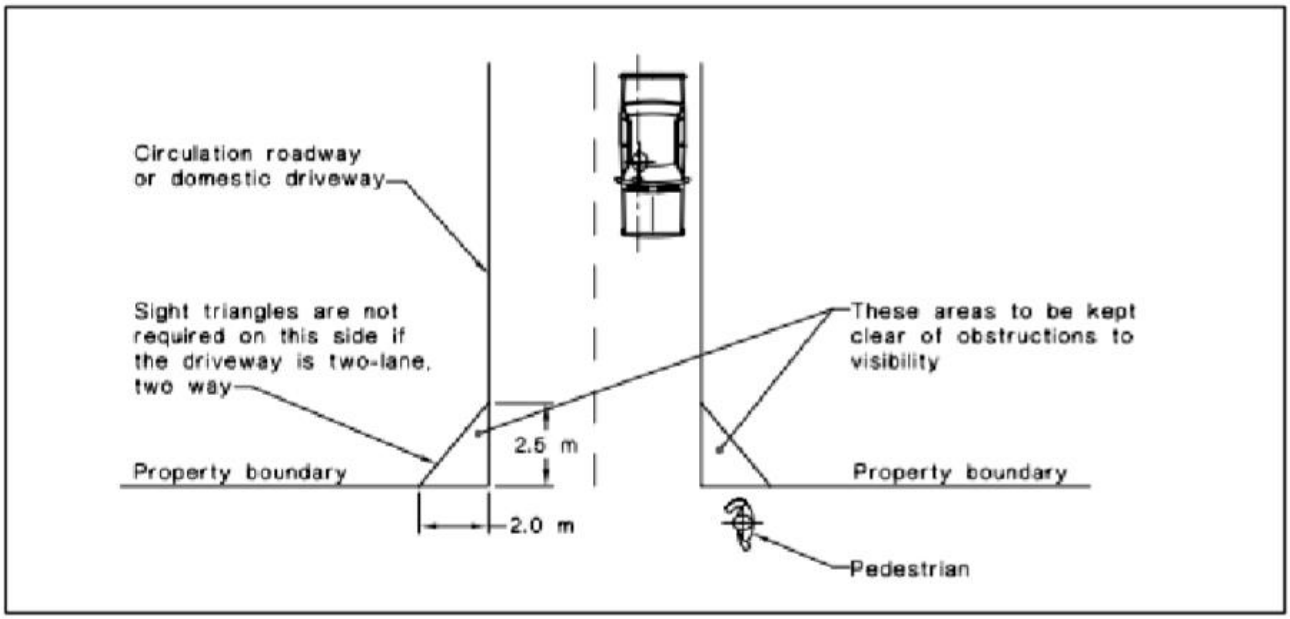


Frontage Road Design speed	Km/h	Desirable (5s) gap (m)	Minimum sight distance (m)
	50	69	45

NOTES:
1 Centre-line or centre of road (undivided road), or right-hand edge of right hand through lane (divided road)
2 A check to the left is not required at a divided road where the median is wide enough to shelter a vehicle leaving the driveway.
3 Parking on this side of the frontage road may need to be restricted on either side of the driveway so that the sight distance required by the above table to an approaching vehicle is not obstructed.

Source: AS2890.1:2004

Figure 4-3 AS2890.1 Sight Line Requirement for Pedestrian Safety



Source: AS2890.1:2004

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Figure 4-4 Sight Distance at Access Driveway



Source: Nearmap (2020)

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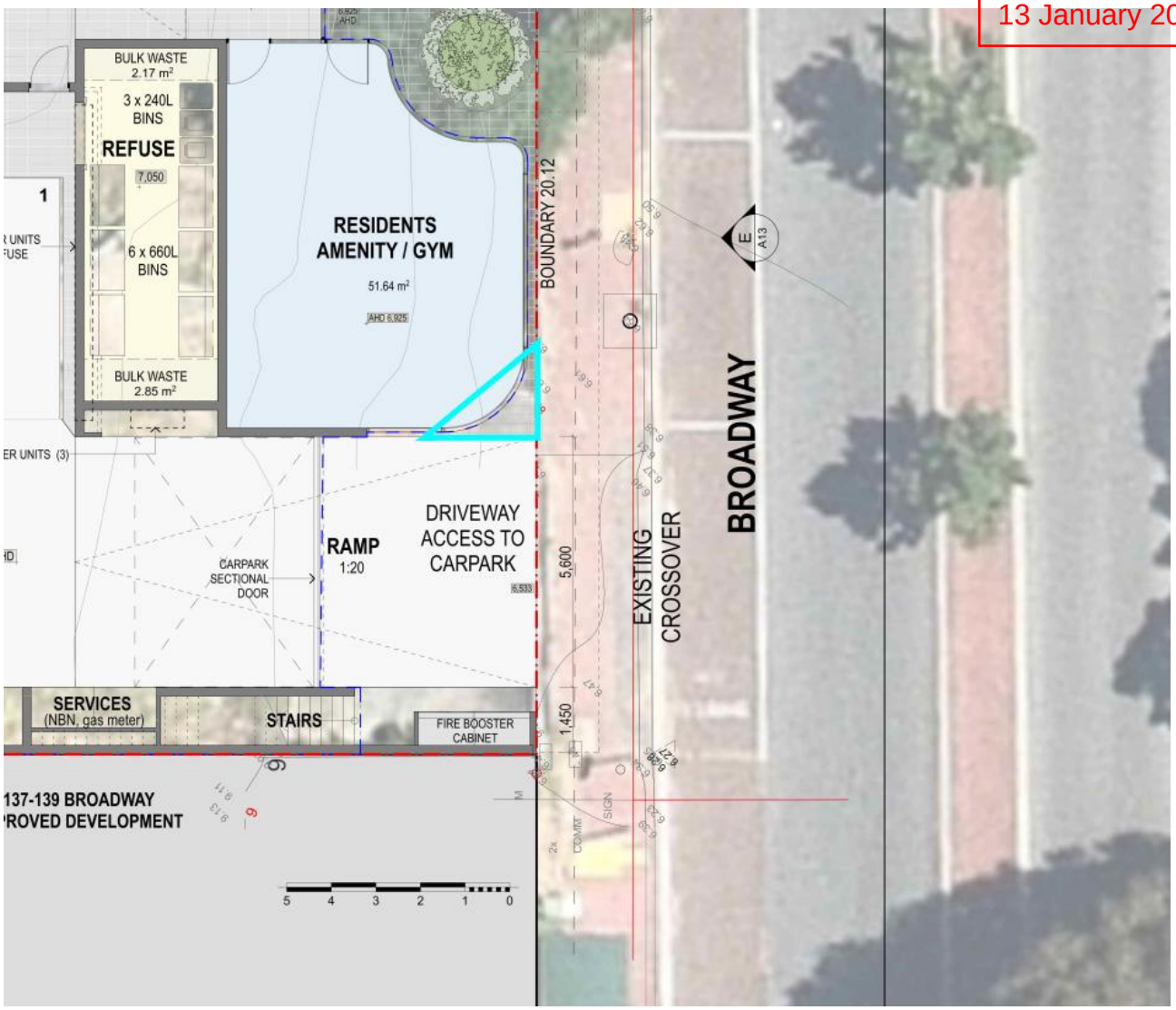
Figure 4-5 Sight Lines for Pedestrian Safety



Source: Nearmap (2020)

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4.3 Traffic Generation

Trip generation rates from the *Institute of Transportation Engineers (ITE) "Trip Generation" 10th Edition* were used to estimate the number of vehicle trips generated by the Site. The trip generation rate, distribution and development trip generation of the proposed Multiple Dwellings is summarised in **Table 4-1**, **Table 4-2** and **Table 4-3** respectively.

Table 4-1 Trip Generation Rate

Land Use	ITE Code/Source	AM Peak Hour	PM Peak Hour	Daily
Residential	ITE 221	0.32 trips per dwelling	0.41 trips per dwelling	5.44

Table 4-2 Directional Distribution

Land Use	ITE Code/Source	AM Peak Hour		PM Peak Hour		Daily	
		In	Out	In	Out	In	Out
Residential	ITE 221	27%	73%	60%	40%	50%	50%

Table 4-3 Total Trip Generation

Land Use	ITE Code/Source	AM Peak Hour		PM Peak Hour		Daily	
		In	Out	In	Out	In	Out
Residential	ITE 221	2	4	4	3	44	44
Total		**6**		**7**		**88**	

The estimated peak hour trip generation is 6 trips in the AM Peak Hour and 7 trips in the PM Peak Hour, with a daily total of 88 trips.

As the development is expected to generate less than 100 trips during either the AM or PM peak hours, the proposed development is considered to no material impact on the surrounding network and no further assessment is warranted under the *WAPC Transport Assessment Guidelines Volume 4 – Individual Developments.*

4.4 Servicing

Waste collection is proposed to occur on Site by the City using a 7.5m long truck. The vehicle will enter in forward gear via Broadway and collect from within the car park, then exit (in forward gear) onto Broadway.

A swept path assessment was conducted for a 7.5 m waste truck. This smaller waste truck is generally used to service smaller developments where there are height and manoeuvrability constraints.

Figure 4-6 and Figure 4-7 illustrates the swept path of the waste collection vehicle entering and exiting the Site via Broadway. The analysis indicates that in order for the truck to properly enter and exit the Site, it will need to manoeuvre onto the visitor bays.

To manage this, parking within the visitor bays will be prohibited during weekly collection window (approx. 2 hours, 1-2 mornings a week and amended from time to time based on City's collection schedule.

Appropriate signage will be placed in the visitor bay area to notify visitors. As waste collection will occur infrequently (1-2 collections per week) and occurs outside peak visitor demand periods, the impacts to visitor parking are low.

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Figure 4-6 7.5m Waste Collection Vehicle Entering the Site

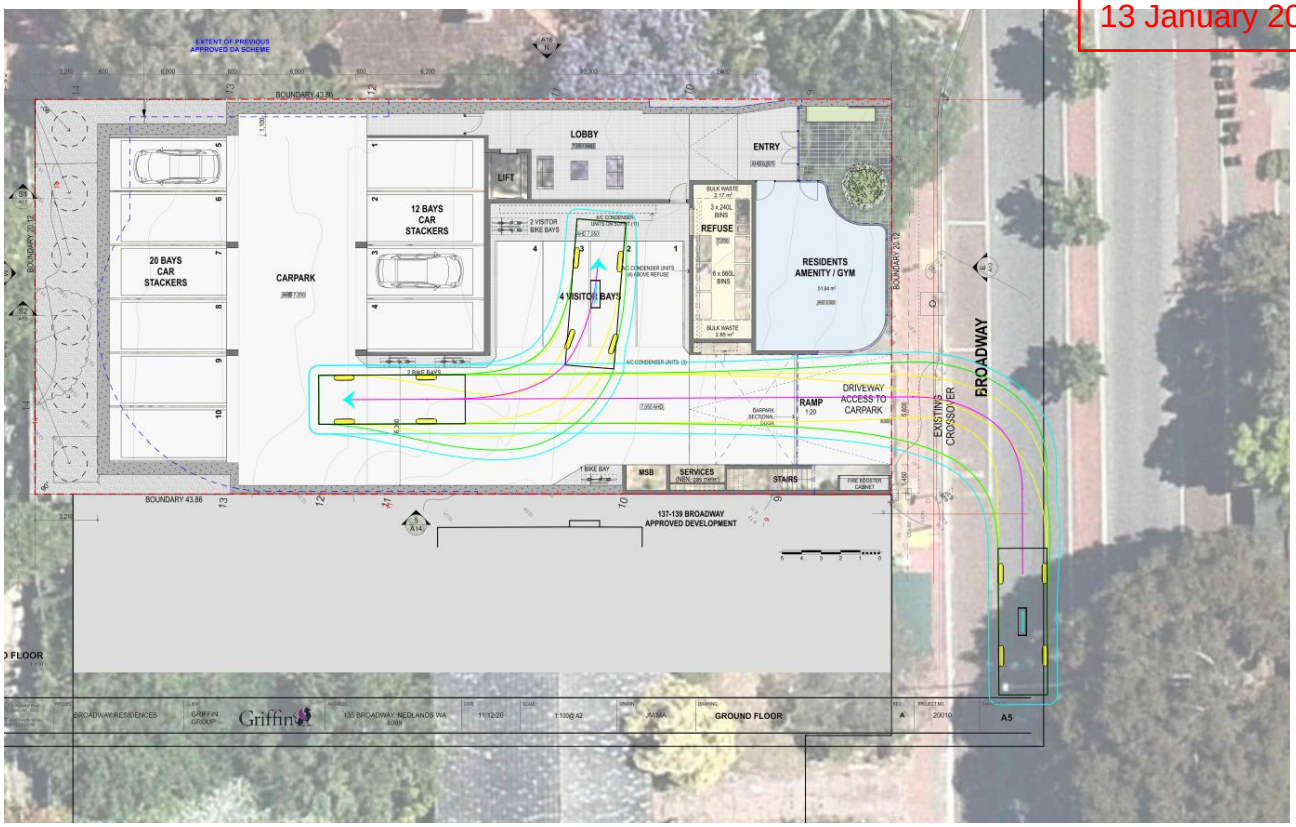

Figure 4-7 7.5m Waste Collection Vehicle Exiting the Site



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5 Parking Supply

5.1 Parking Requirements

The Statutory parking requirements, in accordance with the State Planning Policy 7.3 Residential Design Codes: Volume 2 – Apartments (R-Codes) have been considered in the context of the proposed development and are summarised below in **Table 5-1.** For more information regarding car parking, please refer to the Development Application.

Table 5-1 Car Parking Requirements and Provision

Development Classification	Proposed Land Use	Yield	Parking Ratio	Parking Required	Parking Provided
Residential	Residential Apartments	16	2+ bedrooms – 1 bay per dwelling	16	32
Residential Visitor				4	4
Total				**20**	**36**

Table 5-1 shows that a minimum of 20 car bays are required, however 36 car bays are provided which proposes 16 additional bays on Site.

The 32 proposed car bays for residents will be provided via a car stacker system. The car parking system is for residents only and will be provided by “Hercules” with an above ground lift. It is anticipated that each residential apartment will be allocated 2 parking bays each.

Operational information provided to Cardno indicates that each “bay” will accommodate entry and exit to the stacker system. Combined with allocated parking bays this will allow for efficient operation with minimal queuing.

4 dedicated visitor bays have been provided on-site as standard bays.

Given the above, we consider that the proposed development successfully meets the on-site car parking requirements in accordance with the R-Codes.

5.2 Bicycle Parking Requirements

The statutory requirements for bicycle parking for the proposed development are defined in the *State Planning Policy 7.3 Residential Design Codes: Volume 2 – Apartments* (R-Codes) and summarised below in

Table 5-2 Bicycle Parking Requirements and Provision

Development Classification	Proposed Land Use	Yield	Parking Ratio	Parking Required	Parking Provided
Residential	Residential Apartments	16	0.5 space per dwelling	8	8
Residential Visitor			1 space per dwelling	2	2
Total				**10**	**10**

Based on table above, 10 bicycle parking spaces for the residential dwellings are required.

5 bicycle bays are provided on the ground floor, with an additional 5 secure storage bays provided on the first floor (4 bays in one bicycle storage area and 1 bay in another storage area). In addition, bicycles can be stored in the residential storage compartments. The combination of these bicycle parking facilities ensure that there is sufficient bicycle parking to meet the requirements.

5.3 Compliance with AS2890.1

A review of the proposed car park against AS2890.1 requirements has been undertaken and no non-compliances have been identified.

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6 Summary

This Transport Impact Statement outlines the transport aspects of the proposed development focusing on traffic operations, access and provision of car parking. Included are discussions regarding pedestrian, cycle and public transport considerations.

This statement has been prepared in accordance with the *WAPC Transport Impact Assessment Guidelines for Developments: Volume 4 – Individual Developments (2016).* The following conclusions are evident about the proposal:

- The proposal is for 16 Multiple Dwellings (apartments) at the Site;
- The Site is located directly in-front of bus stops that service routes 24;
- The Site is surrounded by good pedestrian/cycle networks that facilitate easy walking and cycling access to the Site;
- The development is expected to have a total trip generation of approximately 6 vehicles in the AM peak hour and 7 vehicles in the PM peak hour, with a daily total of 88. This level of traffic generation is low and anticipated to have no material impact on the surrounding road network;
- 32 residential parking bays are proposed in the form of car stackers and 4 visitor bays;
- Overall, the Site is anticipated to have no material impact on the surrounding road network and no material impact on residential amenity.

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Proposed Multiple Dwellings - No. 135 Broadway, Nedlands

APPENDIX A

WAPC CHECKLIST

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Item	Status	Comments/Proposals
Proposed subdivision		
proposed land use	Section 4	
existing land uses	Section 1	
context with surrounds	Section 1	
Vehicular access and parking		
access arrangements	Section 4	
public, private, disabled parking set down / pick up	Section 5	
Service vehicles (non-residential)		
access arrangements	Section 4	
on/off-site loading facilities	N/A	
Service vehicles (residential)		
Rubbish collection and emergency vehicle access	Section 4	
Hours of operation (non-residential only)	N/A	
Traffic volumes		
daily or peak traffic volumes	Section 1	
type of vehicles (e.g. cars, trucks)	Section 1	
Traffic management on frontage streets		
Public transport access		
nearest bus/train routes	Section 2	
nearest bus stops/train stations	Section 2	
pedestrian/cycle links to bus stops/train station	Section 3	
Pedestrian access/facilities		
existing pedestrian facilities within the development (if any)	Section 3	
proposed pedestrian facilities within development	Section 3	
existing pedestrian facilities on surrounding roads	Section 3	
proposals to improve pedestrian access	NA	
Cycle access/facilities		
existing cycle facilities within the development (if any)	Section 3	
proposed cycle facilities within the development	Section 5	
existing cycle facilities on surrounding roads	Section 3	
proposals to improve cycle access	N/A	
Site specific issues	Section 6	
Safety issues		
identify issues	N/A	
remedial measures	N/A	

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Proposed Multiple Dwellings - No. 135 Broadway, Nedlands

APPENDIX B

SITE PLANS

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BROADWAY RESIDENCES

135 BROADWAY, NEDLANDS WA 6009 11/12/20

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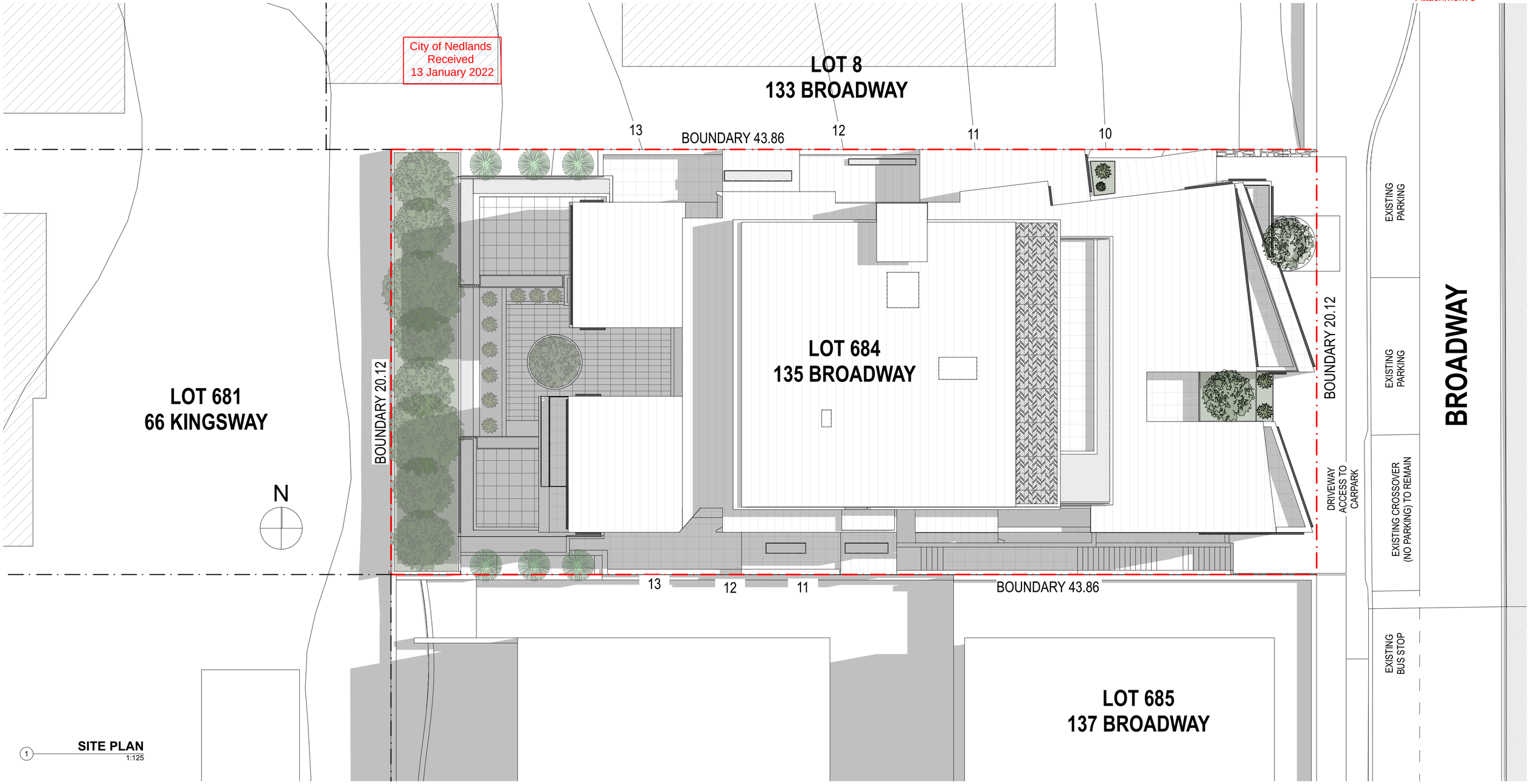

1 **SITE PLAN**
1:125

PROJECT CONSTRAINTS	
LOT AREA	884.40 m2
R CODE	R-AC 3
PLOT RATIO ALLOWED (RESIDENTIAL R-AC-3)	**2.0** 1768.80 m2
BUILDING HEIGHT	6 STOREYS
BOUNDARY WALL H	3 STOREYS
MIN PRIMARY ST SETBACK	2M OR NIL
MIN SIDE SETBACK	NIL
MIN REAR SETBACK	NIL

PLOT RATIO AREA BY FLOOR	
FLOOR	PLOT RATIO AREA
FIRST FLOOR	405.61
SECOND FLOOR	380.37
THIRD FLOOR	378.43
FOURTH FLOOR	378.22
FIFTH FLOOR	375.55
SIXTH FLOOR	167.45
	2,085.63 m²

APARTMENTS NET AREAS	
UNIT	**AREA**
APT 1	107.47
APT 2	102.33
APT 3	151.98
APT 4	96.26
APT 5	102.33
APT 6	144.25
APT 7	96.26
APT 8	100.63
APT 9	144.25
APT 10	96.26
APT 11	100.63
APT 12	144.26
APT 13	93.34
APT 14	100.63
APT 15	144.26
APT 16	151.91
	1,877.05 m²

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	11/12/20	1:125, 1:1@ A2	JM/MA	**SITE PLAN**	**A**	20010	**A2**

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BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	11/12/20	1:2.86@ A2	JM/MA	**EXISTING SITE AND PROPOSED DEVELOPMENT**	**A**	20010	**A3**

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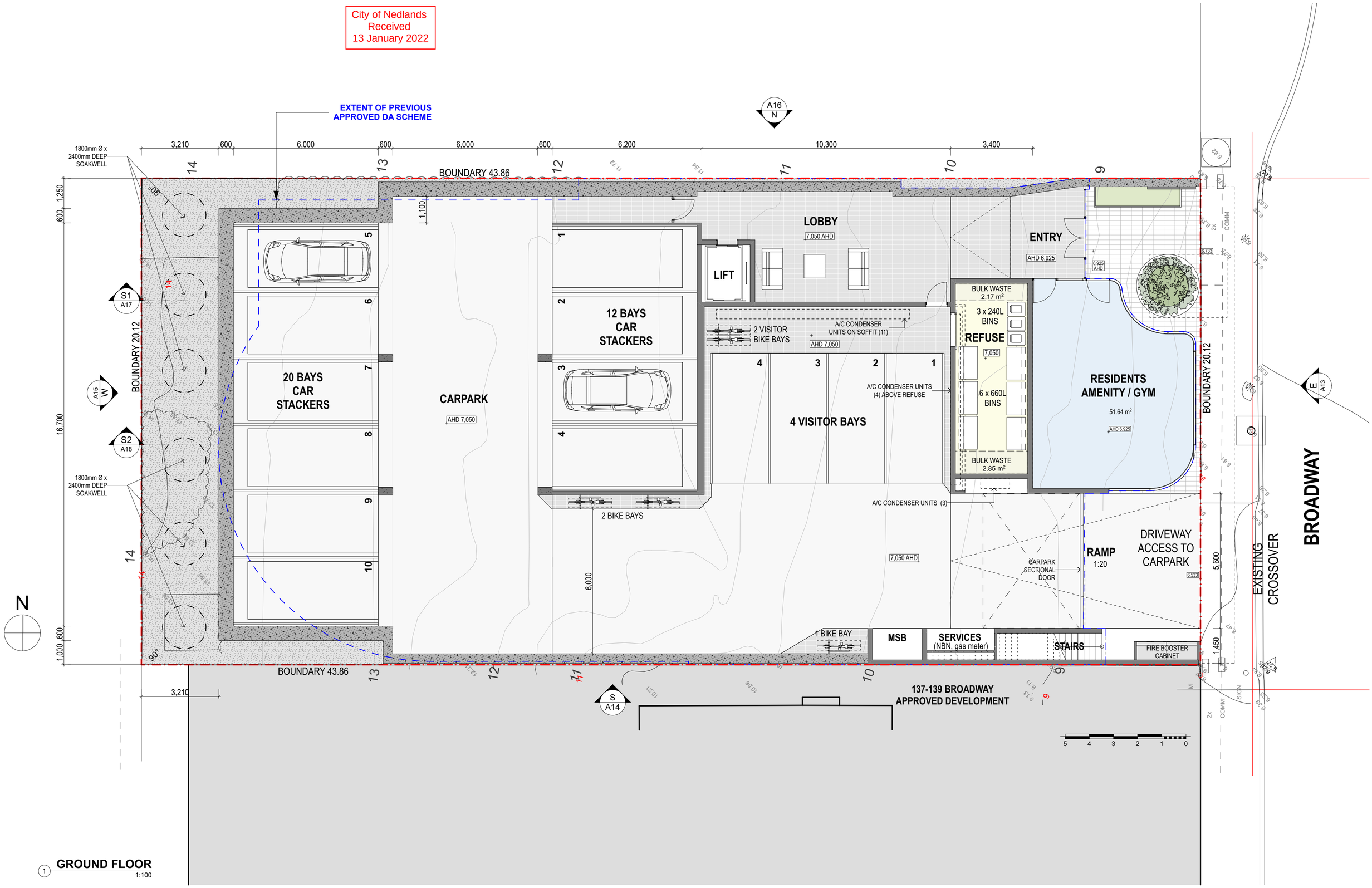

1 **GROUND FLOOR**
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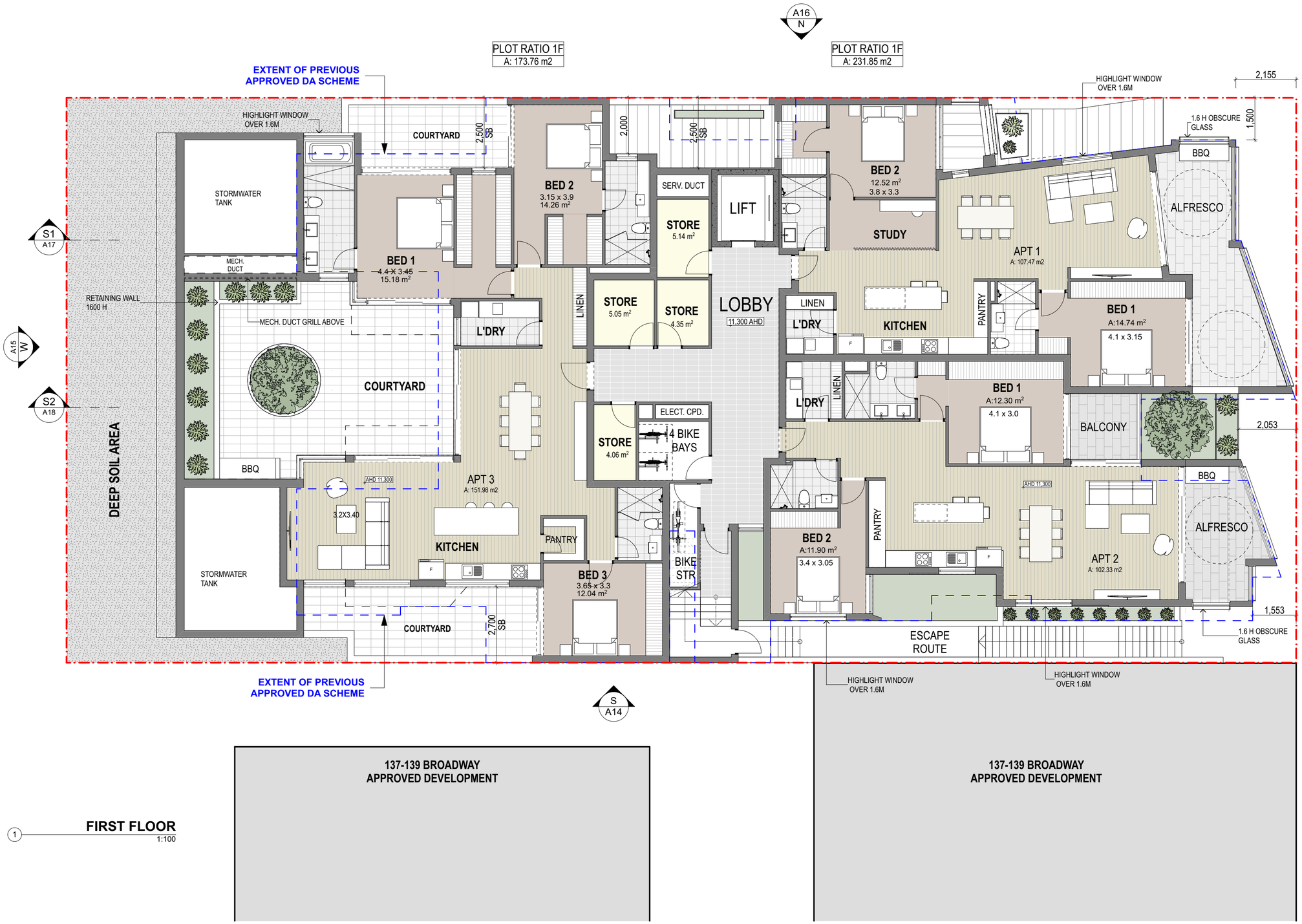

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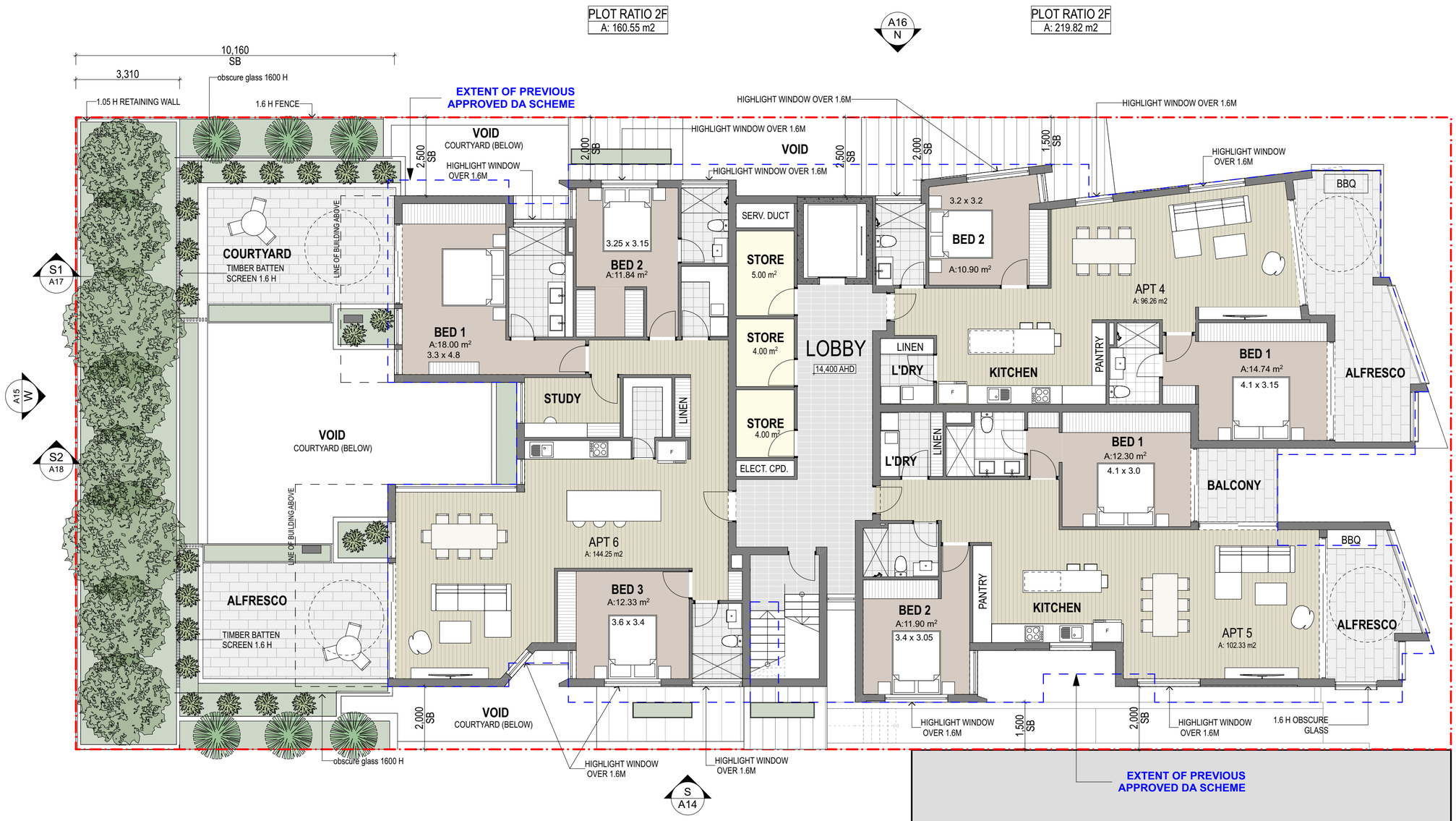

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1 **THIRD FLOOR**
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137-139 BROADWAY
APPROVED DEVELOPMENT

137-139 BROADWAY
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1 **FOURTH FLOOR**
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137-139 BROADWAY
APPROVED DEVELOPMENT

137-139 BROADWAY
APPROVED DEVELOPMENT

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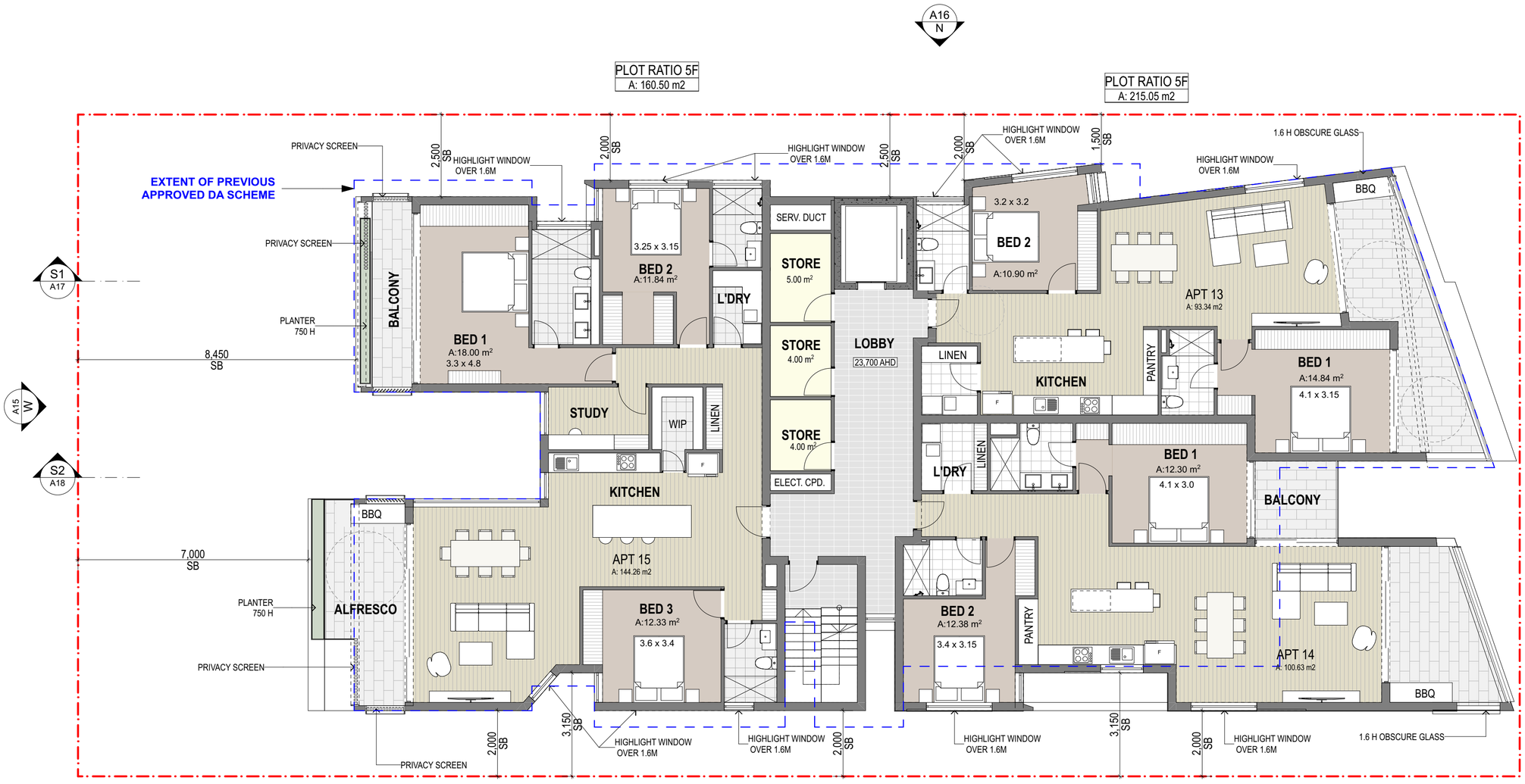

1 **FIFTH FLOOR**
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APPROVED DEVELOPMENT

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BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	11/12/20	1:100@ A2	JM/MA	FIFTH FLOOR	A	20010	A10

