



PART B – CITY OF MELVILLE

1. Declarations of Due Consideration

2. Disclosure of Interests

3. Form 1 DAP Applications

Nil.

4. Form 2 DAP Applications

- 4.1 Lot 551 (27) Willcock Street, Ardross - Extension of Time to Substantially Commence Development and Various Amendments to Four Storey Mixed Use Development – DAP/17/01246

5. Section 31 SAT Reconsiderations

Nil.

Part B – Item 4.1 - Lot 551 (No. 27) Wilcock Street, Ardross WA 6153 – Extension of Time to Substantially Commence Development and Various Amendments to Four Storey Mixed Use Development

Form 2 – Responsible Authority Report
(Regulation 17)

DAP Name:	Metro Inner Development Assessment Panel
Local Government Area:	City of Melville
Proposed Amendments:	Extension of Time to Substantially Commence Development and Various Amendments to Four Storey Mixed Use Development
Applicant:	Linfilcon Pty Ltd T/A Premier One Constructions
Owner:	Asard Holdings Pty Ltd
Value of Amendment:	N/A
Responsible Authority:	City of Melville
Authorising Officer:	Andrew Melville – Acting Director Planning
LG Reference:	DA-2017-670/D
DAP File No:	DAP/17/01246
Date of Original DAP decision:	14 May 2018
Application Received Date:	28 October 2024
Application Statutory Process Timeframe:	90 Days Under Schedule 2, Clauses 65A and 65B of the Planning and Development (Local Planning Schemes) Regulations 2015 a request for additional information was requested by the City of Melville on 13 November 2024 and the additional information requested was provided by the applicant on 07 April 2025 which stopped the clock during this period. The completed Clauses 65A and 65B form and additional information were provided to the Development Assessment Panel on 08 April 2025 and it was confirmed the Responsible Authority Report due date would be midday on Friday, 13th June 2025.

Attachment(s):	1. Amended Development Plans 2. Applicant's Response to Further Information Request, dated 1 April 2025 3. Further Information Request Response from Applicant, dated 7 April 2025 4. Minutes Metro Central JDAP Meeting of Original Determination, City Reference DAP-2017-670, dated 14 May 2018 5. City Of Melville Extension of Time Development Approval Letter, City Reference DA-2017-670/B, dated 24 March 2022 6. Vehicular Access & Parking Assessment, prepared by SJR Civil Consulting Pty Ltd, dated 17 February 2025 7. Daylight Compliance Assessment, prepared by Emergen, dated 7 March 2025
-----------------------	---

Responsible Authority Recommendation

It is recommended that the Metro Inner DAP resolves to:

1. **Refuse** that the DAP Application reference DAP/17/01246 as detailed on the DAP Form 2 dated 28 October 2024 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;

Reasons for Responsible Authority Recommendation

The applicable framework which the initial development application was approved under, has substantially altered and the proposed amended aspects of the development are considered to substantially change the development approved.

Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme Zone/Reserve	Urban
Local Planning Scheme	City of Melville – Local Planning Scheme No.6
Local Planning Scheme Zone/Reserve	Zone: Centre C2 Density: R-AC0
Structure Plan/Precinct Plan	Riseley Activity Centre Structure Plan
Structure Plan/Precinct Plan Land Use Designation	Transitional Frame Precinct 4 – R50
Use Class (proposed) and permissibility:	Office – 'D' Use Multiple Dwellings – 'P' Use
Lot Size:	595m ²
Net Lettable Area (NLA):	Office Tenancy 1: 45.66m ² Office Tenancy 2: 54.53m ² Total: 100.19m ²
Number of Dwellings:	Five multiple dwellings proposed.

Existing Land Use:	Office
State Heritage Register	No
Local Heritage	No
Design Review	No
Bushfire Prone Area	No
Swan River Trust Area	No

Proposal:

The subject amendment development application relates to a proposed extension of time and modifications to a four-storey mixed use development at Lot 551 (No. 27) Wilcock Street, Ardross WA 6153.

The proposed plans the subject of this Responsible Authority Report (RAR) have been modified from those considered at the Metro Central Joint Development Assessment Panel (JDAP) meeting held on 7 May 2018 (Attachment 4). While there was an extension of time, development approval was issued by the City on 24 March 2022 (Attachment 5), where no changes to the plans were made as part of that determination.

The previously approved development included:

- Ground floor – Car parking, bicycle parking, storage, plant room, bin store, lobby, lift, stairwell and office tenancies 1 and 2.
- First Floor – Office tenancy 3, lift and stairwell.
- Second floor – Apartment 1 (lower), apartment 2, lift and stairwell.
- Third floor – Apartment 1 (upper), apartment 3, lift and stairwell.

The proposed development includes:

- Undercroft – Car parking, motorcycle parking, plant room and storage.
- Ground floor – Car parking, bicycle parking, bin store, lobby, storeroom, lift, stairwell and office tenancies 1 and 2.
- First Floor – Apartments 1 and apartment 2, lift and stairwell.
- Second floor – Apartments 3 and apartment 4 (lower), lift and stairwell.
- Third floor – Apartments 4 (upper) and apartment 5, lift and stairwell.

The substantive modifications to the plans from the original JDAP approval include:

1. Increase multiple dwellings from three to five.
2. Reduce commercial tenancies from three to two.
3. Addition of an undercroft for car parking motorcycle parking, plant room and storage.
4. Reconfiguration of ground floor plan car parking, bin storage and office/commercial tenancies (Tenancy 1 & 2).
5. Proposed three-bedroom (Apartment 1) and one-bedroom (Apartment 2) multiple dwellings on first floor replacing previously approved Tenancy 3.
6. Reconfiguration of second floor multiple dwelling floor plans (Apartments 3 & 4 (Lower)).
7. Reconfiguration of third floor multiple dwellings floor plans (Apartments 4 (upper) & 5).
8. Relocation of air conditioning units.
9. Height increase from RL: 27.774 to RL: 28.256.

10. Modification of external walls.
11. Modification of boundary walls.
12. Modification of windows.
13. Apartment 4 (upper) open living wall setback reduced from 3m to 2m.

Site Context

The subject site is located within Precinct 4 – Transitional Frame of the Riseley Activity Centre Structure Plan (RACSP) (see Figure 1 below). The objectives of the RACSP for Precinct 4 – Transitional Frame are as follows:

1. Provide for the incremental expansion of the activity centre over time.
2. Encourage innovative and adaptable buildings.
3. Improve streetscapes and public spaces.
4. Increase the residential population of the activity centre.



**Figure 1 – Riseley Activity Centre Structure Plan Precinct Map
with subject site marked in green**

The subject site currently contains an office (see Figure 2 below). Surrounding the site is a mix of commercial and residential development.



Figure 2. Aerial Photograph of Subject Site

The subject site has good access to the regional road network including Canning Highway and the Kwinana Freeway. The subject site is also well serviced by public transport with high frequency bus routes on Riseley Street located approximately 50m and 100m from the subject site and has good bicycle network access via Riseley Street.

Background:

On 7 May 2018, the Metro Central JDAP considered a proposed four-storey mixed use development at the subject site comprising of 3 office tenancies and 3 multiple dwellings and resolved to approve the development subject to conditions (Attachment 4).

This development approval lapsed on 14 May 2020, however given the State of Emergency Clause 78H Notice of Exemptions, an automatic two-year extension to substantially commence works associated with the original determination was granted by the Minister of Planning, therefore extending the time to substantially commence development until 14 May 2022.

An application for an extension of time, to further extend the time to substantially commence the development, was approved by the City on 24 March 2022 for a further two years to substantially commence development (until 14 May 2024) (Attachment 6). There were no amendments made to the plans or modifications to the conditions of approval, as there was no changes to the applicable planning framework in 2022.

Therefore, as no commencement of development has taken place before 14 May 2024, the development approval had lapsed, however, the ability to extend a development application can be made either during or after the period within which the development approved must be substantially commenced under s.17 (2) of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

In terms of the current application, the subject of this report, the City raised concerns with the applicant regarding the appropriateness of the application to be considered as an amendment on 12 November 2024, given the new discretion sought, length of time since the original approval and the changes to the planning framework. Further information in relation to the introduction of Volume 1 Part C of the Residential Design

Codes (R-Codes) and justification as to why it is appropriate for the application to be considered as an amendment, including any legal precedence, was therefore requested in the same email on 12 November 2024. An initial response was provided on 01 April 2025 (Attachment 2) and a complete response provided on 07 April 2025 (Attachment 3). This included:

- Amended development plans (Attachment 1);
- Vehicular Access & Parking Assessment, prepared by SJR Civil Consulting Pty Ltd, dated 17 February 2025 (Attachment 6);
- Daylight Compliance Assessment, prepared by Emergen, dated 07 March 2025 (Attachment 7); and
- Justification as to why the proposal is considered appropriate to be considered as an amendment, prepared by Lateral Planning (Attachment 2).

Subsequent to the further information request response being provided, the applicant was advised on 02 April 2025 and 26 May 2025 that the City is of the view the proposed amendments present a substantial change, and therefore are not appropriate to be considered as an amendment. The applicant was given the opportunity to withdraw the application on both occasions and to reapply as a Form 1, however elected to proceed to a determination from the JDAP.

Legislation and Policy:

Legislation

1. *Planning & Development Act 2005*
2. *Planning & Development (Local Planning Schemes) Regulations 2015*
3. *Planning and Development (Development Assessment Panels) Regulations 2011*
4. *Local Government (Development Assessment Panels) Regulations 2025*
5. Metropolitan Region Scheme
6. City of Melville Local Planning Scheme No. 6

State Government Policies / Codes

1. SPP4.2: Activity Centres for Perth and Peel
2. SPP7.0: Design of the Built Environment
3. SPP5.4 Road and Rail Noise
4. Residential Design Codes Volume 1 (Part C) 2024

Structure Plans/Activity Centre Plans

1. Riseley Activity Centre Structure Plan

Local Policies

1. LPP1.1: Planning Process and Decision Making
2. LPP1.2: Design Review Panel
3. LPP1.3: Waste and Recyclables Collection for Multiple Dwellings, Mixed Use and Non-Residential Developments
4. LPP1.4: Provision of Public Art in Development Proposals
5. LPP 1.6 Parking and Access
6. LPP1.10: Amenity
7. LPP 1.22: Construction Management Plans

Consultation:

Public Consultation

Public consultation has not been undertaken in relation to the amended plans provided on 07 April 2025 due to the amended aspects of the development not being considered appropriate for consideration under Regulation 17(1)(c) of the *Planning and Development (Development Assessment Panel) Regulations 2011*.

Referrals/consultation with Government/Service Agencies

No external referrals with Government/Service agencies were undertaken as part of the assessment of this application.

Design Review Panel Advice

It is noted that the original development application was presented to the City's Design Review Panel. However, the City has reviewed the proposed amendments and is of the opinion they are not appropriate for consideration under Regulation 17(1)(c) of the *Planning and Development (Development Assessment Panel) Regulations 2011*. Accordingly, the amended plans have not been presented to the City's Design Review Panel.

City of Melville Internal Referrals

The details of the proposed development were circulated for comment to relevant internal departments within the City of Melville. Below is a summary of the responses received:

Traffic and Road Safety

- No concerns were raised from the City's Traffic and Road Safety Coordinator.

Waste Management

- A Waste Management Plan (WMP) is to be provided prior to the commencement of construction.
- Requirement to ensure there is enough space for kerbside collection, with bins being serviced from the verge of Willcock Street as opposed to Petrossian Lane.
- We can provide larger bins, such as 240L for general waste and 360L for recycling, which will help minimise the total number of bins needed, and therefore less space on the verge will be required.

Planning Assessment:

Appropriateness to consider as an Amendment

In considering this application, the DAP needs to be satisfied that it is appropriate for consideration under Regulation 17 of the *Planning and Development (Development Assessment Panel) Regulations 2011* (the Regulations).

It is the opinion of the City that the proposed amendments would substantially change the approved development and therefore are not appropriate for consideration under the Regulations as an amendment development application. The question of whether the proposed amendments substantially change a development as approved requires consideration of whether the amendments would result in the development being essentially or materially the same or retain the same essence. In this case, the proposed amendments sought, would result in changes to both the approved use of the site and the approved built form resulting in a fundamentally different development.

In relation to the proposed use of the site, the proposed changes would result in two additional multiple dwellings and the reduction of one office tenancy. Specifically, it is proposed to amend the first floor of the development approved as an office tenancy to instead contain a three-bedroom apartment (Apartment 1) and a one-bedroom apartment (Apartment 2). This proposed increase in residential intensity has potential planning implications such as changes in amenity values that requires a further assessment under the applicable planning framework. As such, it is considered the proposed change in the approved use of the site would be more appropriate to be assessed as part of a new application.

With regard to the proposed built form, numerous changes to the approved design are sought. The proposed amendments sought to the approved built form include modifications such as the addition of an undercroft car park along with changes to the building height, setbacks, floor plans and windows. These changes to the built form alter how the proposal may impact both the streetscape and adjacent properties. Consultation would also be required in relation to the changes sought to the built form. Accordingly, it is considered that the proposed changes to the approved built form would also be more appropriate to be assessed as part of a new application where all aspects of the applicable planning framework can be given due regard.

While not being a direct consideration under the Regulation 17, it is also pertinent to highlight that since the original development was approved, the applicable planning framework has significantly changed through the introduction of Volume 1, Part C of the R-Codes (noting Volume 2 of the R-Codes was also introduced after the initial approval). Furthermore, the proposed changes sought would require additional consideration under the relevant provisions of the Riseley Activity Structure Plan. The applicant has not provided a full assessment demonstrating the proposed amendments are capable of being approved under the current planning framework. However, an initial assessment undertaken by the City has found the proposed amendments do not appear to meet various Deemed-to-Comply criteria in the Volume 1, Part C of the R-Codes including:

- 1.1 – Private Open Space
- 2.1 – Size and Layout of Dwellings
- 2.2 – Solar Access and Natural Ventilation
- 2.3 – Parking

- 3.7 - Access, Driveways and Crossovers
- 3.10 – Visual Privacy

The proposed amendments also do not comply with the following provisions under the Riseley Activity Centre Structure Plan:

- 10.34 Street Setbacks
- 10.35 Lot boundary setbacks/boundary walls

While changes to the applicable framework alone do not necessarily constitute a substantial change, when considered in conjunction with the amendments sought to the approved use and built form of the development it adds to the City's position that the application is not appropriate to be considered as an amendment under the Regulations. The application of expiries on development approvals also seeks to address substantial changes in the planning framework.

For the reasons discussed above, the proposed amendments sought to the approved development are considered to be more appropriate to be assessed under a new application where a full discretionary assessment can be completed under the applicable framework.

Conclusion:

For the reasons given above, the proposed development in its current form is recommended for refusal by the City. It is considered that the amended aspects of the development substantially change the development approved and there has been substantive change in the planning framework applicable and therefore is not appropriate to be considered under Regulation 17(1)(c) of the *Planning and Development (Development Assessment Panel) Regulations 2011*.

Alternatives

A new development application be lodged for consideration as a DAP Form 1 and assessed in accordance with the applicable planning framework.

Another alternative is should the DAP consider it appropriate to consider the subject application as a DAP Form 2, the DAP recommend deferral of the subject application for a period no less than 90 days, in order for the City to complete a full assessment of the proposal, present the plans to the City's Design Review Panel, undertake necessary public consultation and prepare a comprehensive RAR for the consideration of the Metro Inner DAP.

PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
-	-	-
-	-	-

DA-2017-670/D



27 WILLCOCK STREET
MIXED USE COMMERCIAL - MULTI RESIDENTIAL



FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

PERSPECTIVES

SCALE:	@ A3	DATE:	03.02.25	DESIGNED BY:	RS
DRAWN BY:	RS	CHECKED BY:	AR	DRAWING #:	1
				OF:	21

PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
-	-	-
-	-	-

DA-2017-670/D



27 WILLCOCK STREET
MIXED USE COMMERCIAL - MULTI RESIDENTIAL



FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

PERSPECTIVES

SCALE: 1:3.02	@ A3	DATE: 03.02.25	DESIGNED BY: RS
DRAWN BY: RS	CHECKED BY: AR	DRAWING #: 2	OF: 21

PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
-	-	-
-	-	-

DA-2017-670/D



27 WILLCOCK STREET
MIXED USE COMMERCIAL - MULTI RESIDENTIAL





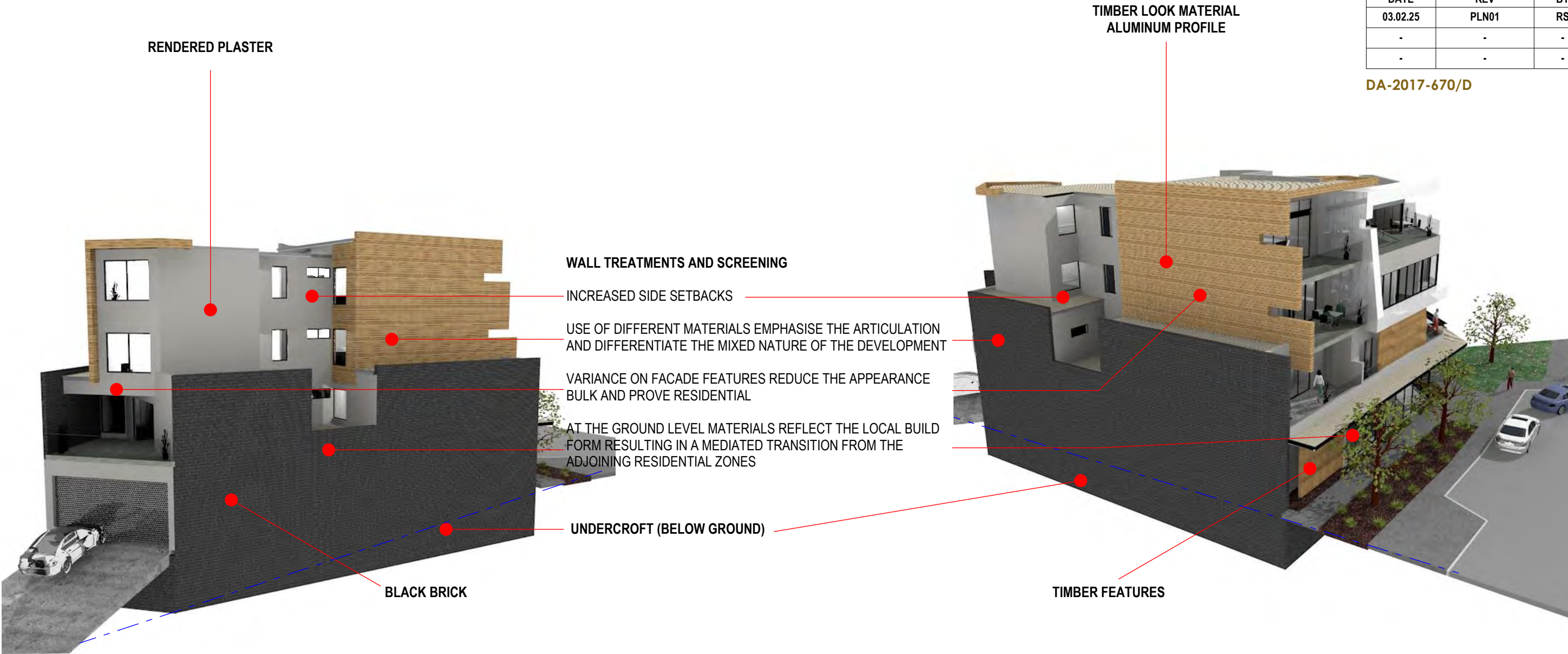
FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

PERSPECTIVES

SCALE: 1:3.09, 1:3.80@ A3	DATE: 03.02.25	DESIGNED BY: RS
DRAWN BY: RS	CHECKED BY: AR	DRAWING #: 3 OF: 21

PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
-	-	-
-	-	-

DA-2017-670/D



27 WILLCOCK STREET
SOUTHERN BOUNDARY - 25 WILLCOCK STREET



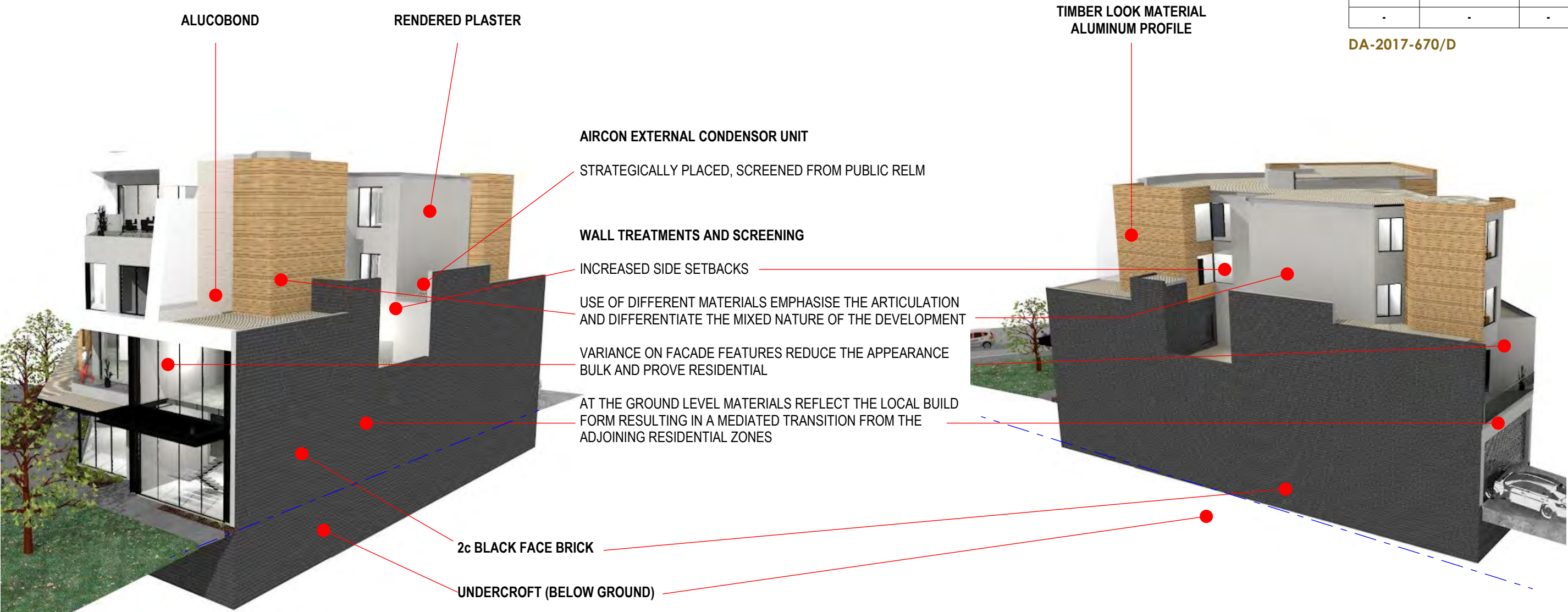
FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

STRATEGIC DESIGN (1)

SCALE: 1:1	@ A3	DATE: 03.02.25	DESIGNED BY: RS
DRAWN BY: RS	CHECKED BY: AR	DRAWING #: 4	OF: 21

PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
-	-	-
-	-	-

DA-2017-670/D



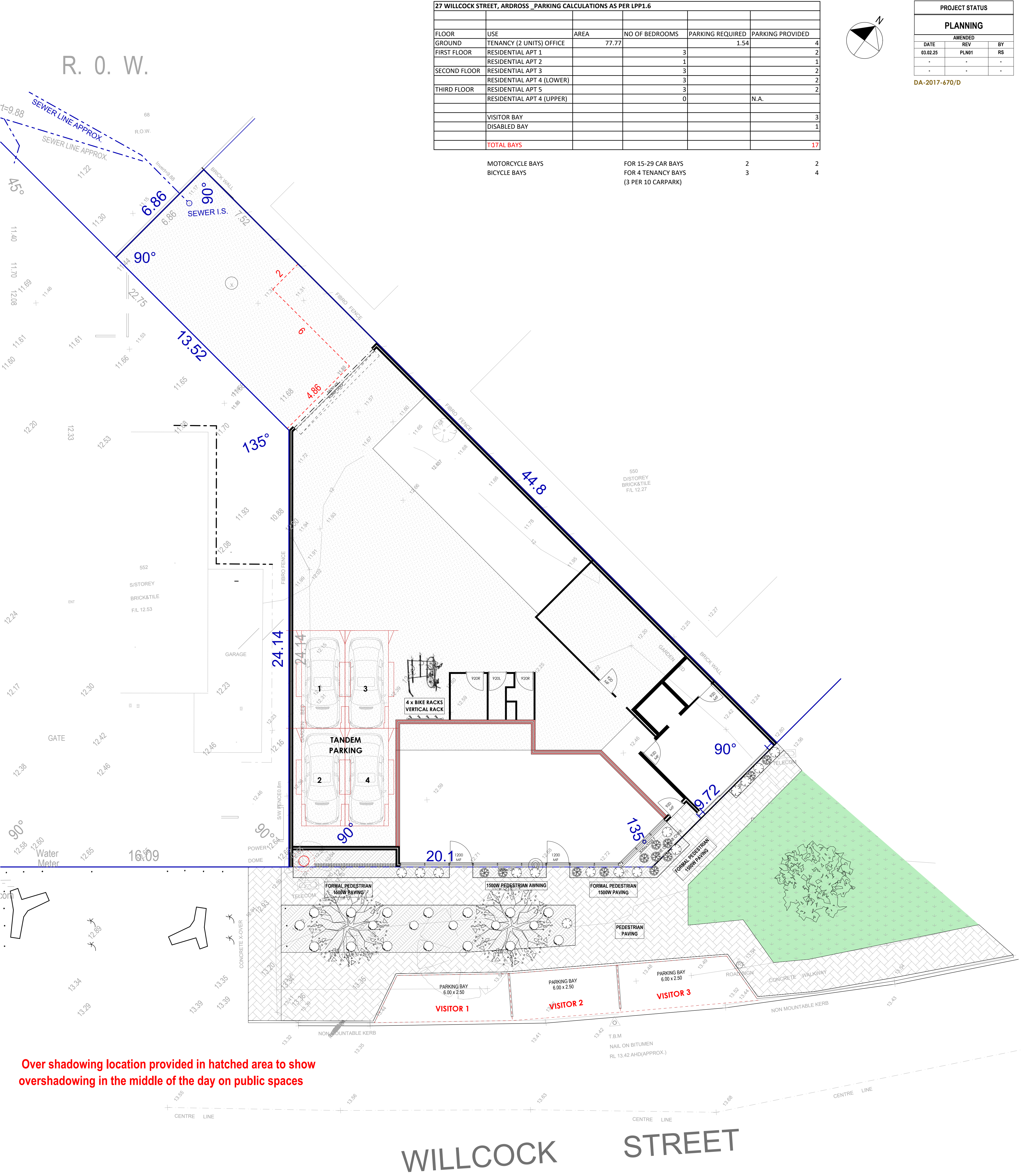
27 WILLCOCK STREET
NORTHERN BOUNDARY - 29 WILLCOCK STREET



FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

STRATEGIC DESIGN (2)

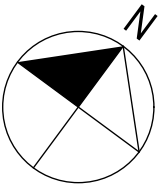
SCALE: 1:3.09, 1:3.80@ A3	DATE: 03.02.25	DESIGNED BY: RS
DRAWN BY: RS	CHECKED BY: AR	DRAWING #: 5
		OF: 21



27 WILLCOCK STREET, ARDROSS _PARKING CALCULATIONS AS PER LPP1.6					
FLOOR	USE	AREA	NO OF BEDROOMS	PARKING REQUIRED	PARKING PROVIDED
GROUND	TENANCY (2 UNITS) OFFICE	77.77		1.54	4
FIRST FLOOR	RESIDENTIAL APT 1		3		2
	RESIDENTIAL APT 2		1		1
SECOND FLOOR	RESIDENTIAL APT 3		3		2
	RESIDENTIAL APT 4 (LOWER)		3		2
THIRD FLOOR	RESIDENTIAL APT 5		3		2
	RESIDENTIAL APT 4 (UPPER)		0		N.A.
	VISITOR BAY				3
	DISABLED BAY				1
	TOTAL BAYS				17
MOTORCYCLE BAYS			FOR 15-29 CAR BAYS	2	2
BICYCLE BAYS			FOR 4 TENANCY BAYS (3 PER 10 CARPARK)	3	4

PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
-	-	-
-	-	-

DA-2017-670/D



Over shadowing location provided in hatched area to show
overshadowing in the middle of the day on public spaces

SITE PLAN

SCALE: 1:100

FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

SCALE:
1:100

@ A1

DRAWN BY:
RS

DATE:
03.02.25

CHECKED BY:
AR

DRAWING #:
7

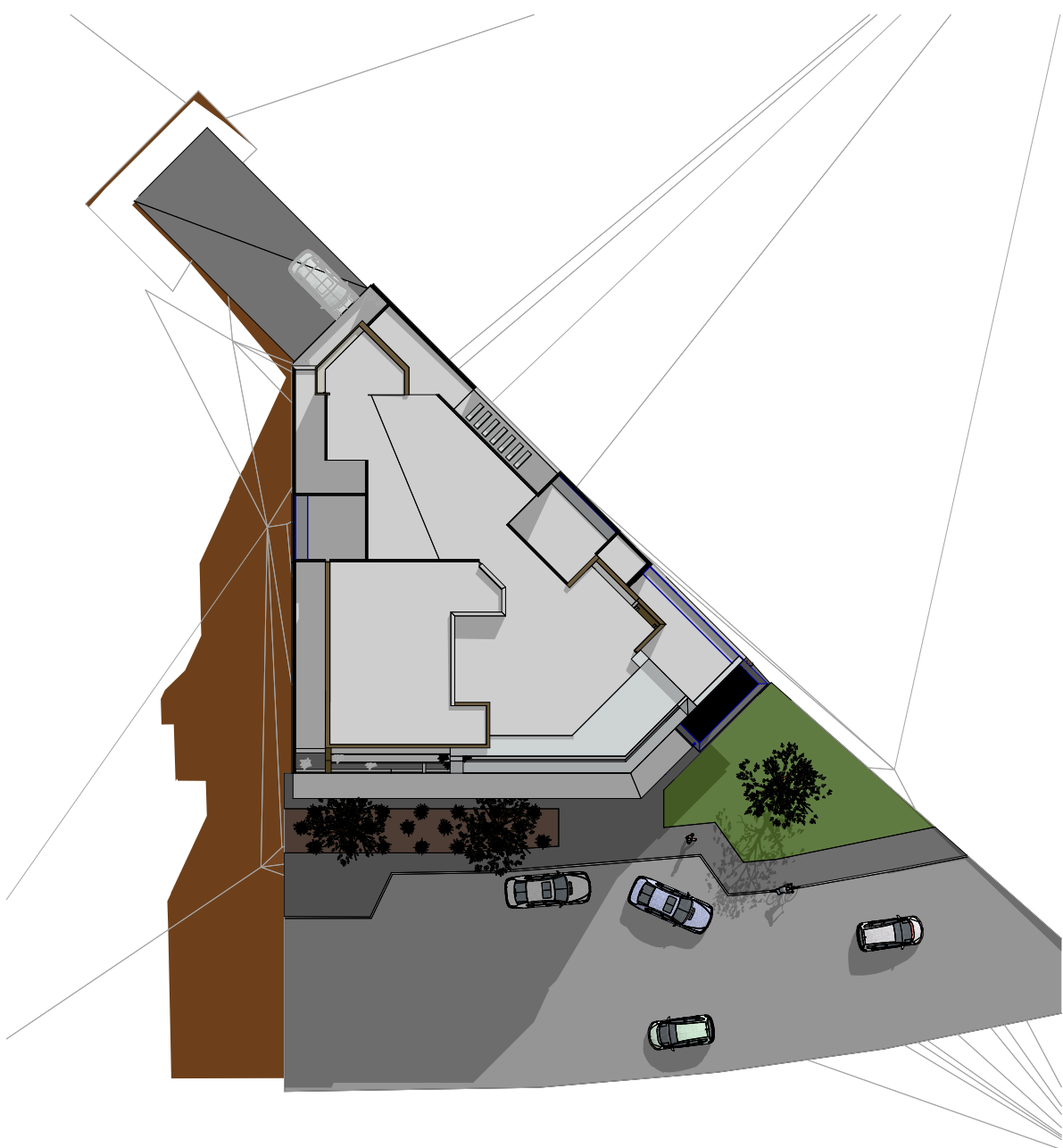
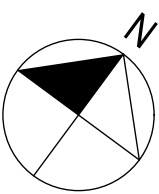
DESIGNED BY:
RS