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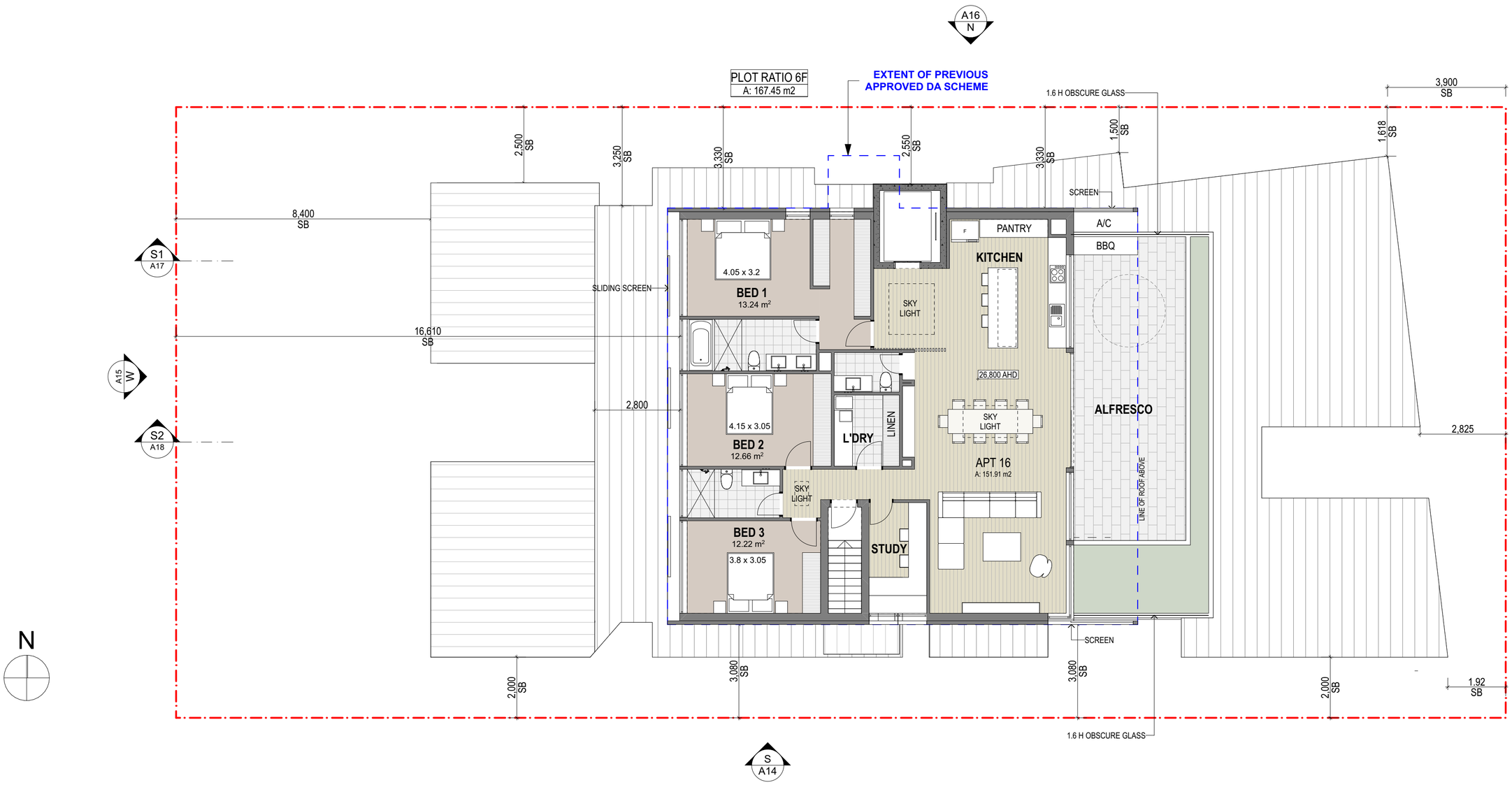

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1 **SIXTH FLOOR**
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APPROVED DEVELOPMENT

137-139 BROADWAY
APPROVED DEVELOPMENT

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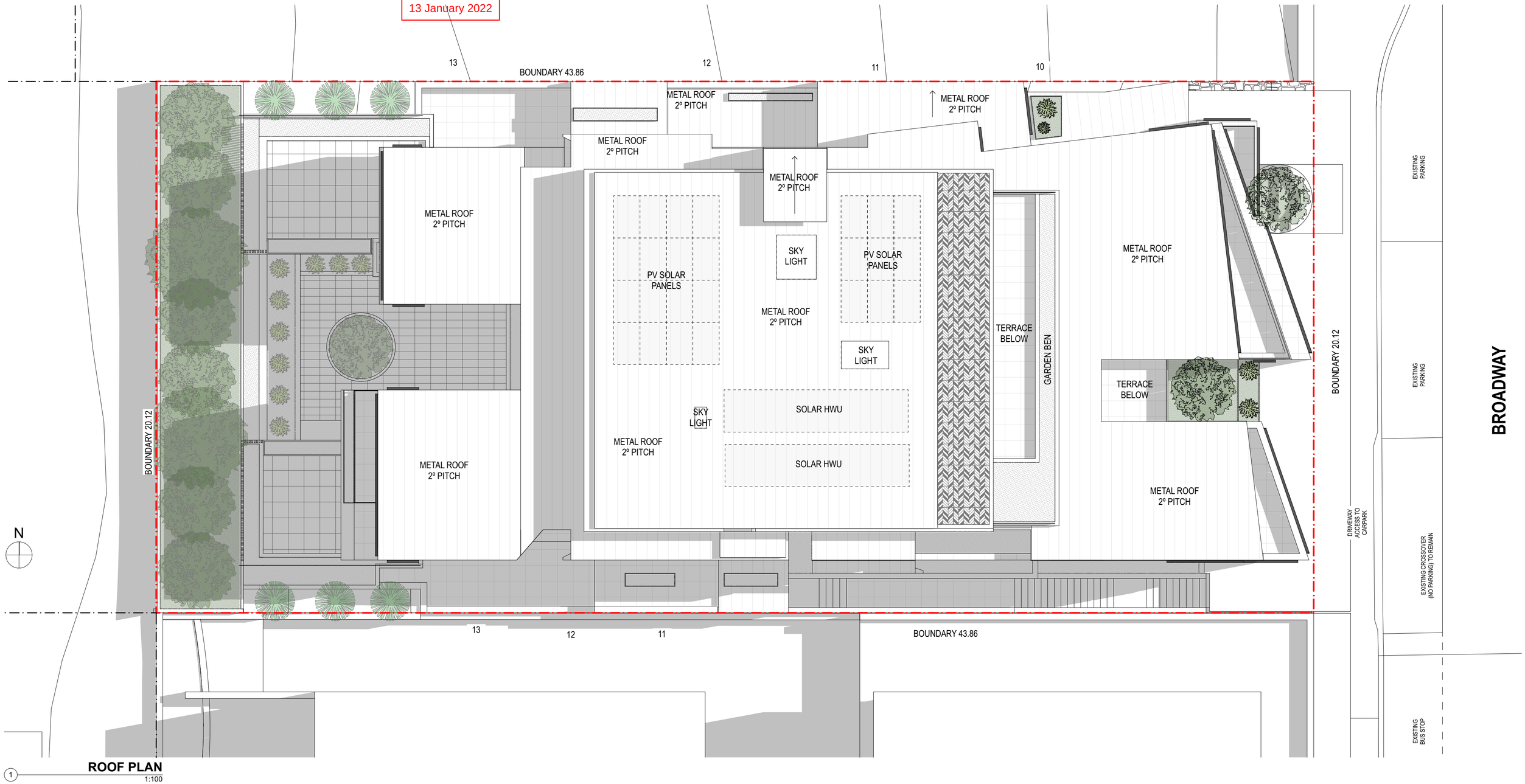
PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	11/12/20	1:100@ A2	JM/MA	**SIXTH FLOOR**	**A**	20010	**A11**

City of Nedlands
Received
13 January 2022



1 **ROOF PLAN**
1:100

ENERGY EFFICIENCY INITIATIVES:
- PV SOLAR PANELS ON ROOF TOP
- SOLAR HWU ON ROOF TOP
- SOLAR POWERED LIGHTING TO COMMON SPACES
- WATER SUPPLY TO ALL APARTMENTS & TENANCIES WILL BE METERED.
- DEEP SOAK-WELLS TO WEST SIDE WILL BE PROVIDED
- STORMWATER TANK (FOR LANDSCAPE RETICULATION) WILL BE PROVIDED.

- Planting design to incorporate waterwise plants, succulents, native trees & shrubs where appropriate to minimise irrigation demands.
- Irrigation system will be designed to the following rationale:
  - DRIP IRRIGATION THROUGHOUT.
  - BUBBLERS TO TREES (1 to 3 bubblers per tree dependent on size)
  - NO OVERHEAD SPRAY SPRINKLERS
  - HYDROZONING
  - SOIL MOISTURE SONSORS.
  - RAIN SENSORS.
  - PASSIVE IRRIGATION (Direct Stormwater to gardens before drain).

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BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	11/12/20	1:100@ A2	JM/MA	ROOF PLAN	A	20010	A12

Attachment 3
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Received
13 January 2022

Mark Aronson
Architect
Maarch Architects
Level 1, 41 Hampden Road
Nedlands WA 6009

2011a/MA061221NB

06 December 2021

Dear Mark,

Ref: Broadway Residences – 135 Broadway, Nedlands – The Communal Area Noise Assessment

Further to our recent instruction to undertake the assessment of the proposed communal area at the Broadway Residences, please see our findings detailed below.

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Project Location

135 Broadway, Nedlands WA is located in Mixed Use Zone, according to the City of Nedlands Local Planning Scheme. It is surrounded by residential and commercial buildings.

The development will consist of sixteen (16) residential apartments. Each individual unit on the development at 135 Broadway is to be classified as a noise sensitive premises, therefore six nearest noise sensitive receivers (NSR) have been identified and are located at:

- 135 Broadway, Nedlands, the development,
- 133 Broadway, Nedlands, north of the development,
- 137 Broadway, Nedlands, south of the development,
- 64 Kingsway, Nedlands, north-west of the development,
- 66 Kingsway, Nedlands, west of the development,
- 68 Kingsway, Nedlands, south-west of the development.

Environmental Noise Criteria

The Western Australian Department of Environmental Protection Noise Regulations (EPNR 1997), operate under the Environmental Protection Act 1986. The Regulations specify maximum noise levels that can be received at noise sensitive premises, including industrial, commercial and residential premises.

For the details of the assigned noise levels calculation, please refer to the Acoustic DA Report Rev C dated 19th March 2020.

The summary of the assigned noise levels calculated for the project NSRs are displayed in table below.

Table 1: Assigned Noise Levels at NSR

Type of premises receiving noise	Time of the day	Assigned Noise Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
Noise sensitive premises at locations within 15 metres of a building directly associated with a noise sensitive use	07.00 to 19.00 hrs Monday To Saturday	49	59	69
	09.00 to 19.00 hrs Sunday and Public holidays	44	54	69
	19.00 to 22.00 hrs All days	44	54	59
	22.00 to 07.00 hours all days	39	49	59
Commercial premises	All times	60	75	80
Industrial and utility premises	All times	65	80	90

L_{A10} is an acoustic descriptor which corresponds to the noise level exceeded for ten per cent of the time period under consideration; this may be considered to represent an “average maximum level” and is often used for the assessment of road traffic noise. The L_{A1} is the level exceeded for one per cent of the time; this is representative of the maximum levels recorded during the sample period. The L_{Amax} is the absolute maximum recorded level, which is most useful for assessing sounds of short duration.

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Communal Area Noise Assessment

A detailed assessment has been undertaken to predict the noise impact from the Communal area associated with the development.

The Communal area is proposed to be located in western part of level 2 of the development. It will consist of internal communal lounge and courtyard. It will be screened with 1.6m high glazing from the north and 1.2m high timber solid fence, therefore there will be no direct of sight between the communal area and NSRs. The top part of the timber fence, from 1.2m to 1.6m, will consist of timber batten screen to reduce direct sight to the NSRs to the south.

The preliminary established maximum occupancy is assumed for 20 people in the community lounge and 10 people in the courtyard.

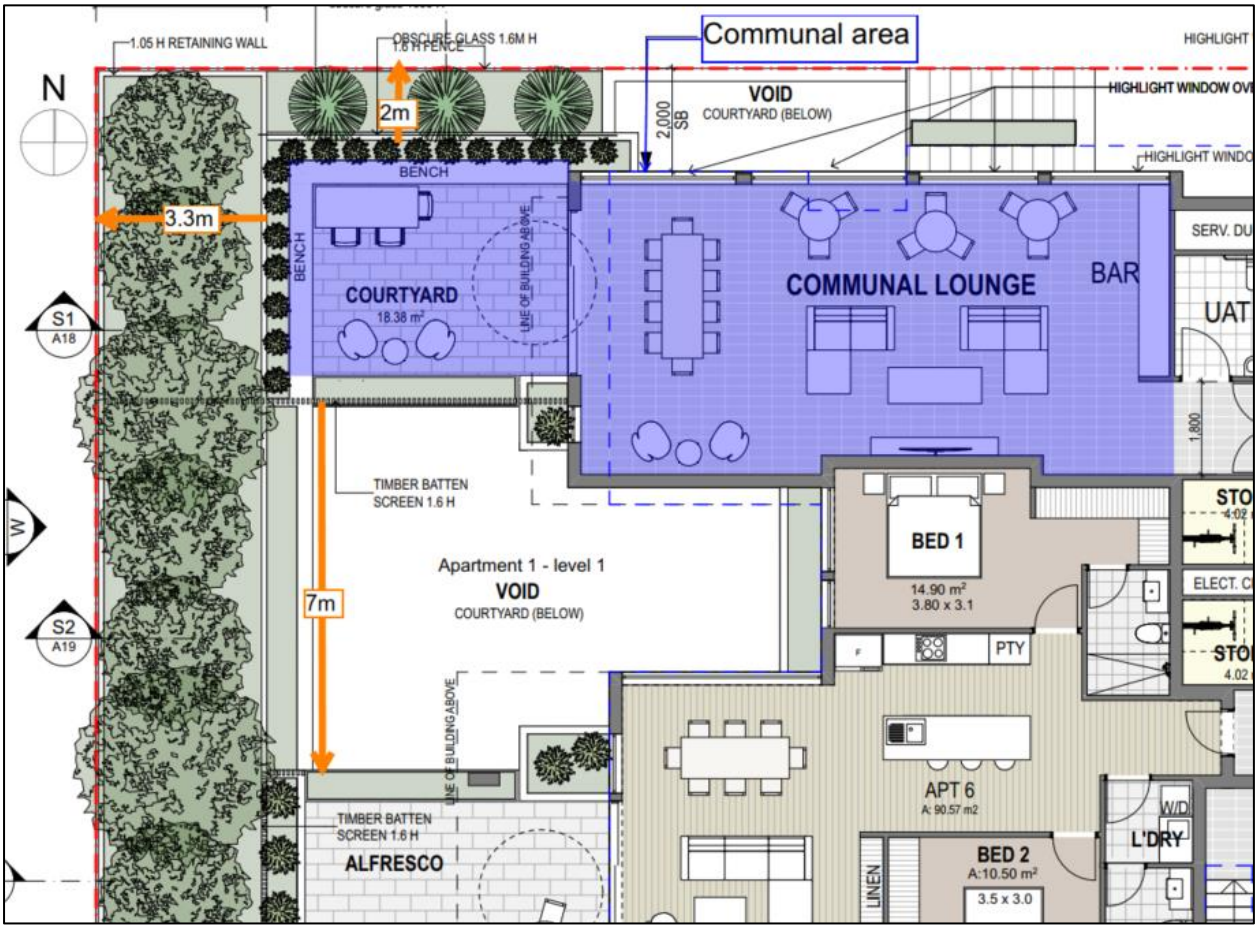
The Communal area is proposed to be for residents use only for private gatherings. Music will be played occasionally providing background only.

Noise from the communal area, including patrons' noise and amplified music, must comply with the EPNR 1997 regulations at all nearest noise sensitive receptors listed above.

The assessment has been based on the patrons being adults talking and amplified musing playing providing background.

The noise sensitive receptors are located approximately 2m to the north, 3.5m to the west and 7m to the south (Apt 6). Apartment 1 courtyard will be located directly below at level 1.

Figure 1: Communal area location within the development.



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The typical noise levels associated with the communal area activity are presented below.

Table 2: Typical noise levels from the terrace activity.

Venue Noise Source	Noise Level L_{Aeq} [dB]
Patrons (20 people) internally	63
Patrons (10 people) externally	60
Background music	55
Patrons and Music	63

Noise modelling has been undertaken, using SoundPLAN© software, in order to establish noise impact to the NSRs from Communal Area activity. Please refer to appendix A Map 1 and 2 for noise contour maps.

A terrain survey of the site and surroundings contains topographical data in 5 metre intervals. The data set was exported into one set of elevation contours used to generate the Digital Ground Model (DGM) used in the SoundPLAN model for the noise assessment.

Existing buildings in the assessment area and proposed development building have been included in the noise model. Properties fences have been included in the model. Typical height of the fence is 1.8m. Soft (absorptive) ground has been used for the assessment area.

Additionally, receiver points have been included in the modelling and noise levels have been calculated at two heights 1.4m and 4.4m above the ground, representing ground level and first floor, in order to confirm compliance with the EPNR at the NSRs. Please refer to Appendix A Map 3 for the receiver locations.

Predicted noise levels will achieve compliance at noise sensitive receivers at Broadway and Kingsway in accordance with WA EPNR 1997.

The predicted noise levels from the communal area are presented in Table 3 below.

Table 3: Estimated outdoor noise levels at NSR.

NSR Location	EPNR 1997 Assigned Noise Level 19.00 to 22.00 hours L_{A10} [dBA]	Receiver Location	Predicted Level L_{A10} [dBA]	Compliance predicted
135 Broadway – Apartment 3	44	1.4m above GL -	34 -	Yes
135 Broadway – Apartment 6	44	- 4.4m above GL	- 31	Yes
133 Broadway	44	1.4m above GL 4.4m above GL	36 42	Yes
137 Broadway	44	1.4m above GL 4.4m above GL	22 29	Yes
64 Kingsway	44	1.4m above GL 4.4m above GL	28 35	Yes
66 Kingsway	44	1.4m above GL 4.4m above GL	36 40	Yes
68 Kingsway	44	1.4m above GL 4.4m above GL	23 30	Yes

The predicted outdoor noise levels meet the criteria at the nearest noise sensitive receptors.

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It should be noted that the above predictions meet the criteria for assumed situation, including number of people and amplified music providing background only. The noise levels to be received at the NSRs will vary depending on the number of people at the courtyard and noise level of played music.

The activity from the communal outdoor area should be reduced during the night-time (after 10pm) in order to minimise potential noise impact to the NSRs.

Internal acoustic design for the internal lounge area should be undertaken and internal finishes should be specified to reduce the noise reflections and to keep the noise levels localised within the lounge area. This will reduce the potential noise impact to the NSRs from the activities within the communal lounge.

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Conclusion

Noise from the communal area, including patrons' noise and amplified music, must comply with the EPNR 1997 regulations at all nearest noise sensitive receptors for the project.

A detailed assessment has been undertaken to predict the noise impact from the Communal area associated with the development.

Noise modelling has been undertaken, using SoundPLAN© software, in order to establish noise impact to the NSRs from Communal Area activity.

Predicted noise levels will achieve compliance at noise sensitive receivers at Broadway and Kingsway in accordance with WA EPNR 1997 for day and evening times. The vertical distance and screening effect from the proposed screens have been applied to the calculations.

The activity from the communal outdoor area should be reduced during the night-time (after 10pm) in order to minimise potential noise impact to the NSRs.

Internal acoustic design for the internal lounge area should be undertaken and internal finishes should be specified to reduce the noise reflections and to keep the noise levels localised within the lounge area. This will reduce the potential noise impact to the NSRs from the activities within the communal lounge.

I trust the above is acceptable and please let me know if you require any further information.

Yours sincerely,



Natalia Bigaj, MAAS
Acoustic Consultant

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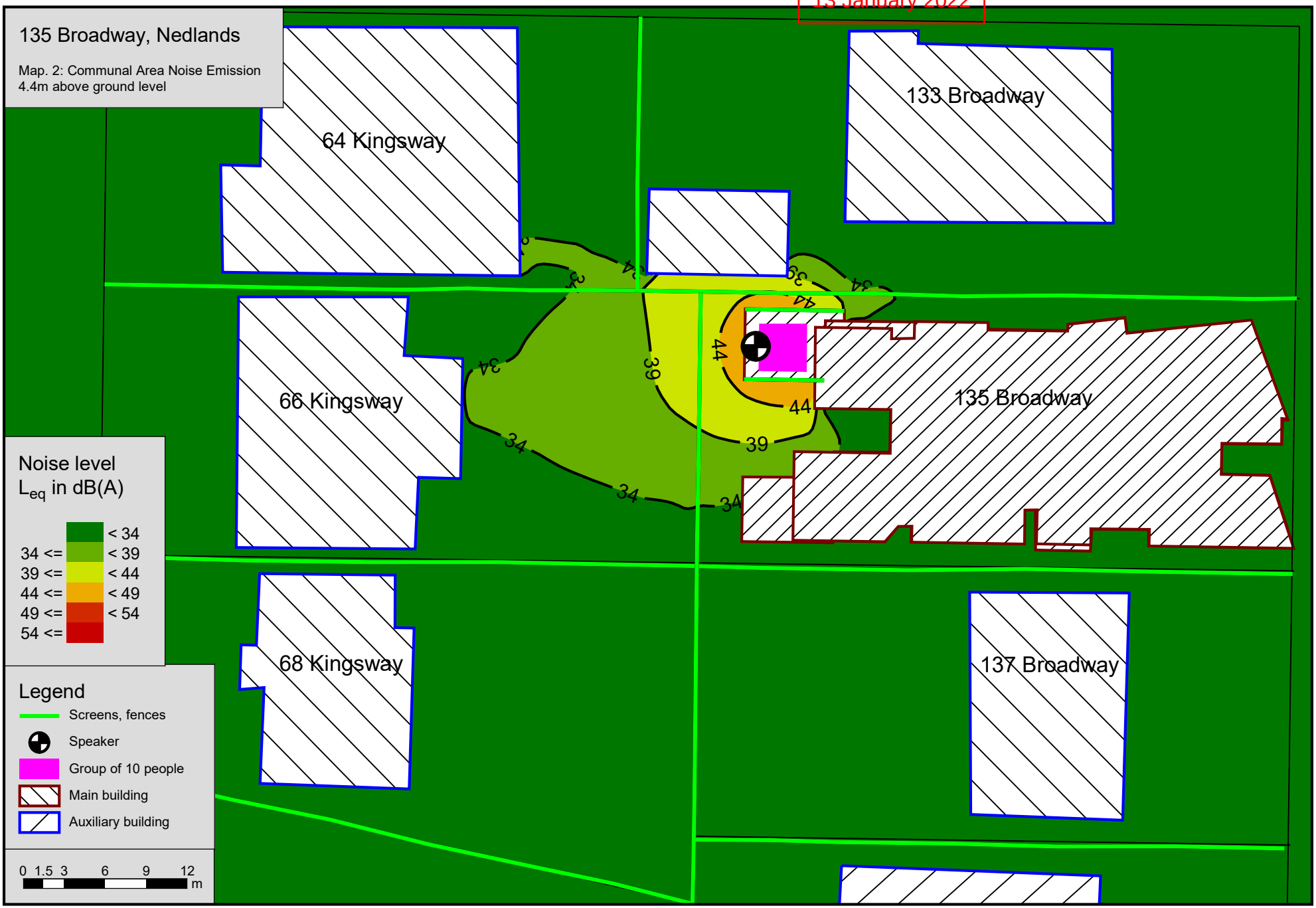
13 January 2022



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LG Ref: DA19/38621
DAP Ref: DAP/19/01655
Enquiries: (08) 6551 9919

State Administrative Tribunal
565 Hay Street
PERTH WA 6000

Dear Sir/Madam

STATE ADMINISTRATIVE TRIBUNAL REVIEW OUTCOME – DR 269/2019

Property Location:	No. 135 (Lot 684) Broadway, Nedlands
Application Details:	Mixed Use Development comprising Seven levels, 20 Serviced Apartments units, 8 Multiple Dwellings and Café with Basement Parking

Please be advised that the Metro West Joint Development Assessment Panel reconsidered the above-mentioned development application, SAT ref DR 269/2019, pursuant to section 31 of the *State Administrative Tribunal Act 2004* on 3 April 2020.

The Notice of Determination is attached.

Yours sincerely,

DAP Secretariat

6 April 2020

Encl: Amended DAP Determination Notice

Cc:
Cedar Cove Pty Ltd C/- Urbanista Town Planning

State Solicitor's Office

Mr Joshua Scrutton
City of Nedlands

Planning Appeals

Planning and Development Act 2005

City of Nedlands Local Planning Scheme No. 3

Metro West Joint Development Assessment Panel

Determination on Development Assessment Panel Application for Planning Approval

Property Location: No. 135 (Lot 684) Broadway, Nedlands
Application Details: Mixed Use Development comprising Seven levels, 20 Serviced Apartments units, 8 Multiple Dwellings and Café with Basement Parking

Pursuant to section 31 of the *State Administrative Tribunal Act 2004*, the Metro West JDAP, at its meeting on 3 April 2020, has reconsidered its decision dated 18 December 2019 in respect to the above application, SAT Ref. DR 269/2019 and has resolved to:

Approve DAP Application reference DAP/19/01655 and accompanying plans (Attachment 1) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City Of Nedlands Local Planning Scheme No. 3, and pursuant to clause 24(1) and 26 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 two (2) years from the date of approval. If the subject development is not substantially commenced within the two (2) year period, the approval shall lapse and be of no further effect.

2. The development shall at all times comply with the application and the approved plans, subject to any modifications required as a consequence of any condition(s) of this approval.

3. This approval is for Serviced Apartments, Multiple dwellings and Cafe. Development shall be in accordance with these land uses as defined within Local Planning Scheme No. 3, the approved plan(s), any other supporting information and conditions of approval.

4. Prior to occupation of the development the finish of the parapet walls is to be finished in accordance with the hereby approved plans.

5. All stormwater generated on site is to be retained on site. An onsite storage/infiltration system is to be provided within the site for a 1 in 100-year storm event. No stormwater will be permitted to enter the City of Nedlands's stormwater drainage system unless otherwise approved.

6. Prior to the issue of a Building Permit, a geotechnical report addressing the development area is to be prepared by a suitably qualified practitioner at the applicant's cost and submitted to the City of Nedlands and be implemented to the satisfaction of the City of Nedlands. The report will give due consideration to any potential impacts on neighbouring properties including but not limited to: ground water management, excavation or modifications to existing ground levels; vibration or consolidation of material throughout the demolition and construction phase of the project. The geotechnical report will identify any remedial treatments required to mitigate any adverse impacts and will be lodged with the building permit application, together with certification that the design is suitable for the site conditions as outlined in the geotechnical report.

Demolition and Construction

7. A Demolition and Construction Management Plan being provided to the City which addresses the control of; vibration, dust, noise, waste, sand, sediment, temporary fencing, hoardings, gantries, site access / egress, site deliveries, heavy construction machinery, traffic control shall be provided to the City of Nedlands with or before the demolition permit and building permit approval applications are submitted and shall be implemented to the satisfaction of the City of Nedlands.

Noise

8. The Acoustic report prepared Hewshott Acoustics International forms part of this approval. The recommendations contained within the acoustic report shall be implemented and adhered to for the lifetime of the development to the satisfaction of the City of Nedlands.

9. Prior to the lodgement of a building permit, a noise management plan is to be submitted detailing measures that will be undertaken to ensure noise levels form the development are compliant with the assigned levels prescribed in the Environmental Protection (Noise) Regulations 1997. The plan is to be prepared by a suitably qualified consultant and is to include:
   - sound proofing measures used in the design and construction of the development;
   - predictions of likely noise levels;
   - control measures to be undertaken (including monitoring procedures), and identified noise sensitive receivers; and
   - a complaint response procedure.

   All noise attenuation measures, identified by the plan or as additionally required by the City, are to be implemented prior to occupancy of the development or as otherwise required by the City and the requirements of the plan are to be observed at all times.

Vehicle Access and Parking

10. Prior to occupation of the development any new or modified crossover associated with the hereby approved development must receive separate approval from the City of Nedlands.

11. Prior to occupation, the proposed car parking and vehicle access areas shall be sealed, drained, paved and line marked in accordance with the approved plans and are to comply with the requirements of AS2890.1 to the satisfaction of the City of Nedlands.

Waste Management

12. The waste management plan prepared by Talis Consultants dated 19 March 2020 forms part of this development approval and shall be complied with at all times to the satisfaction of the City of Nedlands.

Land Use

13. The Short-Term Accommodation Management Plan forms part of this approval. The approved Management plan is to be implemented, adhered to and updated, thereafter to the satisfaction of City of Nedlands.

Landscaping

14. Prior to commencement of development, a detailed landscaping plan prepared by a competent landscape designer shall be submitted to and approved by the City of Nedlands. Landscaping shall be installed and maintained in accordance with that plan, or any modifications approved thereto, for the lifetime of the development thereafter, to the satisfaction of the City of Nedlands.

15. Prior to the issue of a Building Permit, all communal and private open space areas shall include a water tap for the purpose of irrigation.

16. Prior to the lodgement of a Building Permit, an arborist report shall be submitted to the City of Nedlands, demonstrating that the construction and built development will not adversely affect the health of any tree located on lots 8 and 685 Broadway, Nedlands and Lot 681 Kingsway Nedlands, to the Satisfaction of the City of Nedlands.

Entry and Lighting

17. Prior to occupation, the applicant shall arrange a suitably qualified consultant to prepare a lighting plan which demonstrates that the proposed development will not cause adverse amenity impacts on the surrounding locality and comply with the relevant Australian Standard;
    i. A full site plan indicating the proposed siting of lighting columns including details of their proposed height;
    ii. Times of operation;
    iii. A Management Plan to detail the methods that will be employed to mitigate the impacts of light penetration and glare to the occupiers of adjacent property, including the use of an automatic timing device;
    iv. Details of orientation and hooding and/or other measures to minimise their impact in the interests of pedestrian and/or vehicular safety and amenity; and
    v. Details where the proposed floodlighting is sited in close proximity to residential property, the spread of lighting from the lighting installation must be restricted in accordance with the relevant Australian Standard.

Visual Privacy

18. All major openings, balconies, and private open space are to comply with the visual privacy setbacks to adjoining properties in accordance with Table 3.5 of *State* Planning *Policy Residential Design Codes Volume 2 - Apartments* or shall be screened by either:
    a) fixed obscured or translucent glass to a height of 1.60 metres above finished floor level, or
    b) Timber screens, external blinds, window hoods and shutters to a height of 1.6m above finished floor level that are at least 75% obscure.
    c) a minimum sill height of 1.60 metres as determined from the internal floor level, or
    d) an alternative method of screening approved by the City of Nedlands.

    The required screening shall be thereafter maintained to the satisfaction of the City of Nedlands.

19. The sill height of the minor openings to habitable rooms located on the northern and southern elevation shall be reduced to 1.6m.

Universal Access

20. At Building Permit Stage, two (2) multiple dwellings on the hereby approved development plans shall meet 'Silver Level' requirements as defined in the Liveable Housing Design Guidelines.

Legal

21. Prior to occupation of the development, the applicant or landowner shall enter into a Deed of Indemnity with the City, which indemnifies both the City and its waste collection contractors from claims relating to damage caused through the collection process.

22. Prior to the occupation of the development, the applicant or landowner shall enter into a Deed of Indemnity with the City in relation to the works (awnings) to be undertaken in accordance with the approval within the land managed/owned by the City. The Deed of Indemnity shall be prepared/or vetted by the City's solicitors and shall be executed by both parties prior to any construction within the road reserve. All reasonable costs associated with the preparation of the Deed of Indemnity shall be met by the applicant.

Advice Notes

1. In relation to condition (6), the geotechnical report shall demonstrate how they will contain and dispose of a 1-100-year run-off within their land holding to the satisfaction of the City and any other relevant State Government agencies.

2. In relation to condition (7), the applicant is advised that the Construction Management Plan is to address, but is not limited to the following matters:
    a) hours of construction;
    b) traffic management;
    c) parking management;
    d) access management;
    e) management of loading and unloading of vehicles;

f) heavy vehicle access;
g) dust management;
h) waste management (where applicable)
i) protection of infrastructure and street trees within the road reserve;
j) the need for a dilapidation report of adjoining properties;
k) if required, details of and reasons for construction work on the construction site that is likely to be carried out other than between 7.00 am and 7.00 pm on any day which is not a Sunday or public holiday;
l) if required, details of and duration of activities on the construction site likely to result in noise emissions that fail to comply with the standard prescribed under regulation 7 of the Environmental Protection (Noise) Regulations 1997;
m) predictions of noise emission on the construction site;
n) use of City car parking bays for construction related activities;
o) protection of infrastructure and street trees within the road reserve;
p) security fencing around construction sites;
q) gantries;
r) Staging plan for the entire works;
s) Applicable timeframes and assigned responsibilities for tasks;
t) Onsite storage of materials and equipment;
u) Parking for contractors;
v) Waste management;
w) Management of noise in accordance with the requirements of the Environmental Protection (Noise) Regulations 1997;
x) Management of vibrations;
y) Complaints and incidents; and
z) Site signage showing the builder's direct contact details (telephone number and email address).
aa) dewatering management plan;
bb) contact details;
cc) site offices;
dd) details of measures to be implemented to control noise (including vibration) emissions;
ee) complaint response procedure to be adopted;
ff) details of how dust will be suppressed (e.g. by use of water tanker, independently powered water pumps, high volume hoses) or whether an approval from the water corporation for hydrant standpipe has been granted; and
gg) details of how dust and sand drift will be controlled in the event that the landscape remains bare for any period of time after demolition (consideration of more permanent dust suppression or sand drift measures such as hydromulching); and
hh) any other relevant matters.

3. In relation to condition (11), the cafe and residential visitor bays are to be clearly noted as such.

4. In relation to condition (14), the landscaping plan shall detail the following:
   - Demonstrate compliance with Table 4.12 of the State Planning Policy *Residential Design Codes Volume 2 - Apartments*
   - Water permeable paving where located within the deep soil area located on the first floor
   - Comprehensive maintenance plan for all planting on structure including an irrigation plan.

5. In relation to condition (16), the Arborist is to provide:
   - a Tree Protection Zone and development impact assessment for trees to northern Lot to confirm building does not impact on TPZ.
   - A plan as to how the arborist will engage the builder during construction to provide methodology and works, as required.

6. In relation to condition (17), the applicant is advised that a Suitably qualified lighting consultant – is to be a Member of the illuminating Engineering Society of Australia and New Zealand.

7. In relation to condition (17), the applicant is advised that the Relevant Australian Standard is Australian Standard AS.4282 – Control of the Obtrusive Effects of Outdoor Lighting.

8. In relation to condition (17), the applicant is advised that Certification by a suitably qualified lighting consultant shall demonstrate that the development is in compliance with the relevant Australian Standard. On completion of the installation, the consultant is to confirm that the lighting conforms to the relevant Australian Standard and if not, remedial measures are to be undertaken to rectify the situation and bring about compliance with the relevant Australian Standard. The requirement for confirmation certification on completion of the installation is to be included as a condition on all Planning Approvals granted by the City.

9. In relation to condition (19), the City seeks larger windows to provide more ventilation, solar access, and horizon outlook.

10. In relation to condition (21), the applicant is advised that the responsible entity (landowner) is responsible for the maintenance of the common property (including roads) within the development.

11. The applicant is advised that the Public Transport Authority hardstand boarding area is currently compliant to Disability Discrimination Act legislation. As such, construction of the driveway is not to impact the in-situ barrier kerb or boarding area.

12. The applicant is advised that prior to the proposal commencing the applicant shall lodge with the City an Application for Food Premises Alteration / Fit-out which an Environmental Health Officer at the City is satisfied demonstrates food safety outcomes.

13. The applicant is advised that prior to commencing a Food Business a proprietor shall lodge with the City a Food Business Registration / Notification Form.

14. The applicant is advised that prior to commencing a Food Business the premises shall receive an inspection from an Environmental Health Officer at the City which cites that the Food Business may commence.

15. The applicant is advised that designated storage areas for cleaning chemicals and equipment and personal belongings shall be available and separate from any food preparation or food storage area within the proposed food business.

16. The applicant is advised that all internal water closets and ensuites without fixed or permanent window access to outside air or which open onto a hall, passage, lobby or staircase, shall be serviced by a mechanical ventilation exhaust system which is ducted to outside air, with a minimum rate of air change equal to or greater than 25 litres / second.

17. The applicant is advised that adequate staff and public sanitary conveniences shall be provided in accordance with the Building Code of Australia.

18. The applicant is advised that Service and/or delivery vehicles are not to service the premises before 7.00 am or after 7.00 pm Monday to Saturday, and/or before 9.00 am or after 7.00 pm on Sundays and Public Holidays unless otherwise approved by the City beforehand.

19. The applicant is advised that the landowner is advised that all mechanical equipment (e.g. air-conditioner, swimming pool or spa) is required to comply with the Environmental Protection (Noise) Regulations 1997, in relation to noise.

20. The applicant is advised that prior to the commencement of any demolition works, any Asbestos Containing Material (ACM) in the structure to be demolished, shall be identified, safely removed and conveyed to an appropriate landfill which accepts ACM.

21. Removal and disposal of ACM shall be in accordance with Health (Asbestos) Regulations 1992, Regulations 5.43 - 5.53 of the Occupational Safety and Health Regulations 1996, Code of Practice for the Safe Removal of Asbestos 2nd Edition, Code of Practice for the Management and Control of Asbestos in a Workplace, and any Department of Commerce Worksafe requirements.

22. Where there is over 10m^2 of ACM or any amount of friable ACM to be removed, it shall be removed by a Worksafe licensed and trained individual or business.

23. The development is to comply with the statutory requirements for lodging houses contained within the Health (Miscellaneous Provisions) Act 1911 and City of Nedlands Health Local Laws 2017.

24. Prior to the development commencing the applicant, and proposed keeper, shall lodge with the City an Application for registration of a Lodging House, along with the prescribed fee and details plans and specifications of the lodging house including emergency evacuation routes and fire protection facilities.

25. Prior to commencing operations, the premises shall receive an inspection from an Environmental Health Officer at the City which cites that the lodging house may commence.

26. During the month of December each year, the landowner(s) shall apply to the City for renewal of the registration of the lodging house.

27. The applicant is advised that laundry facilities are to be compliant with the requirements of the Health Act (Laundries and Bathrooms) Regulations and City of Nedlands Health Local Laws 2017. Laundries are not to be located within a room where food is prepared, stored or consumed. Where a laundry is located adjacent to a room where food is stored, prepared or consumed the laundry is to be separated by a wall or approved partition extending from the floor to the roof or ceiling. The door, which when closed shall completely fill the opening.

28. The applicant is advised that the development is to be provided with suitable enclosures for the storage and cleaning of waste receptacles on the premises per the following requirements:
    a) Constructed of brick, concrete, corrugated compressed fibre cement sheet or other material of suitable thickness approved by the City;
    b) Walls not less than 1.8m in height and access of not less than 1.0 metre in width fitted with a self-closing gate;
    c) Smooth and impervious floor not less than 75mm thick and evenly graded to an approved liquid refuse disposal system;
    d) Easily accessible to allow for the removal of the receptacles;
    e) Provided with a ramp into the enclosure having a gradient of no steeper than 1:8 unless otherwise approved by the City; and
    f) Provided with a tap connected to an adequate supply of water;
    g) Adequately ventilated to mitigate odour.

29. The applicant is advised to consult the City's Acoustic Advisory Information in relation to locating any mechanical equipment (e.g. air-conditioner, swimming pool or spa) such that noise, vibration impacts on neighbours are mitigated. The City does not recommend installing any equipment near a property boundary where it is likely that noise will intrude upon neighbours;

30. The applicant is advised that ventilation of the proposed food business shall be provided in accordance with the requirements of Australian Standards AS1668.2-1991 "The use of mechanical ventilation for acceptable indoor air quality" and Building Code of Australia (BCA) and be sufficient in ensuring mitigation of odour, so as not to affect other commercial or residential units;

31. The applicant is advised that where floodlighting is proposed, the applicant shall seek independent expert advice from a suitably qualified consultant detailing the particulars of the application, specifications of the type of floodlight proposed and certifying that the proposed lighting will not cause adverse amenity impacts on the surrounding locality and comply with the relevant Australian Standard;
    a) A full site plan indicating the proposed siting of lighting columns including details of their proposed height,
    b) Times of operation;
    c) A Management Plan to detail the methods that will be employed to mitigate the impacts of light penetration and glare to the occupiers of adjacent property, including the use of an automatic timing device;
    d) Details of orientation and hooding and/or other measures to minimise their impact in the interests of pedestrian and/or vehicular safety and amenity; and
    e) Details where the proposed floodlighting is sited in close proximity to residential property, the spread of lighting from the lighting installation must be restricted in accordance with the relevant Australian Standard.

32. The applicant is advised that developers are responsible for providing telecommunications infrastructure in their developments. To provide this infrastructure, they need to contract a carrier to install telecommunications infrastructure in their new development. If you choose National Broadband Network (NBN) to service your development, you will need to enter into a developer agreement with NBN. The first step is to register the development via http://www.NBNco.com.au/develop-or-plan-with-the-NBN/new-developments.html, once registered NBN will be in contact to discuss the specific requirements for the development. NBN requires you to apply at least six months before the required service date. All telecommunications infrastructure should be built to NBN guidelines found at http://www.NBNco.com.au/develop-or-plan-with-the-NBN/new-developments/builders-designers.html

33. The applicant is advised that all works within the adjacent thoroughfare, i.e. road, kerbs, footpath, verge, crossover or right of way, also require a separate approval from the City of Nedlands prior to construction commencing.

34. The applicant is advised that a new crossover or modification to an existing crossover will require a separate approval from the City of Nedlands prior to construction commencing.

35. The applicant is advised that the existing crossover is to be removed and the nature-strip / verge reinstated with grass or landscaping.

36. The applicant is advised that the contractor/developer shall protect the City's street trees from any damage that may be caused by the scope of works covered by this contract for the duration of the contract. All work carried out under this contract is to comply with the City's policies, guidelines and Australian Standards relating to the protection of trees on or adjacent to development sites (AS 4870-2009).

37. The applicant is advised that all street tree assets in the nature-strip (verge) shall not be removed. Any approved street tree removals shall be undertaken by the City of Nedlands and paid for by the owner of the property where the development is proposed, unless otherwise approved by the City of Nedlands.

38. The applicant is advised that BA20 forms will likely be required from two side neighbours or potential adverse effects of basement construction. Please refer to the City's Building Department for further detail.

39. The applicant is advised that it is noted that the DA plans indicate a Universal Access Toilet for the café on the ground floor. Staff and patrons may share facilities however the provision of facilities will limit the maximum occupancy for the premises. Based on a single UAT and 50/50 ratio of male to female, occupancy of café would be maximum of 50 persons a maximum of 10 person of whom can be employees.

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) or local government approval under regulation 17A of the Planning *and Development (Development Assessment Panels) Regulations 2011*.

Attachment 4


Attachment 1 - Development Plans dated 20/3/20

City of Nedlands
Received
20 March 2020

DEVELOPMENT
ASSESSMENT PANEL

APPROVED

03-Apr-2020

135 BROADWAY, NEDLANDS, WA 6009 16/3/20

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City of Nedlands
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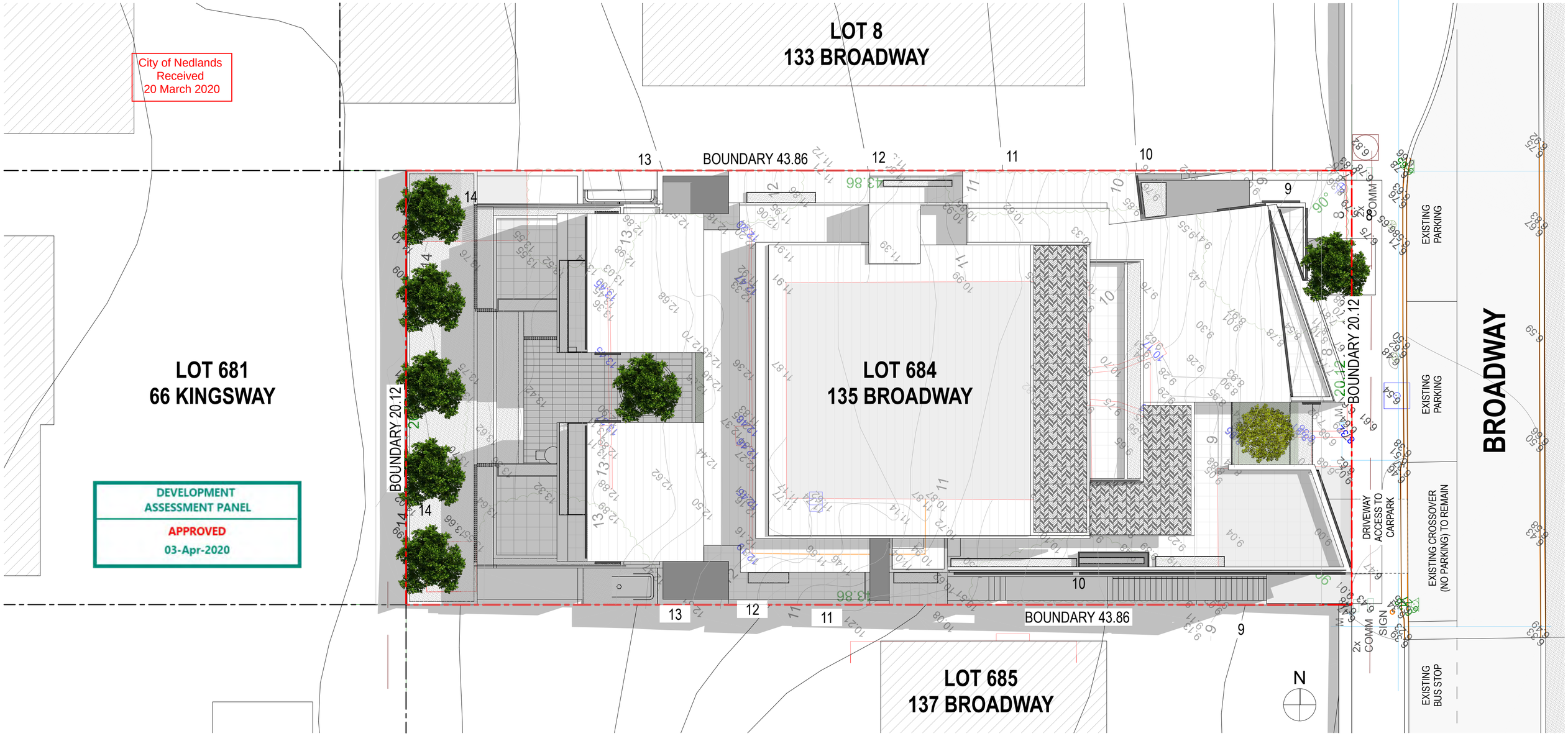
20 March 2020



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10 SITE PLAN
Scale 1:125

PROJECT CONSTRAINTS	
LOT AREA	884.40 m2
R CODE	R-AC 3
PLOT RATIO ALLOWED (RESIDENTIAL R-AC-3)	**2.0** 1768.80 m2
BUILDING HEIGHT	6 STOREYS
BOUNDARY WALL H	3 STOREYS
MIN PRIMARY ST SETBACK	2M OR NIL
MIN SIDE SETBACK	NIL
MIN REAR SETBACK	NIL

APPROXIMATE AREAS	
UNIT	**AREA**
UNIT 1	102.1
UNIT 2a	58.2
UNIT 2b	31.9
UNIT 3a	38.5
UNIT 3b	58.4
UNIT 4	76.2
UNIT 5	76.9
UNIT 6a	58.2
UNIT 6b	31.9
UNIT 7a	38.5
UNIT 7b	51.6
UNIT 8	76.2
UNIT 9	76.9
UNIT 10a	57.2
UNIT 10b	37.1
UNIT 11a	37.0
UNIT 11b	51.8

APPROXIMATE AREAS	
UNIT	**AREA**
UNIT 12	76.2
UNIT 13	76.9
UNIT 14a	58.2
UNIT 14b	31.9
UNIT 15a	37.8
UNIT 15b	52.0
UNIT 16	76.8
UNIT 17	76.9
UNIT 18a	37.0
UNIT 18b	48.6
UNIT 19	141.4
	1,672.3 m²

RESIDENTIAL UNITS (27.6%)
SERVICED APARTMENTS

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	1:125@ A2	MC/JM/MA	**SITE PLAN**	**C**	19006	**DA-1**

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BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	@ A2	MC/JM/MA	**EXISTING SITE & PROPOSED DEVELOPMENT**	**C**	19006	**DA-2**

concept

Architecture and Landscape derived from sedimentary geometries of the natural locale.



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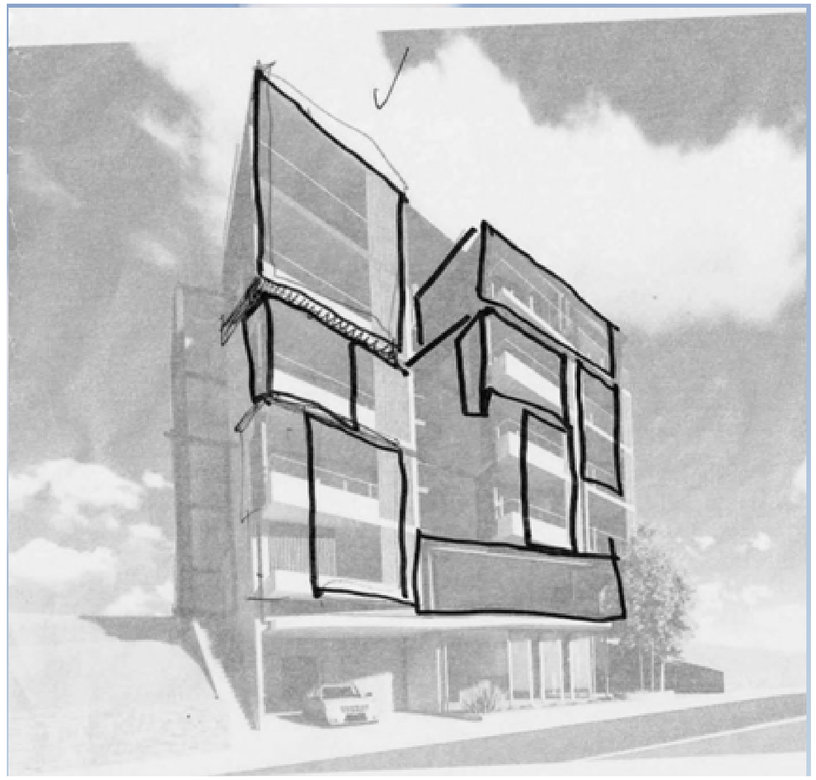

sand bar patterns + geology

The building mass is carved out with pockets that mimic weathered limestone seen in coastal WA.









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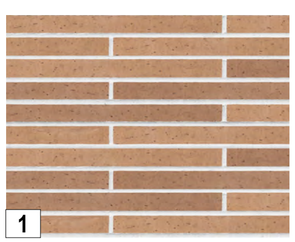
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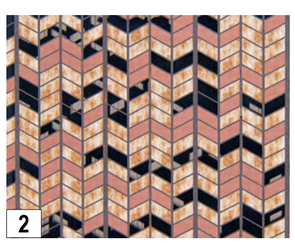
(TO ARCHITECT'S SELECTION)

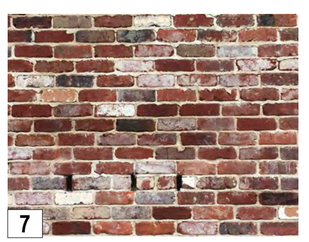

2 FEATURE METAL WORK


3 PAINTED WHITE RENDER


4 METAL CLADDING
(TO ARCHITECT'S SELECTION)


5 FACE BRICK WALL
(TO ARCHITECT'S SELECTION)


6 EXCAVATED LIMESTONE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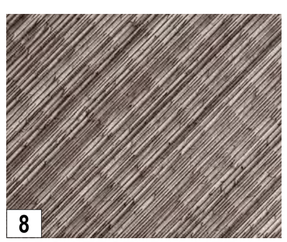
8 ARCHITECTURAL METAL PANEL
(TO ARCHITECT'S SELECTION)

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BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	@ A2	MC/JM/MA	**3D VIEW 02**	**C**	19006	**DA-4**

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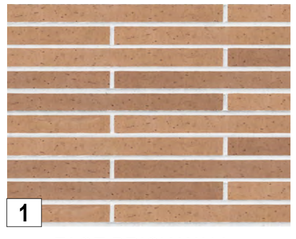
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FACE BRICK WALL
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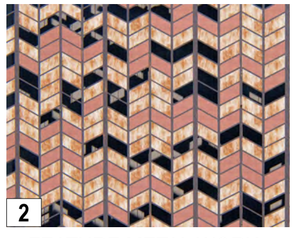
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FEATURE METAL WORK


3

PAINTED WHITE RENDER


4

METAL CLADDING
(TO ARCHITECT'S SELECTION)


5

FACE BRICK WALL
(TO ARCHITECT'S SELECTION)


6

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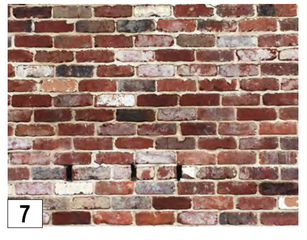
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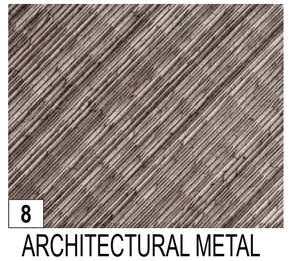
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ARCHITECTURAL METAL
PANEL
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BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	@ A2	MC/JM/MA	**3D VIEW ENTRY 1**	C	19006	**DA-6**

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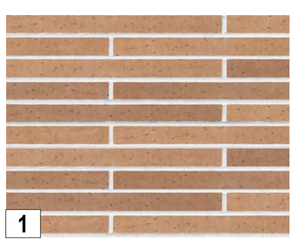

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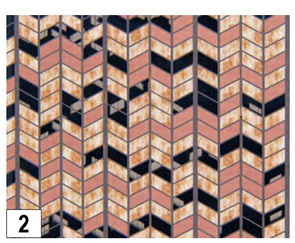

2 FEATURE METAL WORK



3 PAINTED WHITE RENDER



4 METAL CLADDING
(TO ARCHITECT'S SELECTION)



5 FACE BRICK WALL
(TO ARCHITECT'S SELECTION)



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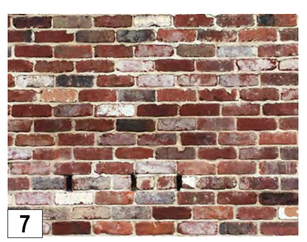

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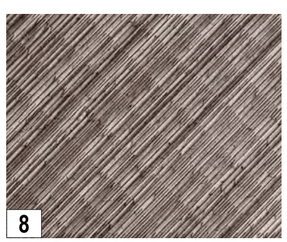

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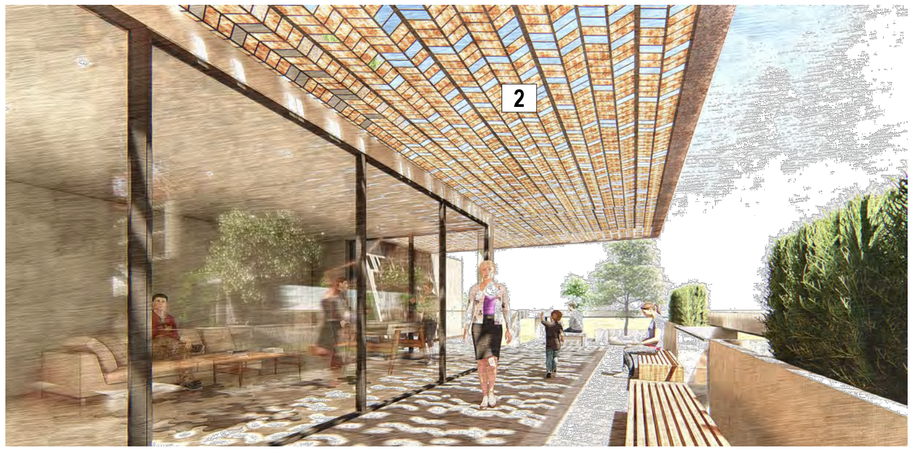



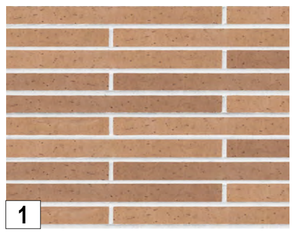
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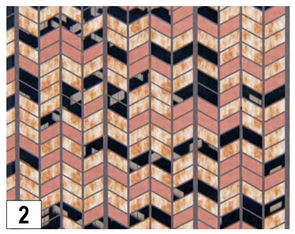
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3 PAINTED WHITE RENDER


4 METAL CLADDING
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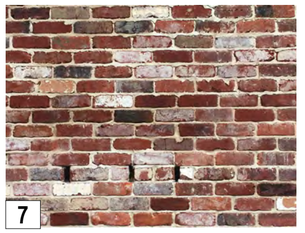
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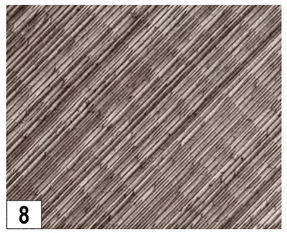
8 ARCHITECTURAL METAL
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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	@ A2	MC/JM/MA	**3D VIEW ROOFTOP TERRACE**	C	19006	**DA-8**

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20 March 2020

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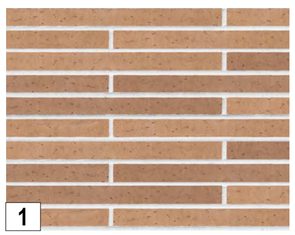
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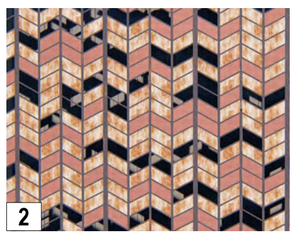
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FEATURE METAL WORK


3

PAINTED WHITE RENDER




4

METAL CLADDING
(TO ARCHITECT'S SELECTION)


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FACE BRICK WALL
(TO ARCHITECT'S SELECTION)


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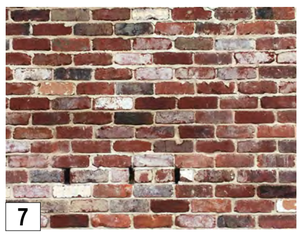
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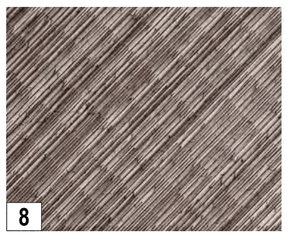
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BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	@ A2	MC/JM/MA	**AERIAL VIEW 1**	C	19006	**DA-9**

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20 March 2020

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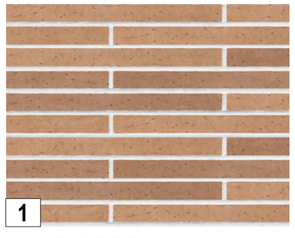
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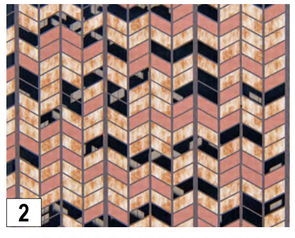
2
FEATURE METAL WORK


3
PAINTED WHITE RENDER


4
METAL CLADDING
(TO ARCHITECT'S SELECTION)


5
FACE BRICK WALL
(TO ARCHITECT'S SELECTION)


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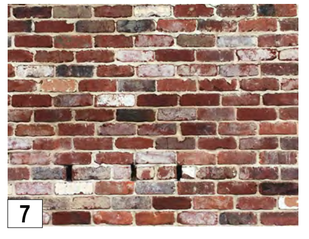
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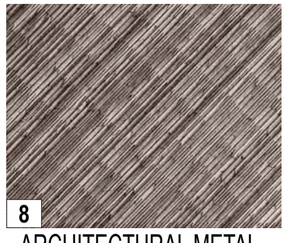
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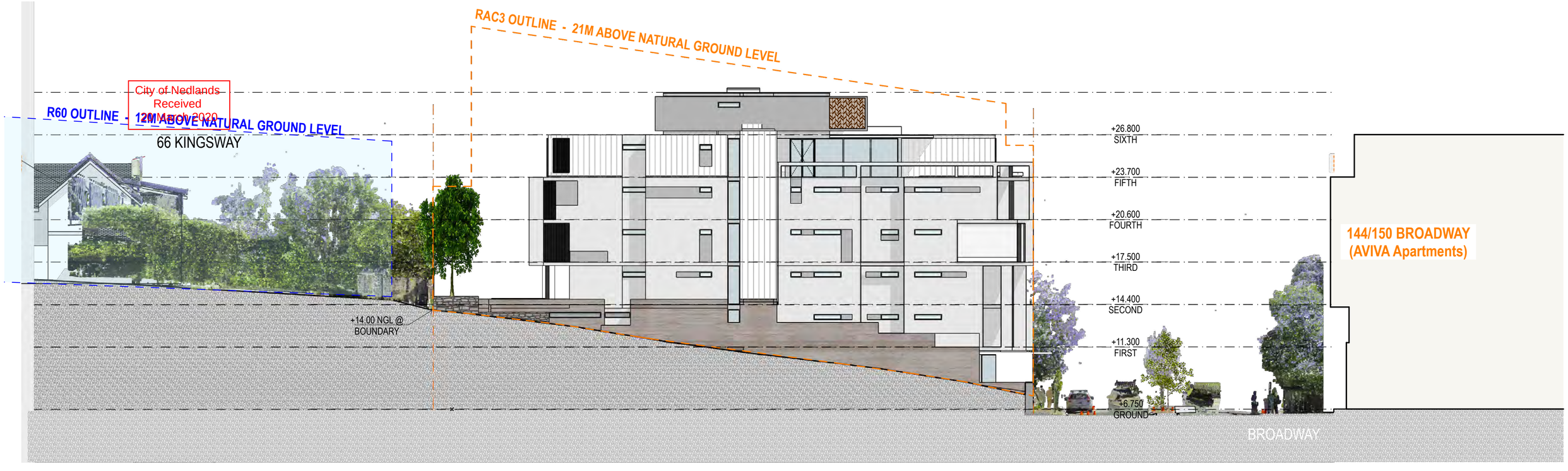
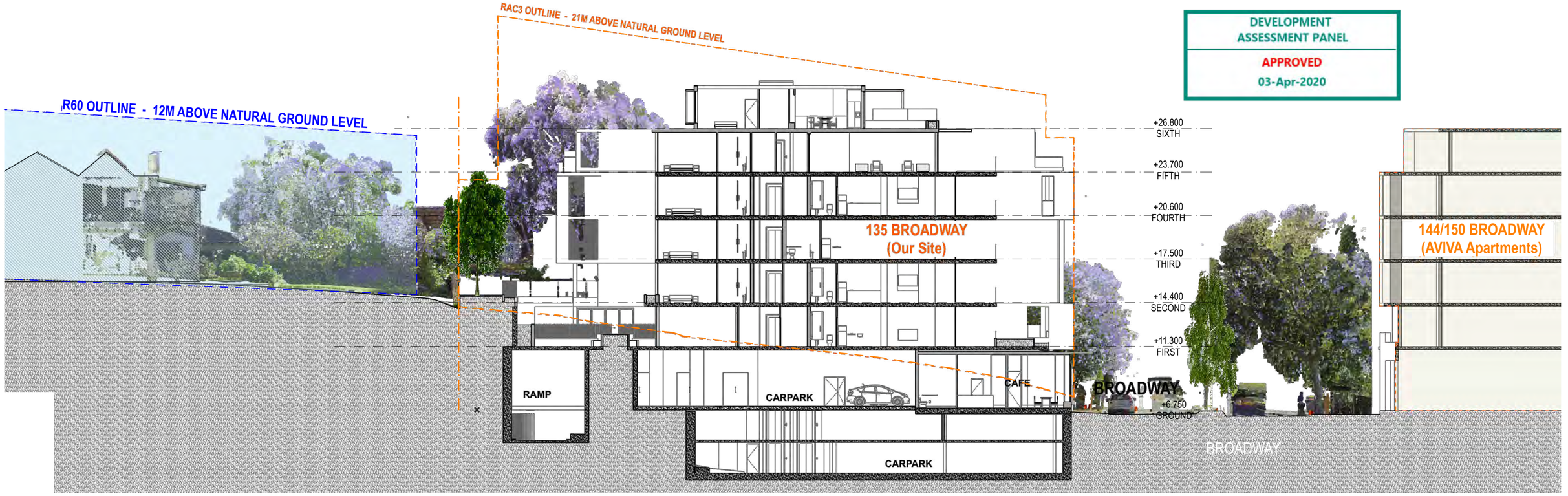
PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	@ A2	MC/JM/MA	**AERIAL VIEW 2**	C	19006	**DA-10**



1 **STREETSCAPE ELEVATION (SOUTH)**
Scale 1:200



12 **SECTION 2**
Scale 1:200

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	1:200@ A2	MC/JM/MA	**STREETSCAPE SECTION & ELEVATION**	C	19006	**DA-11**

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RAC3 OUTLINE - 21M ABOVE NATURAL GROUND LEVEL

1 STEPPED SECTION
Scale 1:125

DEVELOPMENT
ASSESSMENT PANEL
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135 BROADWAY

144/150 BROADWAY
(AVIVA Apartments)

NGL

CAFE

BROADWAY

CARPARK

CARPARK





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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	@ A2	MC/JM/MA	**STEPPED SECTION**	C	19006	**DA-12**

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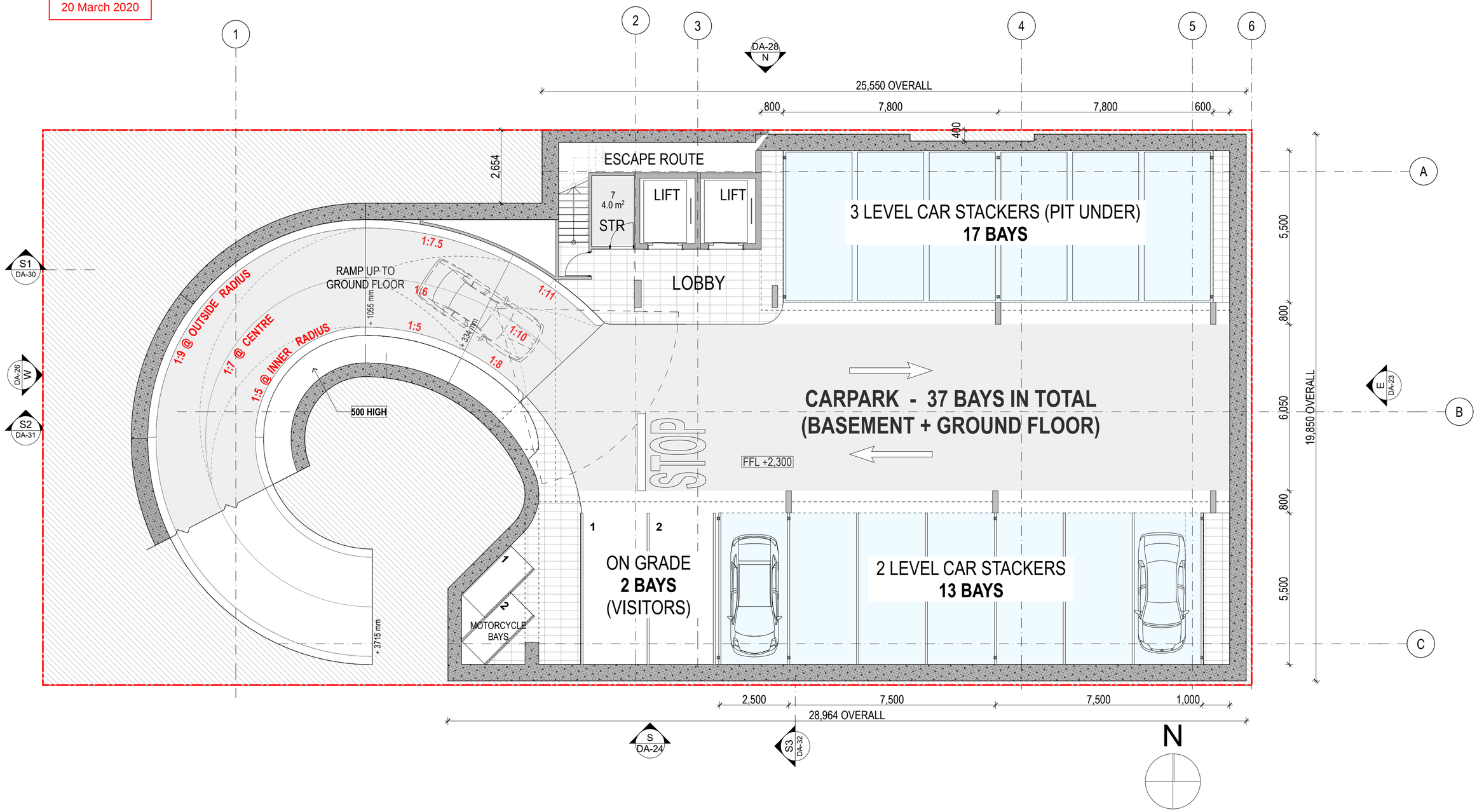

-1. BASEMENT

Scale 1:100

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	@ A2	MC/JM/MA	**BASEMENT**	**C**	19006	**DA-13**

Attachment 4

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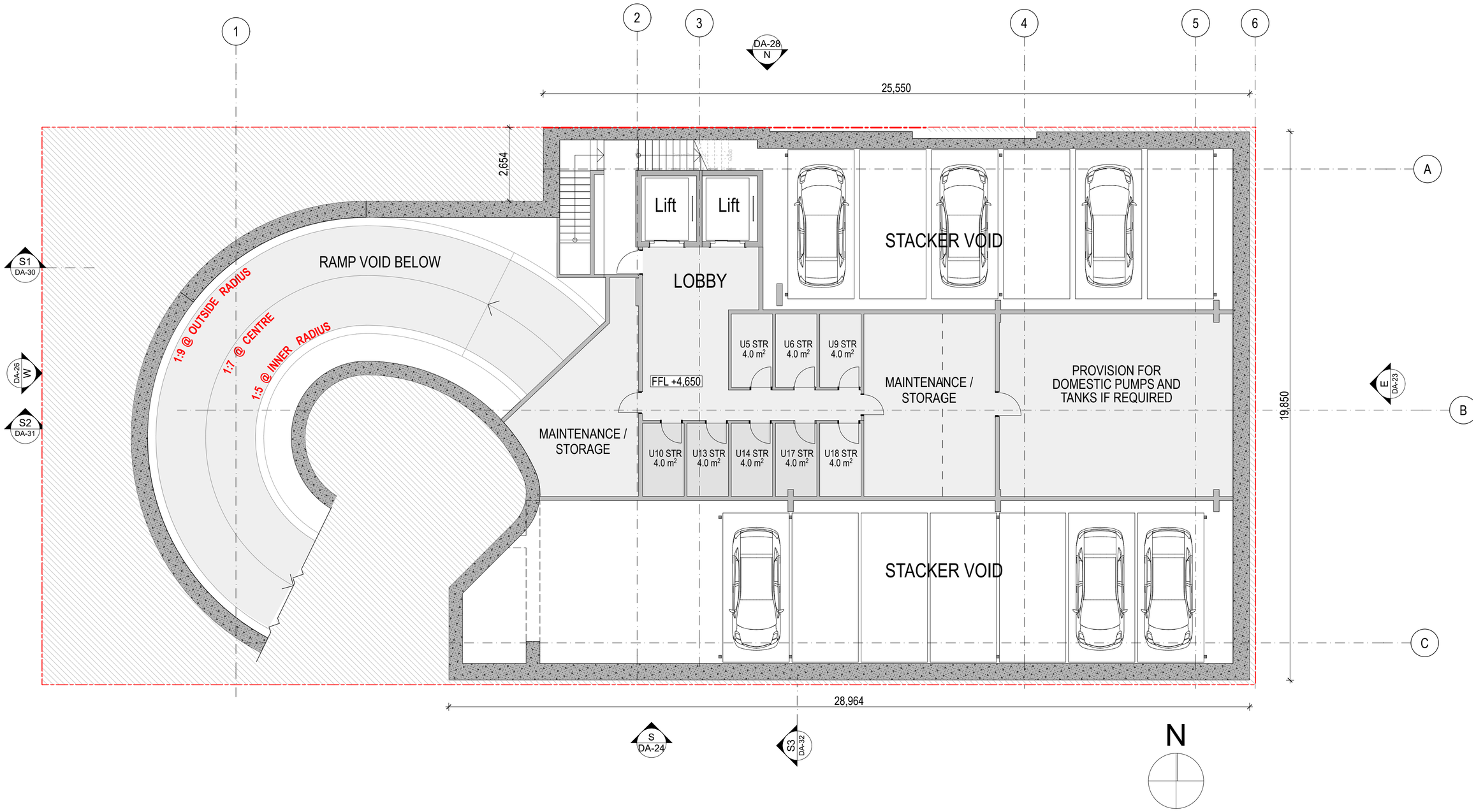

0. BASEMENT MEZZANINE

Scale 1:100

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	@ A2	MC/JM/MA	BASEMENT MEZZANINE	C	19006	DA-14

Attachment 4

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13,250 | 13,354 | 4,500 | 2,800 | 5,100 | 1400

1 | 2 | 3 | 4 | 5 | 6

7,000 | 14,510 | 2,250 | 11,750 | 6,200 | 2,150

DA-28 N

1800mm Ø x 2400mm DEEP SOAKWELL

BIN AREA RESIDENTIAL

BOUNDARY

PLOT RATIO GF
A: 62.2 m2

STAIRS FROM BASEMENT

TRANSFORMER
SRE TBC BY ELECTRICAL ENG.

1100L | 1100L

8 1100 L BINS

BIN AREA COMMERCIAL

Lift | Lift

LOBBY

FFL +7,050

ENTRY

FFL +6,925

FFL +6,757

RECEPTION

STORAGE

BIN WASH AREA

BINS LOADING AREA

BIN TRUCK BUMPER

5 BIKE BAYS

3 BIKE BAYS

OFFICE

KITCHEN

CAFE
A: 46.2 m2
(10 SEATS)

A: 13.0 m2

BROADWAY

S1 DA-30

S2 DA-31

W DA-26

E DA-23

20,150

5,216

lockers

E.O.T.

2 BIKE BAYS

2 BIKE BAYS

DEEP PLANTING

500MM OVER DRIVEWAY

FOR USE BY THE CAFE

CARPARK
5 BAYS
ON GRADE
(FOR CAFE)

FOR USE BY THE CAFE

FOR USE BY THE CAFE

FOR USE BY THE CAFE

OUTDOOR A/C UNITS ON SOFFIT (ABOVE CAR BAYS)

UNISEX U.A.T.