DATE:
03.02.25

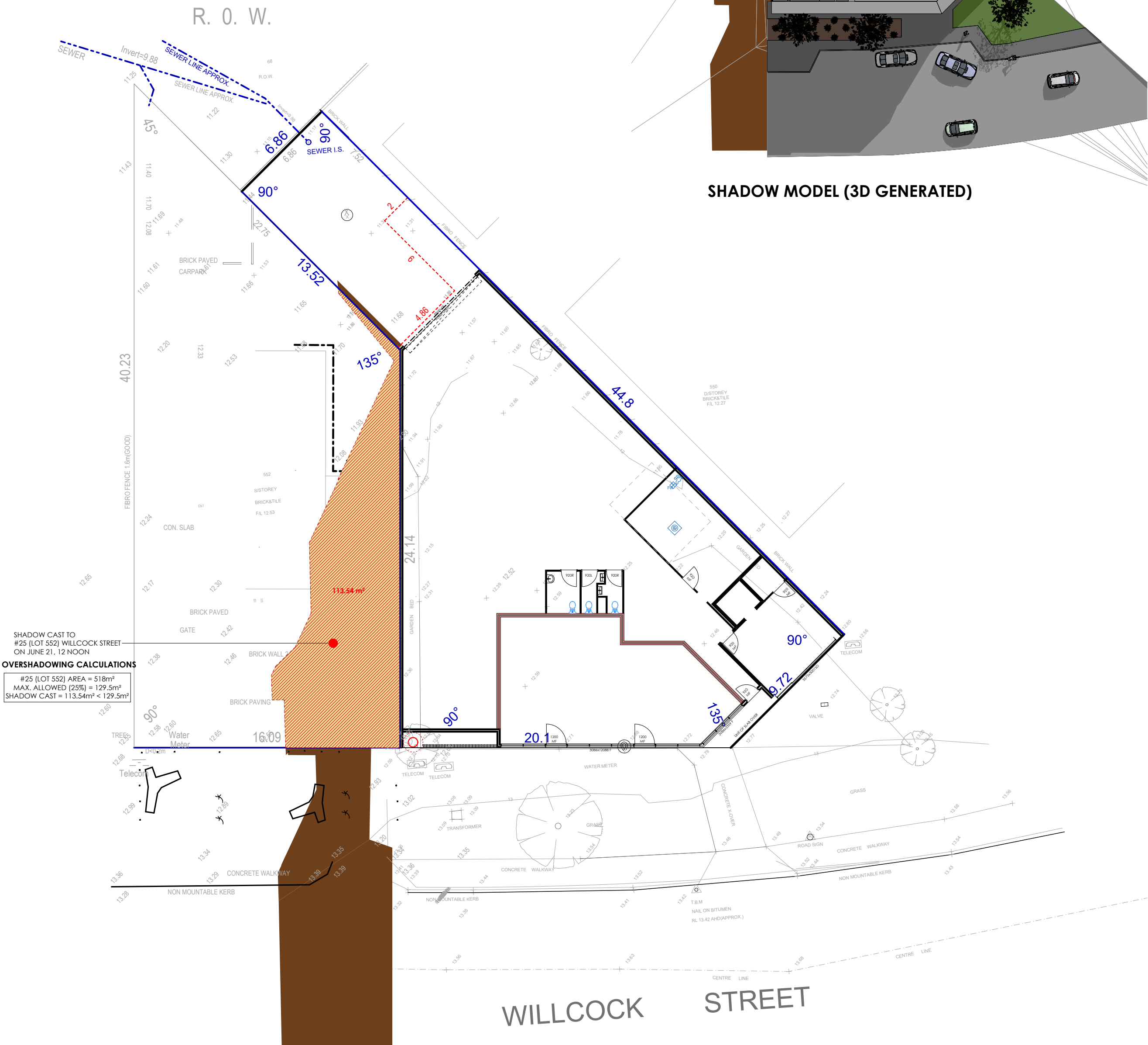
OF:
21

PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
-	-	-
-	-	-

DA-2017-670/D



SHADOW MODEL (3D GENERATED)



SHADOW CAST TO
#25 (LOT 552) WILLCOCK STREET
ON JUNE 21, 12 NOON

OVERSHADOWING CALCULATIONS

#25 (LOT 552) AREA = 518m²
MAX. ALLOWED (25%) = 129.5m²
SHADOW CAST = 113.54m² < 129.5m²

OVERSHADOWING DIAGRAM

SCALE: 1:200

FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

OVERSHADOWING DIAGRAM

SCALE:	@ A2	DATE:	DESIGNED BY:
1:200		03.02.25	####
DRAWN BY:	CHECKED BY:	DRAWING #:	OF:
####	####	8	####

THIS DRAWING REMAINS THE PROPERTY OF PREMIER ONE CONSTRUCTION & MUST NOT BE COPIED



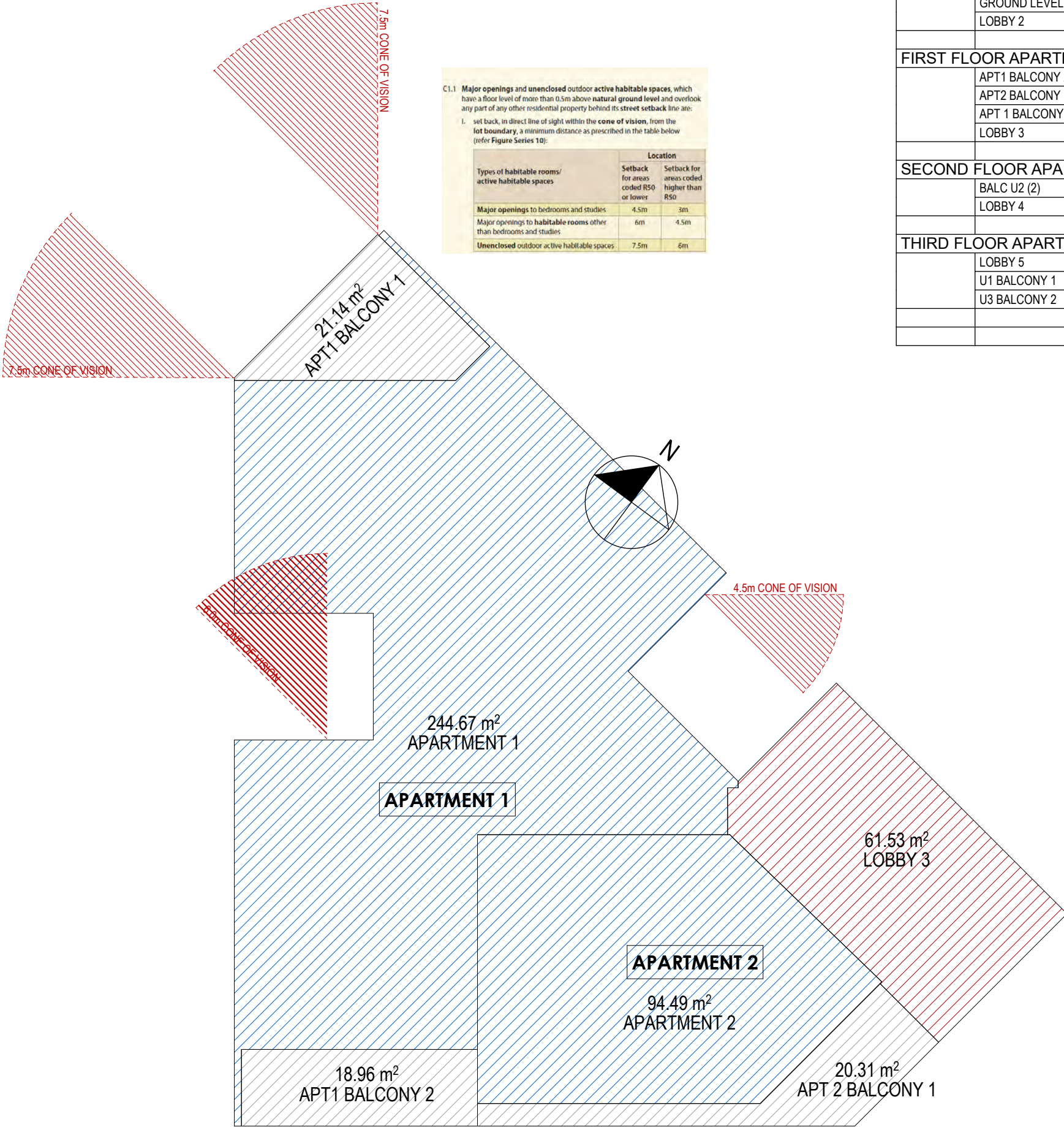
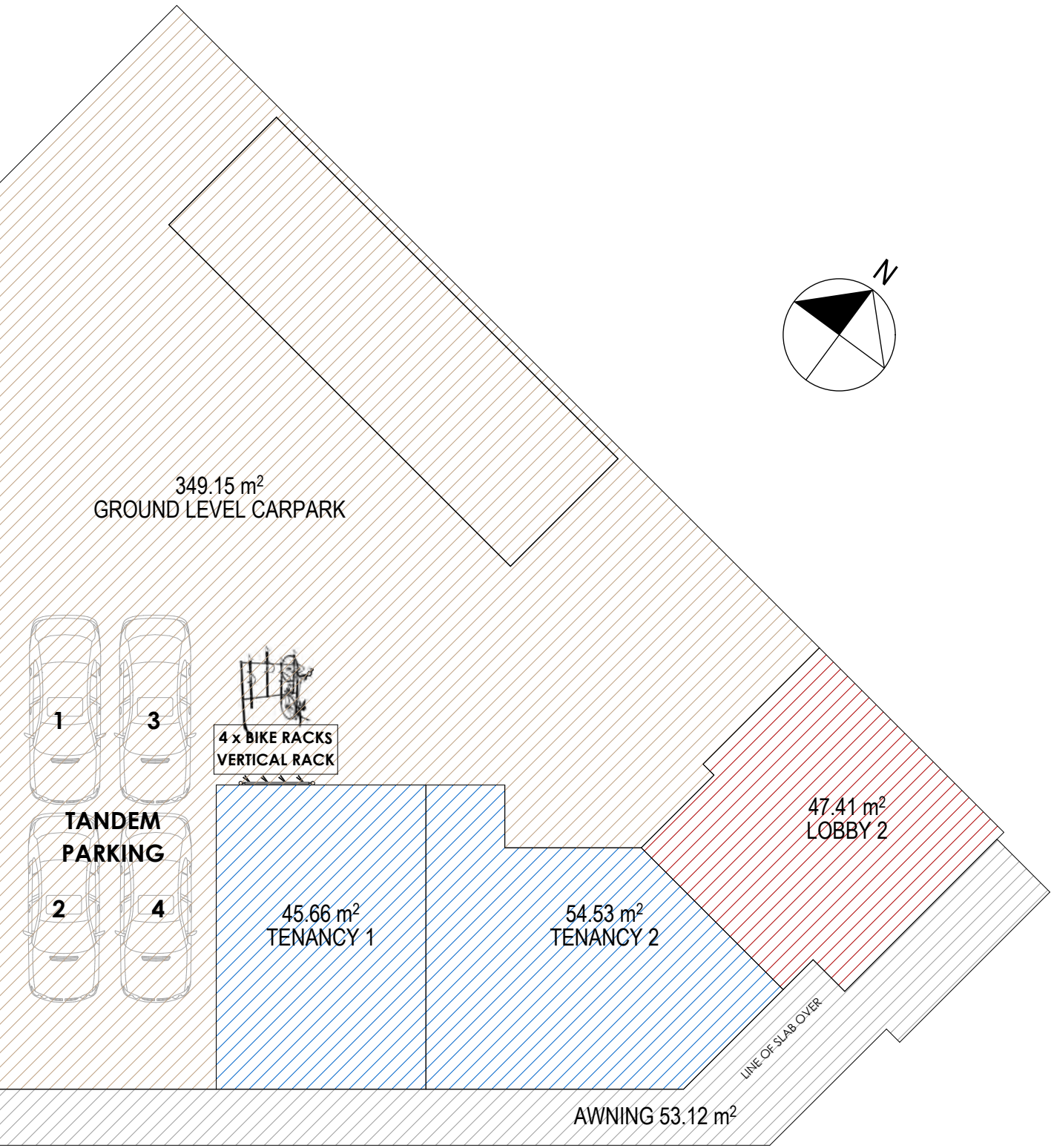
PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
-	-	-
-	-	-