AIRLOCK

FFL +6,925

10.1 m²

1:5 @ INNER RADIUS

1:7 @ CENTRE

1:9 OUTSIDE RADIUS

1:5 (20%)

1:8 (12.5%)

+3715 mm

+4375 mm

+4750 mm

FFL +7,050

5,600
2 WAYS DRIVEWAY

CARPARK SECTIONAL DOOR

RAMP 1:21

DRIVEWAY ACCESS TO CARPARK

5,600

EXISTING CROSSOVER

1,200

MSB

NBN

GAS METER

STAIRS FROM FIRST FLOOR

FIRE BOOSTER CABINET

TRAFFIC LIGHT

7,000 | 14,510 | 2,250 | 17,950 | 2,150

4,850

S DA-24

S3 DA-32

5 4 3 2 1 0

N

5,500 CAR BAYS | 8,800 | 5,500 CAR BAYS | 6,450

1 GROUND FLOOR

Scale 1:100

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BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	1:100@ A2	MC/JM/MA	GROUND FLOOR PLAN	C	19006	DA-15

Attachment 4

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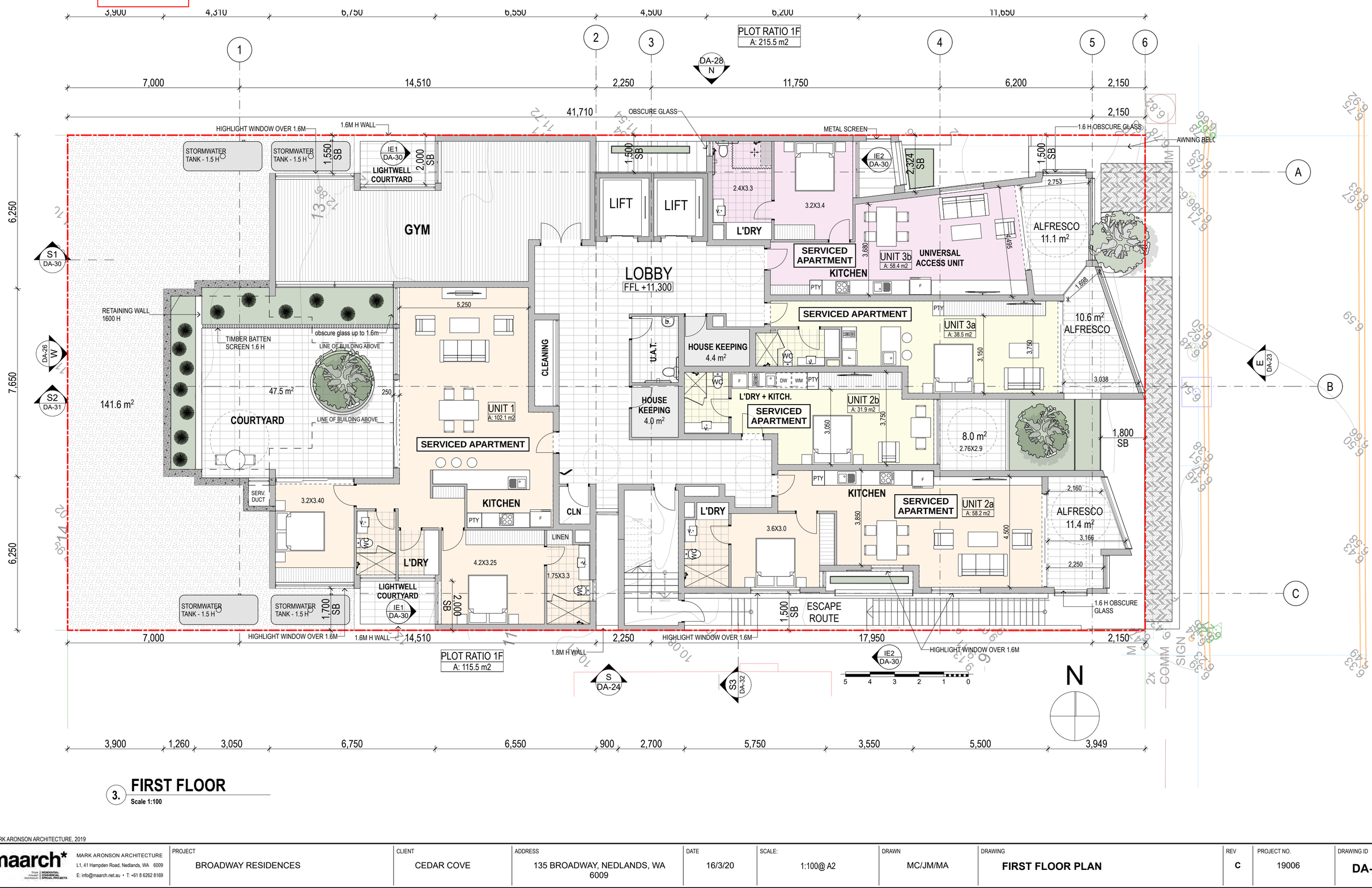

3. **FIRST FLOOR**

Scale 1:100

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maarch*	MARK ARONSON ARCHITECTURE L1, 41 Hampden Road, Nedlands, WA 6009 E: info@maarch.net.au • T: +61 8 6262 8169	PROJECT BROADWAY RESIDENCES	CLIENT CEDAR COVE	ADDRESS 135 BROADWAY, NEDLANDS, WA 6009	DATE 16/3/20	SCALE: 1:100@ A2	DRAWN MC/JM/MA	DRAWING **FIRST FLOOR PLAN**	REV C	PROJECT NO. 19006	DRAWING ID **DA-16**

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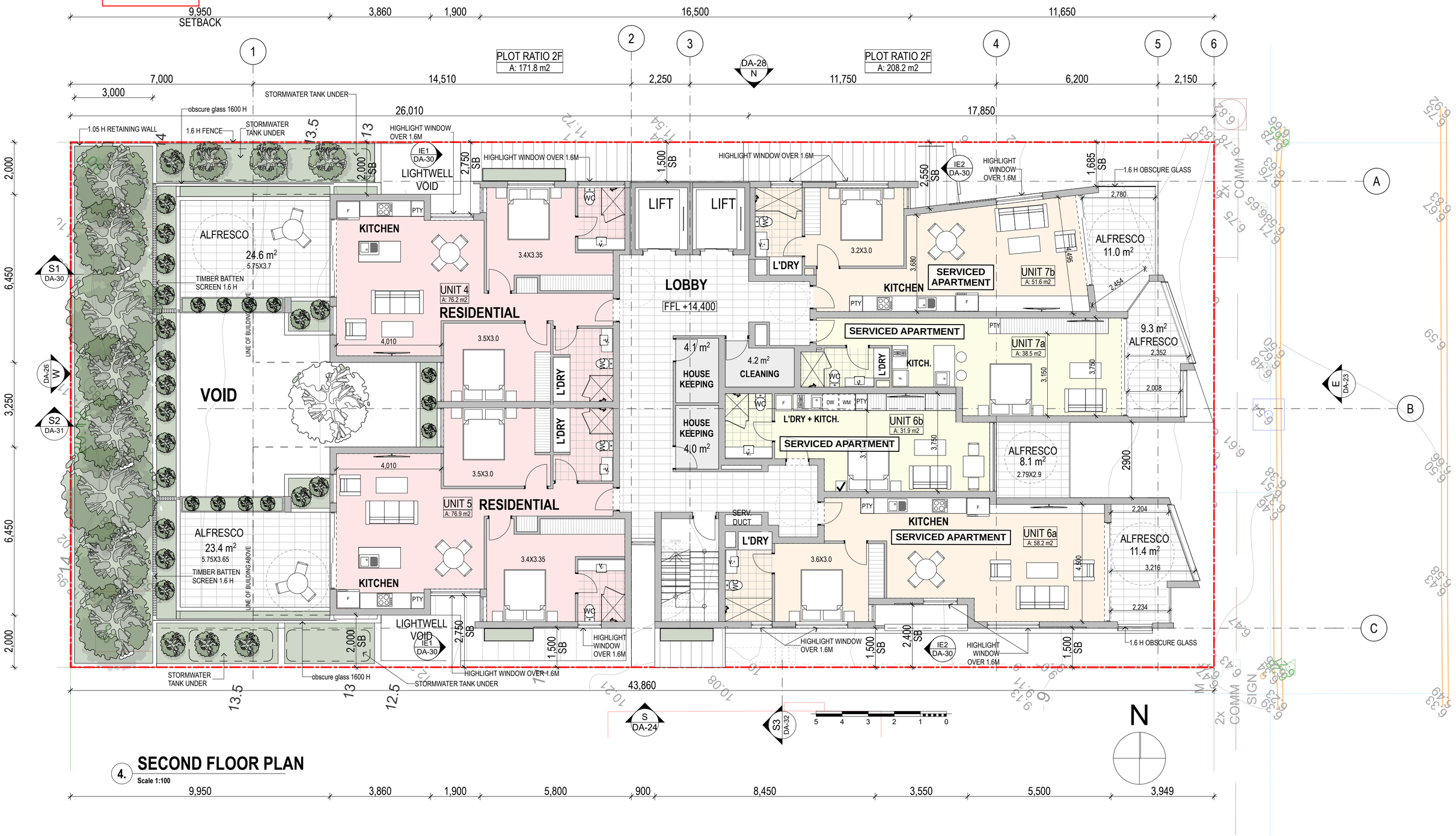

4. SECOND FLOOR PLAN
Scale 1:100

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maarch* MARK ARONSON ARCHITECTURE L1, 41 Hampden Road, Nedlands, WA 6009 E: info@maarch.net.au • T: +61 8 6262 8169	PROJECT BROADWAY RESIDENCES	CLIENT CEDAR COVE	ADDRESS 135 BROADWAY, NEDLANDS, WA 6009	DATE 16/3/20	SCALE: 1:100@ A2	DRAWN MC/JM/MA	DRAWING SECOND FLOOR PLAN	REV C	PROJECT NO. 19006	DRAWING ID DA-17

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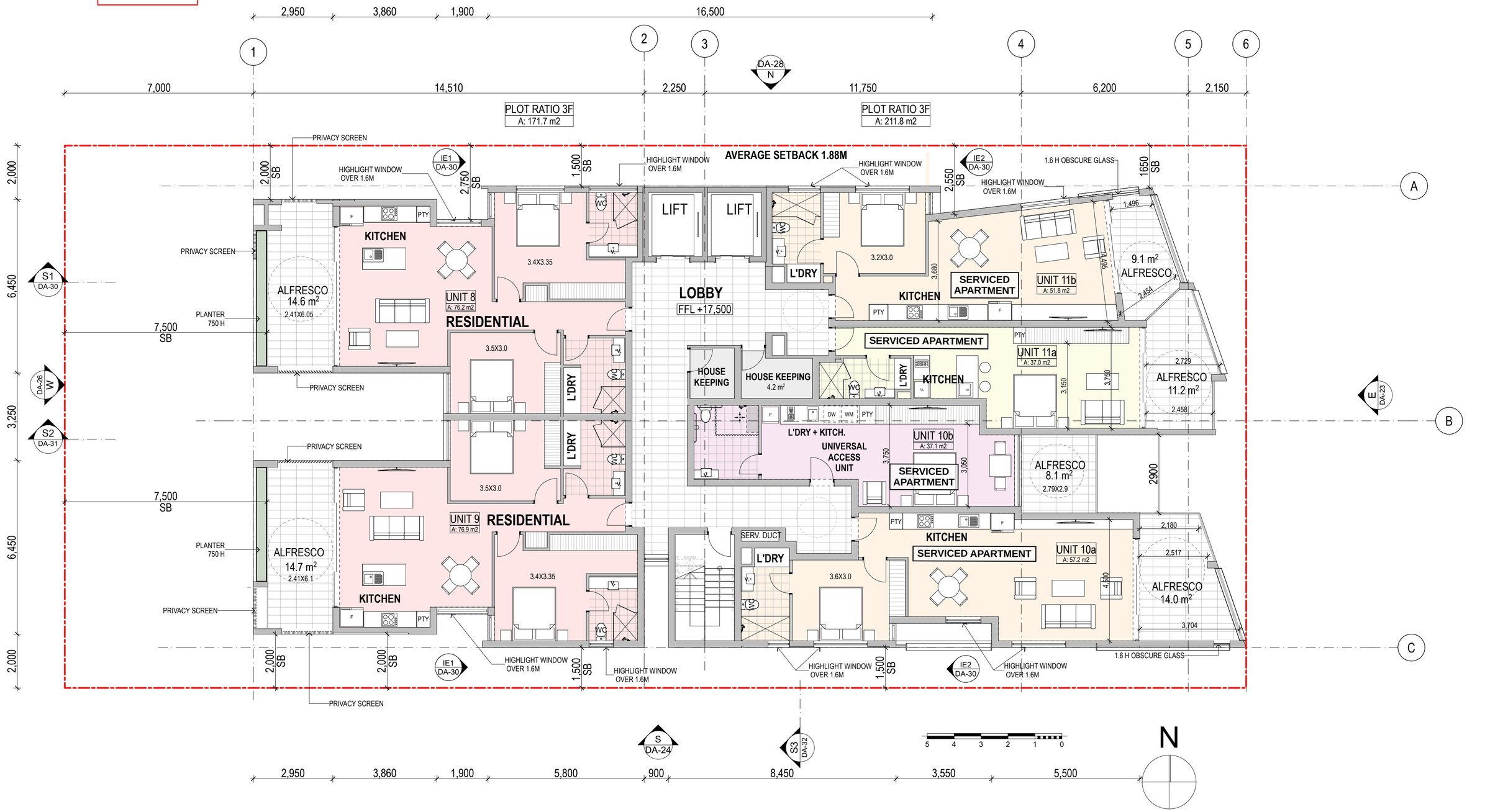

5. THIRD FLOOR PLAN

Scale 1:100

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	1:100@ A2	MC/JM/MA	THIRD FLOOR PLAN	C	19006	DA-18

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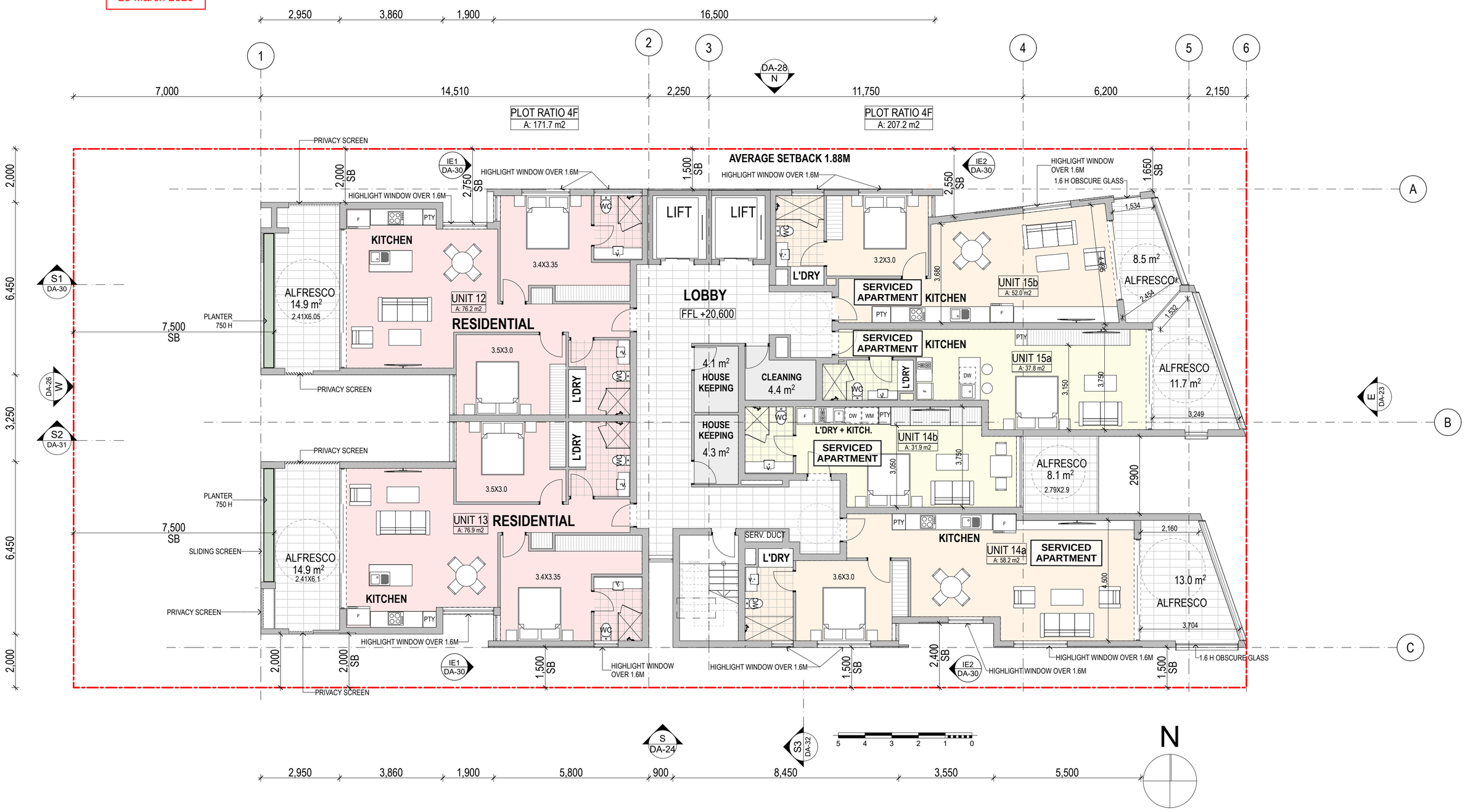

6. FOURTH FLOOR PLAN

Scale 1:100

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maarch* RESIDENTIAL COMMERCIAL SPECIAL PROJECTS MARK ARONSON ARCHITECTURE L1, 41 Hampden Road, Nedlands, WA 6009 E: info@maarch.net.au • T: +61 8 6262 8169	PROJECT BROADWAY RESIDENCES	CLIENT CEDAR COVE	ADDRESS 135 BROADWAY, NEDLANDS, WA 6009	DATE 16/3/20	SCALE: 1:100@ A2	DRAWN MC/JM/MA	DRAWING FOURTH FLOOR PLAN	REV C	PROJECT NO. 19006	DRAWING ID DA-19

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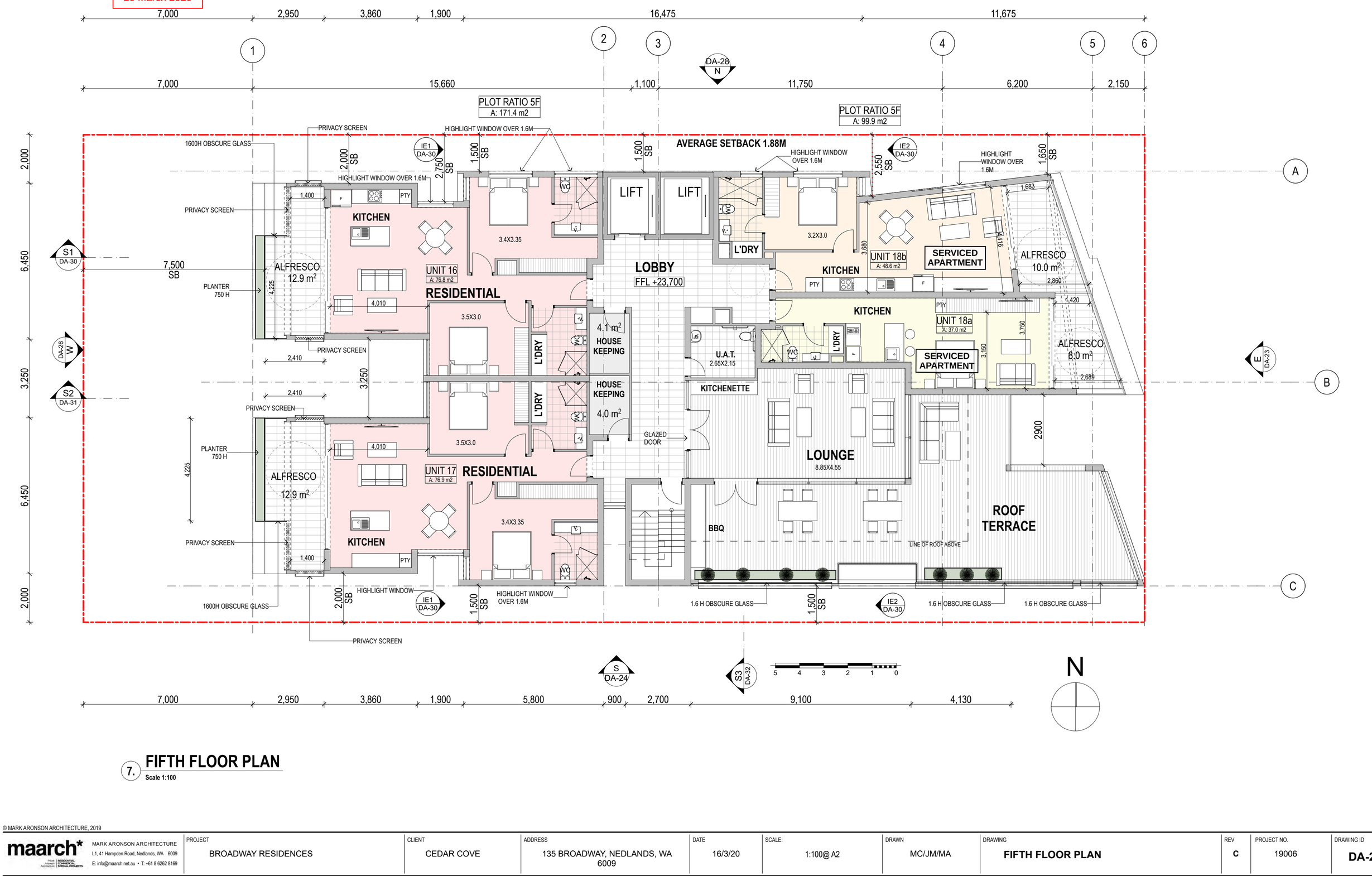

7. FIFTH FLOOR PLAN

Scale 1:100

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	1:100@ A2	MC/JM/MA	FIFTH FLOOR PLAN	C	19006	DA-20

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8. SIXTH FLOOR PLAN

Scale 1:100

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	1:100@ A2	MC/JM/MA	SIXTH FLOOR PLAN	C	19006	DA-21

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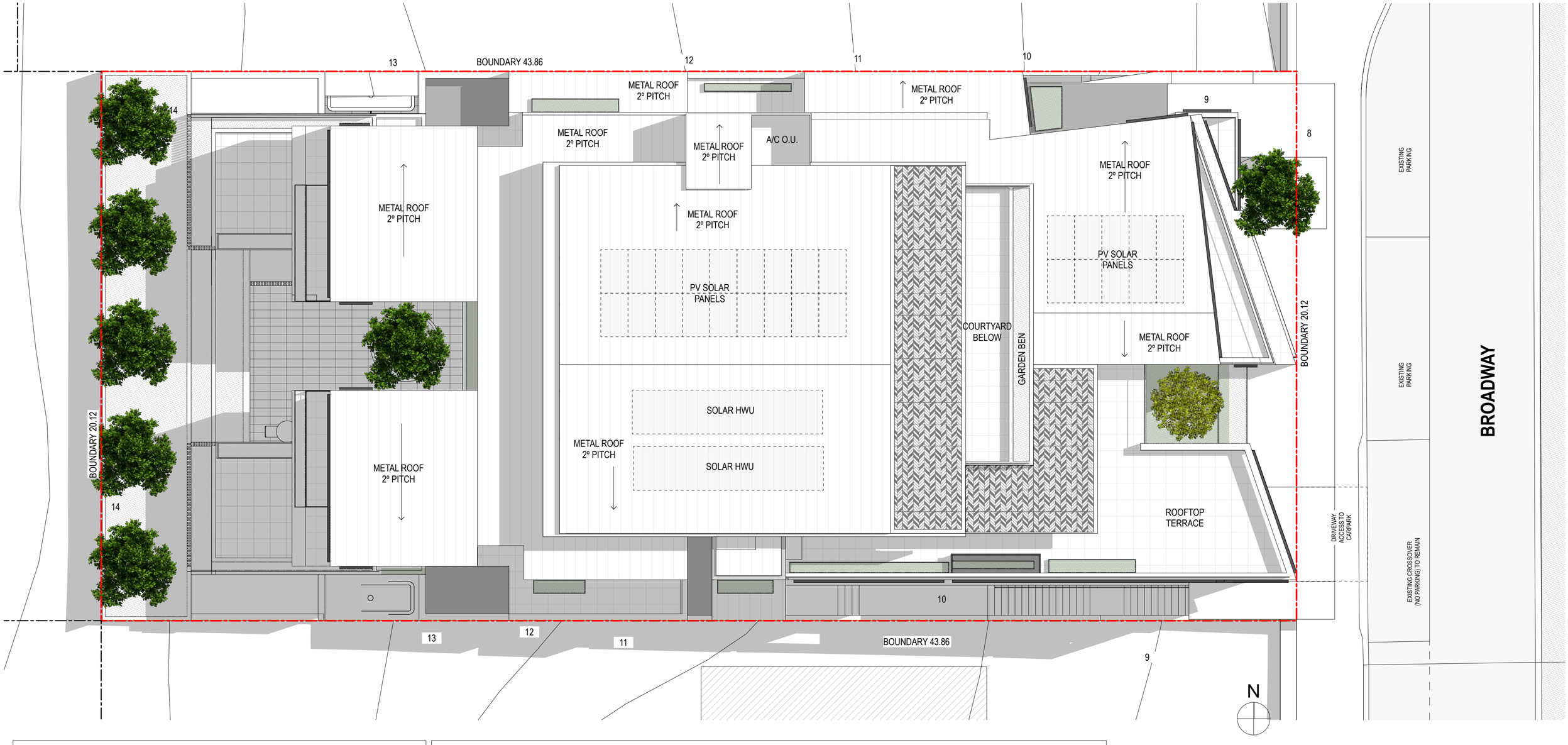

ENERGY EFFICIENCY INITIATIVES:

- PV SOLAR PANELS ON ROOF TOP
- SOLAR HWU ON ROOF TOP
- SOLAR POWERED LIGHTING TO COMMON SPACES
- WATER SUPPLY TO ALL APARTMENTS & TENANCIES WILL BE METERED.
- DEEP SOAK-WELLS TO WEST SIDE WILL BE PROVIDED
- STORMWATER TANK (FOR LANDSCAPE RETICULATION) WILL BE LOCATED UNDER CARPARK.

- Planting design to incorporate waterwise plants, succulents, native trees & shrubs where appropriate to minimise irrigation demands.
- Irrigation system will be designed to the following rationale:
  - DRIP IRRIGATION THROUGHOUT.
  - BUBBLERS TO TREES (1 to 3 bubblers per tree dependent on size)
  - NO OVERHEAD SPRAY SPRINKLERS
  - HYDROZONING
  - SOIL MOISTURE SONSORS.
  - RAIN SENSORS.
  - PASSIVE IRRIGATION (Direct Stormwater to gardens before drain).

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	1:100@ A2	MC/JM/MA	**ROOF PLAN**	C	19006	**DA-22**

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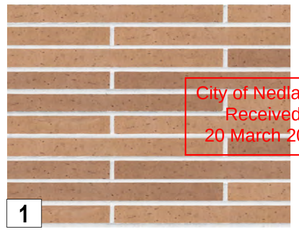
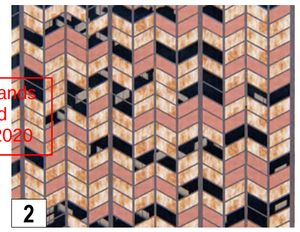


1

FACE BRICK WALL
(TO ARCHITECT'S SELECTION)



2

FEATURE METAL WORK



3

PAINTED WHITE RENDER



4

METAL CLADDING
(TO ARCHITECT'S SELECTION)



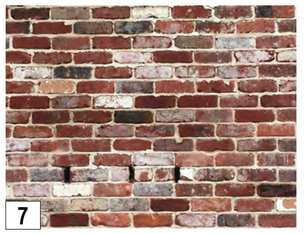
5

FACE BRICK WALL
(TO ARCHITECT'S SELECTION)



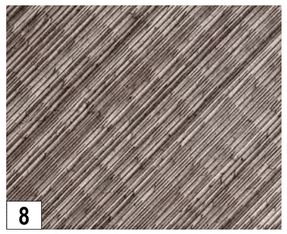
6

EXCAVATED LIMESTONE



7

RECYCLED BRICK



8

ARCHITECTURAL METAL PANEL
(TO ARCHITECT'S SELECTION)



E FRONT ELEVATION

Scale 1:100

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	1:100@ A2	MC/JM/MA	FRONT ELEVATION	C	19006	DA-23

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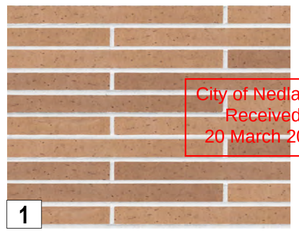
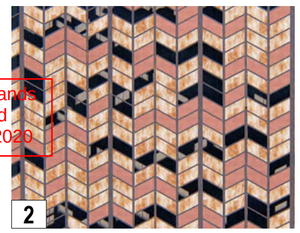


1 FACE BRICK WALL
(TO ARCHITECT'S SELECTION)



2 FEATURE METAL WORK



3 PAINTED WHITE RENDER



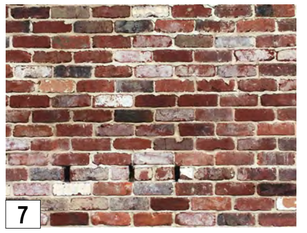
4 METAL CLADDING
(TO ARCHITECT'S SELECTION)



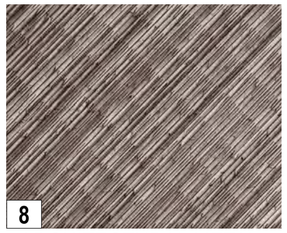
5 FACE BRICK WALL
(TO ARCHITECT'S SELECTION)



6 EXCAVATED LIMESTONE



7 RECYCLED BRICK



8 ARCHITECTURAL METAL PANEL
(TO ARCHITECT'S SELECTION)



DEVELOPMENT ASSESSMENT PANEL
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S SOUTH ELEVATION
Scale 1:100

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	1:200, 1:100@ A2	MC/JM/MA	**SOUTH ELEVATION**	**C**	19006	**DA-24**

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DEVELOPMENT
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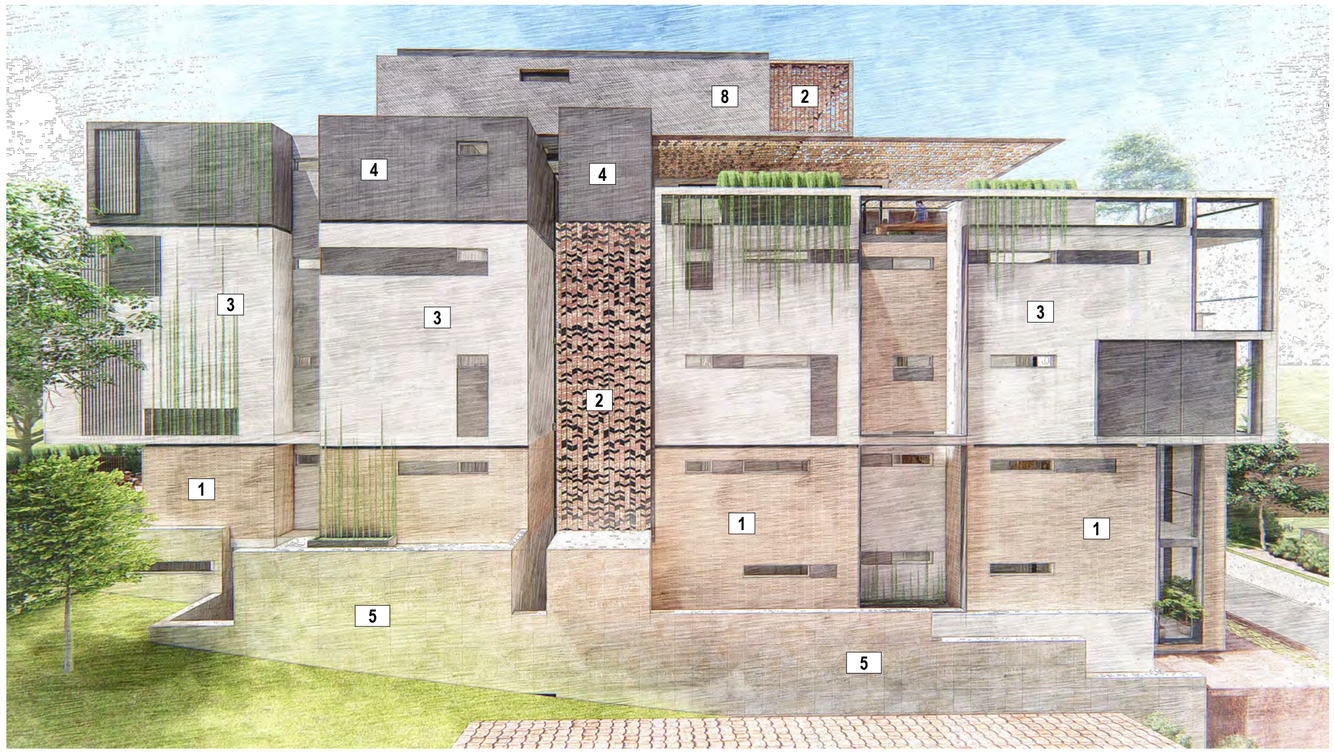

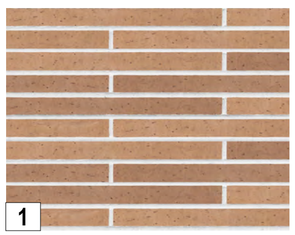
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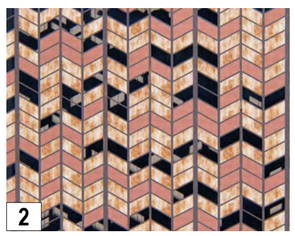
FACE BRICK WALL
(TO ARCHITECT'S SELECTION)


2
FEATURE METAL WORK

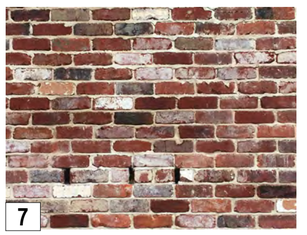

3
PAINTED WHITE RENDER




4
METAL CLADDING
(TO ARCHITECT'S SELECTION)


5
FACE BRICK WALL
(TO ARCHITECT'S SELECTION)


6
EXCAVATED LIMESTONE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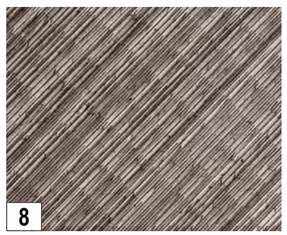
RECYCLED BRICK


8
ARCHITECTURAL METAL
PANEL
(TO ARCHITECT'S SELECTION)

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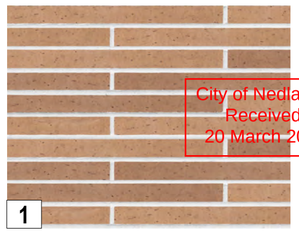
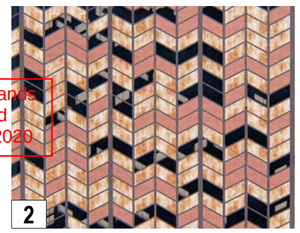
PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	@ A2	MC/JM/MA	**SOUTH ELEVATION 3D VIEW**	C	19006	**DA-25**

Attachment 4

City of Nedlands
Received
20 March 2020



1 FACE BRICK WALL
(TO ARCHITECT'S SELECTION)



2 FEATURE METAL WORK



3 PAINTED WHITE RENDER





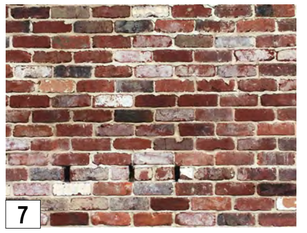
4 METAL CLADDING
(TO ARCHITECT'S SELECTION)



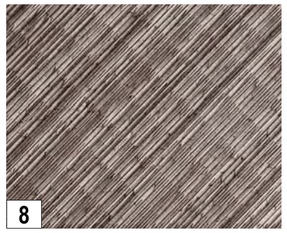
5 FACE BRICK WALL
(TO ARCHITECT'S SELECTION)



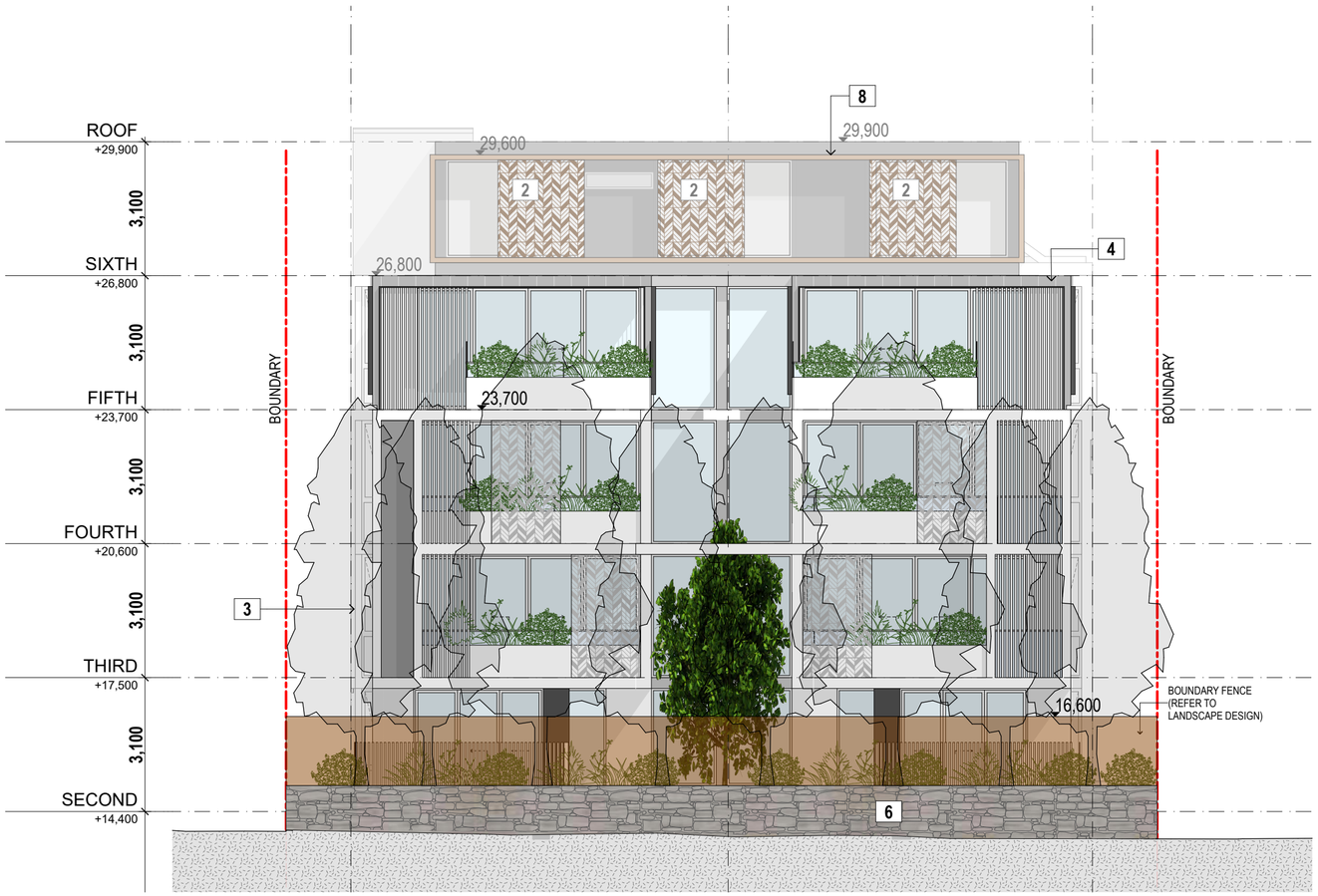
6 EXCAVATED LIMESTONE



7 RECYCLED BRICK



8 ARCHITECTURAL METAL PANEL
(TO ARCHITECT'S SELECTION)



WEST ELEVATION
Scale 1:100



NOTE: SOME TREES NOT SHOWN FOR CLARITY

DEVELOPMENT
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03-Apr-2020

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BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	1:100@ A2	MC/JM/MA	**WEST ELEVATION**	C	19006	**DA-26**

City of Nedlands
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20 March 2020

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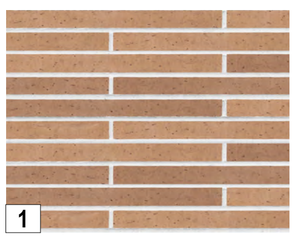

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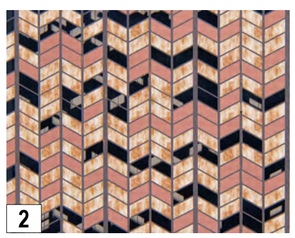
FACE BRICK WALL
(TO ARCHITECT'S SELECTION)



2

FEATURE METAL WORK



3



PAINTED WHITE RENDER



4

METAL CLADDING
(TO ARCHITECT'S SELECTION)



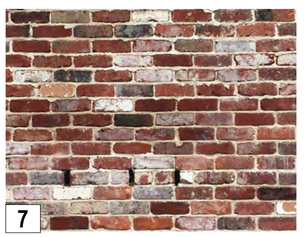
5

FACE BRICK WALL
(TO ARCHITECT'S SELECTION)



6

EXCAVATED LIMESTONE



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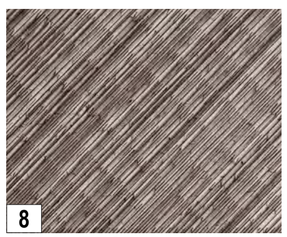
RECYCLED BRICK



8

ARCHITECTURAL METAL
PANEL
(TO ARCHITECT'S SELECTION)

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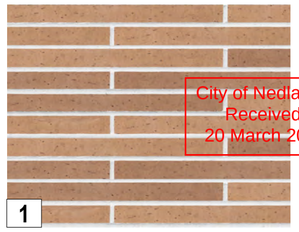
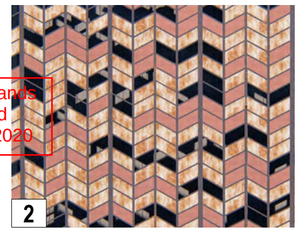
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	@ A2	MC/JM/MA	**WEST ELEVATION 3D VIEWS**	C	19006	**DA-27**

Attachment 4

City of Nedlands
Received
20 March 2020



1 FACE BRICK WALL
(TO ARCHITECT'S SELECTION)



2 FEATURE METAL WORK



3 PAINTED WHITE RENDER



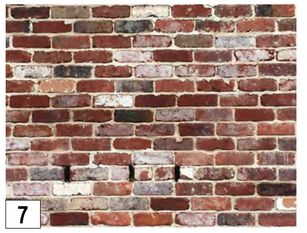
4 METAL CLADDING
(TO ARCHITECT'S SELECTION)



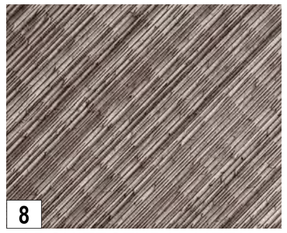
5 FACE BRICK WALL
(TO ARCHITECT'S SELECTION)



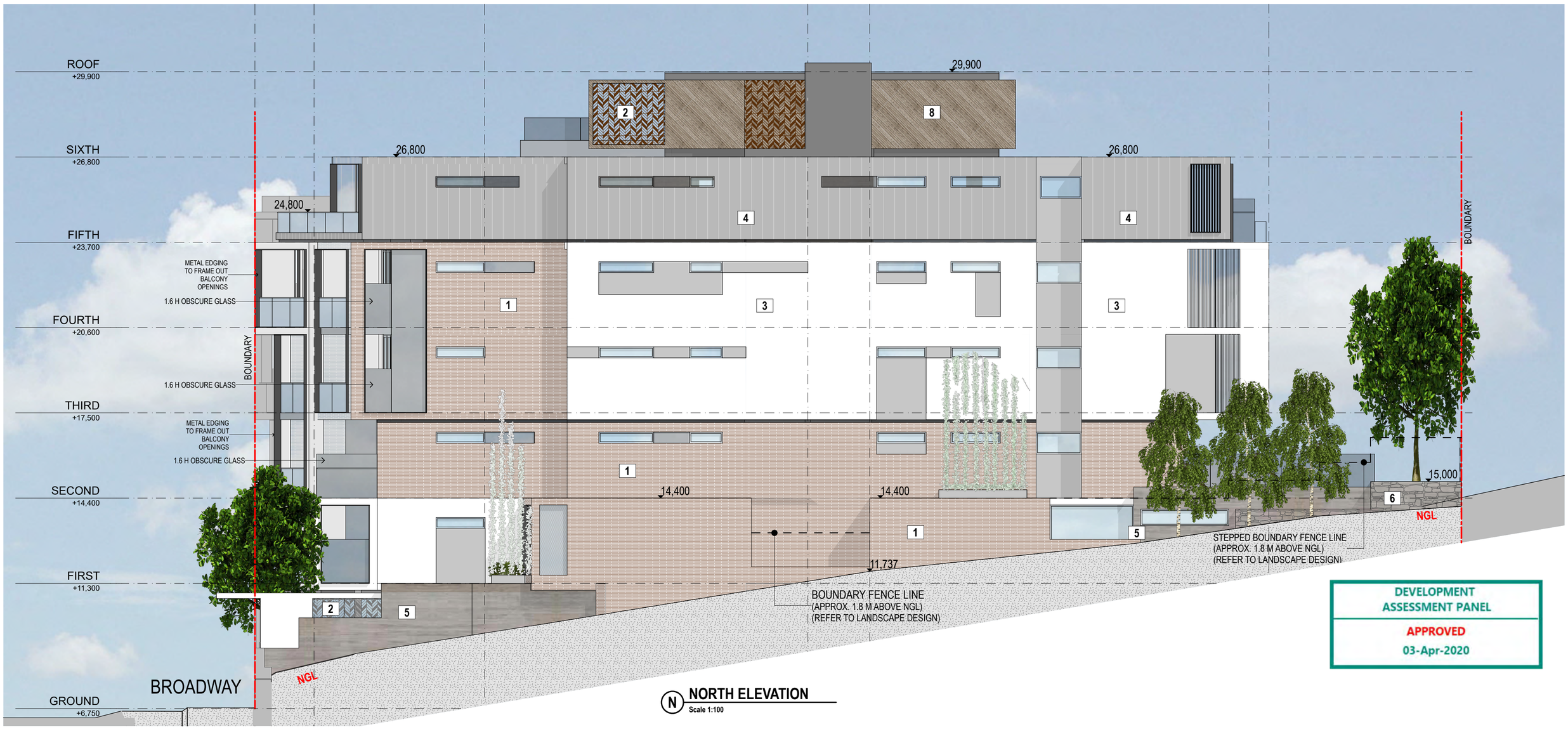
6 EXCAVATED LIMESTONE



7 RECYCLED BRICK



8 ARCHITECTURAL METAL PANEL
(TO ARCHITECT'S SELECTION)



N **NORTH ELEVATION**
Scale 1:100

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BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	1:100@ A2	MC/JM/MA	**NORTH ELEVATION**	C	19006	**DA-28**

City of Nedlands
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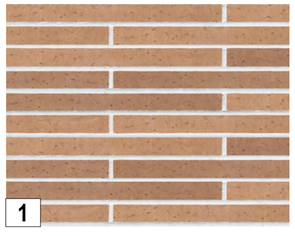
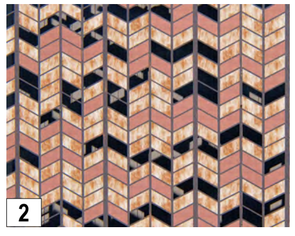


1
FACE BRICK WALL
(TO ARCHITECT'S SELECTION)



2
FEATURE METAL WORK



3
PAINTED WHITE RENDER



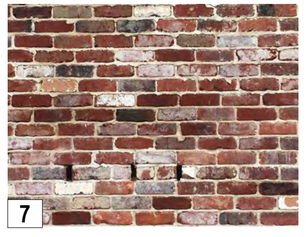
4
METAL CLADDING
(TO ARCHITECT'S SELECTION)



5
FACE BRICK WALL
(TO ARCHITECT'S SELECTION)



6
EXCAVATED LIMESTONE



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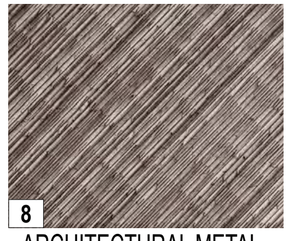
RECYCLED BRICK



8
ARCHITECTURAL METAL
PANEL
(TO ARCHITECT'S SELECTION)

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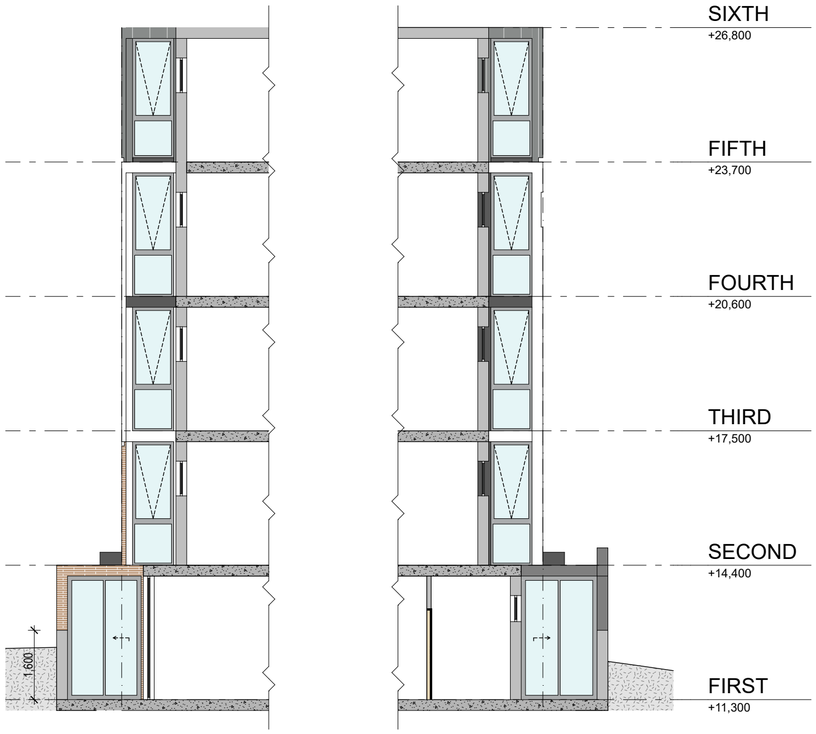
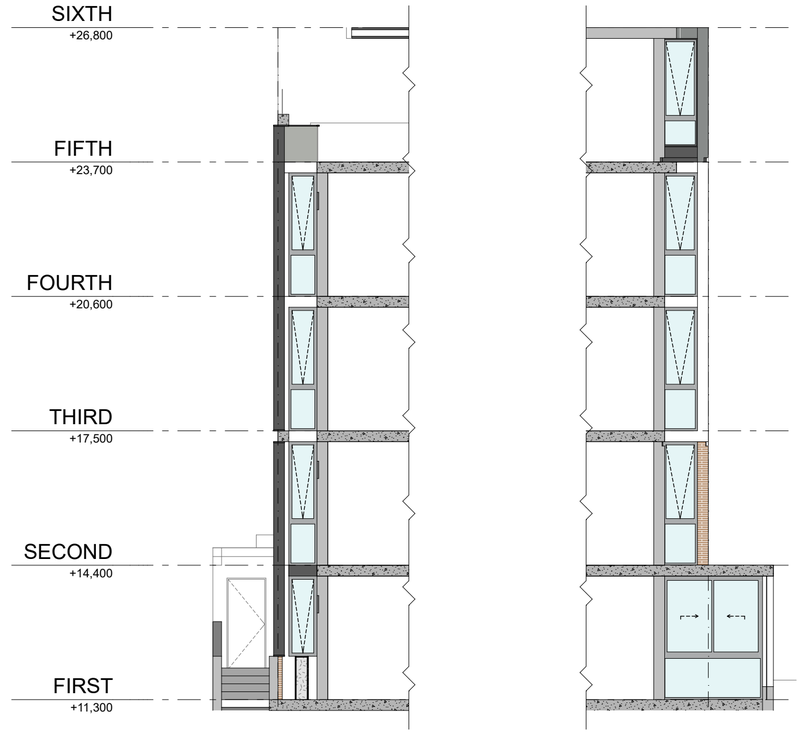
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	@ A2	MC/JM/MA	**NORTH ELEVATION 3D VIEWS**	C	19006	**DA-29**

DEVELOPMENT
ASSESSMENT PANEL
APPROVED
03-Apr-2020

City of Nedlands
Received
20 March 2020



1 INTERNAL ELEVATION 1
Scale 1:100



2 INTERNAL ELEVATION 2
Scale 1:100

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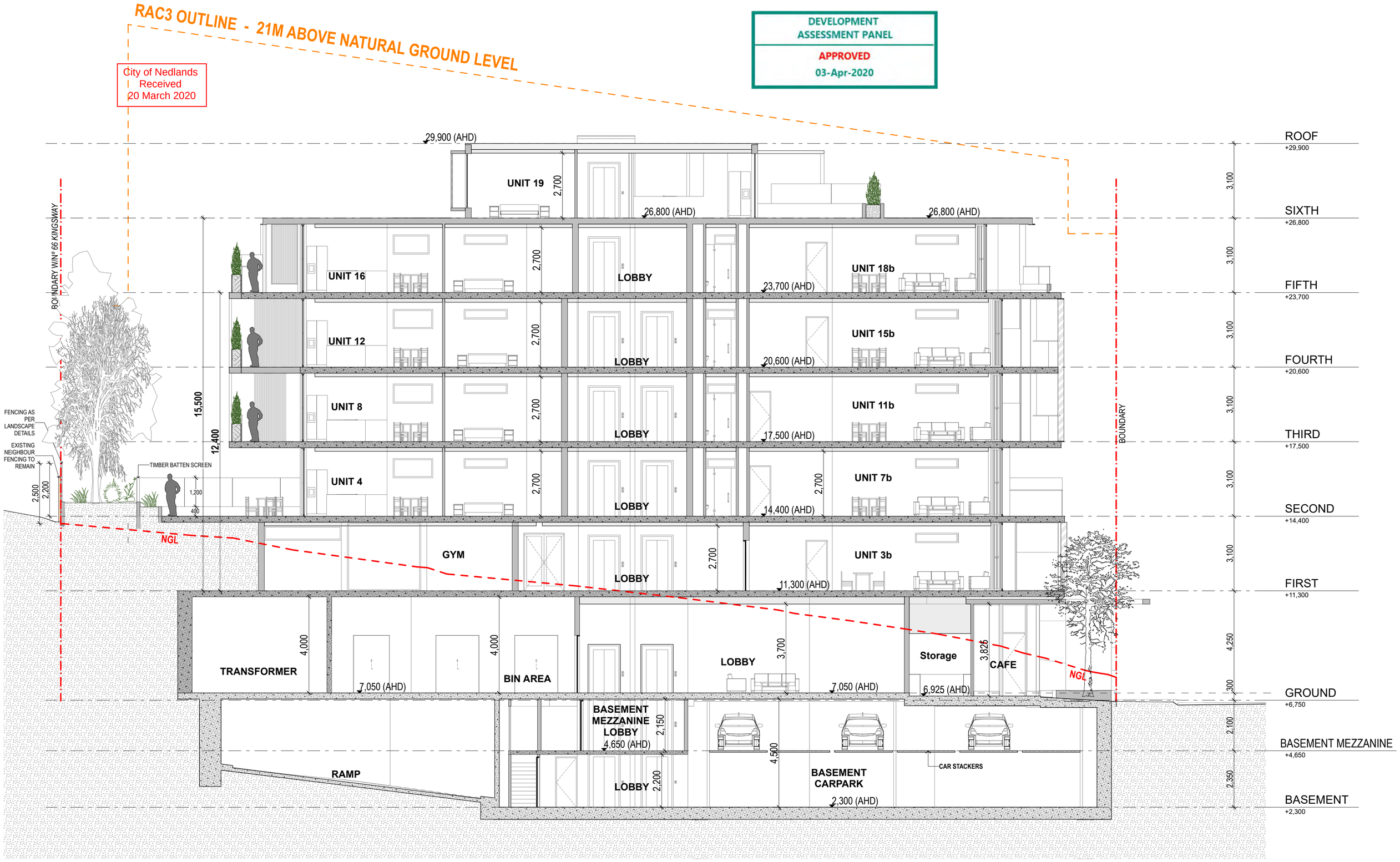
PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	@ A2	MC/JM/MA	**INTERNAL ELEVATIONS**	**C**	19006	**DA-29a**

Attachment 4



SECTION 1

1:100

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	1:100@ A2	MC/JM/MA	SECTION 1	C	19006	DA-30

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RAC3 OUTLINE - 21M ABOVE NATURAL GROUND LEVEL

BOUNDARY WIN° 66 KINGSWAY

FENCING AS PER LANDSCAPE DETAILS

EXISTING NEIGHBOUR FENCING TO REMAIN

TIMBER BATTEN SCREEN

TIMBER BATTEN SCREEN

NGL

NGL

29,900 (AHD)

UNIT 19

2,700

26,805 (AHD)

UNIT 17

LOBBY

LOUNGE

23,700 (AHD)

UNIT 13

LOBBY

HOUSE KEEPING

UNIT 14b

20,600 (AHD)

UNIT 9

LOBBY

UNIT 10b

17,500 (AHD)

UNIT 5

LOBBY

HOUSE KEEPING

UNIT 6b

14,400 (AHD)

UNIT 1

HOUSE KEEPING

UNIT 2b

11,300 (AHD)

11,300 (AHD)

A/C OUTDOOR UNITS ABOVE CAR BAYS

A/C OUTDOOR UNITS ABOVE CAR BAYS

SERVICE VOID

UNISEX U.A.T.

CARPARK

7,050 (AHD)

CAFE

6,925 (AHD)

RAMP

MEZZANINE

4,650 (AHD)

BASEMENT CARPARK

2,300 (AHD)

BOUNDARY

ROOF +23,150

SIXTH +20,050

FIFTH +16,950

FOURTH +13,850

THIRD +10,750

SECOND +7,650

FIRST +4,550

GROUND ±0

BASEMENT MEZZANINE -2,100

BASEMENT -4,450

SECTION 2

1:100

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	1:100@ A2	MC/JM/MA	SECTION 2	C	19006	DA-31

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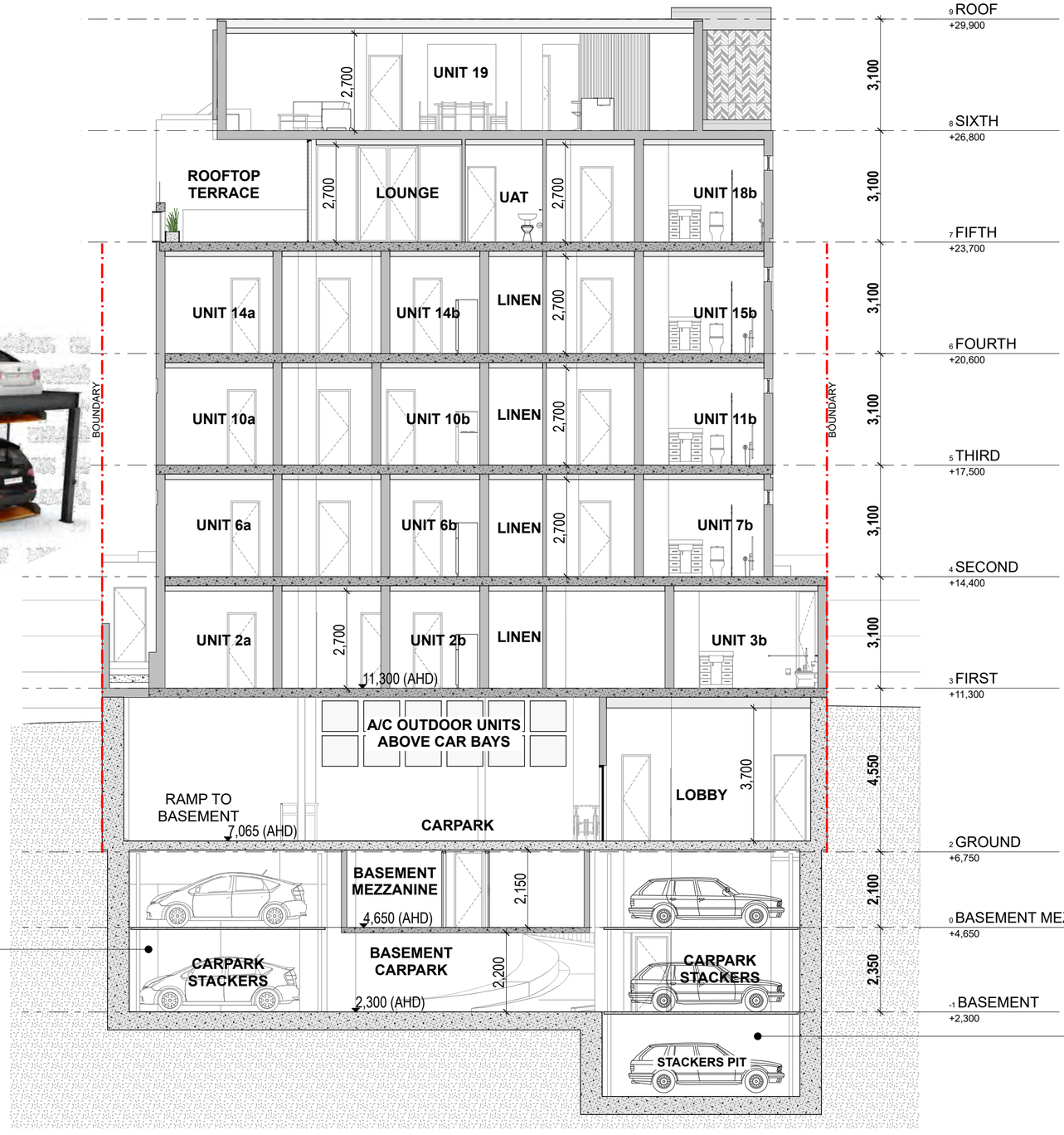
2 LEVEL CAR STACKERS





3 LEVEL CAR STACKERS

SECTION 3
1:100

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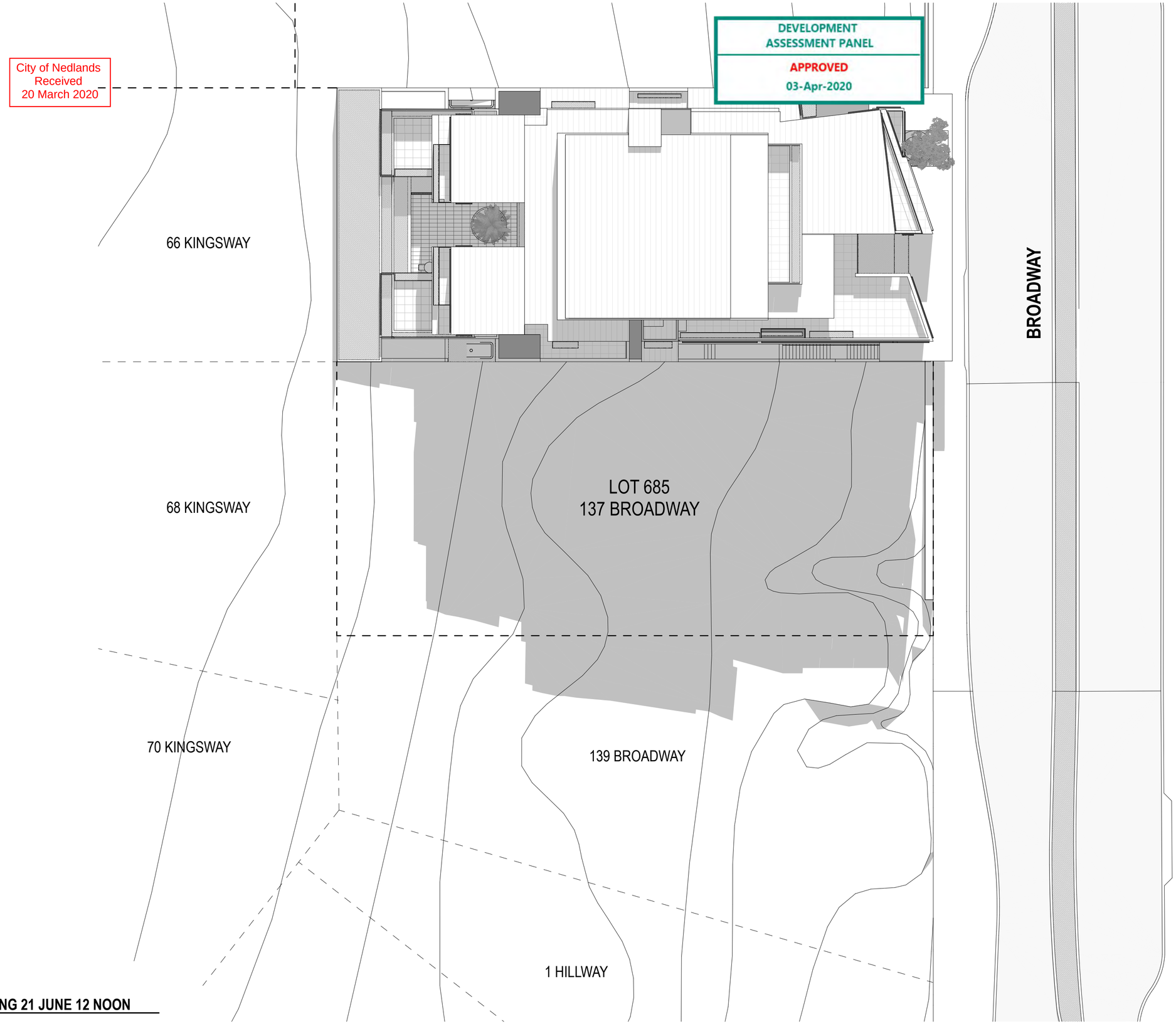
PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	@ A2	MC/JM/MA	**SECTION 3**	**C**	19006	**DA-32**



11 OVERSHADOWING 21 JUNE 12 NOON

Scale 1:200

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	1:200@ A2	MC/JM/MA	**OVERSHADOWING**	C	19006	**DA-33**

City of Nedlands
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20 March 2020

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66 KINGSWAY

68 KINGSWAY

70 KINGSWAY

BROADWAY

FUTURE DEVELOPMENT ON LOT 685 (RAC 3)

1 HILLWAY

OVERSHADOWING 21 JUNE 12 NOON (FUTURE DEVELOPMENT)

Scale 1:200

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	@ A2	MC/JM/MA	OVERSHADOWING WITH FUTURE DEVELOPMENT	C	19006	DA-34

City of Nedlands
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20 March 2020

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ASSESSMENT PANEL
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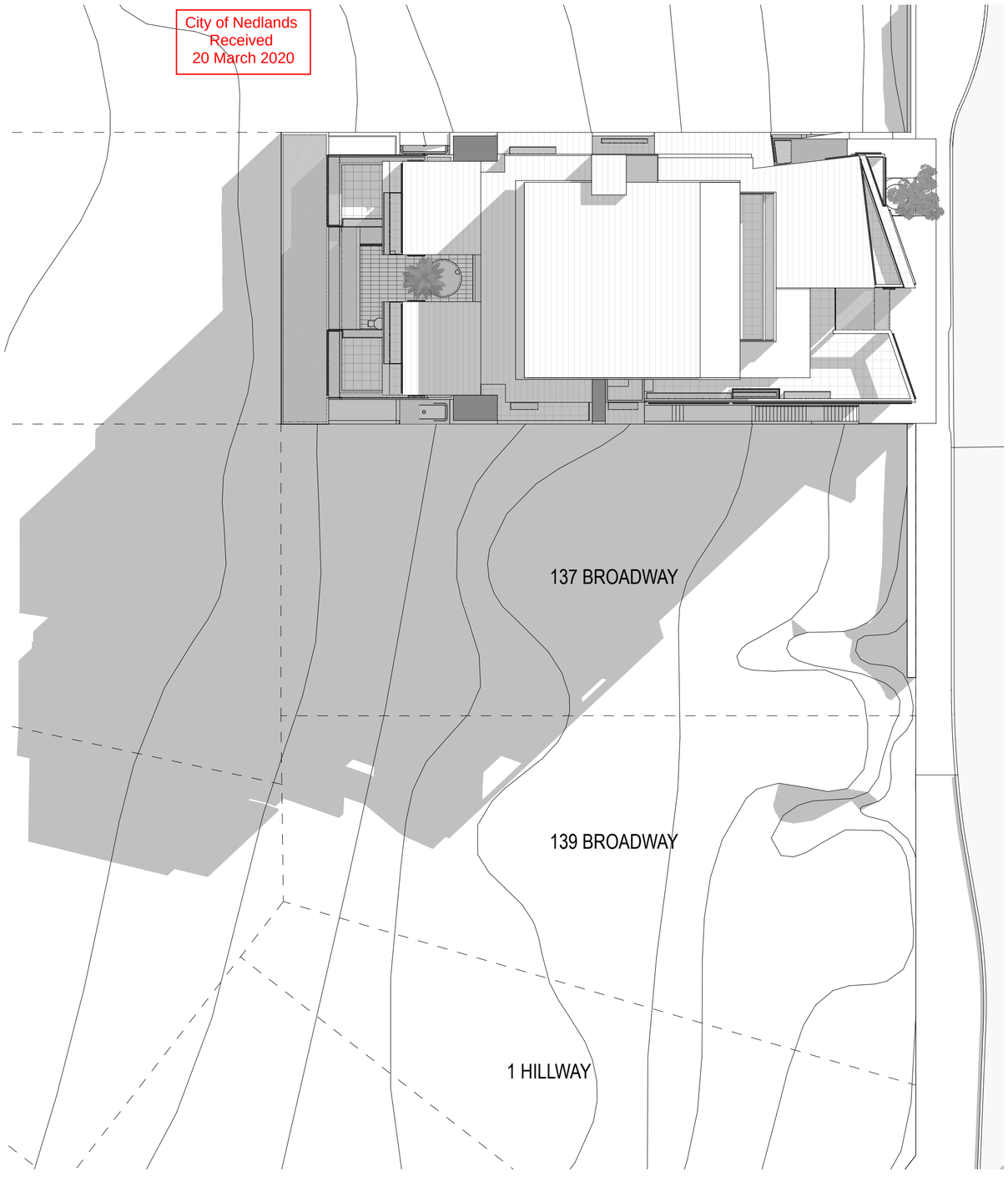
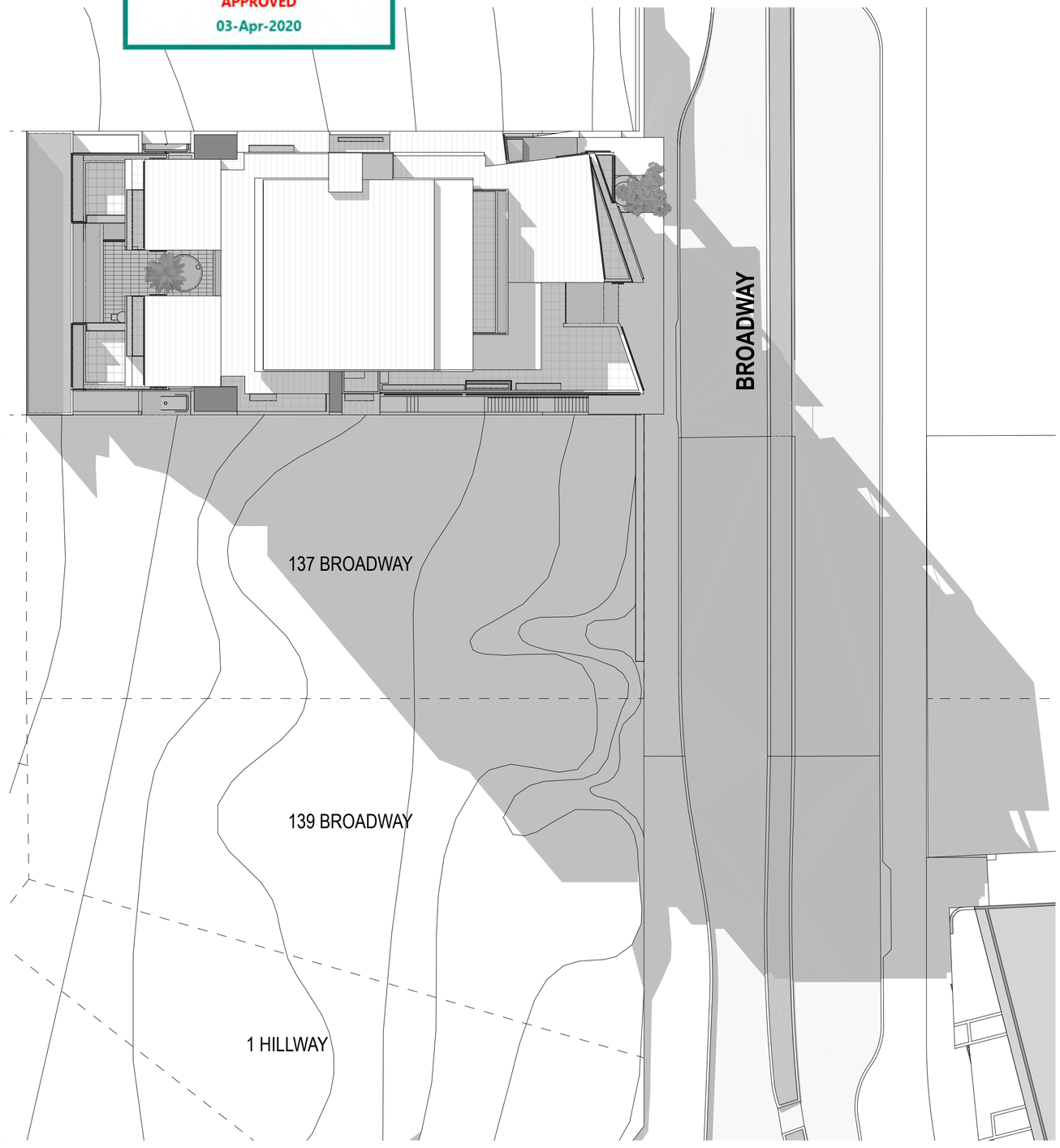


1 **OVERSHADOWING 21 JUNE 9 AM**
Scale 1:250



2 **OVERSHADOWING 21 JUNE 3 PM**
Scale 1:250

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	@ A2	MC/JM/MA	**OVERSHADOWING 9AM - 3PM 21 JUNE**	C	19006	**DA-34a**

City of Nedlands
Received
20 March 2020

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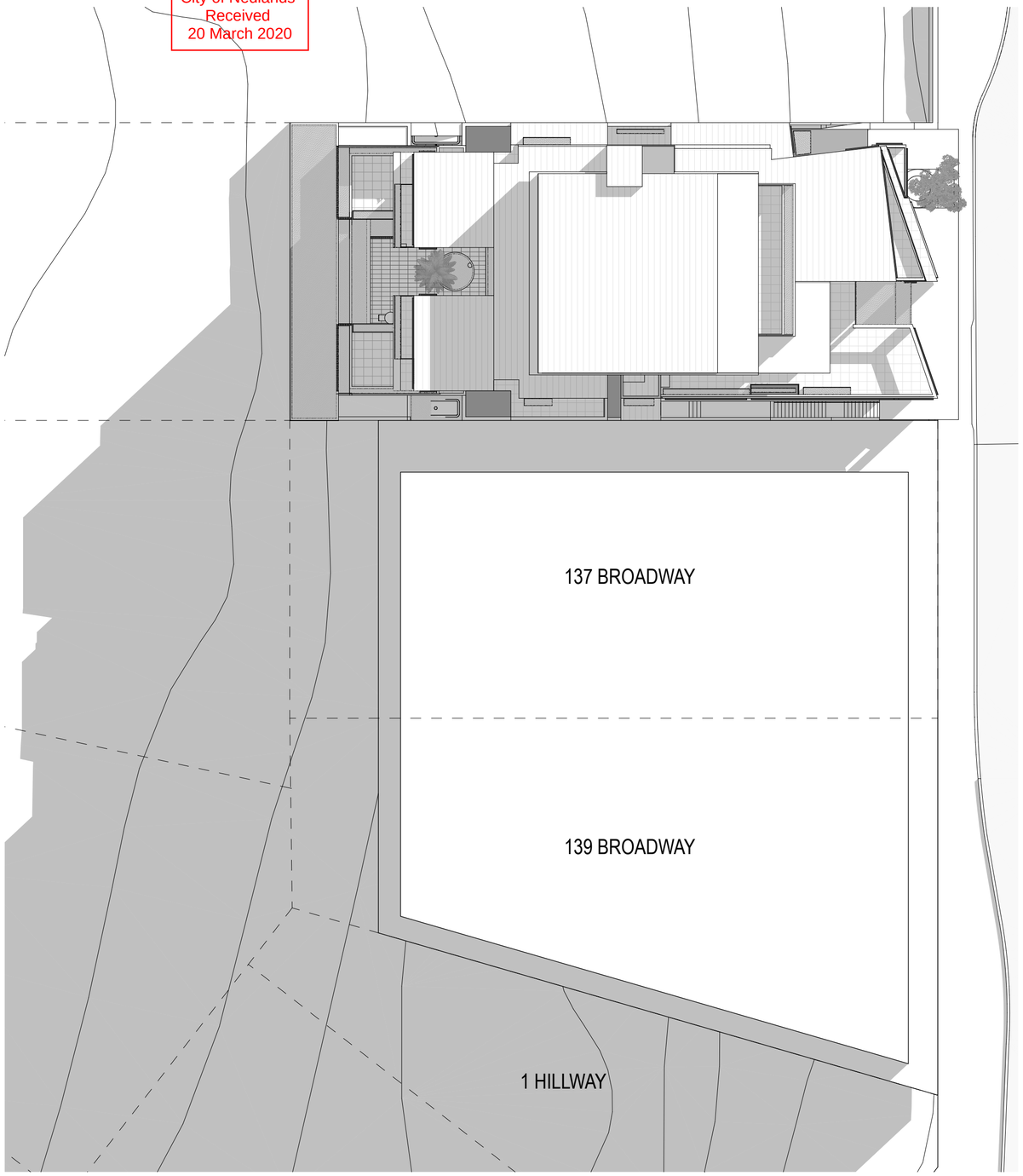
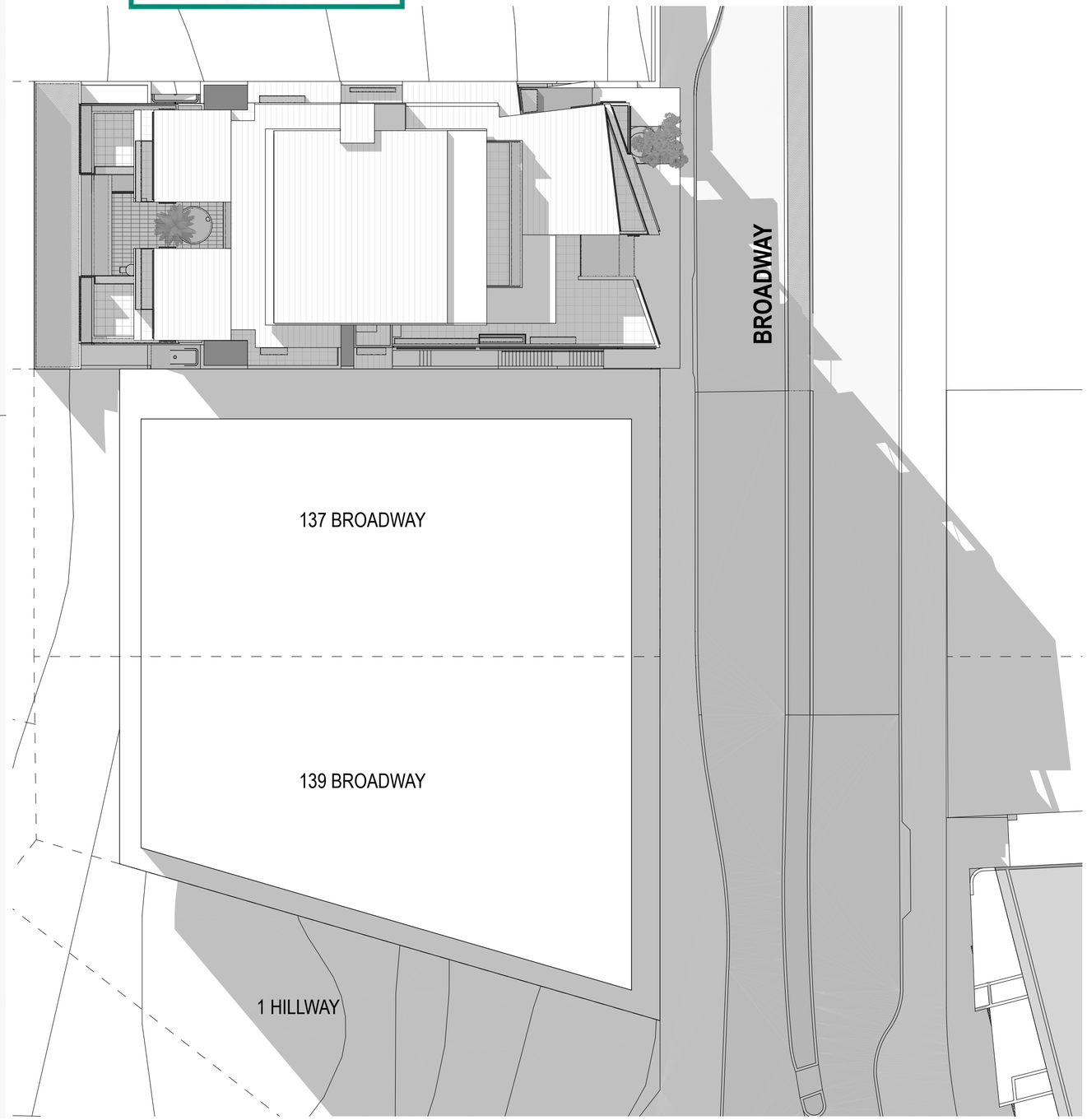


1 **OVERSHADOWING 21 JUNE 9 AM (FD)**
Scale 1:250



2 **OVERSHADOWING 21 JUNE 3 PM (FD)**
Scale 1:250

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	@ A2	MC/JM/MA	**OVERSHADOWING FUT. DEV. 9AM-3PM**	C	19006	**DA-34b**