DA-2017-670/D

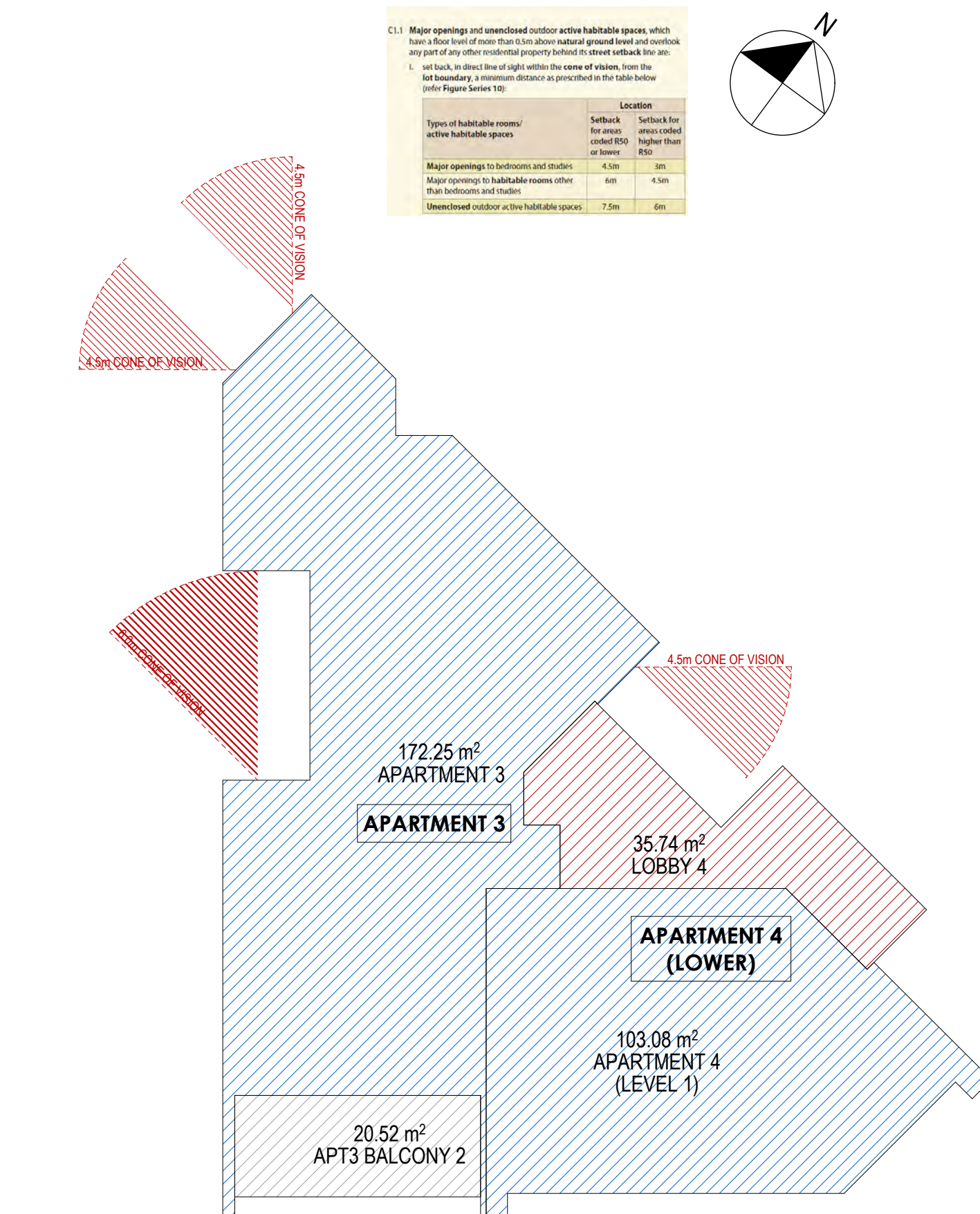
BUILDING 1 AREAS - PLOT RATIO				
FLOOR	LOCATION	AREA	PERIMETER	CARPARK
GROUND FLOOR OFFICE	GROUND FLOOR COMMERCIAL 1	45.66	27	2 + 1 VISITOR
	GROUND FLOOR COMMERCIAL 1	54.53	32	2 + 1 VISITOR
		100.19 m ²	59 m	
FIRST FLOOR APARTMENTS				
	APT1 BALCONY 2	18.96	20	
	APT2 BALCONY 1	20.31	34	
	APT 1 BALCONY 1	21.14	21	
	LOBBY 3	61.53	33	
		121.94 m ²	108 m	
SECOND FLOOR APARTMENTS				
	APT1 BALCONY 2	18.96	20	
	APT2 BALCONY 1	20.31	34	
	APT 1 BALCONY 1	21.14	21	
	LOBBY 3	61.53	33	
		121.94 m ²	108 m	
THIRD FLOOR APARTMENTS				
	APT1 BALCONY 2	18.96	20	
	APT2 BALCONY 1	20.31	34	
	APT 1 BALCONY 1	21.14	21	
	LOBBY 3	61.53	33	
		121.94 m ²	108 m	

BUILDING 1 AREAS - AREAS EXEMPT PLOT RATIO			
FLOOR	LOCATION	AREA	PERIMETER
UNDERCROFT	GROUND LEVEL CARPARK	458.50	90
	LOBBY 1	38.14	26
		496.64 m ²	116 m
GROUND FLOOR OFFICE	AWNING / FOOTPATH	53.12	65
	GROUND LEVEL CARPARK	349.15	90
	LOBBY 2	47.41	28
		449.68 m ²	183 m
FIRST FLOOR APARTMENTS			
	APT1 BALCONY 2	18.96	20
	APT2 BALCONY 1	20.31	34
	APT 1 BALCONY 1	21.14	21
	LOBBY 3	61.53	33
		121.94 m ²	108 m
SECOND FLOOR APARTMENTS			
	BALC U2 (2)	20.52	20
	LOBBY 4	35.74	33
		56.26 m ²	53 m
THIRD FLOOR APARTMENTS			
	LOBBY 5	32.61	32
	U1 BALCONY 1	25.48	31
	U3 BALCONY 2	20.13	20
		78.22 m ²	83 m
		1,202.74 m ²	543 m

SITE PLAN (UNDERCROFT FLOOR) PLOT RATIO
SCALE 1:150

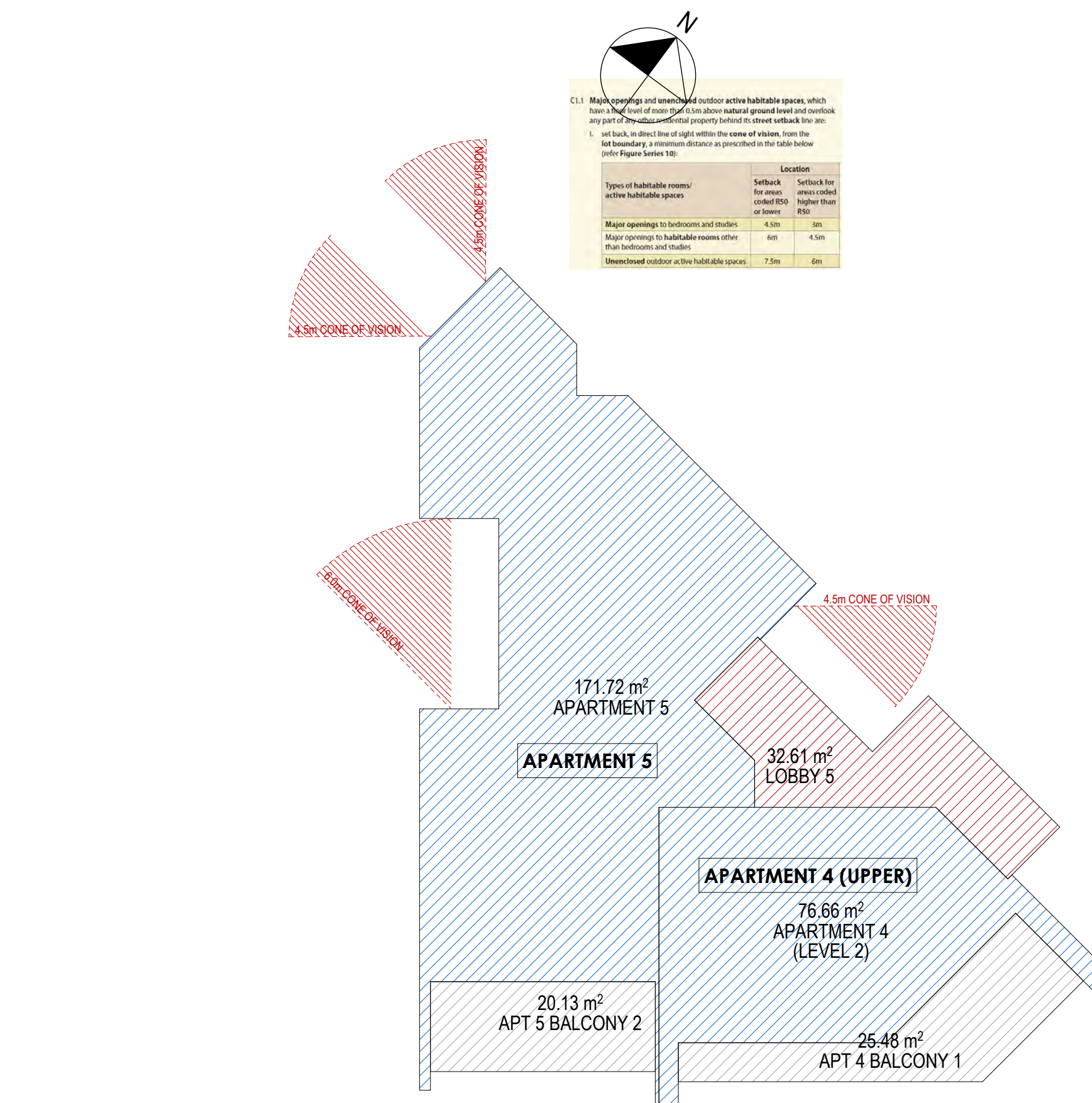


SITE PLAN (GROUND FLOOR) PLOT RATIO
SCALE 1:150



SITE PLAN (SECOND FLOOR) PLOT RATIO
SCALE 1:150

SITE PLAN (FIRST FLOOR) PLOT RATIO
SCALE 1:150



SITE PLAN (THIRD FLOOR) PLOT RATIO
SCALE 1:150

PREMIERONE

Construction

FOUR STOREY MIXED USE

27(LOT 551) WILLCOCK STREET

ARDROSS WA 6153

PLOT RATIO & PRIVACY DIAGRAM

SCALE: 1:150, 1:1 @ A1 DATE: 03.02.25 DESIGNED BY: RS

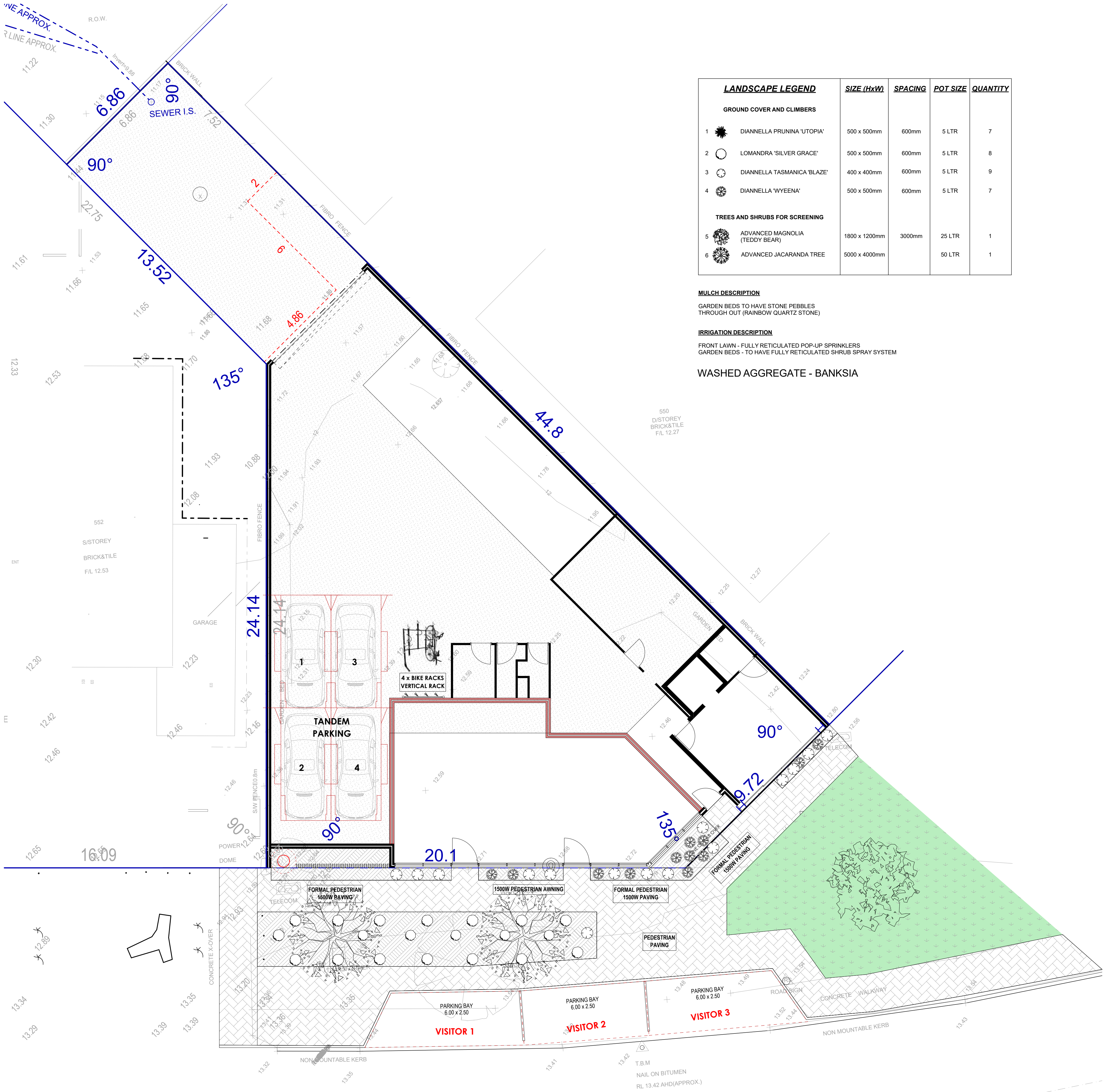
DRAWN BY: AR CHECKED BY: RS DRAWING #: 9 OF 21

THIS DRAWING REMAINS THE PROPERTY OF PREMIER ONE CONSTRUCTION & MUST NOT BE COPIED

6

PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
-	-	-
-	-	-

DA-2017-670/D



LANDSCAPE LEGEND		SIZE (HxW)	SPACING	POT SIZE	QUANTITY
GROUND COVER AND CLIMBERS					
1	DIANNELLA PRUNINA 'UTOPIA'	500 x 500mm	600mm	5 LTR	7
2	LOMANDRA 'SILVER GRACE'	500 x 500mm	600mm	5 LTR	8
3	DIANNELLA TASMANICA 'BLAZE'	400 x 400mm	600mm	5 LTR	9
4	DIANNELLA 'WYEENA'	500 x 500mm	600mm	5 LTR	7
TREES AND SHRUBS FOR SCREENING					
5	ADVANCED MAGNOLIA (TEDDY BEAR)	1800 x 1200mm	3000mm	25 LTR	1
6	ADVANCED JACARANDA TREE	5000 x 4000mm		50 LTR	1

MULCH DESCRIPTION
GARDEN BEDS TO HAVE STONE PEBBLES THROUGH OUT (RAINBOW QUARTZ STONE)

IRRIGATION DESCRIPTION
FRONT LAWN - FULLY RETICULATED POP-UP SPRINKLERS
GARDEN BEDS - TO HAVE FULLY RETICULATED SHRUB SPRAY SYSTEM

WASHED AGGREGATE - BANKSIA

FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

LANDSCAPING		DATE	DESIGNED BY
SCALE: 1:100	@ A1	03.02.25	RS
DRAWN BY: RS	CHECKED BY: AR	DRAWING # 10	OF 21

27 WILLCOCK STREET, ARDROSS _PARKING CALCULATIONS AS PER LPP1.6					
FLOOR	USE	AREA	NO OF BEDROOMS	PARKING REQUIRED	PARKING PROVIDED
GROUND	TENANCY (2 UNITS) OFFICE	77.77		1.54	4
FIRST FLOOR	RESIDENTIAL APT 1		3		2
	RESIDENTIAL APT 2		1		1
SECOND FLOOR	RESIDENTIAL APT 3		3		2
	RESIDENTIAL APT 4 (LOWER)		3		2
THIRD FLOOR	RESIDENTIAL APT 5		3		2
	RESIDENTIAL APT 4 (UPPER)		0	N.A.	
	VISITOR BAY				3
	DISABLED BAY				1
	TOTAL BAYS				17
MOTORCYCLE BAYS		FOR 15-29 CAR BAYS		2	2
BICYCLE BAYS		FOR 4 TENANCY BAYS		3	4
		(3 PER 10 CARPARK)			

PROJECT STATUS			
PLANNING			
AMENDED			
DATE	REV	BY	
03.02.25	PLN01	RS	
.	.	.	
.	.	.	