Attachment 4

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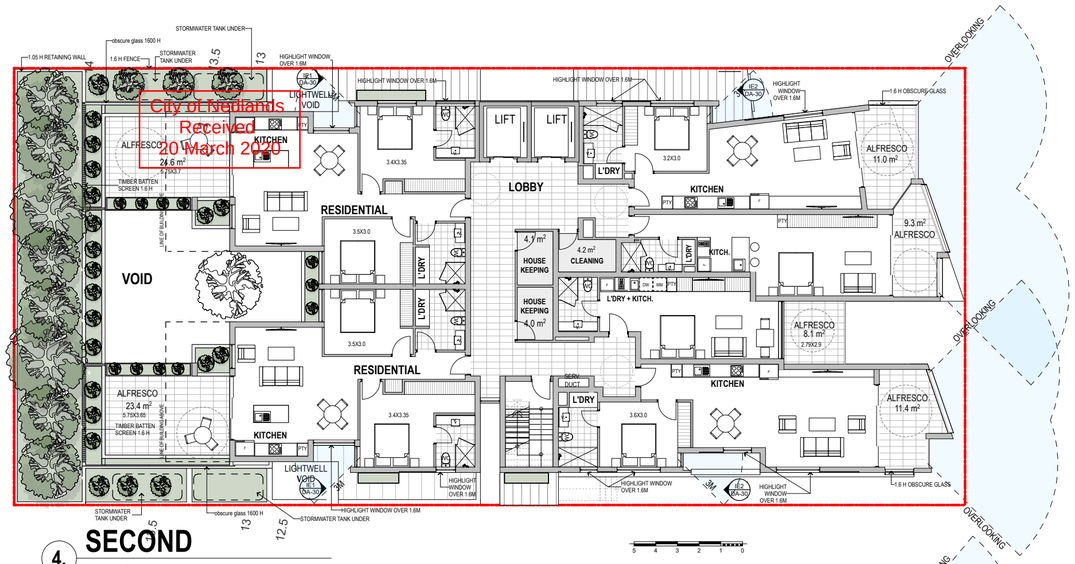
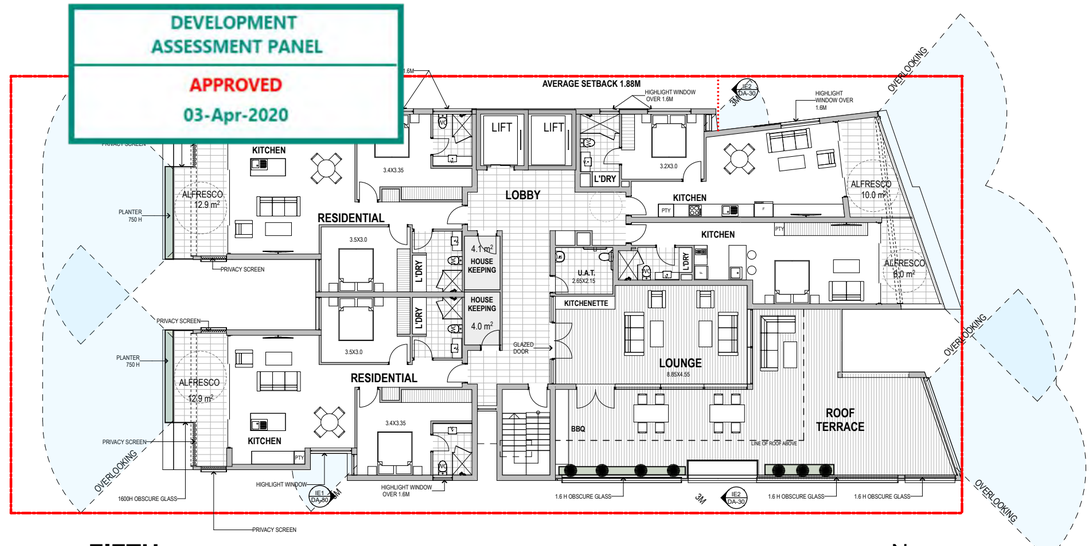


4. **SECOND**
Scale 1:200



7. **FIFTH**
Scale 1:200

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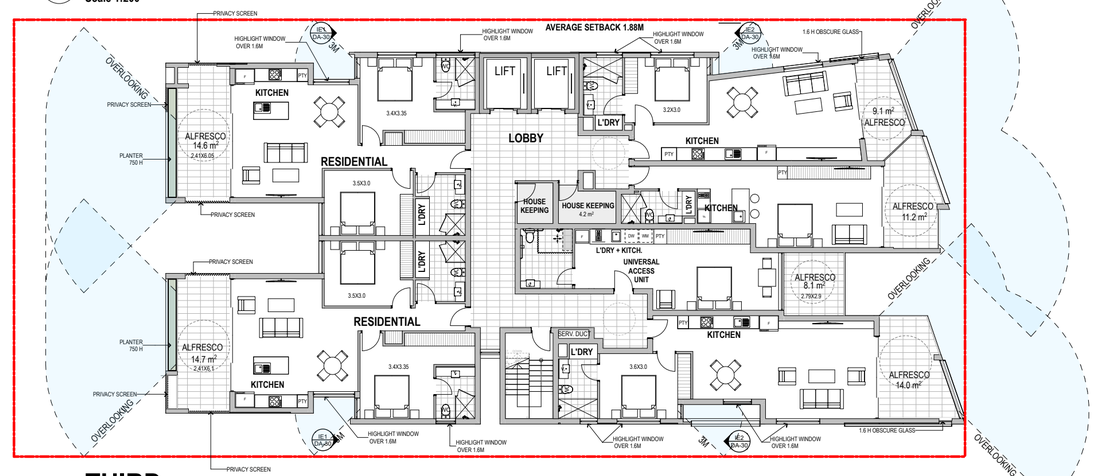

5. **THIRD**
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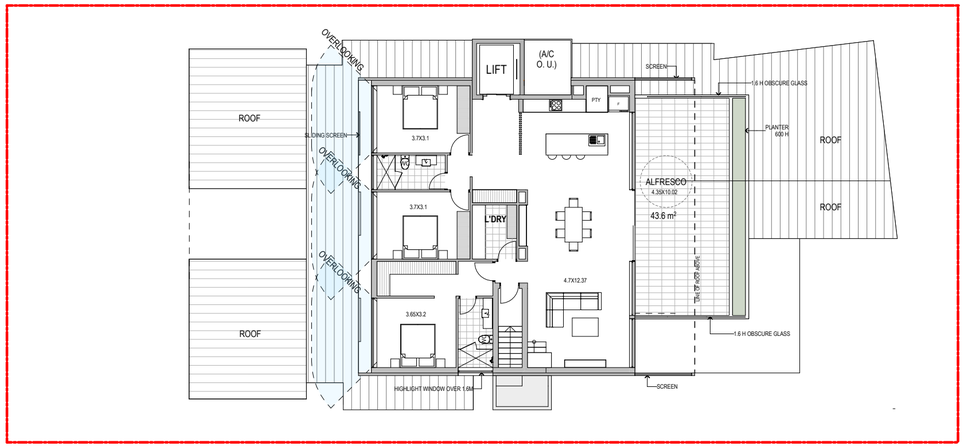

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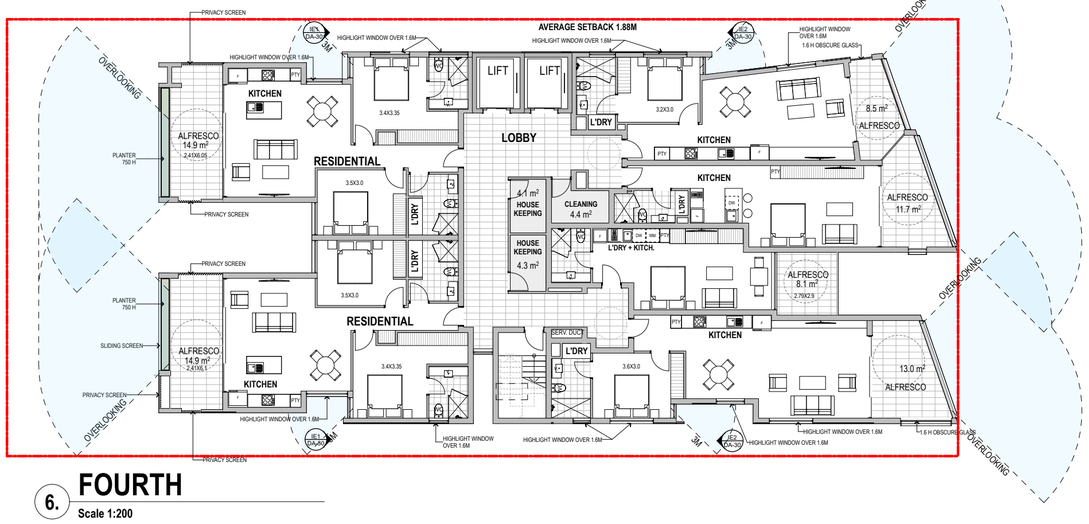

6. **FOURTH**
Scale 1:200

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	1:200@ A2	MC/JM/MA	OVERLOOKING DIAGRAMS	C	19006	DA-35

City of Nedlands
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20 March 2020

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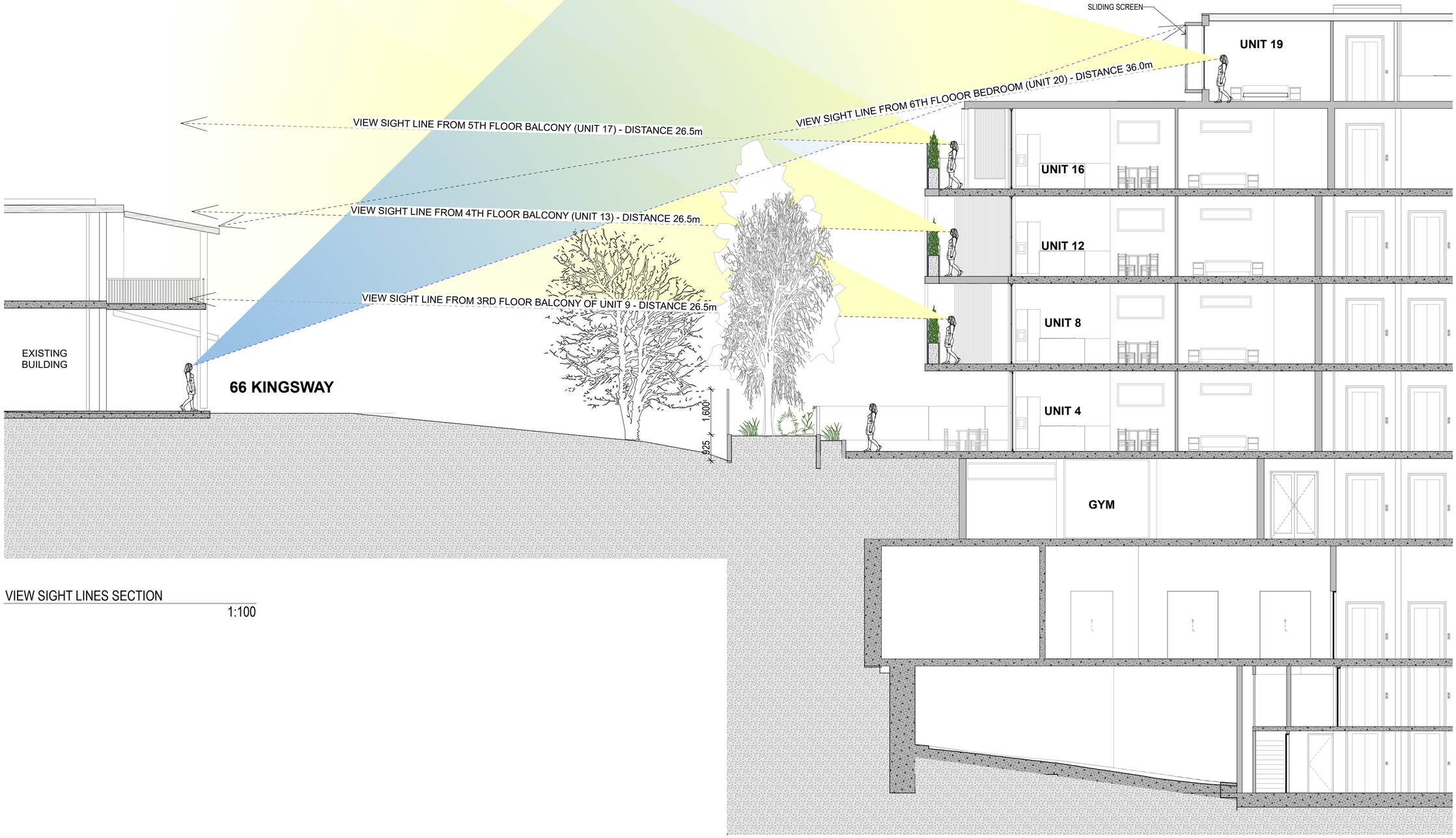

VIEW SIGHT LINES SECTION

1:100

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	@ A2	MC/JM/MA	**OVERLOOKING SECTION**	C	19006	**DA-36**

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POINT CLOUD VIEW FROM 66 KINGSWAY
SHOWING SOFTENING BUILDING WITH MATURE LANDSCAPING



VIEW FROM 66 KINGSWAY AT BALCONY (1ST FLOOR)



VIEW FROM 66 KINGSWAY AT GROUND LEVEL

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	@ A2	MC/JM/MA	**POINT CLOUD REAR VIEW**	**C**	19006	**DA-37**

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PREVIOUS SCHEME



CURRENT SCHEME
(REPRESENTATION TO SHOW BASEMENT)

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	@ A2	MC/JM/MA	**COMPARISON PREVIOUS & CURRENT SCHEME (FRONT VIEW)**	**C**	19006	**DA-38**



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CURRENT SCHEME



PREVIOUS SCHEME (JDAP NOV 2019)

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	@ A2	MC/JM/MA	**COMPARISON PREVIOUS & CURRENT SCHEME (REAR VIEW)**	**C**	19006	**DA-39**

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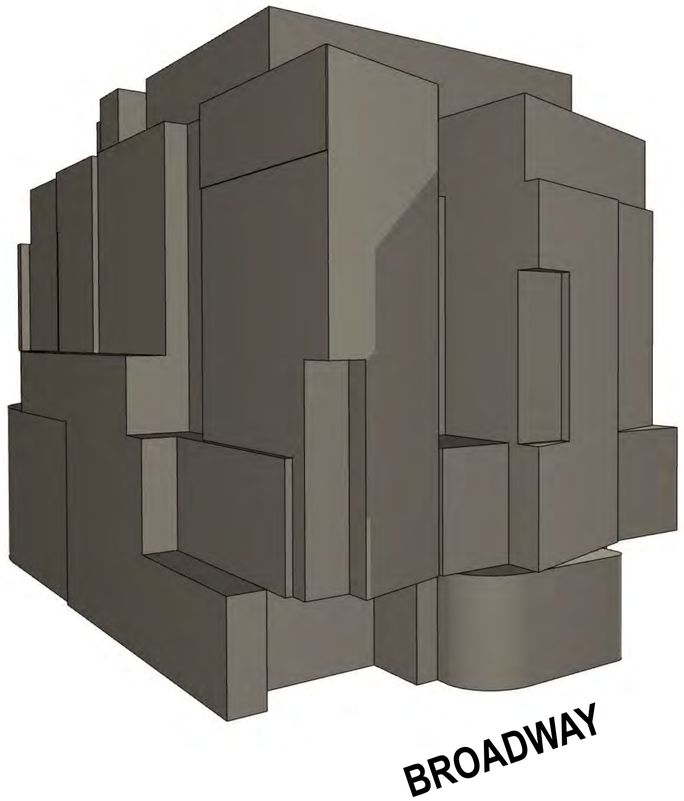
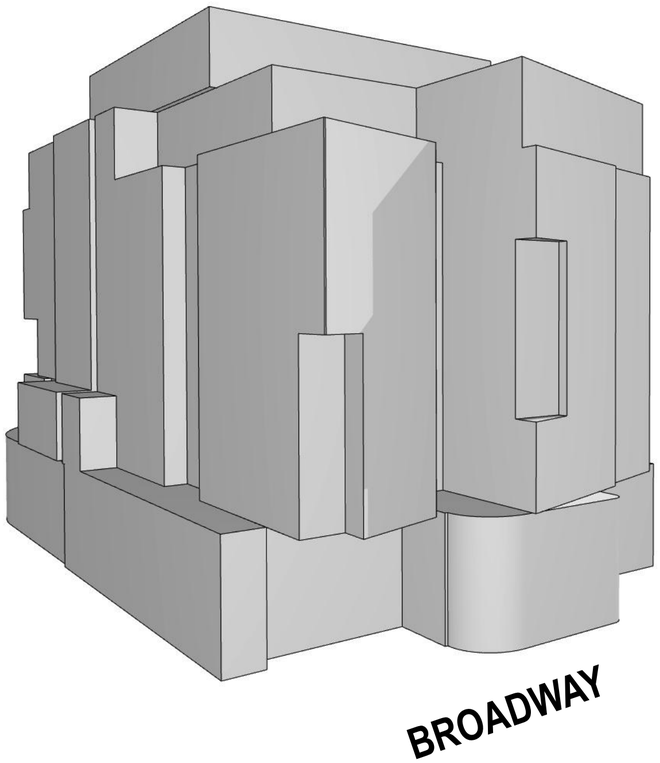
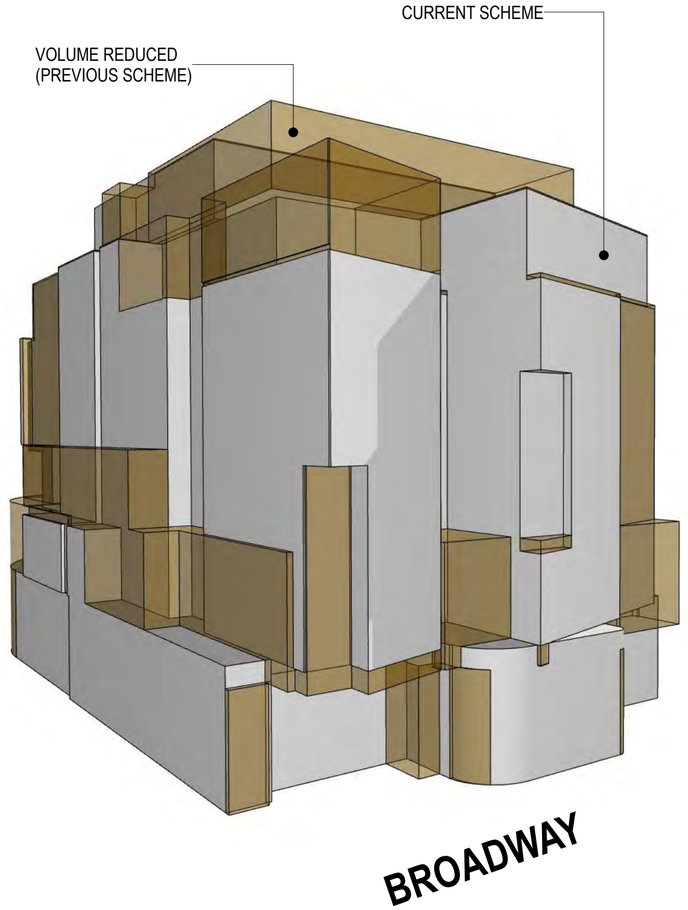


PREVIOUS SCHEME (JDAP NOV 2019)
TOTAL VOLUME : 13,160.06 m^3



CURRENT SCHEME
TOTAL VOLUME : 12,077.58 m^3



REDUCTION FROM PREVIOUS SCHEME TO NEW SCHEME: 1,082.5 m^3

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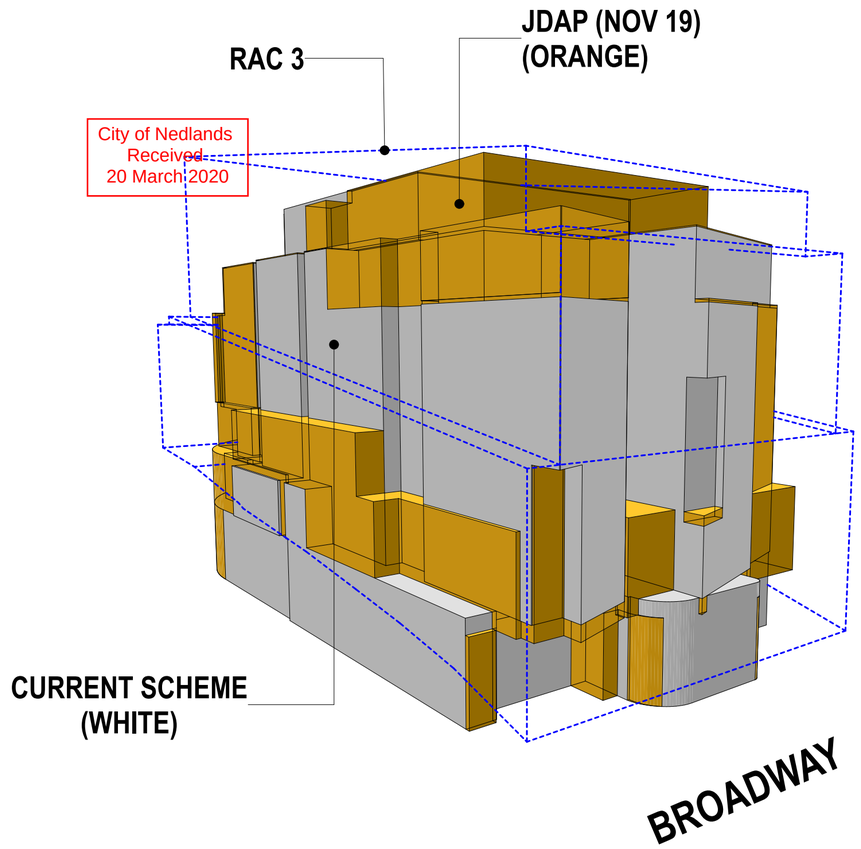
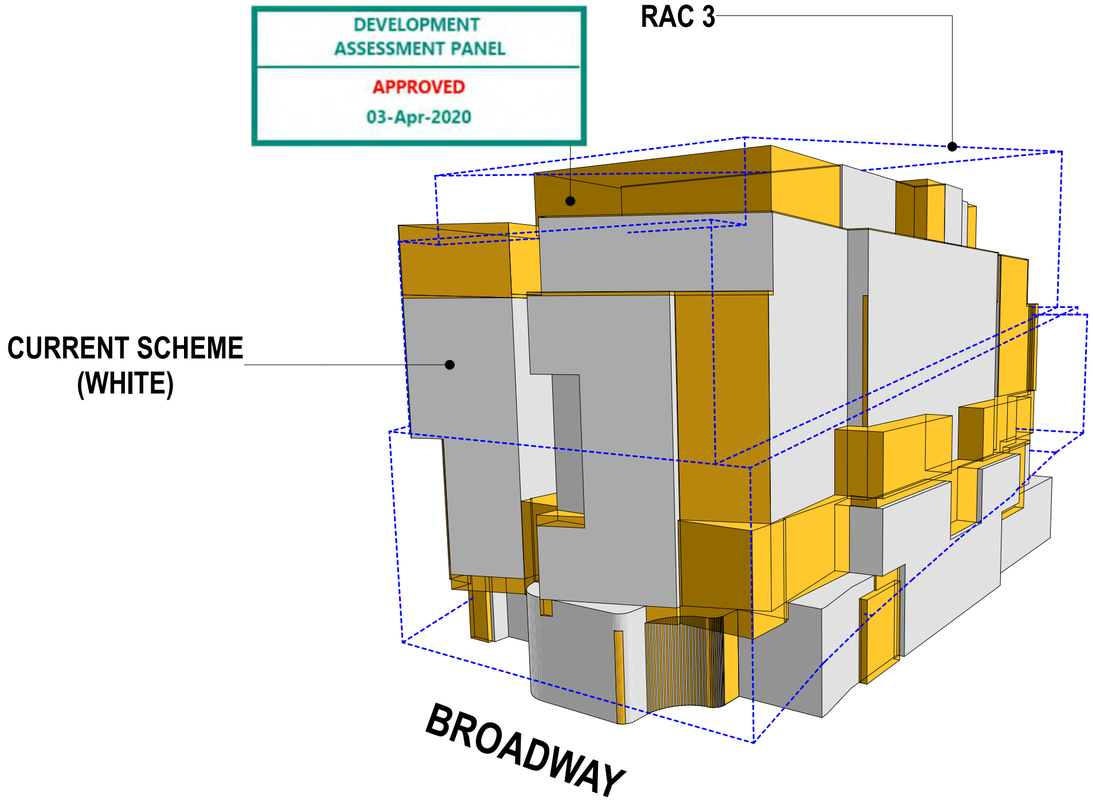
PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	@ A2	MC/JM/MA	**VOLUMETRIC COMPARISON**	**C**	19006	**DA-40**





CHANGES FROM ORIGINAL SCHEME (JDAP NOVEMBER 2019) TO CURRENT SCHEME

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	@ A2	MC/JM/MA	**JDAP-RAC3-NEW SCHEME COMPARISON**	**C**	19006	**DA-41**

Attachment 4

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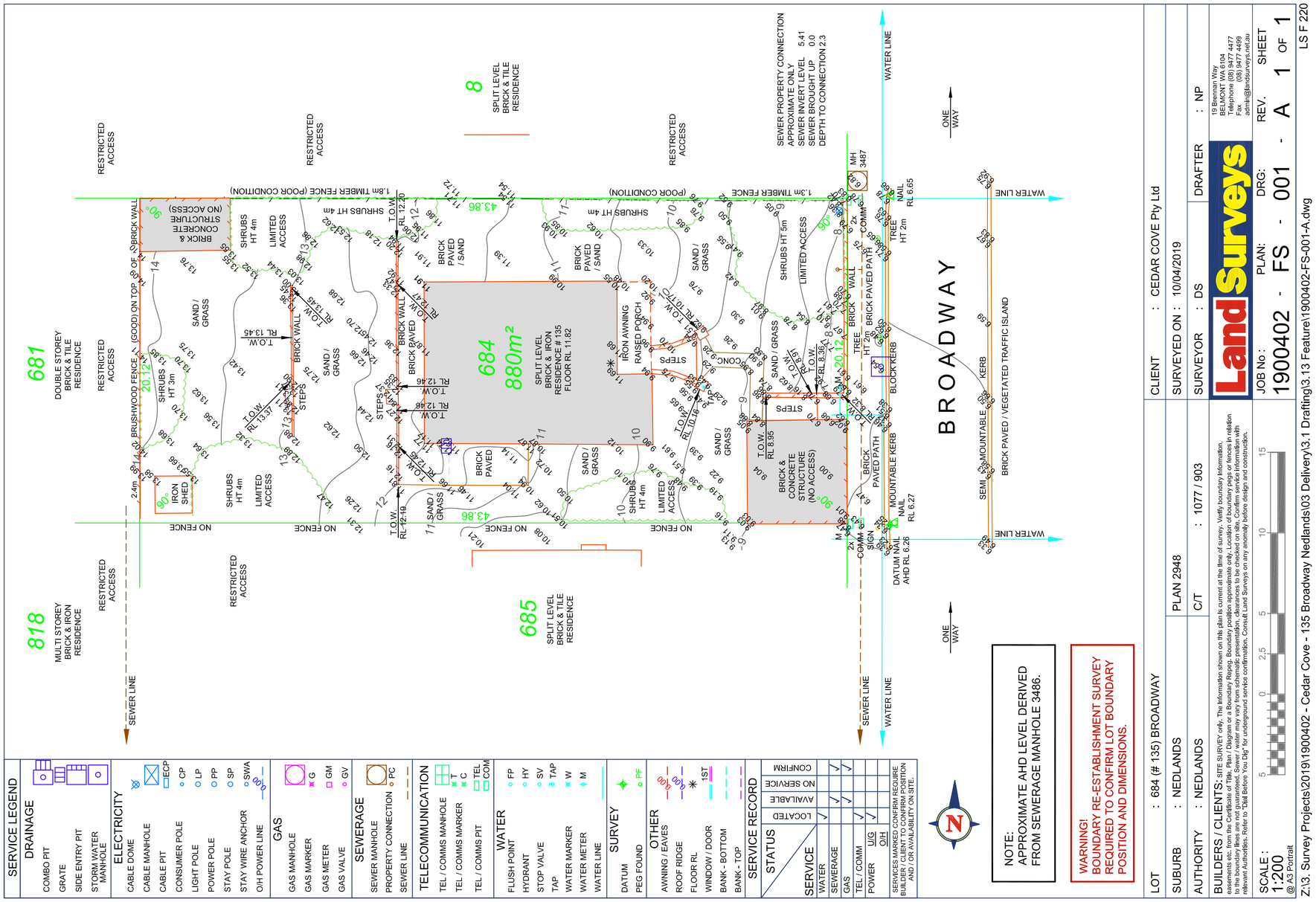

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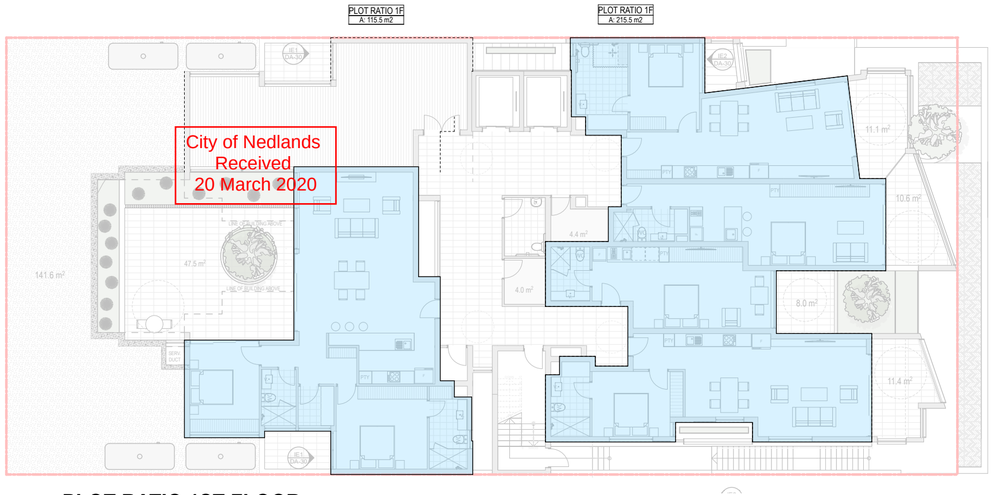
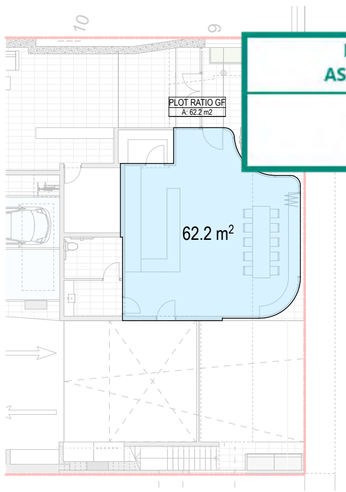
maarch* RESIDENTIAL COMMERCIAL SPECIAL PROJECTS	MARK ARONSON ARCHITECTURE L1, 41 Hampden Road, Nedlands, WA 6009 E: info@maarch.net.au • T: +61 8 6262 8169	PROJECT BROADWAY RESIDENCES	CLIENT CEDAR COVE	ADDRESS 135 BROADWAY, NEDLANDS, WA 6009	DATE 16/3/20	SCALE: @ A2	DRAWN MC/JM/MA	DRAWING **SURVEY PLAN**	REV C	PROJECT NO. 19006	DRAWING ID **DA-42**



PLOT RATIO 1ST FLOOR
Scale 1:200



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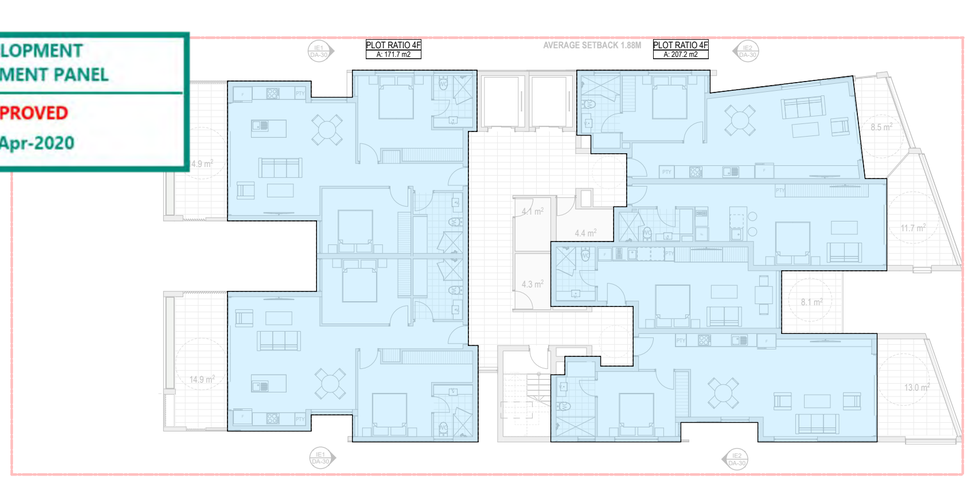
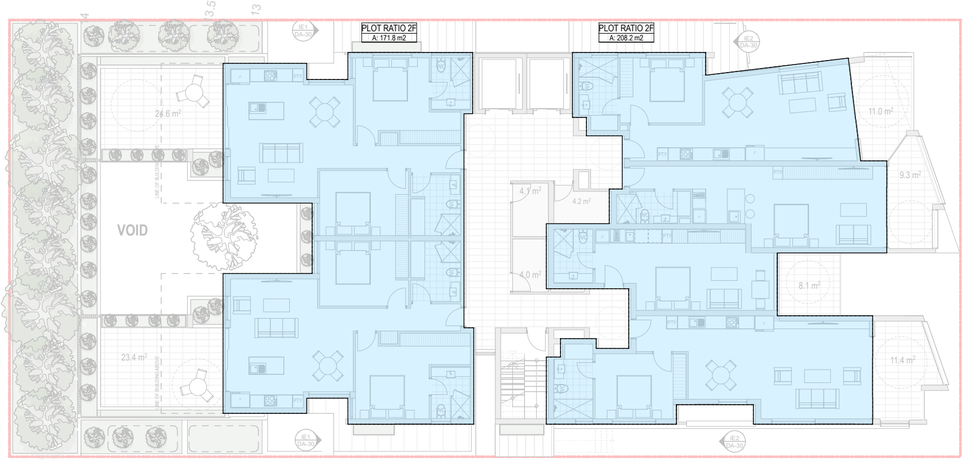
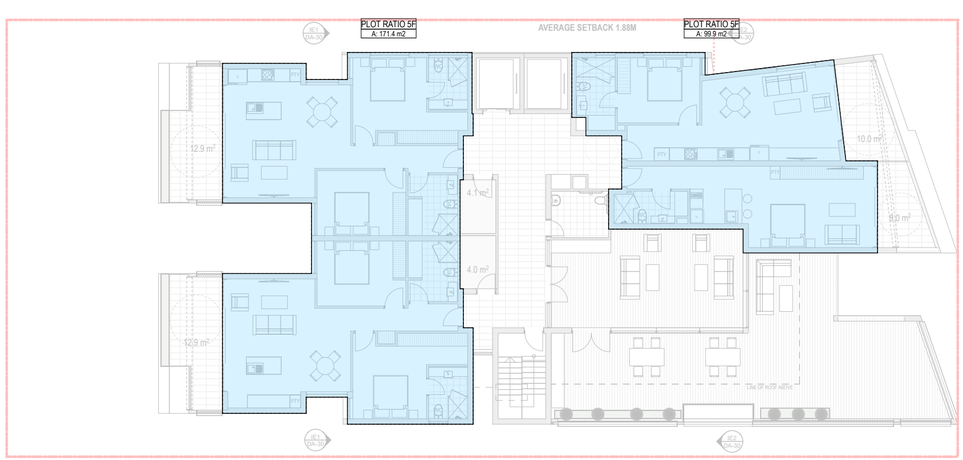
14 PLOT RATIO GROUND FLOOR
Scale 1:200



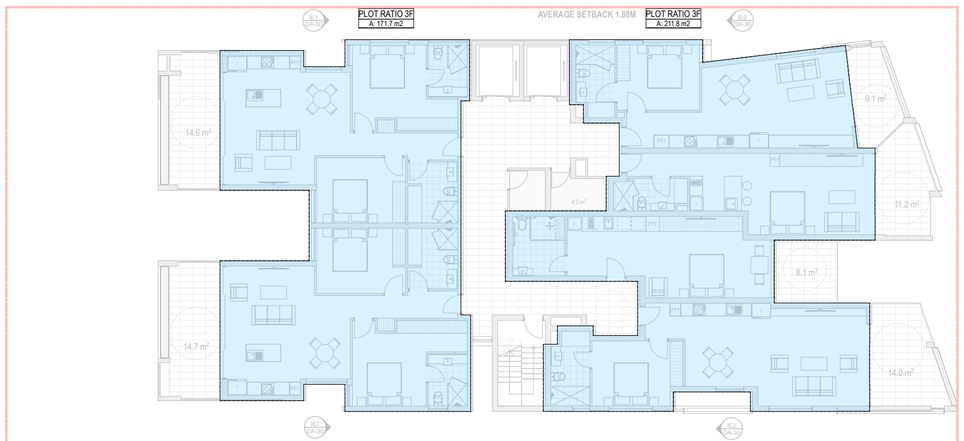
PLOT RATIO 4TH FLOOR
Scale 1:200



PLOT RATIO 2ND FLOOR
Scale 1:200



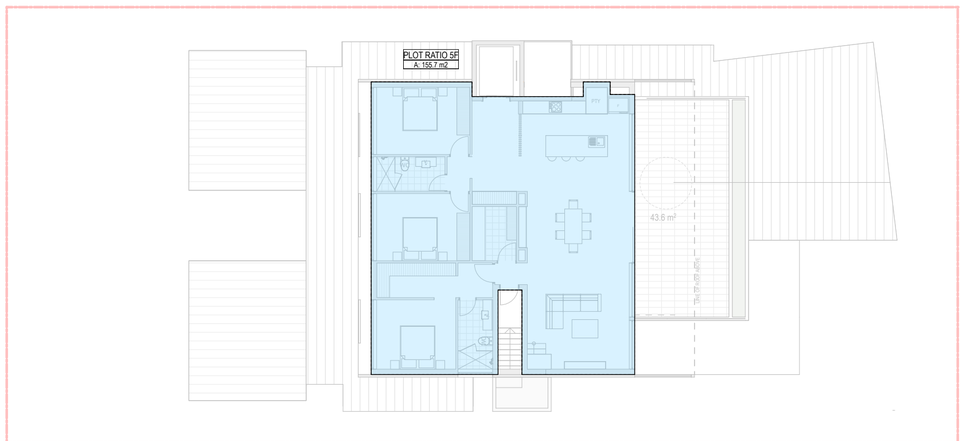
PLOT RATIO 5TH FLOOR
Scale 1:200



PLOT RATIO 3RD FLOOR
Scale 1:200

PLOT RATIO AREA BY FLOOR	
GROUND FLOOR	62.20 m2
FIRST FLOOR	331.00 m2
SECOND FLOOR	380.00 m2
THIRD FLOOR	383.50 m2
FOURTH FLOOR	378.90 m2
FIFTH FLOOR	271.30 m2
SIXTH FLOOR	155.70 m2
TOTAL	**1962.60 m2**
PLOT RATIO	2.22

TO BE REVISED



PLOT RATIO 6TH FLOOR
Scale 1:200

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	@ A2	MC/JM/MA	**PLOT RATIO CALCULATION**	C	19006	**DA-43**

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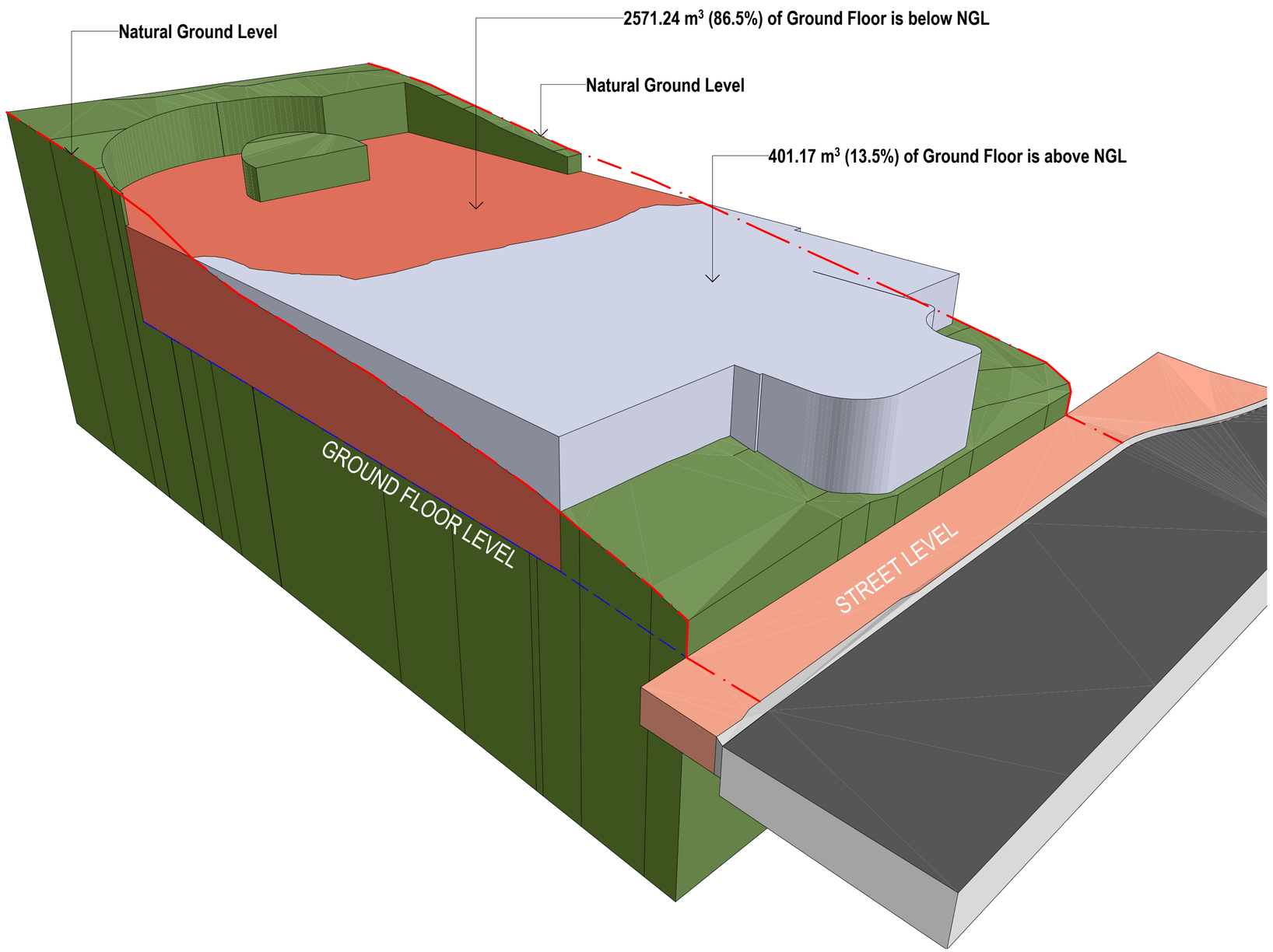

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	@ A2	MC/JM/MA	**VOLUME OF GROUND FLOOR UNDER NGL**	C	19006	**DA-44**

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BEFORE



AFTER

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	@ A2	MC/JM/MA	**BEFORE AND AFTER**	**C**	19006	**DA-45**

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20 March 2020

SOLAR ACCESS DIAGRAM

UNIT 4



21 June 9 AM | 21 June 10 AM | 21 June 11 AM | 21 June 12 PM | 21 June 1 PM | 21 June 2 PM | 21 June 3 PM

UNIT 5



21 June 9 AM | 21 June 10 AM | 21 June 11 AM | 21 June 12 PM | 21 June 1 PM | 21 June 2 PM | 21 June 3 PM

UNIT 8



21 June 9 AM | 21 June 10 AM | 21 June 11 AM | 21 June 12 PM | 21 June 1 PM | 21 June 2 PM | 21 June 3 PM

UNIT 9



21 June 9 AM | 21 June 10 AM | 21 June 11 AM | 21 June 12 PM | 21 June 1 PM | 21 June 2 PM | 21 June 3 PM

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	@ A2	MC/JM/MA	SOLAR ACCESS DIAGRAMS	C	19006	DA-46

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SOLAR ACCESS DIAGRAM

UNIT 12



21 June 9 AM | 21 June 10 AM | 21 June 11 AM | 21 June 12 PM | 21 June 1 PM | 21 June 2 PM | 21 June 3 PM

UNIT 13



21 June 9 AM | 21 June 10 AM | 21 June 11 AM | 21 June 12 PM | 21 June 1 PM | 21 June 2 PM | 21 June 3 PM

UNIT 16



21 June 9 AM | 21 June 10 AM | 21 June 11 AM | 21 June 12 PM | 21 June 1 PM | 21 June 2 PM | 21 June 3 PM

UNIT 17



21 June 9 AM | 21 June 10 AM | 21 June 11 AM | 21 June 12 PM | 21 June 1 PM | 21 June 2 PM | 21 June 3 PM

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	CEDAR COVE	135 BROADWAY, NEDLANDS, WA 6009	16/3/20	@ A2	MC/JM/MA	SOLAR ACCESS DIAGRAMS 2	C	19006	DA-47

LG Ref: DA-63534
DAP Ref: DAP/19/01655
Enquiries: (08) 6551 9919

Mr Petar Mrdja
Urbanista Town Planning
231 Bulwer Street
Perth WA 6000

Dear Mr Mrdja

METRO INNER-NORTH JDAP - CITY OF NEDLANDS - DAP APPLICATION - DA-63534 - DETERMINATION

Property Location:	No.135 (Lot 684) Broadway, Nedlands
Application Details:	Mixed Use Development (26 Serviced Apartments and Café)
Amendment Details:	Change of Use from Mixed Use Development (20 Serviced Apartments, 8 Multiple Dwellings and Café) to 16 Multiple Dwellings

Thank you for your Form 2.1 Development Assessment Panel (DAP) application and plans submitted to the City of Nedlands on 27 April 2021 for the above-mentioned development.

This application was considered by the Metro Inner-North JDAP at its meeting held on 20 August 2021, where in accordance with the provisions of the City of Nedlands Local Planning Scheme No. 3, it was resolved to **refuse** the application as per the attached notice of determination.

Please 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*. Such an application must be made within 28 days of the determination, in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any queries with respect to the reasons for refusal, please contact Mr Roy Winslow on behalf of the City of Nedlands on 9273 3500.

Yours sincerely,

DAP Secretariat

27 August 2021

Encl. DAP Determination Notice
Refused Plans

Cc: Mr Roy Winslow
City of Nedlands

Planning and Development Act 2005

City of Nedlands Local Planning Scheme No. 3

Metro Inner-North Joint Development Assessment Panel

Determination on Development Assessment Panel Application for Planning Approval

Property Location: Lot 684 (135) Broadway, Nedlands
Application Details: Mixed Use Development (26 Serviced Apartments and Café)
Amendment Details: Change of Use from Mixed Use Development (20 Serviced Apartments, 8 Multiple Dwellings and Café) to 16 Multiple Dwellings

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **refused** on 20 August 2021, subject to the following:

Refuse that the DAP Application reference DAP/19/01655 as detailed on the DAP Form 2 dated 27 April 2021 is appropriate for consideration in accordance with regulation 17 of *the Planning and Development (Development Assessment Panels) Regulations 2011* as the proposal represents substantial changes to the previous development approval as provided under s17(1)(c) of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Attachment 5



BROADWAY RESIDENCES

135 BROADWAY, NEDLANDS WA 6009 29/4/21

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Amended Plans
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12 May 2021

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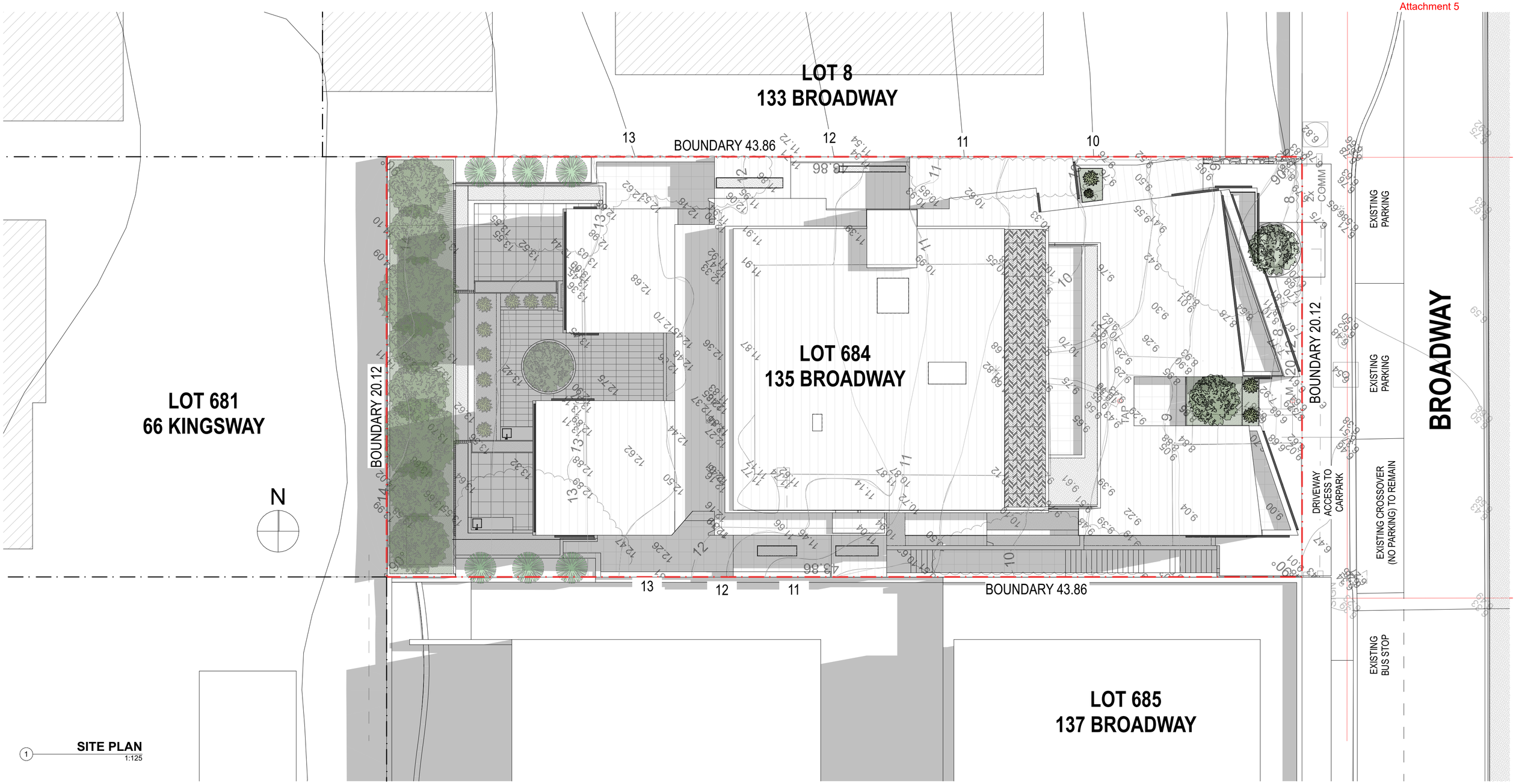
Attachment 5



1 **SITE PLAN**
1:125

PROJECT CONSTRAINTS	
LOT AREA	884.40 m2
R CODE	R-AC 3
PLOT RATIO ALLOWED (RESIDENTIAL R-AC-3)	**2.0** 1768.80 m2
BUILDING HEIGHT	6 STOREYS
BOUNDARY WALL H	3 STOREYS
MIN PRIMARY ST SETBACK	2M OR NIL
MIN SIDE SETBACK	NIL
MIN REAR SETBACK	NIL

PLOT RATIO AREA BY FLOOR	
FLOOR	PLOT RATIO AREA
FIRST FLOOR	405.61
SECOND FLOOR	380.37
THIRD FLOOR	378.43
FOURTH FLOOR	378.22
FIFTH FLOOR	375.55
SIXTH FLOOR	167.45
	2,085.63 m²

APARTMENTS NET AREAS	
UNIT	**AREA**
APT 1	107.47
APT 2	102.33
APT 3	151.98
APT 4	96.26
APT 5	102.33
APT 6	144.25
APT 7	96.26
APT 8	100.63
APT 9	144.25
APT 10	96.26
APT 11	100.63
APT 12	144.26
APT 13	93.34
APT 14	100.63
APT 15	144.26
APT 16	151.91
	1,877.05 m²

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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	29/4/21	1:125@ A2	JM/MA	**SITE PLAN**	**A**	20010	**A2**





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PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	29/4/21	1:2.86@ A2	JM/MA	**EXISTING SITE AND PROPOSED DEVELOPMENT**	**A**	20010	**A3**

Attachment 5





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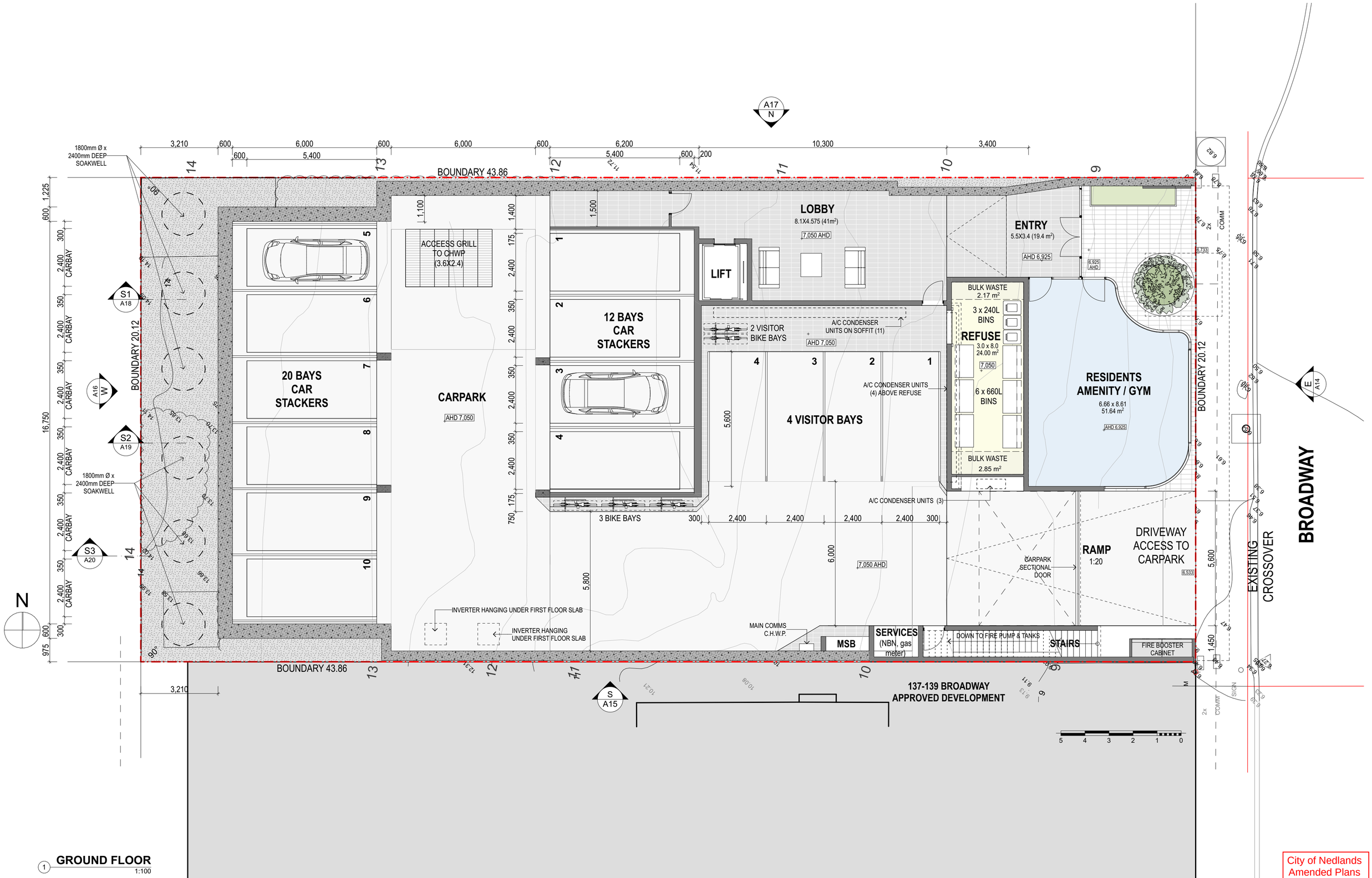
PROJECT	CLIENT	ADDRESS	DATE	SCALE:	DRAWN	DRAWING	REV	PROJECT NO.	DRAWING ID
BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	29/4/21	1:3.13@ A2	JM/MA	**3D VIEWS 2**	**A**	20010	**A4**

Attachment 5



1 GROUND FLOOR
1:100

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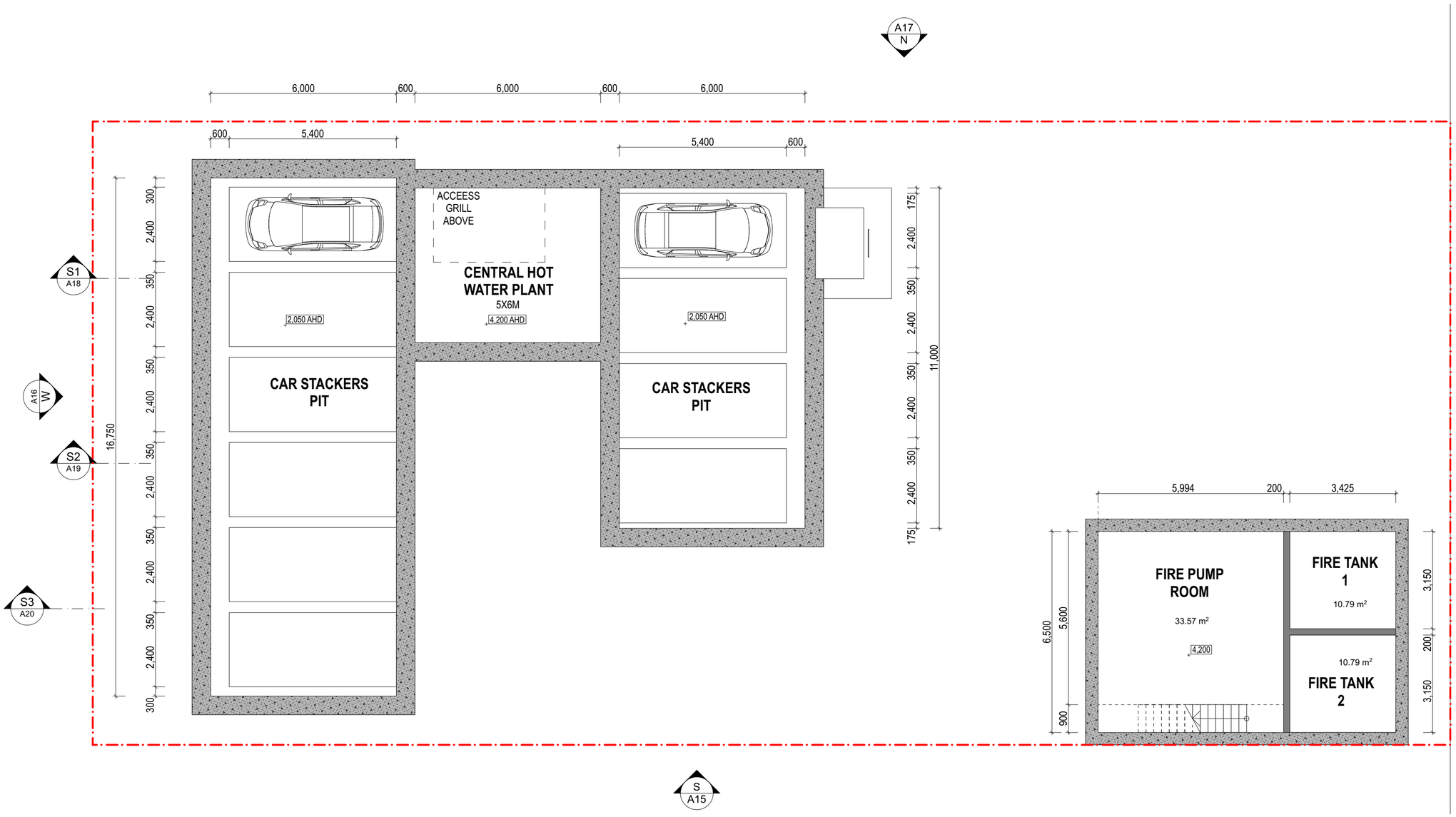
BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	29/4/21	1:100@ A2	JM/MA	GROUND FLOOR	A	20010	A5



1 **BASEMENT**
1:100

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BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	29/4/21	1:100@ A2	JM/MA	**BASEMENT**	**A**	20010	**A6**

Attachment 5



1 **FIRST FLOOR**
1:100

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BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	29/4/21	1:100@ A2	JM/MA	**FIRST FLOOR**	A	20010	**A7**

Attachment 5

PLOT RATIO 2F
A: 160.55 m2

PLOT RATIO 2F
A: 219.82 m2

A17
N

10,160
SB

3,310

obscure glass 1600 H

1.05 H RETAINING WALL

1.6 H FENCE

EXTENT OF PREVIOUS APPROVED DA SCHEME

HIGHLIGHT WINDOW OVER 1.6M

VOID
COURTYARD (BELOW)

2,500 SB

2,000 SB

1,500 SB

COURTYARD
TIMBER BATTEN SCREEN 1.6 H

LINE OF BUILDING ABOVE

S1
A18

A16
W

S2
A19

S3
A20

N

BED 1
A:18.00 m²
3.3 x 4.8

BED 2
A:11.84 m²
3.25 x 3.15

BR.

W/D

STUDY

LINEN

SERV. DUCT

LIFT

STORE
1.85 x 2.7
5.00 m²

STORE
1.85 X 2.16
4.00 m²

STORE
1.85 X 2.16
4.00 m²

ELECT. CPD.

LOBBY
14,400 AHD

2,400

2,154

APT 6
A: 144.25 m2

BED 3
A:12.33 m²
3.6 x 3.4

ALFRESCO

TIMBER BATTEN SCREEN 1.6 H

BBQ

3,150

2,000 SB

VOID
COURTYARD (BELOW)

obscure glass 1600 H

HIGHLIGHT WINDOW OVER 1.6M

S
A15

BED 2
A:10.90 m²
3.2 x 3.2

APT 4
A: 96.26 m2

BR. LINEN

L'DRY

W/D

KITCHEN

PANTRY

BED 1
A:14.74 m²
4.1 x 3.15

ALFRESCO

BED 1
A:12.30 m²
4.1 x 3.0

BALCONY

BED 2
A:11.90 m²
3.4 x 3.05

PANTRY

KITCHEN

APT 5
A: 102.33 m2

ALFRESCO

BBQ

1.6 H OBSCURE GLASS

E
A14

EXTENT OF PREVIOUS APPROVED DA SCHEME

137-139 BROADWAY
APPROVED DEVELOPMENT

137-139 BROADWAY
APPROVED DEVELOPMENT

1 SECOND FLOOR
1:100

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1 **THIRD FLOOR**
1:100

137-139 BROADWAY
APPROVED DEVELOPMENT

137-139 BROADWAY
APPROVED DEVELOPMENT

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BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	29/4/21	1:100@ A2	JM/MA	THIRD FLOOR	A	20010	A9

Attachment 5



1 **FOURTH FLOOR**
1:100

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APPROVED DEVELOPMENT

137-139 BROADWAY
APPROVED DEVELOPMENT

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BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	29/4/21	1:100@ A2	JM/MA	**FOURTH FLOOR**	**A**	20010	**A10**

Attachment 5



1 **FIFTH FLOOR**
1:100

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APPROVED DEVELOPMENT

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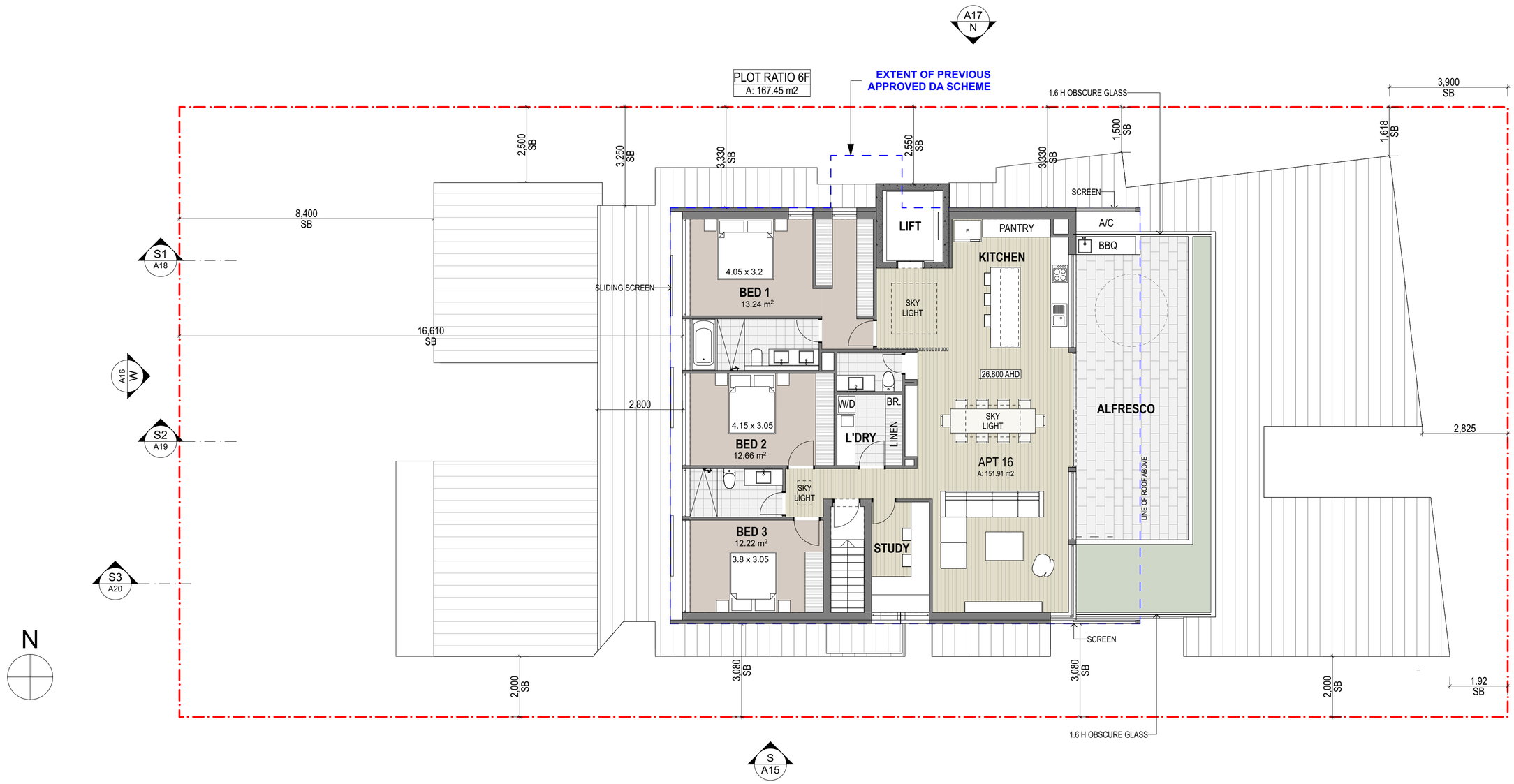
BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	29/4/21	1:100@ A2	JM/MA	**FIFTH FLOOR**	**A**	20010	**A11**



1 **SIXTH FLOOR**
1:100

137-139 BROADWAY
APPROVED DEVELOPMENT

137-139 BROADWAY
APPROVED DEVELOPMENT

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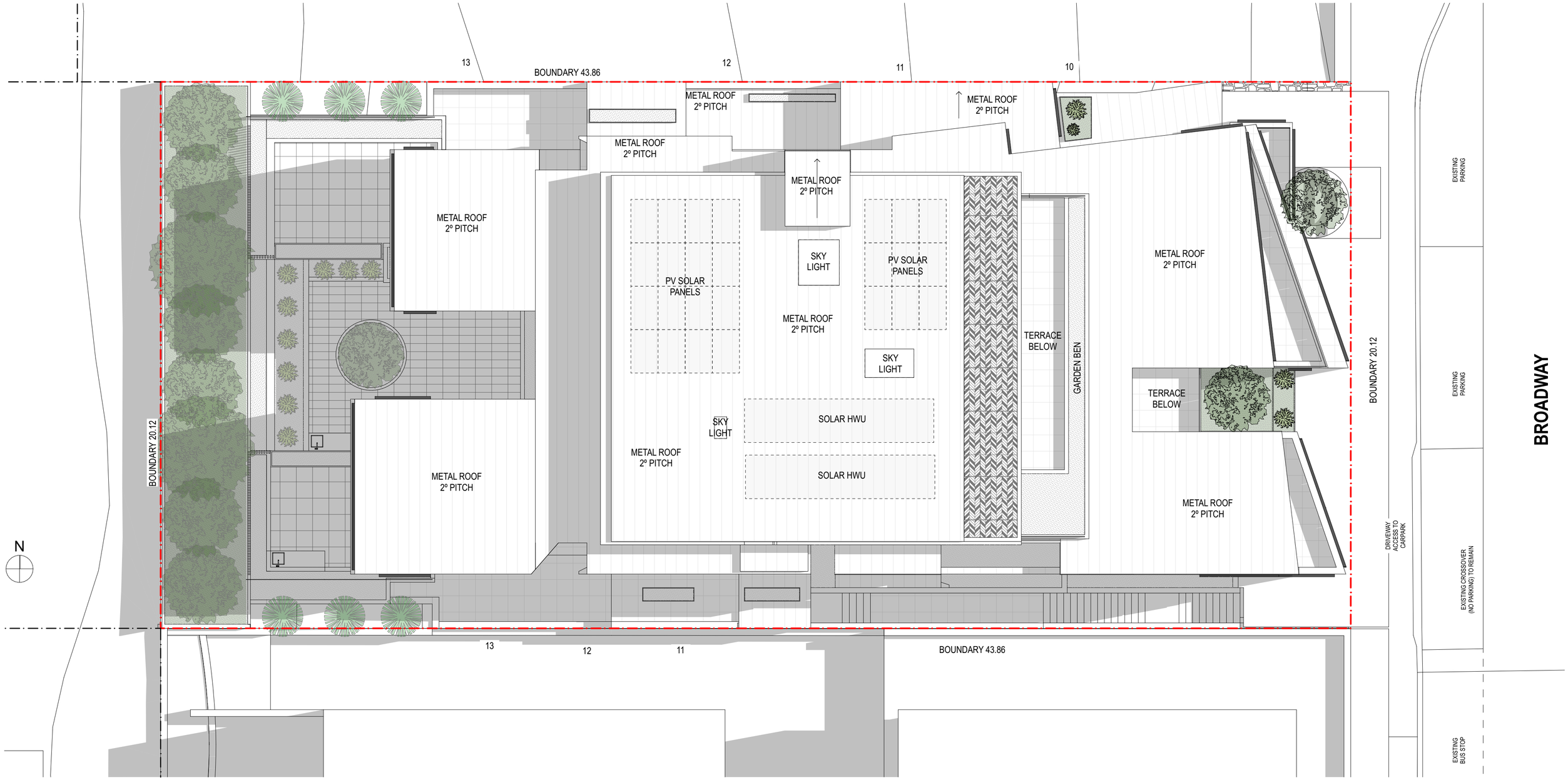
BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	29/4/21	1:100@ A2	JM/MA	**SIXTH FLOOR**	**A**	20010	**A12**



1 **ROOF PLAN**
1:100

ENERGY EFFICIENCY INITIATIVES:

- PV SOLAR PANELS ON ROOF TOP
- SOLAR HWU ON ROOF TOP
- SOLAR POWERED LIGHTING TO COMMON SPACES
- WATER SUPPLY TO ALL APARTMENTS & TENANCIES WILL BE METERED.
- DEEP SOAK-WELLS TO WEST SIDE WILL BE PROVIDED
- STORMWATER TANK (FOR LANDSCAPE RETICULATION) WILL BE PROVIDED.

- Planting design to incorporate waterwise plants, succulents, native trees & shrubs where appropriate to minimise irrigation demands.
- Irrigation system will be designed to the following rationale:
  - DRIP IRRIGATION THROUGHOUT.
  - BUBBLERS TO TREES (1 to 3 bubblers per tree dependent on size)
  - NO OVERHEAD SPRAY SPRINKLERS
  - HYDROZONING
  - SOIL MOISTURE SONSORS.
  - RAIN SENSORS.
  - PASSIVE IRRIGATION (Direct Stormwater to gardens before drain).

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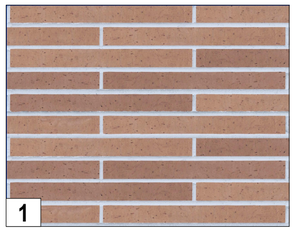
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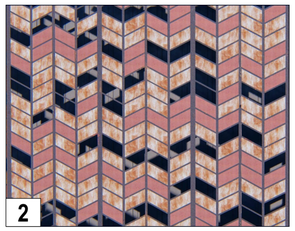
FACE BRICK WALL
(TO ARCHITECT'S SELECTION)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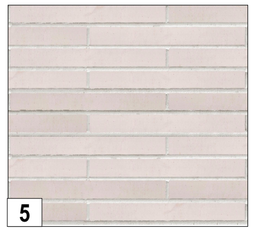
FEATURE METAL WORK


3

PAINTED WHITE RENDER


4

METAL CLADDING
(TO ARCHITECT'S SELECTION)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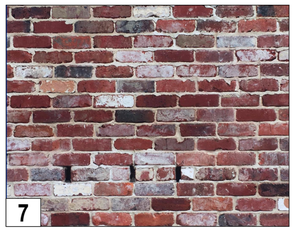
FACE BRICK WALL
(TO ARCHITECT'S SELECTION)


6

EXCAVATED LIMESTONE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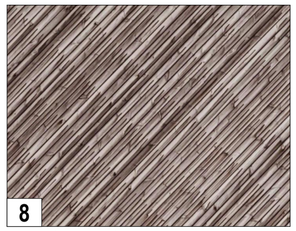
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ARCHITECTURAL METAL PANEL
(TO ARCHITECT'S SELECTION)



1 **FRONT ELEVATION**
1:100

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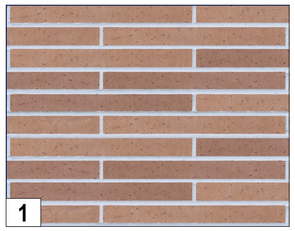
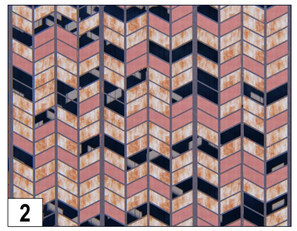
Attachment 5



FACE BRICK WALL
(TO ARCHITECT'S SELECTION)



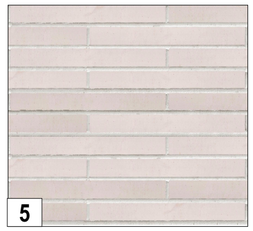
FEATURE METAL WORK



PAINTED WHITE RENDER



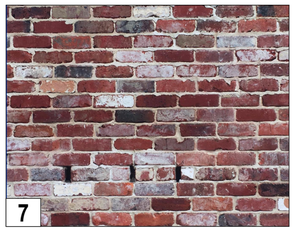
METAL CLADDING
(TO ARCHITECT'S SELECTION)



FACE BRICK WALL
(TO ARCHITECT'S SELECTION)



EXCAVATED LIMESTONE



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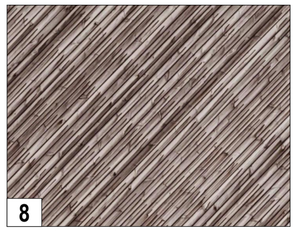

ARCHITECTURAL METAL PANEL
(TO ARCHITECT'S SELECTION)



1 **SOUTH ELEVATION**
1:100

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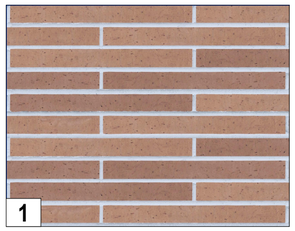
Attachment 5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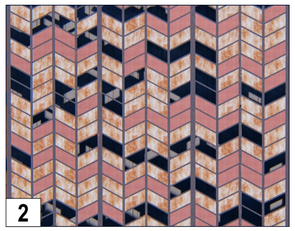
(TO ARCHITECT'S SELECTION)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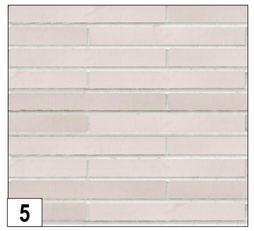
FEATURE METAL WORK


3

PAINTED WHITE RENDER


4

METAL CLADDING
(TO ARCHITECT'S SELECTION)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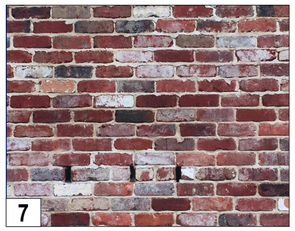
FACE BRICK WALL
(TO ARCHITECT'S SELECTION)


6

EXCAVATED LIMESTONE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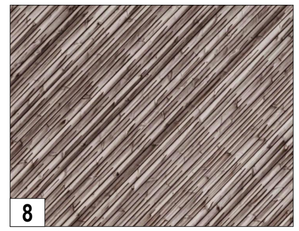
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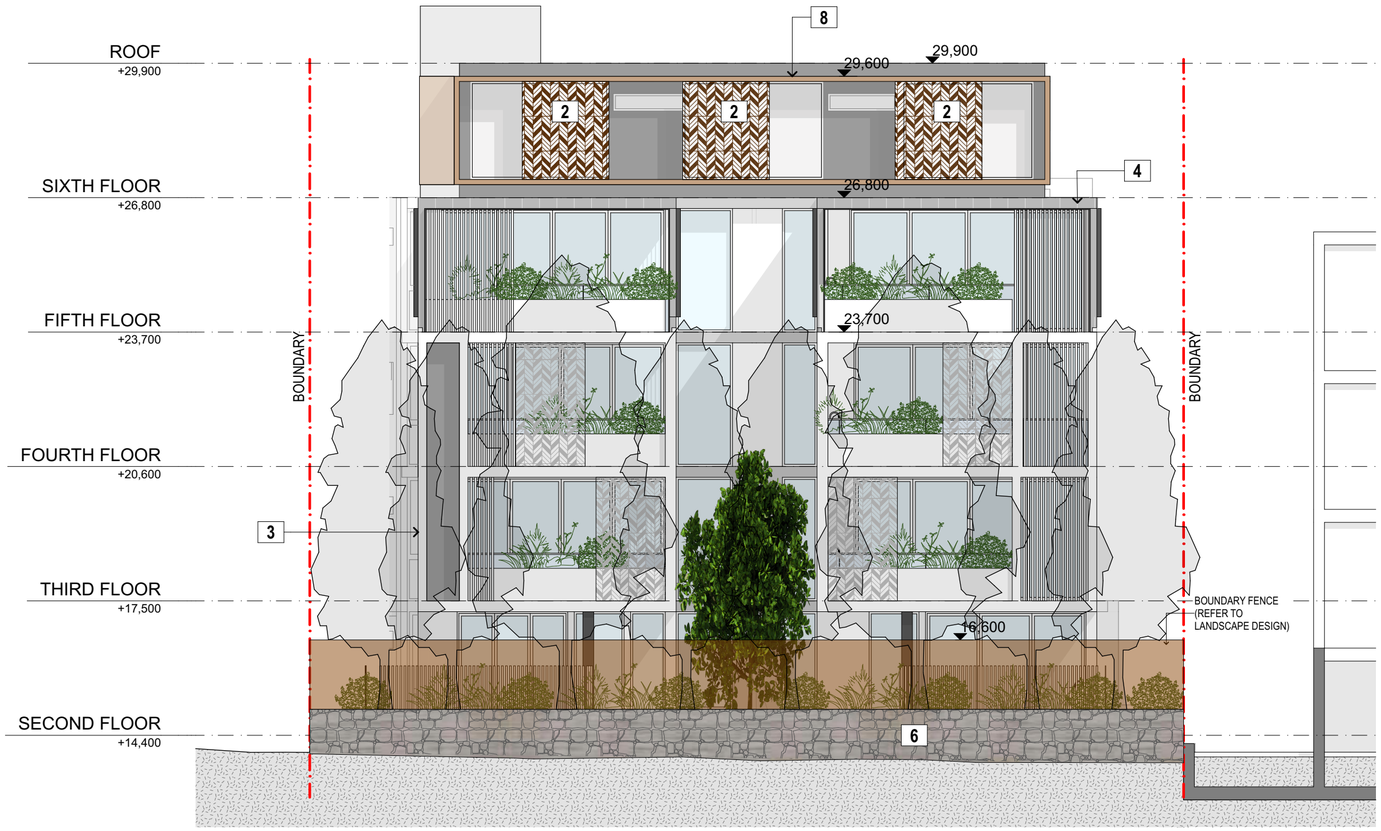
ARCHITECTURAL METAL PANEL
(TO ARCHITECT'S SELECTION)