DA-2017-670/D

BUILDING 1 AREAS - AREAS EXEMPT PLOT RATIO			
LOCATION	AREA	PERIMETER	
LEVEL CARPARK	458.50	90	
	38.14	26	
	496.64 m ²	116 m	



UNDERCROFT FLOOR PLAN

SCALE: 1:100

PREMIERONE

Construction

FOUR STOREY MIXED USE

27(LOT 551) WILLCOCK STREET

ARDROSS WA 6153

UNDERCROFT

SCALE: 1:100, 1:1 @ A1

DATE: 03.02.25

DESIGNED BY: RS

DRAWN BY: RS

CHECKED BY: AR

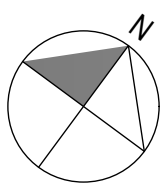
DRAWING #: 11

OF: 21

27 WILLCOCK STREET, ARDROSS _PARKING CALCULATIONS AS PER LPP1.6					
FLOOR	USE	AREA	NO OF BEDROOMS	PARKING REQUIRED	PARKING PROVIDED
GROUND	TENANCY (2 UNITS) OFFICE	89.97		1.54	4
FIRST FLOOR	RESIDENTIAL APT 1		3		2
	RESIDENTIAL APT 2		1		1
SECOND FLOOR	RESIDENTIAL APT 3		3		2
	RESIDENTIAL APT 4 (LOWER)		3		2
THIRD FLOOR	RESIDENTIAL APT 5		3		2
	RESIDENTIAL APT 4 (UPPER)		0	N.A.	
	VISITOR BAY				3
	DISABLED BAY				1
	TOTAL BAYS				17

MOTORCYCLE BAYS	FOR 15-29 CAR BAYS	2	2
BICYCLE BAYS	FOR 4 TENANCY BAYS (3 PER 10 CARPARK)	3	4

CITY OF MELVILLE LPP1.3					
RESIDENTIAL BIN CALCULATOR					
	QTY	AREA	WASTE REMTS	RECYCLING REQMTS	FOGO REQMTS
3 BEDROOMS	4		70L/WEEK/UNIT	120L/WEEK/UNIT	30L/WEEK/UNIT
1 BEDROOM	1		40L/WEEK	60L/WEEK	10L/WEEK
TOTAL WASTE/WEEK			320L	540L	130L
COMMERCIAL BIN CALCULATOR					
OFFICE 1	1	41.15	10L/100m /DAY	10L/100m /DAY	N/A
OFFICE 2	1	48.82	10L/100m /DAY	10L/100m /DAY	N/A
TOTAL NUMBER OF UNITS	7				
TOTAL WASTE/WEEK	7		140L	140L	N/A
TOTAL BIN PROVISION FOR CALCULATION PURPOSES OF FLOOR AREA			7x140 L	7x140L	5x140L
COMMERCIAL & RESIDENTIAL					(19x140L BINS TOTAL)

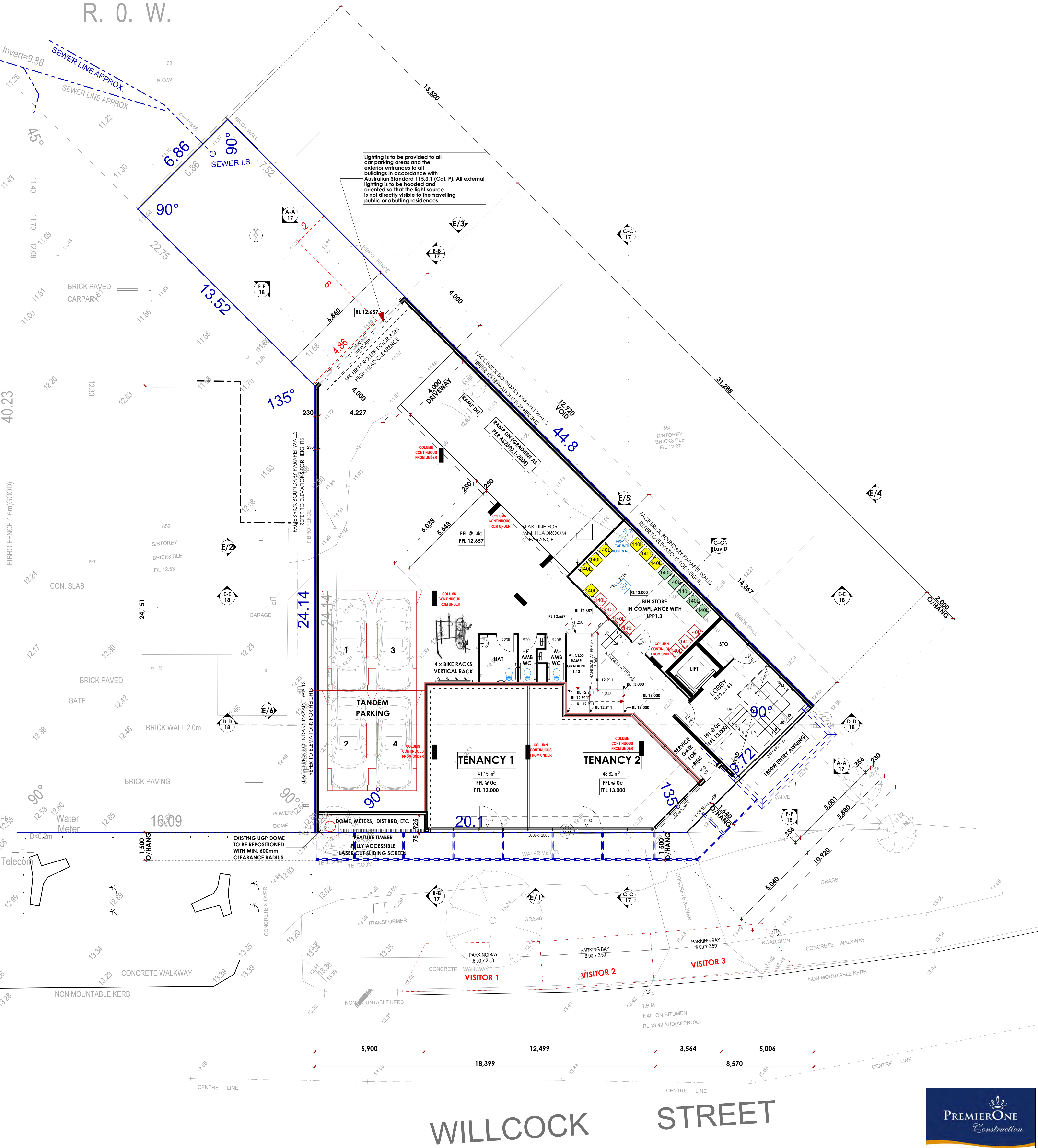


PROJECT STATUS			
PLANNING			
DATE	REV	BY	
03.02.25	PLN01	RS	

DA-2017-670/D

BUILDING 1 AREAS - PLOT RATIO				
FLOOR	LOCATION	AREA	PERIMETER	CARPARK
GROUND FLOOR OFFICE				
	GROUND FLOOR COMMERCIAL 1	45.66	27	2 + 1 VISITOR
	GROUND FLOOR COMMERCIAL 1	54.53	32	2+ 1 VISITOR
		100.19 m²	59 m	

BUILDING 1 AREAS - AREAS EXEMPT PLOT RATIO			
FLOOR	LOCATION	AREA	PERIMETER
GROUND FLOOR OFFICE			
	AWNING / FOOTPATH	53.12	65
	GROUND LEVEL CARPARK	349.15	90
	LOBBY 2	47.41	28
		449.68 m²	183 m



GROUND FLOOR PLAN

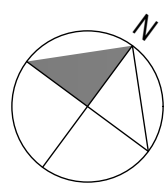
SCALE: 1:100

PREMIERONE
Construction

FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

GFL CARPARK/COMMERCIAL

SCALE:	DATE:	DESIGNED BY:
1:100, 1:200, @P1	03.02.25	RS
DRAWN BY:	CHECKED BY:	DRAWING #:
RS	AR	12
		21

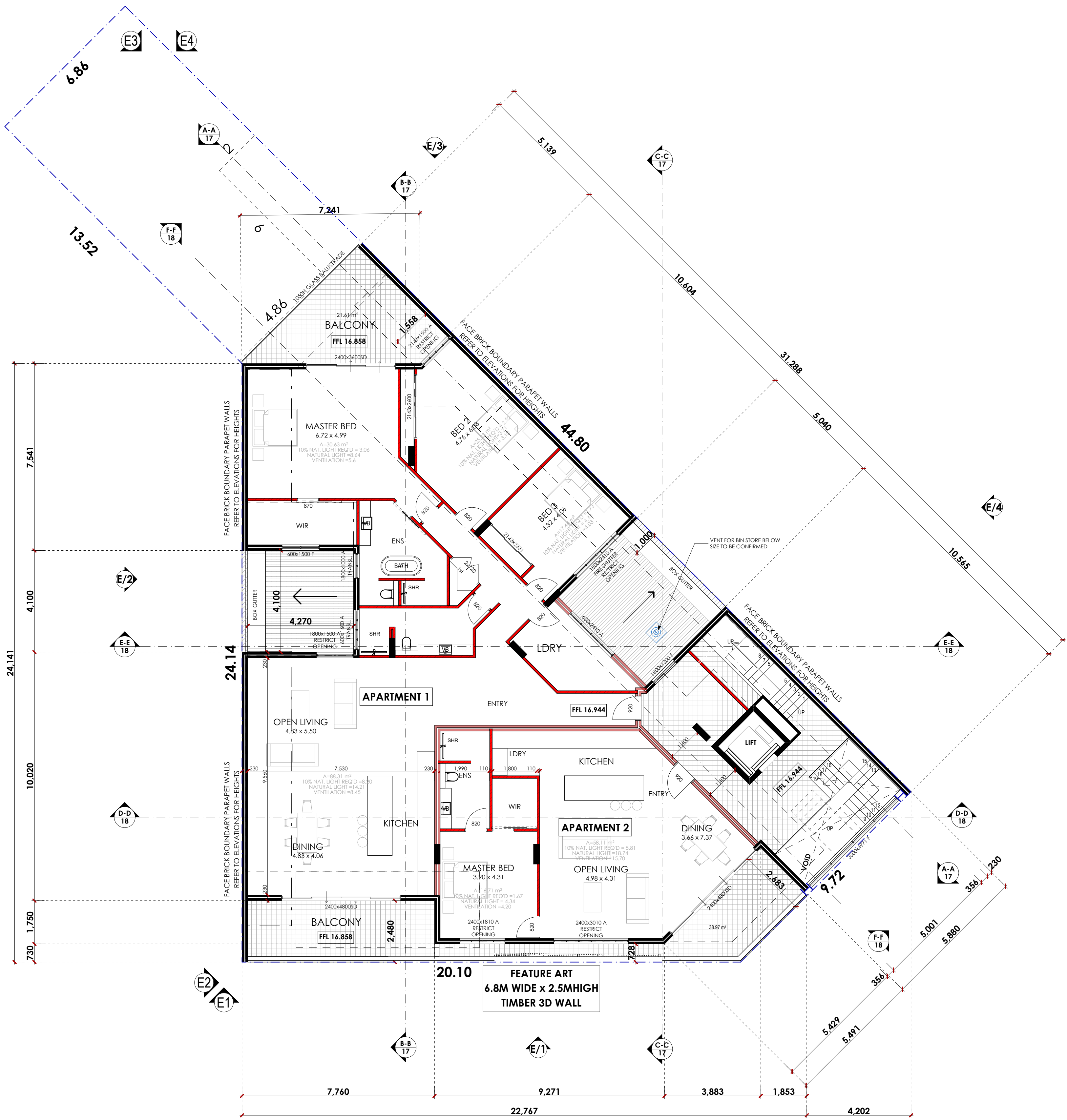


PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
-	-	-
-	-	-

DA-2017-670/D

BUILDING 1 AREAS - PLOT RATIO				
FLOOR	LOCATION	AREA	PERIMETER	CARPARK
FIRST FLOOR APARTMENTS				
	APARTMENT 1	244.67	100	2
	APARTMENT 2	94.49	38	1
		339.16 m ²	138 m	

BUILDING 1 AREAS - AREAS EXEMPT PLOT RATIO			
FLOOR	LOCATION	AREA	PERIMETER
FIRST FLOOR APARTMENTS			
	APT1 BALCONY 2	18.96	20
	APT2 BALCONY 1	20.31	34
	APT 1 BALCONY 1	21.14	21
	LOBBY 3	61.53	33
		121.94 m ²	108 m



FIRST FLOOR PLAN

SCALE: 1:100

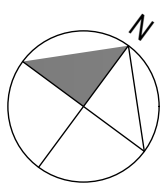


FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARROSS WA 6153

1ST FL RESIDENTIAL

SCALE	DATE	DESIGNED BY
1:200, 1:100, 1:50	03.02.25	RS
DRAWN BY	CHECKED BY	DRAWING #
RS	AR	13
		21

THIS DRAWING REMAINS THE PROPERTY OF PREMIER ONE CONSTRUCTION & MUST NOT BE COPIED

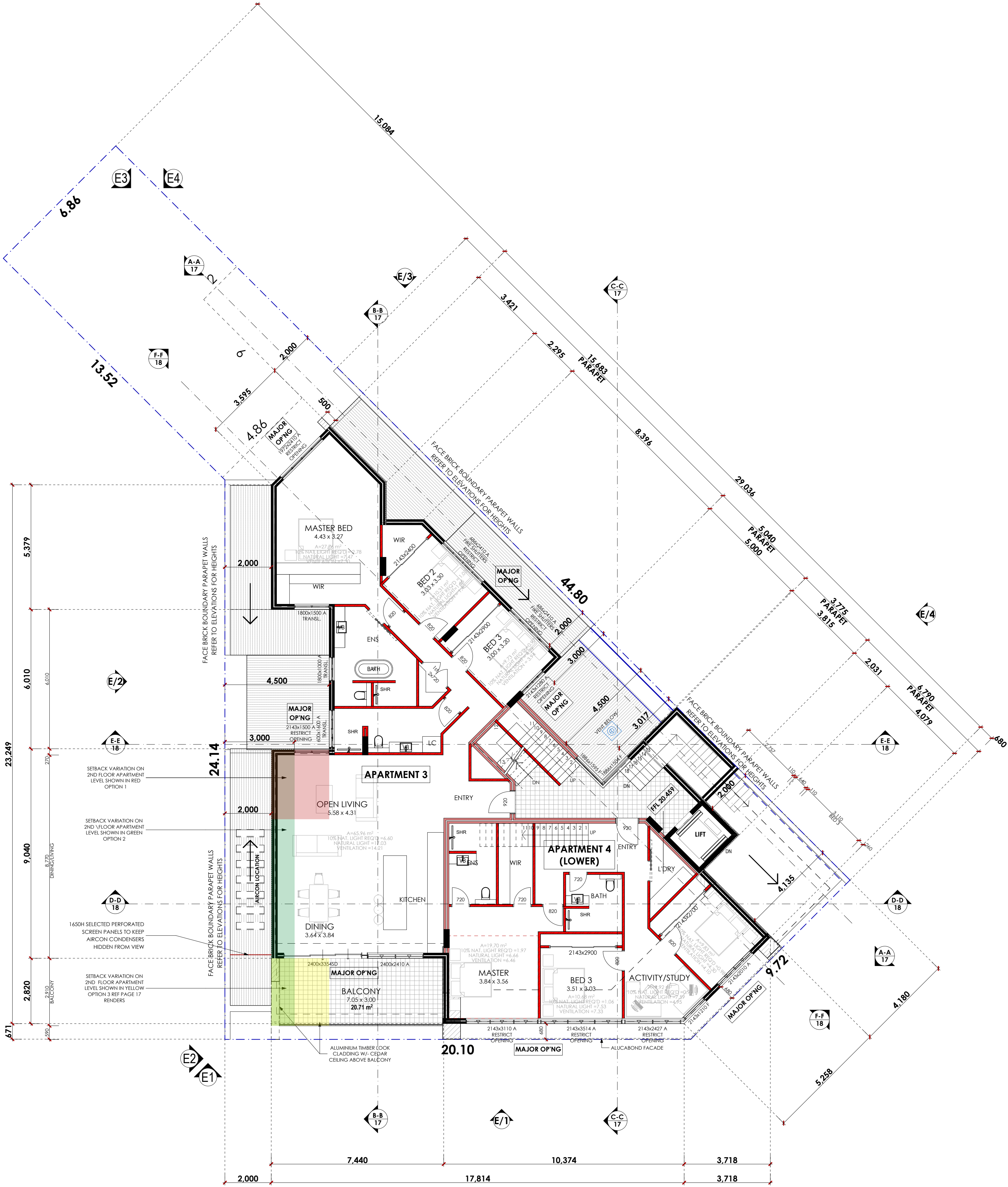


PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
-	-	-
-	-	-

DA-2017-670/D

BUILDING 1 AREAS - PLOT RATIO				
FLOOR	LOCATION	AREA	PERIMETER	CARPARK
SECOND FLOOR APARTMENTS				
	APARTMENT 3	172.25	84	2
	APARTMENT 4 (LEVEL 1)	103.08	43	2
		275.33 m ²	127 m	

BUILDING 1 AREAS - AREAS EXEMPT PLOT RATIO			
FLOOR	LOCATION	AREA	PERIMETER
SECOND FLOOR APARTMENTS			
	BALC U2 (2)	20.52	20
	LOBBY 4	35.74	33
		56.26 m ²	53 m



SECOND FLOOR PLAN

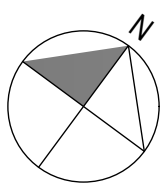
SCALE: 1:100

FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ADDRESS WA 6153

2ND FL RESIDENTIAL

SCALE:	DATE:	DESIGNED BY:
1:200, 1:1, 1:50	03.02.25	RS
DRAWN BY:	CHECKED BY:	DRAWING #
RS	AR	14
		21

THIS DRAWING REMAINS THE PROPERTY OF PREMIER ONE CONSTRUCTION & MUST NOT BE COPIED

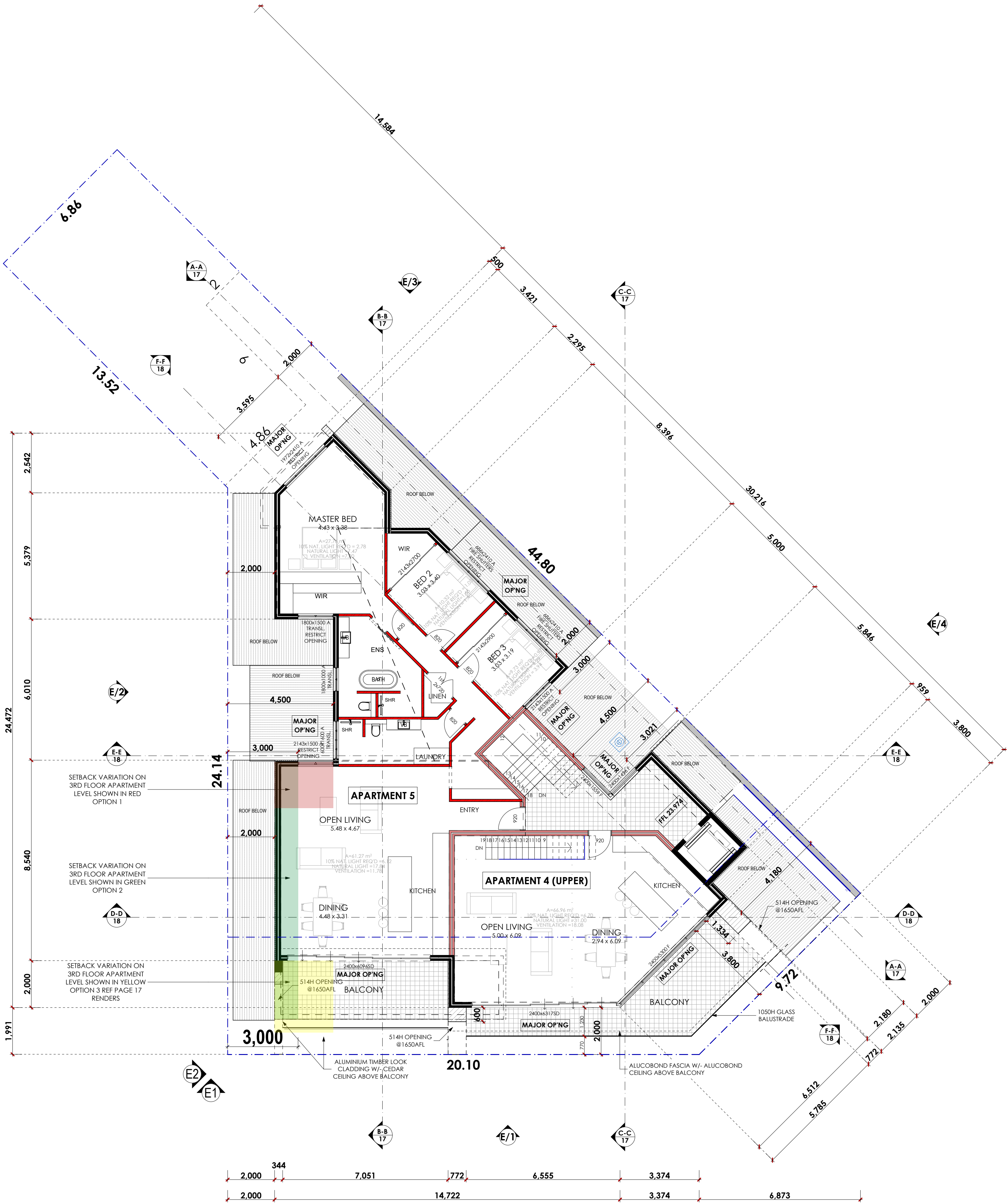


PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
-	-	-
-	-	-

DA-2017-670/D

BUILDING 1 AREAS - PLOT RATIO				
FLOOR	LOCATION	AREA	PERIMETER	CARPARK
	APARTMENT 4 (LEVEL 1)	103.08	43	2
		275.33 m ²	127 m	
THIRD FLOOR APARTMENTS				
	APARTMENT 4 (LEVEL 2)	76.66	46	
	APARTMENT 5	171.72	84	2

BUILDING 1 AREAS - AREAS EXEMPT PLOT RATIO			
FLOOR	LOCATION	AREA	PERIMETER
	LOBBY 3	61.53	33
		121.94 m ²	108 m
SECOND FLOOR APARTMENTS			
	BALC U2 (2)	20.52	20
	LOBBY 4	35.74	33
		56.26 m ²	53 m
THIRD FLOOR APARTMENTS			