1 **WEST ELEVATION**
1:100



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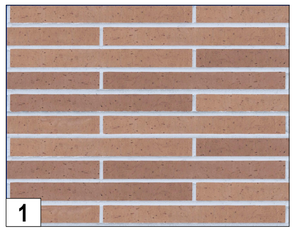
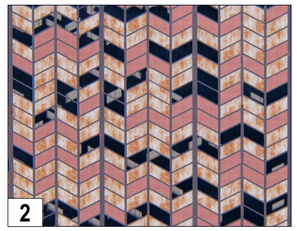


FACE BRICK WALL
(TO ARCHITECT'S SELECTION)



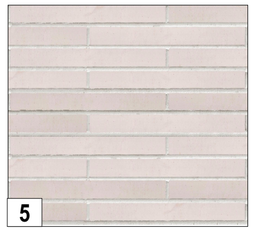
FEATURE METAL WORK



PAINTED WHITE RENDER



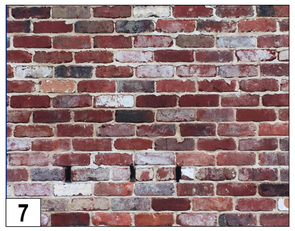
METAL CLADDING
(TO ARCHITECT'S SELECTION)



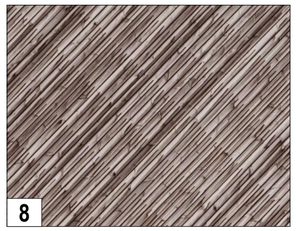
FACE BRICK WALL
(TO ARCHITECT'S SELECTION)



EXCAVATED LIMESTONE



RECYCLED BRICK



ARCHITECTURAL METAL PANEL
(TO ARCHITECT'S SELECTION)



1 NORTH ELEVATION
1:100

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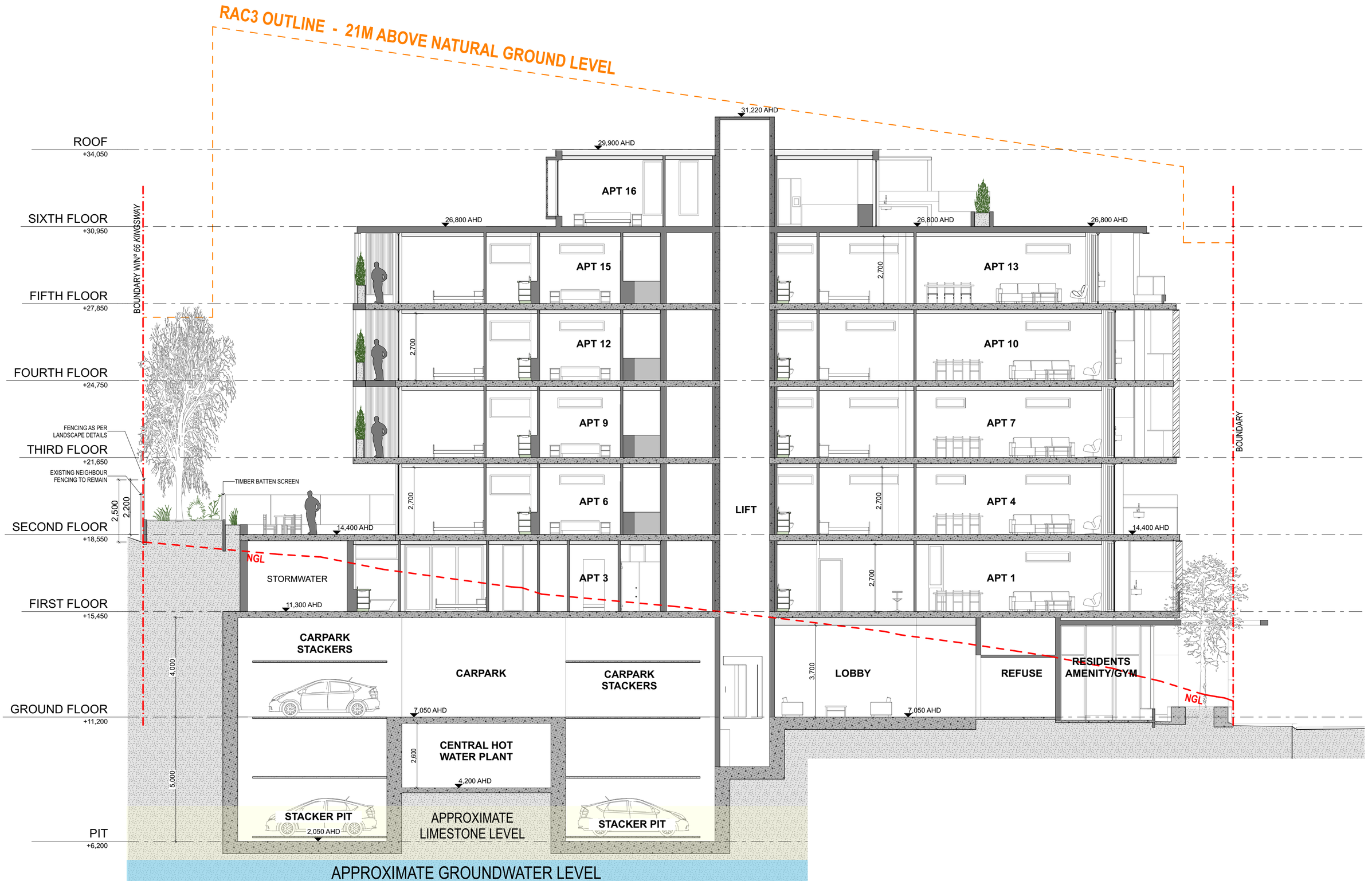
BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	29/4/21	1:100, 1:1@ A2	JM/MA	NORTH ELEVATION	A	20010	A17

Attachment 5



1 **SECTION 1**
1:100

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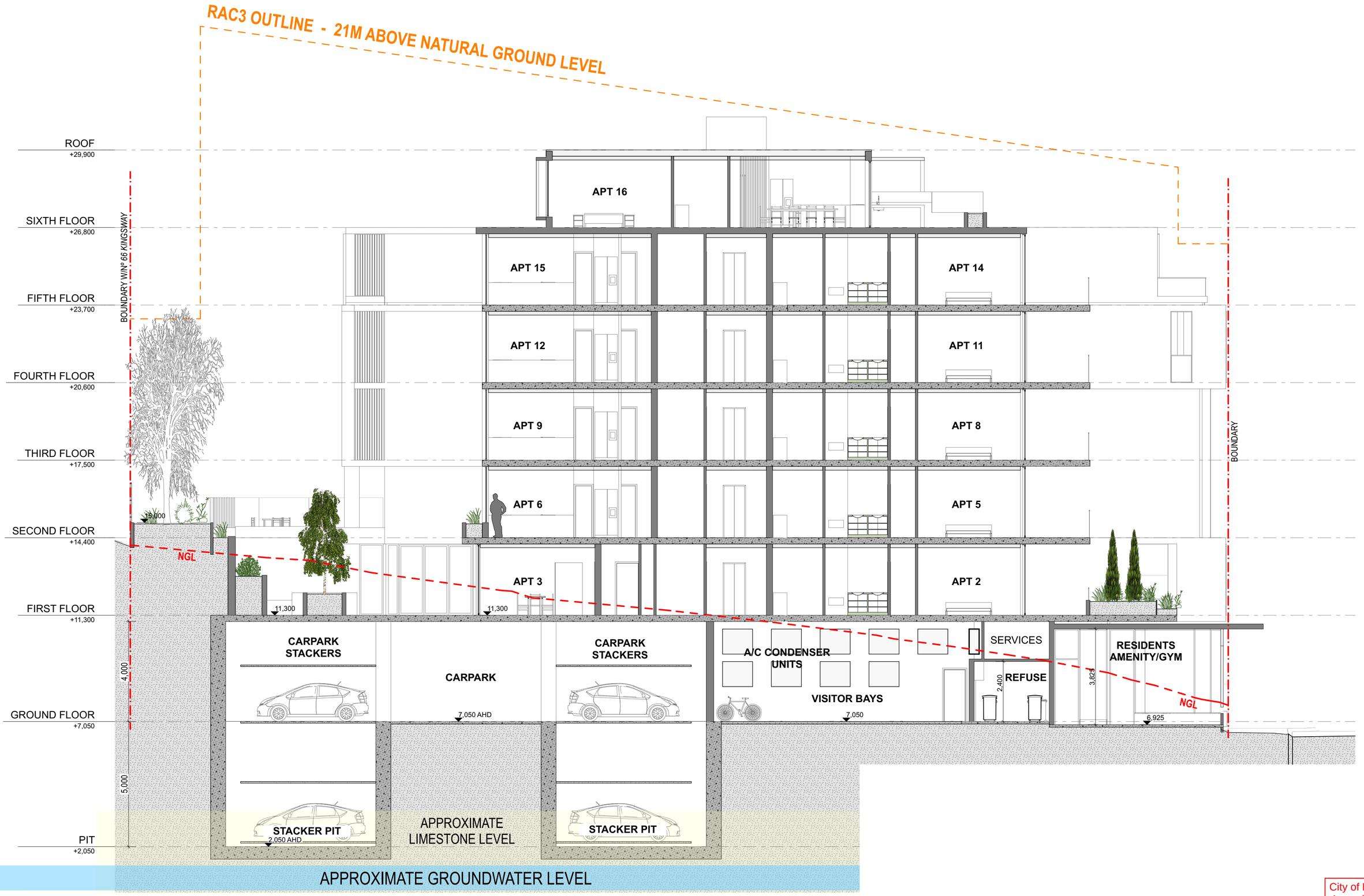

1 **SECTION 2**
1:100

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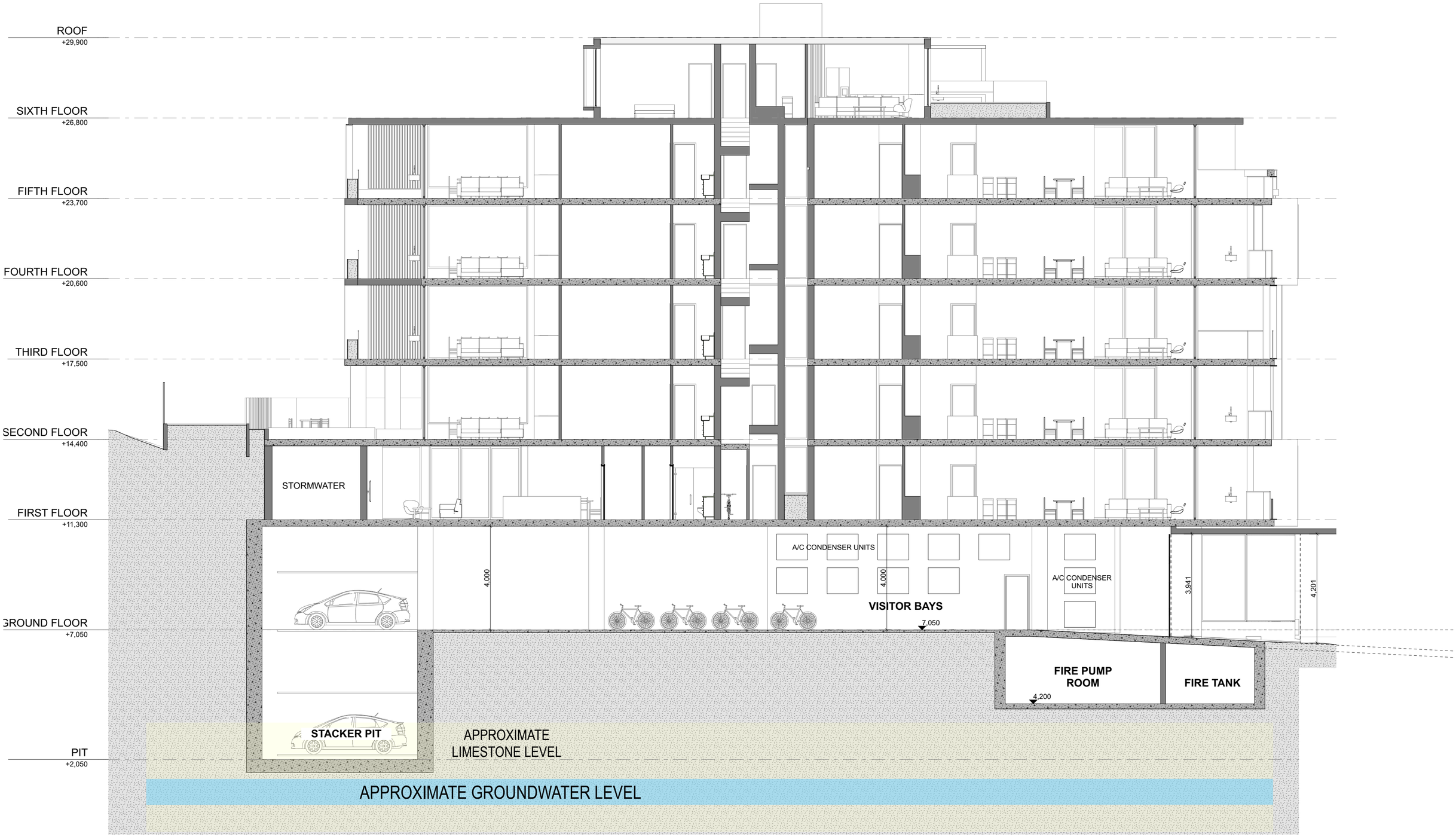
BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	29/4/21	1:100@ A2	JM/MA	**SECTION 2**	**A**	20010	**A19**

Attachment 5



1 **SECTION 3**
1:100

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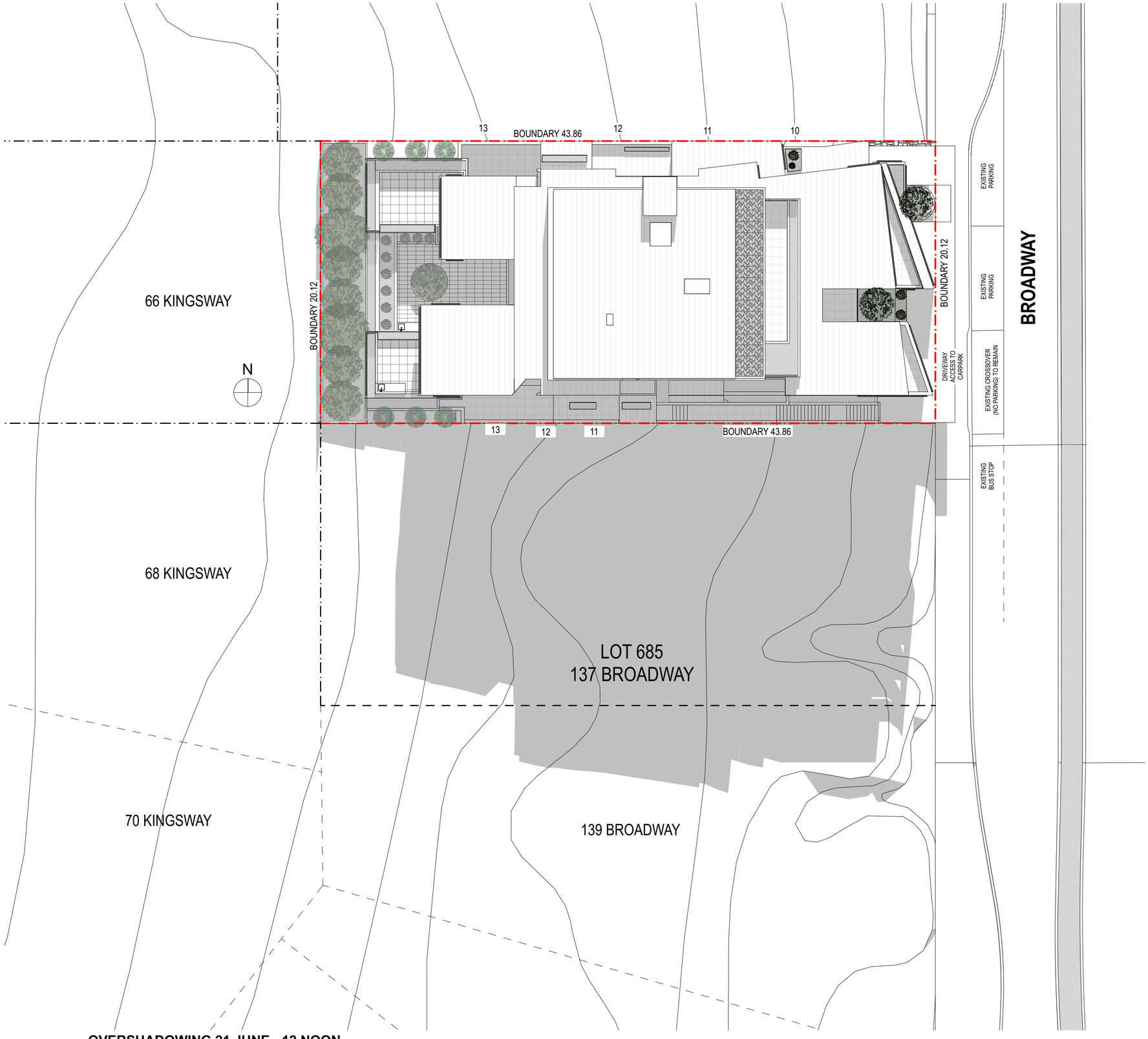
BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	29/4/21	1:100@ A2	JM/MA	**SECTION 3**	**A**	20010	**A20**

Attachment 5



1 **OVERSHADOWING 21 JUNE - 12 NOON**
1:200

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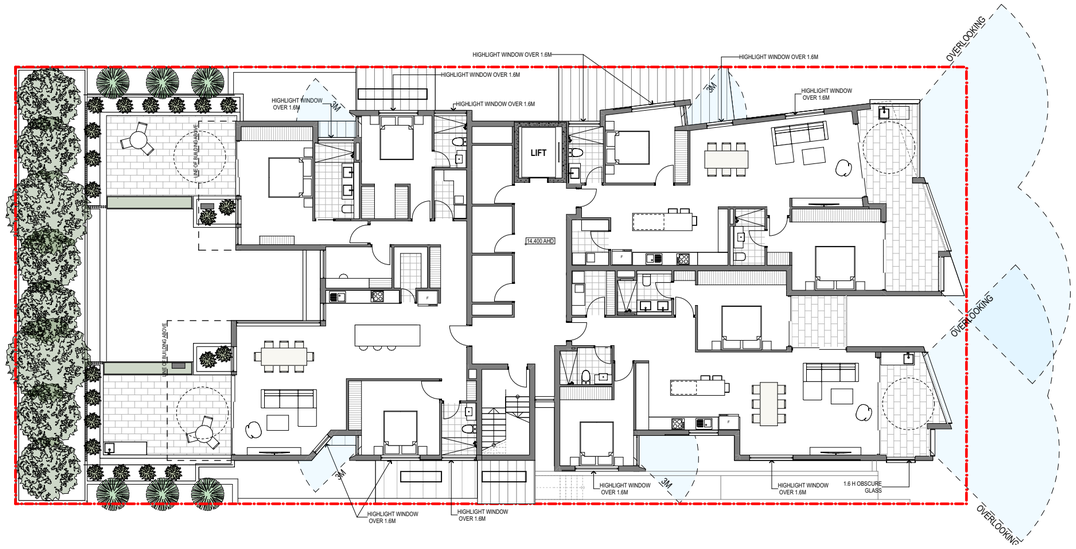
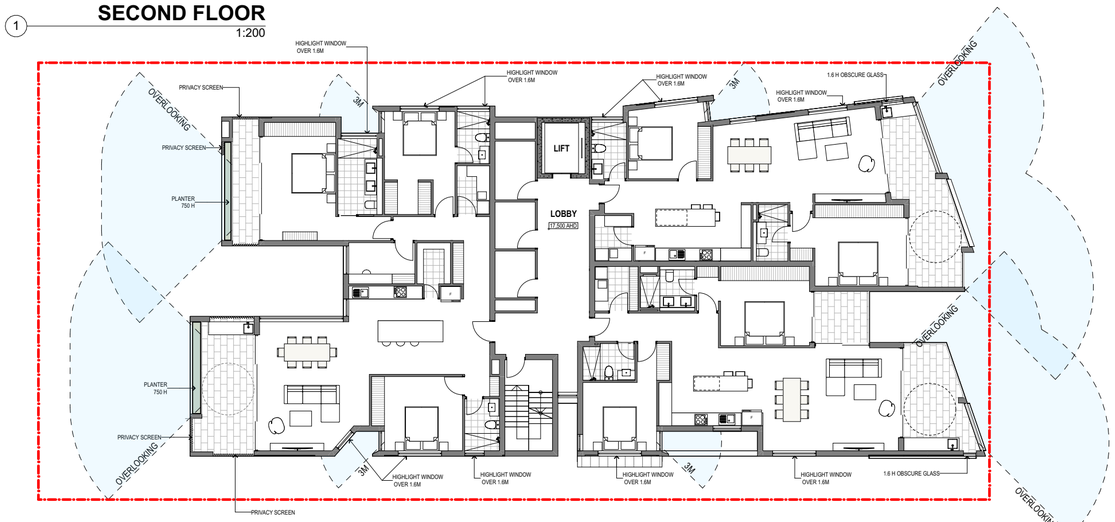
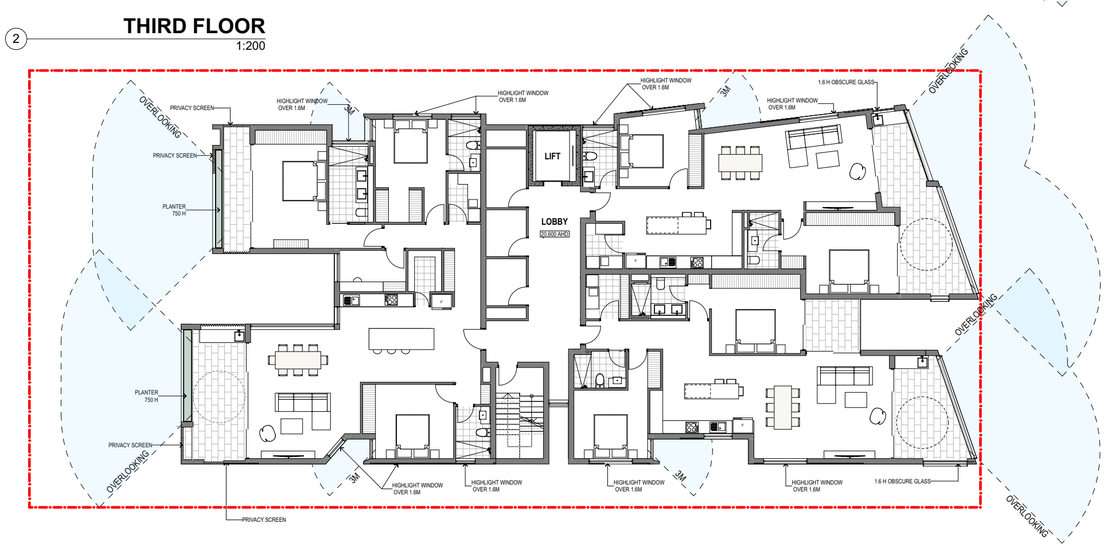
BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	29/4/21	1:200@ A2	JM/MA	**OVERSHADOWING**	**A**	20010	**A21**



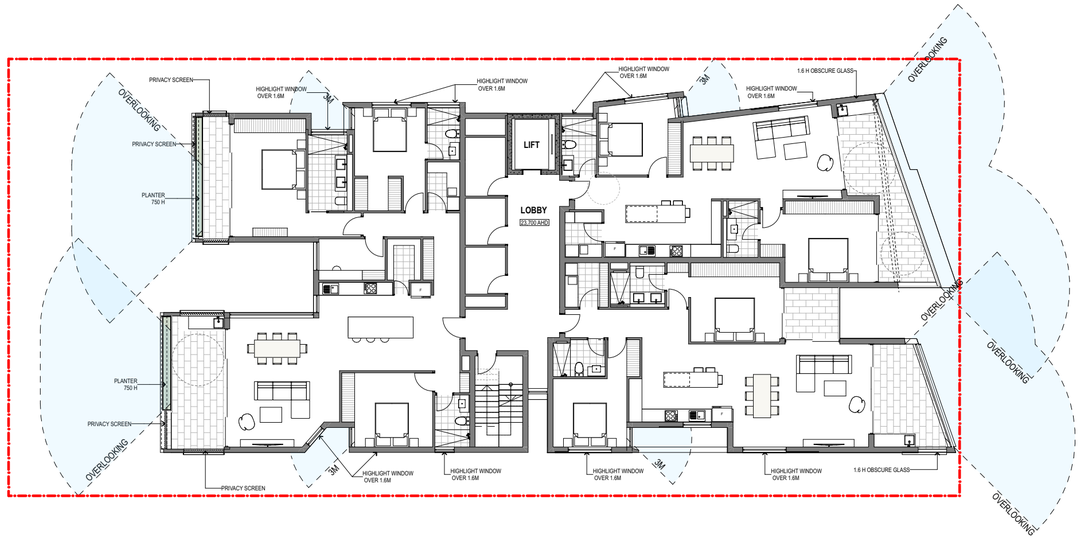
1 **SECOND FLOOR**
1:200



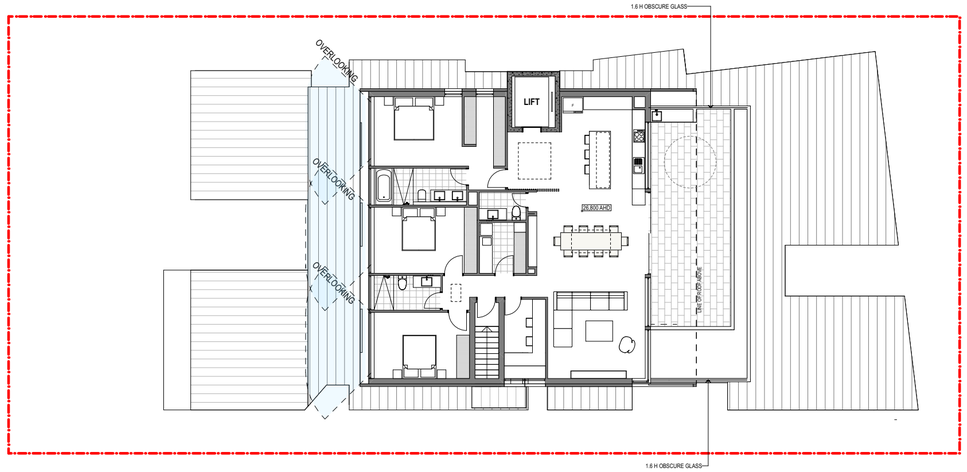
2 **THIRD FLOOR**
1:200



3 **FOURTH FLOOR**
1:200



4 **FIFTH FLOOR**
1:200



5 **SIXTH FLOOR**
1:200

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BROADWAY RESIDENCES	GRIFFIN GROUP	135 BROADWAY, NEDLANDS WA 6009	29/4/21	1:200@ A2	JM/MA	**OVERLOOKING DIAGRAMS**	**A**	20010	**A22**

Attachment 5

4.1 SOLAR AND DAYLIGHT ACCESS

Living room and POS with a minimum of 2 hours of direct sunlight between 9am and 2pm on 21 June

UNIT	Provided	COMPLIANT
Apartment 1	6 hours	✓
Apartment 2	1.5 hours	✗
Apartment 3	2.5 hours	✓
Apartment 4	6 hours	✓
Apartment 5	1.5 hours	✗
Apartment 6	2 hours	✓
Apartment 7	6 hours	✓
Apartment 8	2 hours	✓
Apartment 9	2 hours	✓
Apartment 10	6 hours	✓
Apartment 11	2 hours	✓
Apartment 12	2 hours	✓
Apartment 13	6 hours	✓
Apartment 14	2 hours	✓
Apartment 15	4.5 hours	✓
Apartment 16	2.5 hours	✓
Maximum 15% of dwellings with no direct sunlight between 9am and 3pm on 21 June	2 units with 1.5 hours	✓

4.2 NATURAL VENTILATION

4.2.1 Habitable rooms have openings on at least 2 walls with a straight line distance between the centre of the opening of at least 2.1 m.

4.2.2 A minimum of 60% of dwellings are capable of being naturally cross ventilated in the first 9 storeys of a building

4.2.3 Depth of cross-over and cross-through apartments with openings at either end and no openings on side walls does not exceed 20m

4.2.4 No habitalbe room relies on lightwells as the primary source of fresh air. ✓

UNIT	4.2,1	4.2.2	4.2.3
Apartment 1	✓	✓	
Apartment 2	✓	✓	
Apartment 3	✓	✓	
Apartment 4	✓	✓	
Apartment 5	✓	✓	
Apartment 6	✓	✓	
Apartment 7	✓	✓	
Apartment 8	✓	✓	
Apartment 9	✓	✓	
Apartment 10	✓	✓	
Apartment 11	✓	✓	
Apartment 12	✓	✓	
Apartment 13	✓	✓	
Apartment 14	✓	✓	
Apartment 15	✓	✓	
Apartment 16		✓	✓

4.4 PRIVATE OPEN SPACE AND BALCONIES

UNIT	BEDROOMS	MINIMUM POS	TOTAL PROPOSED POS	% ADDITIONAL AREA	ADDITIONAL AREA
1	2	10.00 m2	22.53 m2	125%	12.53 m2
2	2	10.00 m2	17.63 m2	76%	7.63 m2
3	3	12.00 m2	77.30 m2	544%	65.30 m2
4	2	10.00 m2	21.65 m2	117%	11.65 m2
5	2	10.00 m2	18.43 m2	84%	8.43 m2
6	3	12.00 m2	67.95 m2	466%	55.95 m2
7	2	10.00 m2	18.97 m2	90%	8.97 m2
8	2	10.00 m2	19.71 m2	97%	9.71 m2
9	3	12.00 m2	23.52 m2	96%	11.52 m2
10	2	10.00 m2	20.15 m2	102%	10.15 m2
11	2	10.00 m2	18.05 m2	81%	8.05 m2
12	3	12.00 m2	22.00 m2	83%	10.00 m2
13	2	10.00 m2	16.39 m2	64%	6.39 m2
14	2	10.00 m2	18.98 m2	90%	8.98 m2
15	3	12.00 m2	23.39 m2	95%	11.39 m2
16	3	12.00 m2	37.47 m2	212%	25.47 m2
TOTAL		172.00 m2	444.12 m2	158%	272.12 m2
Total additional Private Open Space			(158% additional)		272.12 m2

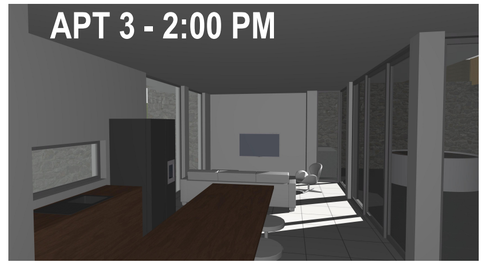
4.9 UNIVERSAL DESIGN

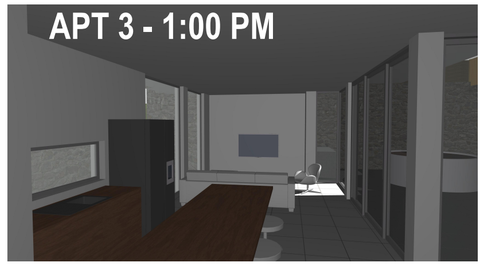
4.9.1 20% of Dwellings, across a range of dwelling sizes, meet Silver level requirements as defined in the Livable Housing Design Guidelines

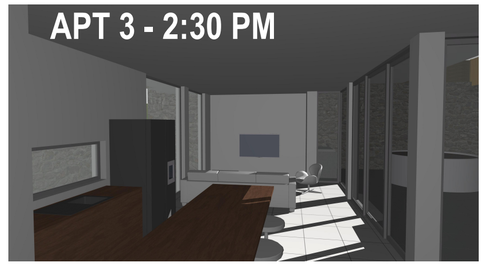
4 Units (Apartment 6, 9, 12 & 15) (25%) meet the Silver level requirements ✓

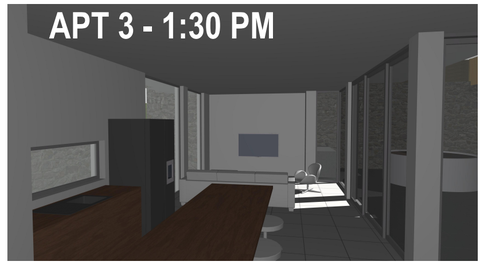


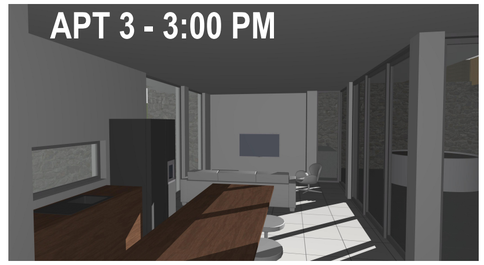












APT. 3: 2.5 hours of direct sunlight between 9AM and 3PM on 21 June

Compliant with R-Codes Volume 2 - 4.1 Solar & daylight access - acceptable outcome A 4.1.1

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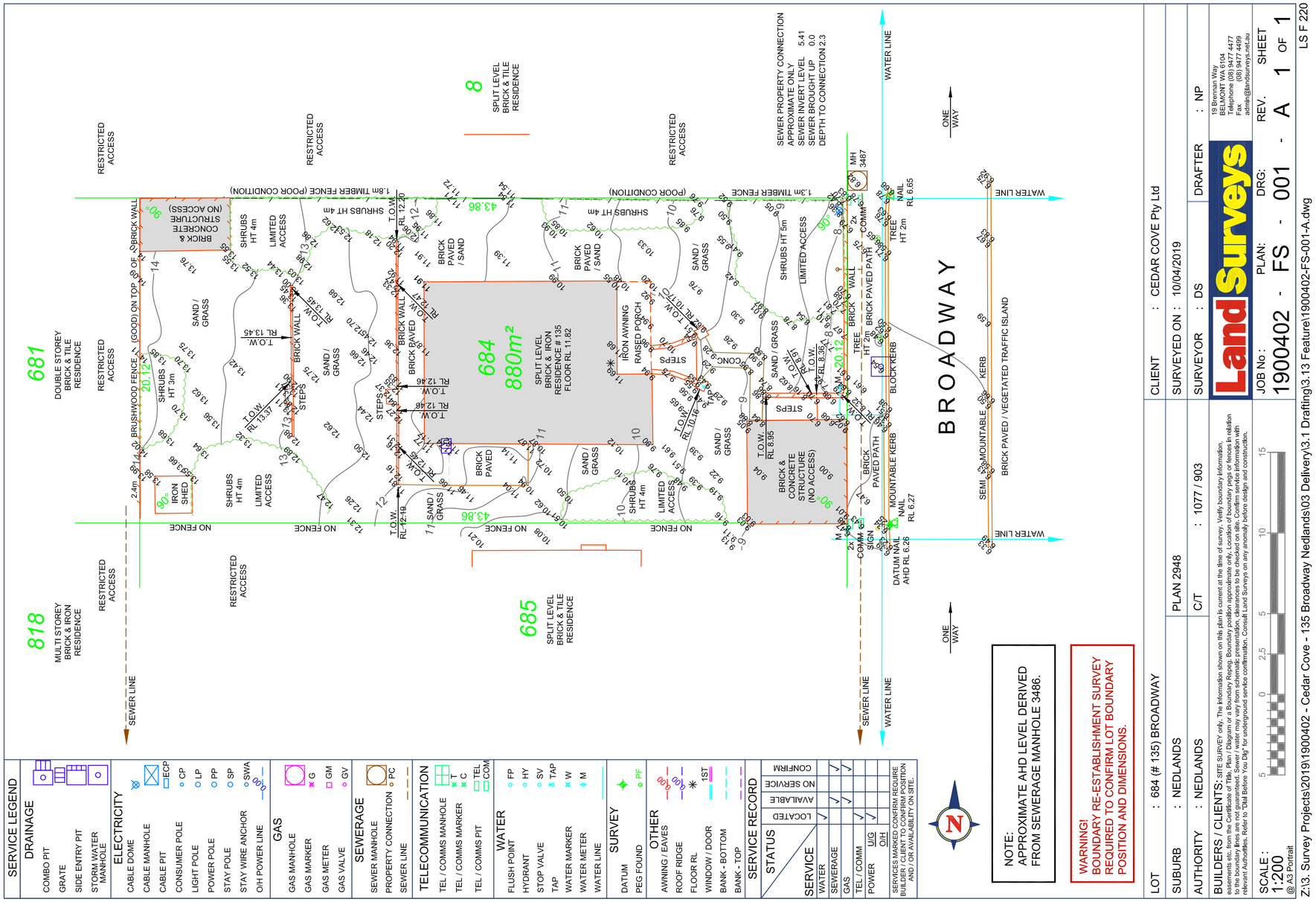
681
DOUBLE STOREY BRICK & TILE RESIDENCE
818
MULTI STOREY BRICK & IRON RESIDENCE
685
SPLIT LEVEL BRICK & TILE RESIDENCE
8
SPLIT LEVEL BRICK & TILE RESIDENCE
684
880m²
SPLIT LEVEL BRICK & IRON RESIDENCE # 135 FLOOR RL 11.82
BROADWAY
ONE WAY
RESTRICTED ACCESS
SEWER LINE
WATER LINE
NO FENCE
1.8m TIMBER FENCE (POOR CONDITION)
SEWER PROPERTY CONNECTION
APPROXIMATE ONLY
SEWER INVERT LEVEL 5.41
SEWER BROUGHT UP 0.0
DEPTH TO CONNECTION 2.3
BRICK & CONCRETE STRUCTURE (NO ACCESS)
BRICK PAVED PATH
BRICK PAVED / VEGETATED TRAFFIC ISLAND
SEMI MOUNTABLE KERB
BLOCK KERB
MOUNTABLE KERB
DATUM NAIL AHD RL 6.26
NAIL RL 6.65
NAIL RL 6.27
IRON SHED
BRICK PAVED
SAND / GRASS
LIMITED ACCESS
SHRUBS HT 4m
SHRUBS HT 5m
SHRUBS HT 3m
TREE HT 2m
TREE HT 7m
STEPS
RAISED PORCH
IRON AWNING
BRICK WALL
BRICK PAVED PATH
CONC
T.O.W.
T.O.S.
T.O.P.
RL 12.20
RL 12.47
RL 12.46
RL 13.45
RL 13.37
RL 12.19
RL 10.16
RL 8.95
RL 8.36
RL 10.07
RL 9.37
RL 9.27
RL 9.29
RL 9.30
RL 9.32
RL 9.34
RL 9.36
RL 9.38
RL 9.40
RL 9.42
RL 9.44
RL 9.46
RL 9.48
RL 9.50
RL 9.52
RL 9.54
RL 9.56
RL 9.58
RL 9.60
RL 9.62
RL 9.64
RL 9.66
RL 9.68
RL

Attachment 5



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Attachment 5



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9. Declaration of Closure

There being no further business, the Presiding Member declared the meeting closed at 5.59pm.