THIRD FLOOR PLAN

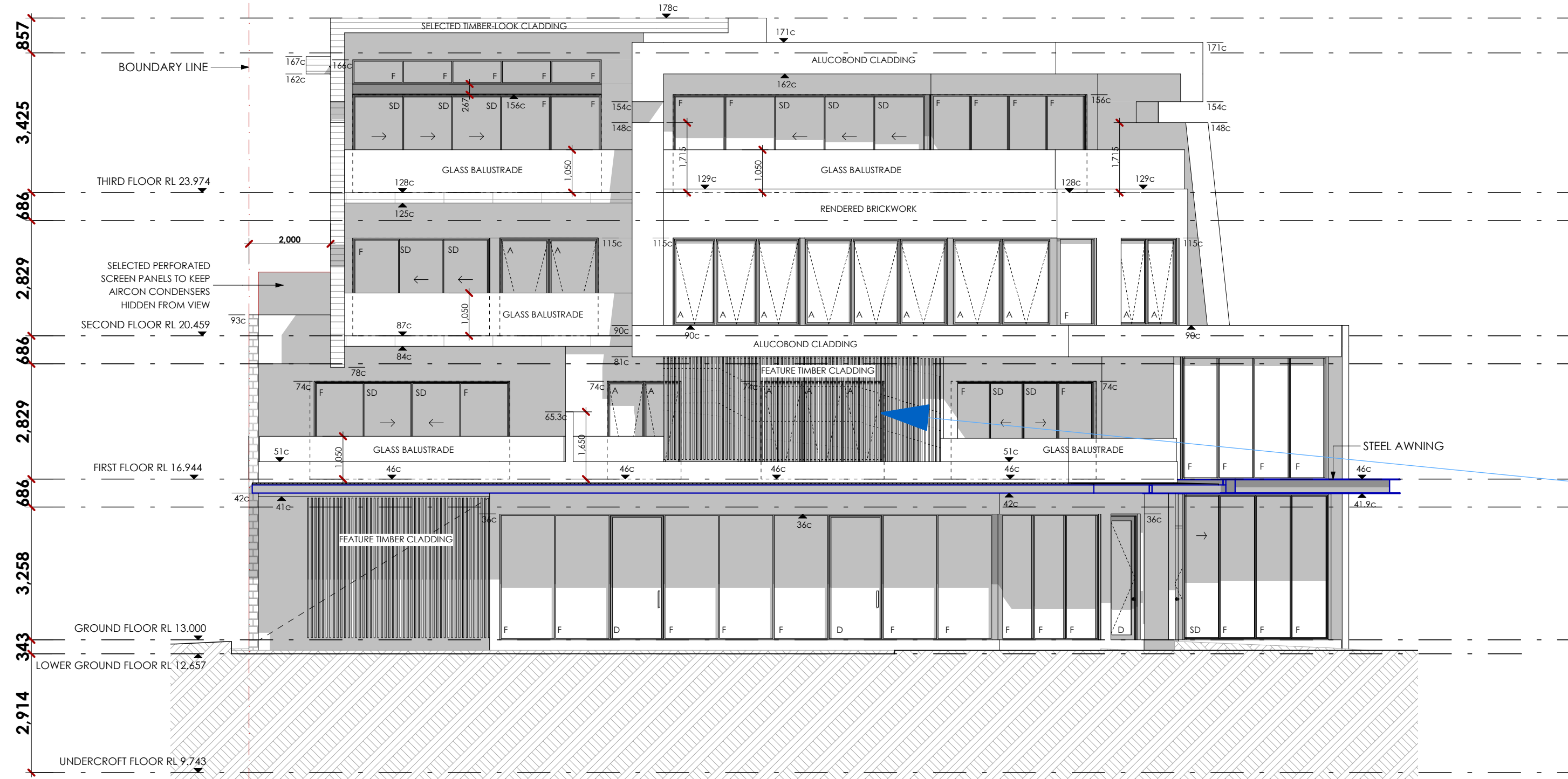
SCALE: 1:100

FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

3RD FL RESIDENTIAL

SCALE:	DATE:	DESIGNED BY:
1:200, 1:1, 1:100	03.02.25	RS
DRAWN BY:	CHECKED BY:	DRAWING #:
RS	AR	15
		21

THIS DRAWING REMAINS THE PROPERTY OF PREMIER ONE CONSTRUCTION & MUST NOT BE COPIED

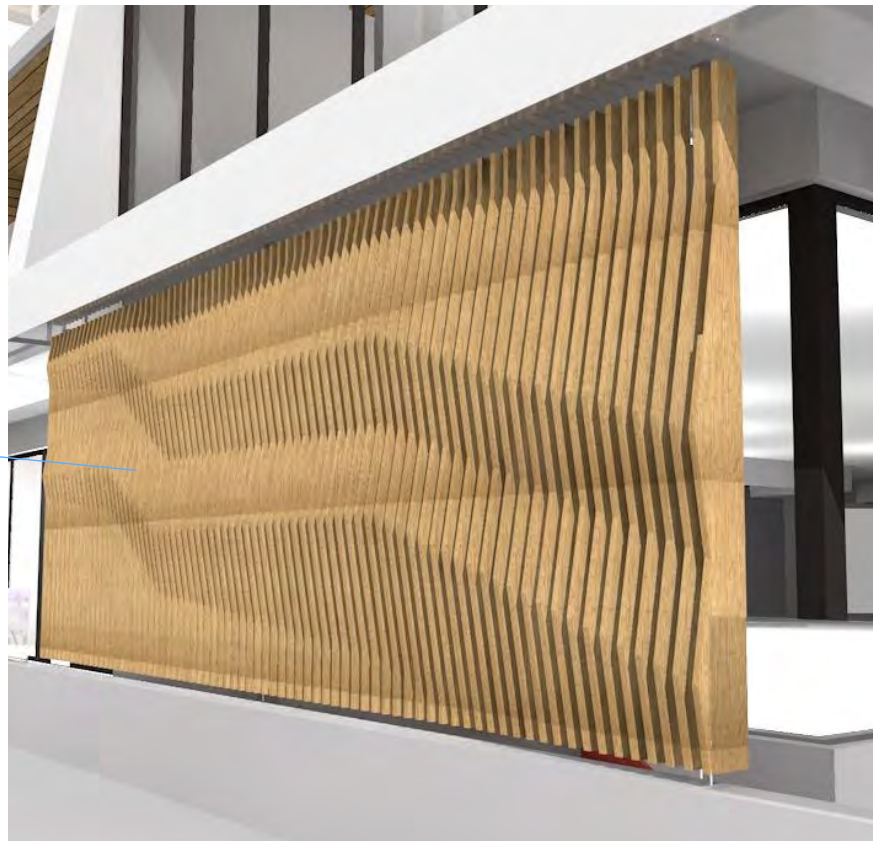


ELEVATION 1

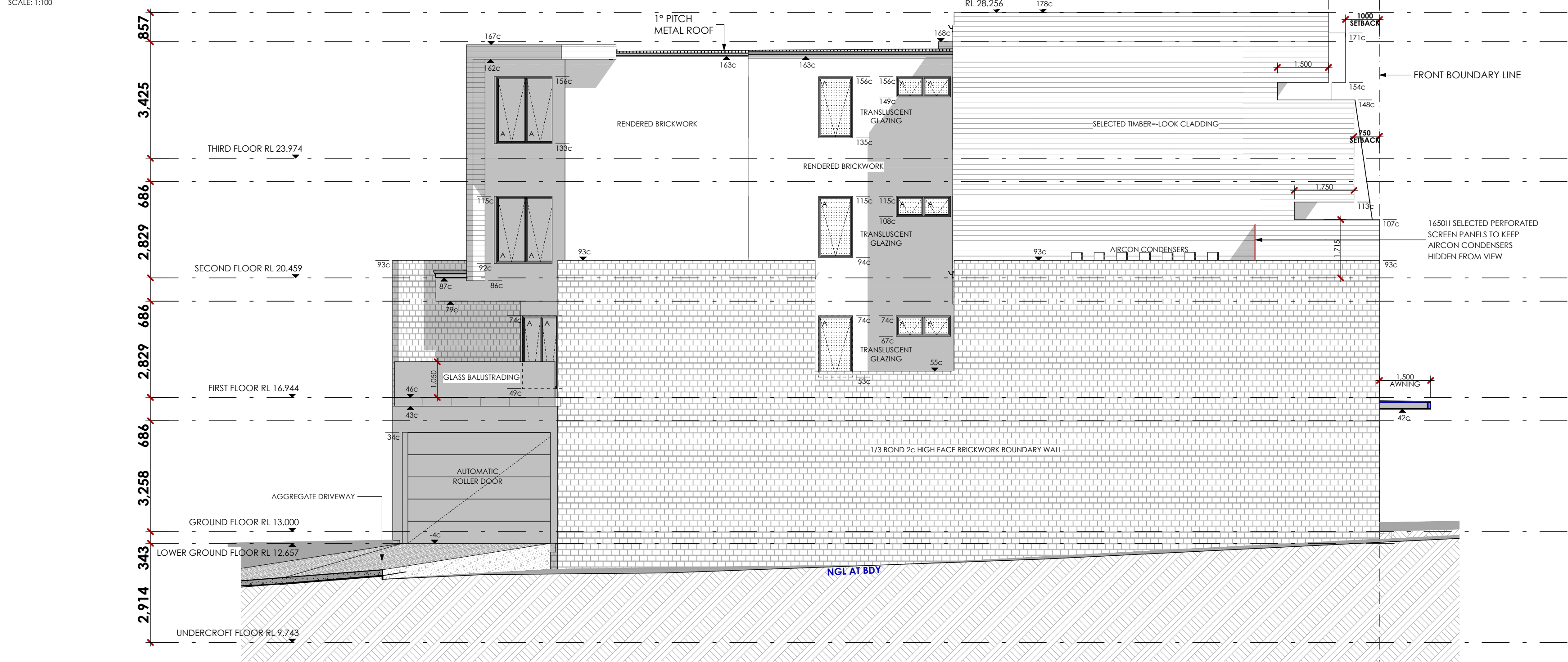
SCALE: 1:100

PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
.	.	.
.	.	.

DA-2017-670/D

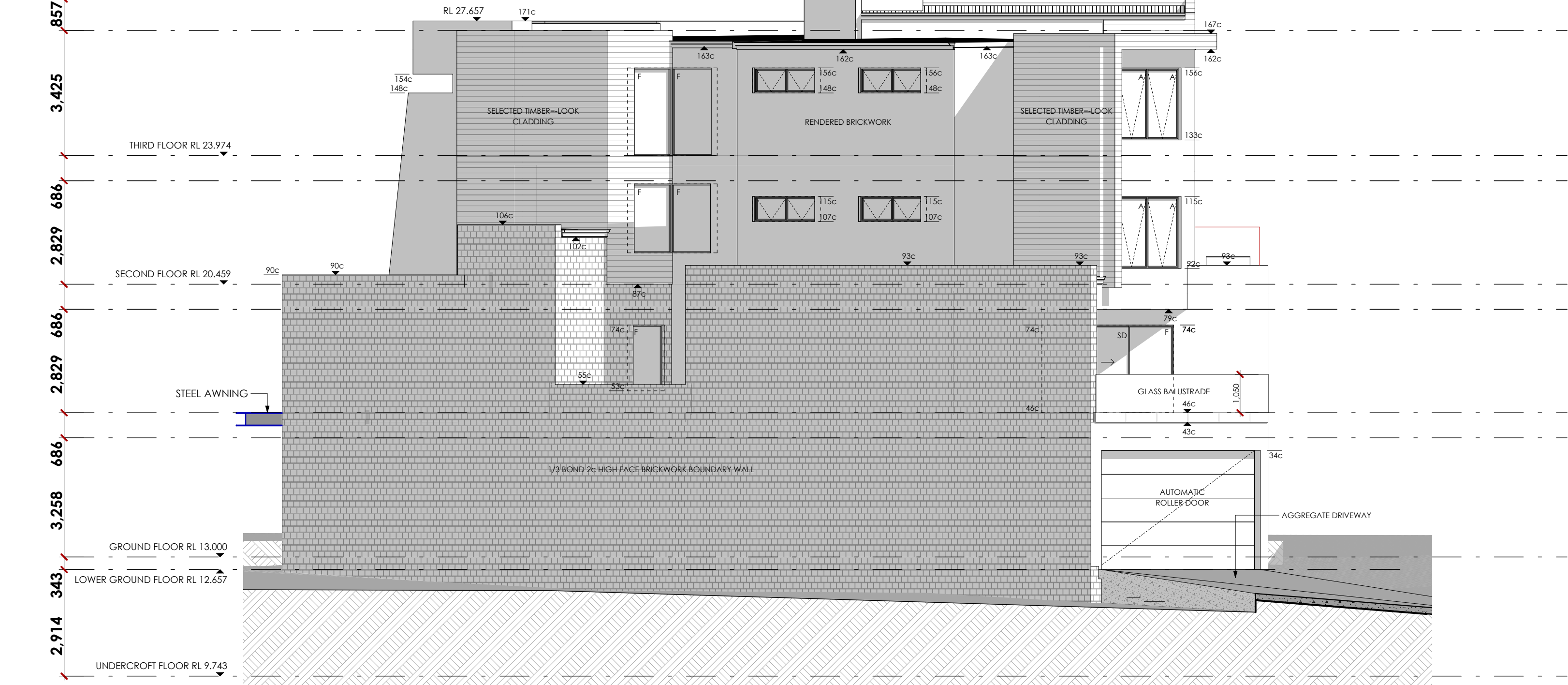


FEATURE ART



ELEVATION 2

SCALE: 1:100



ELEVATION 3

SCALE: 1:100



ELEVATION 4

SCALE: 1:100



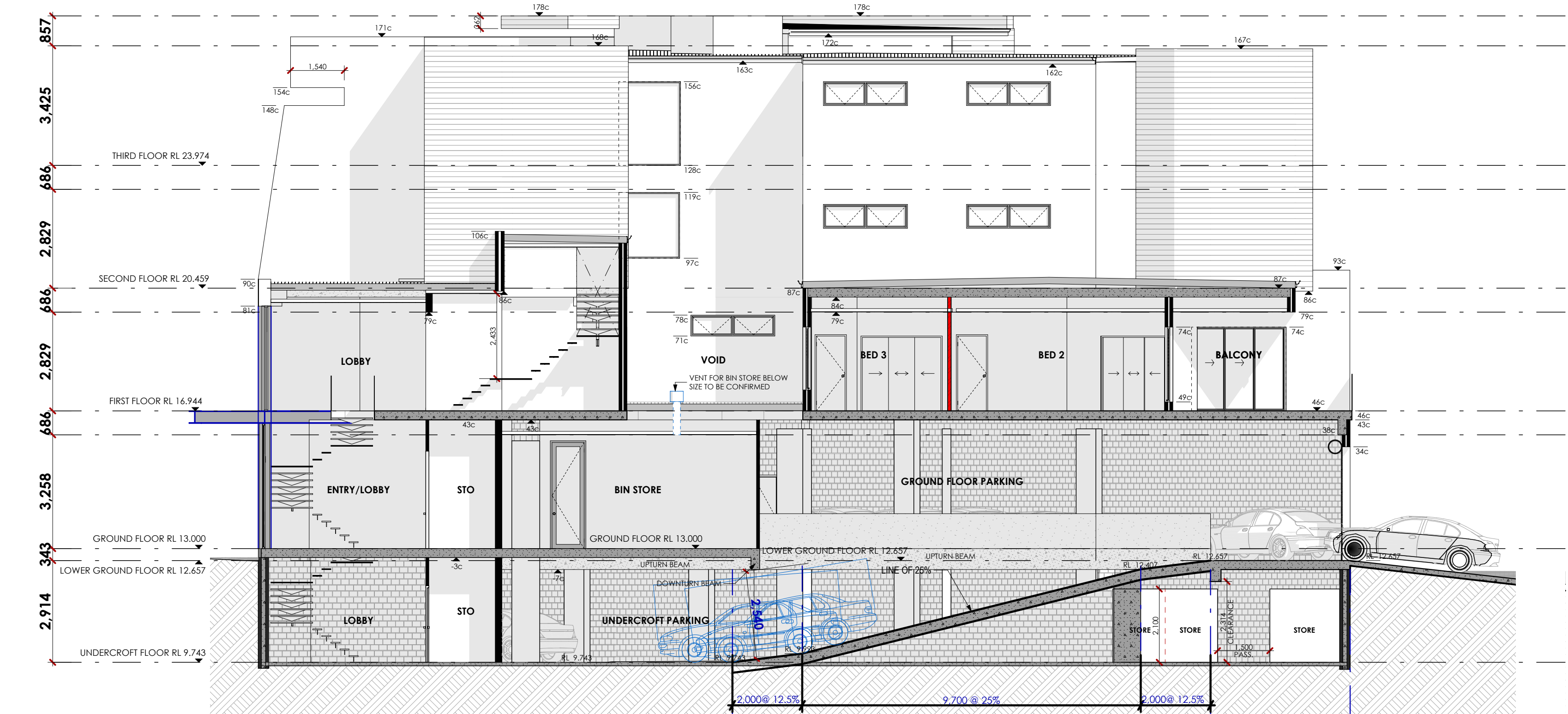
FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ADDRESS WA 6153

ELEVATIONS		
SCALE:	DATE:	DESIGNED BY:
1:100, 1:2.17 @ A1	03.02.25	RS
DRAWN BY:	CHECKED BY:	DRAWING #
RS	AR	16
		21

THIS DRAWING REMAINS THE PROPERTY OF PREMIER ONE CONSTRUCTION & MUST NOT BE COPIED

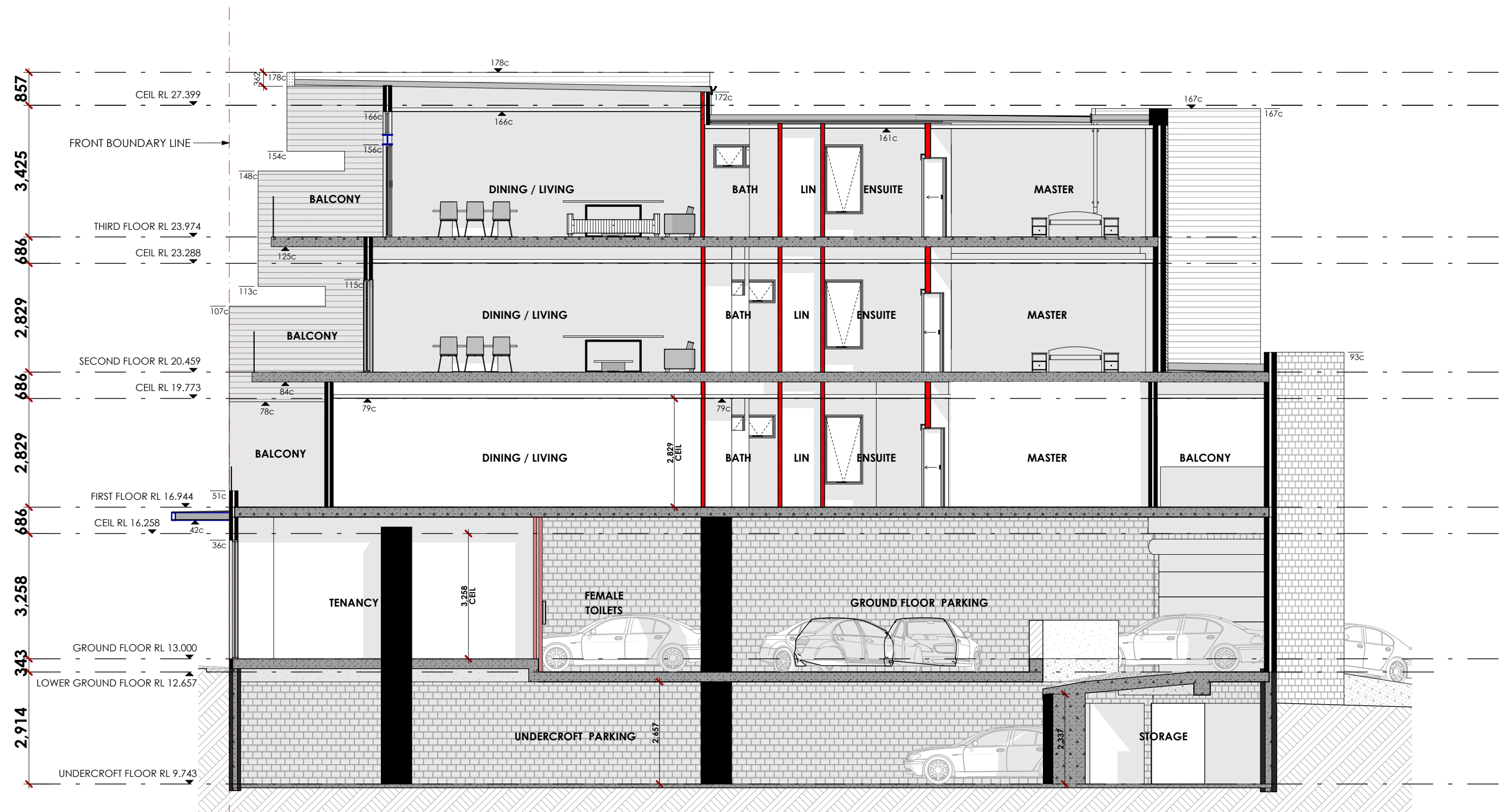
PROJECT STATUS			
PLANNING			
AMENDED			
DATE	REV	BY	
03.02.25	PLN01	RS	
-	-	-	-
-	-	-	-

DA-2017-670/D



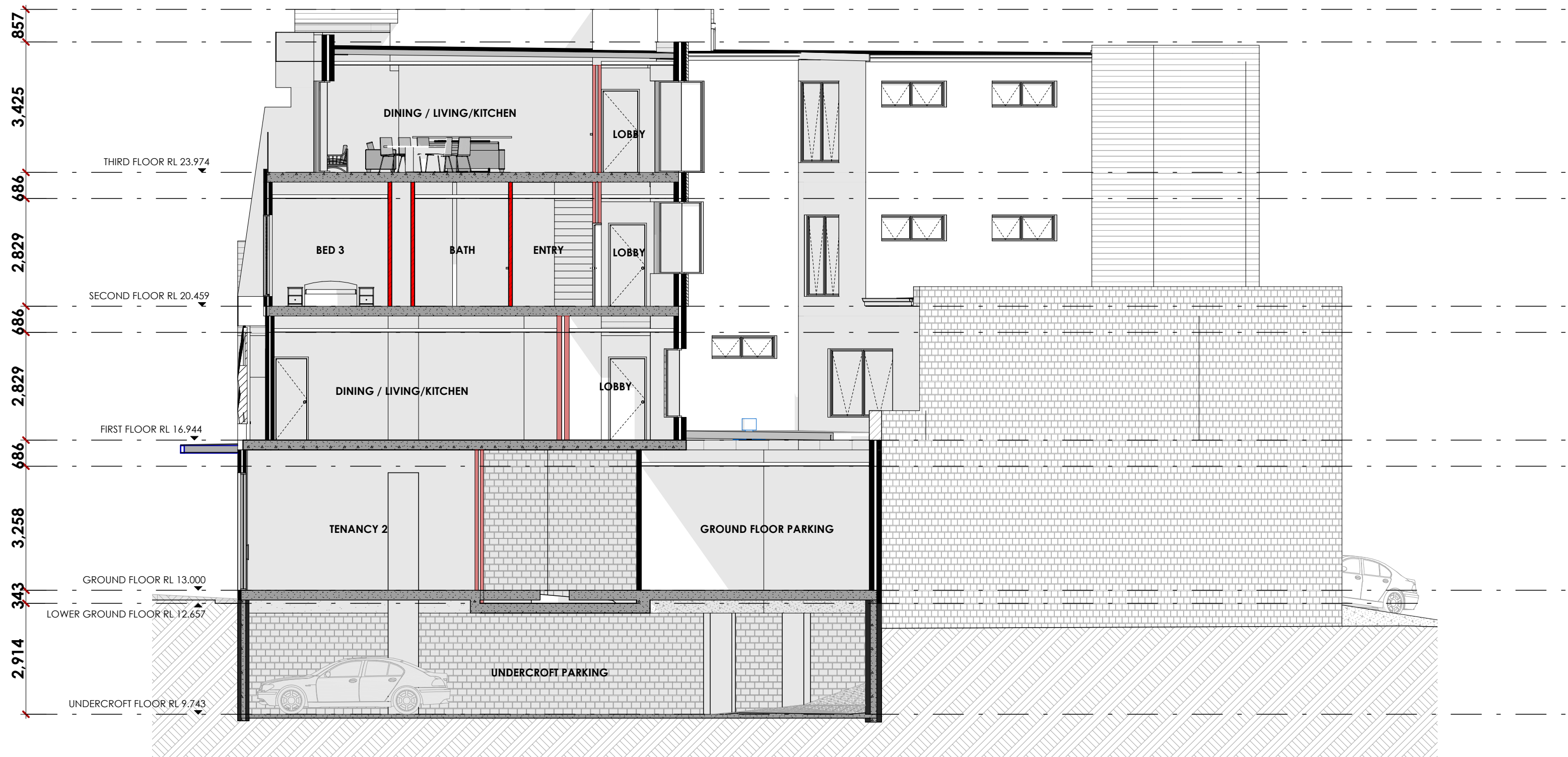
SECTION A

SCALE: 1:100



SECTION B

SCALE: 1:100



SECTION C

SCALE: 1:100



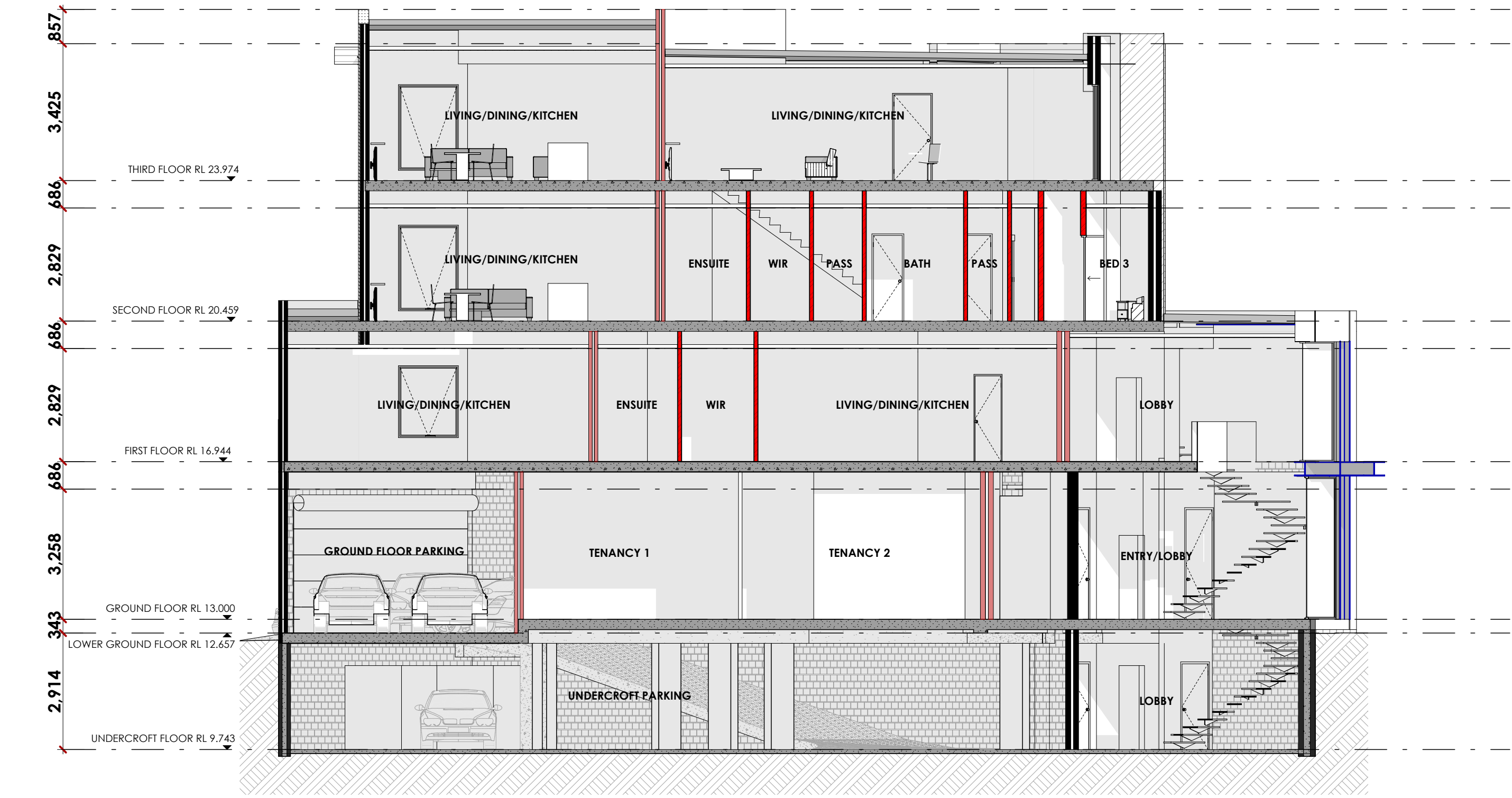
FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

SECTIONS 1			
SCALE:	@ A1	DATE:	DESIGNED BY:
1:100	AR	03.02.25	RS
DRAWN BY:	CHECKED BY:	DRAWING #:	OF:
RS	AR	17	21

THIS DRAWING REMAINS THE PROPERTY OF PREMIER ONE CONSTRUCTION & MUST NOT BE COPIED

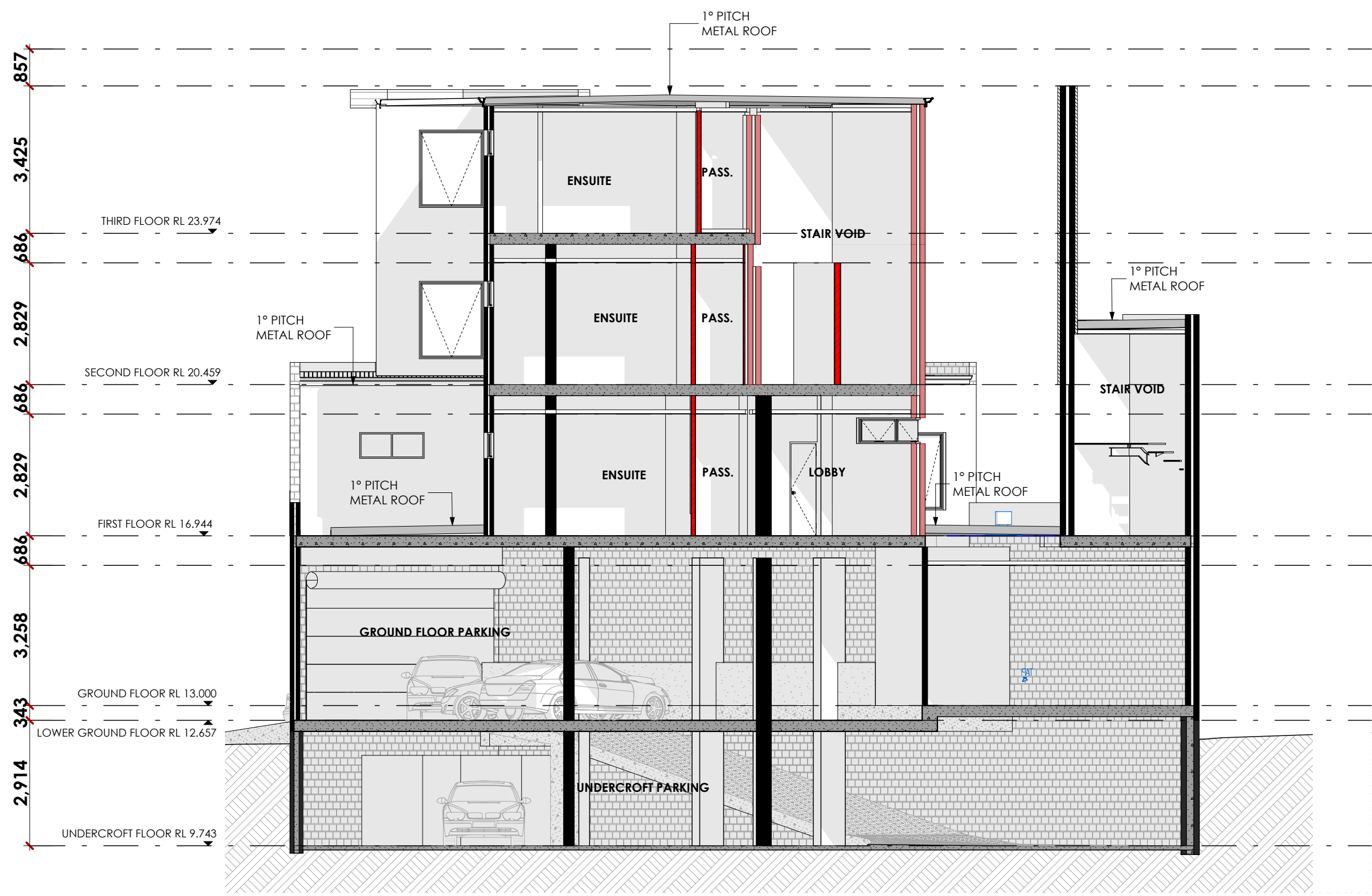
PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
.	.	.
.	.	.

DA-2017-670/D



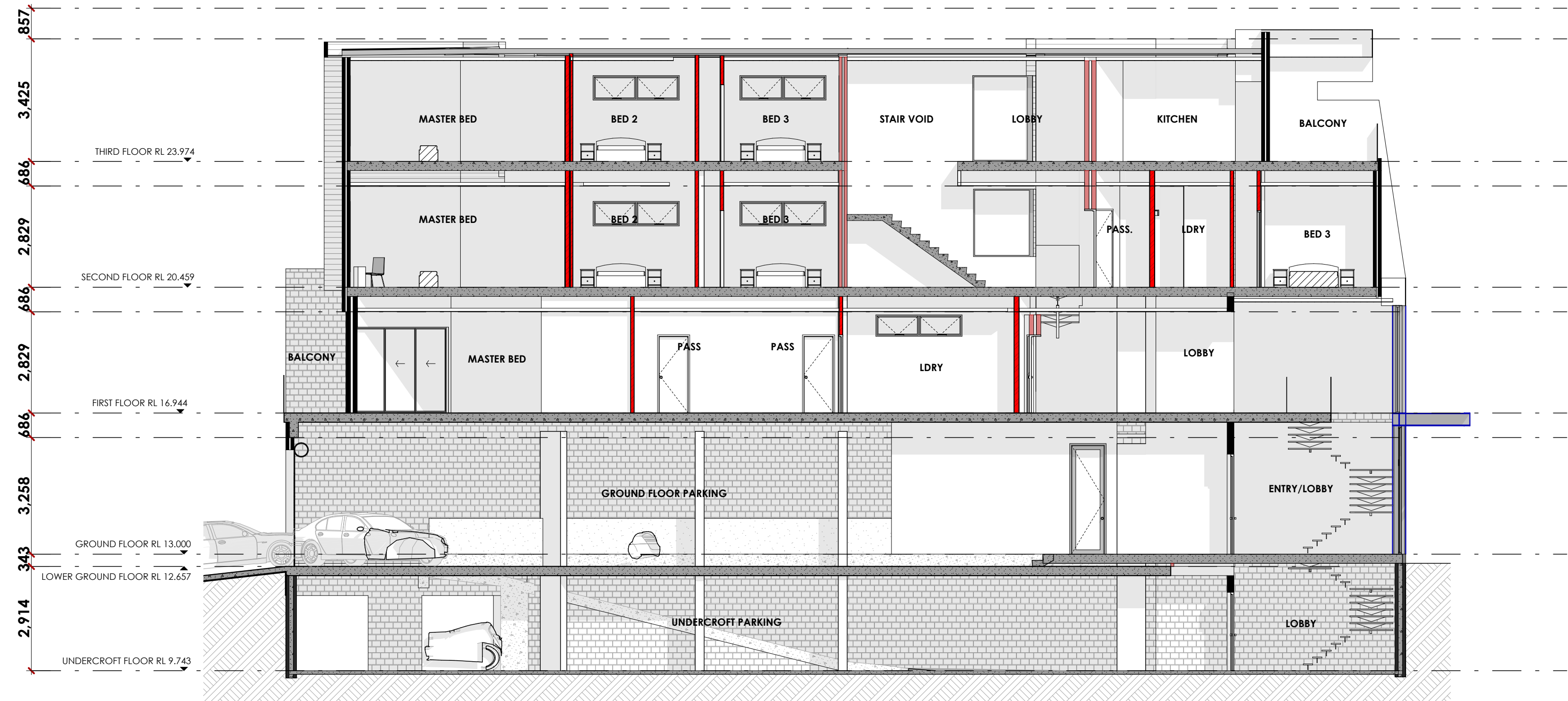
SECTION D

SCALE: 1:100



SECTION E

SCALE: 1:100



SECTION F

SCALE: 1:100

PREMIERONE
Construction

FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

SECTIONS 2

SCALE:	@ A1	DATE:	DESIGNED BY:
1:100	AR	03.02.25	RS
DRAWN BY:	CHECKED BY:	DRAWING #	OF
RS	AR	18	21



1. We have broken up the design to illustrate an outcome that would negatively impact the internal and external form of the apartment level, the two storey apartment (highlighted on red) would overpower these adjacent apartments



PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
-	-	-
-	-	-

DA-2017-670/D

VARIATION DESCRIBED BUILDING



1. The building provides depth through terracing of the second and third floor balconies. Providing the façade wall as a continuation to the balconies allows for a continuation of the feature.



PROPOSED BUILDING



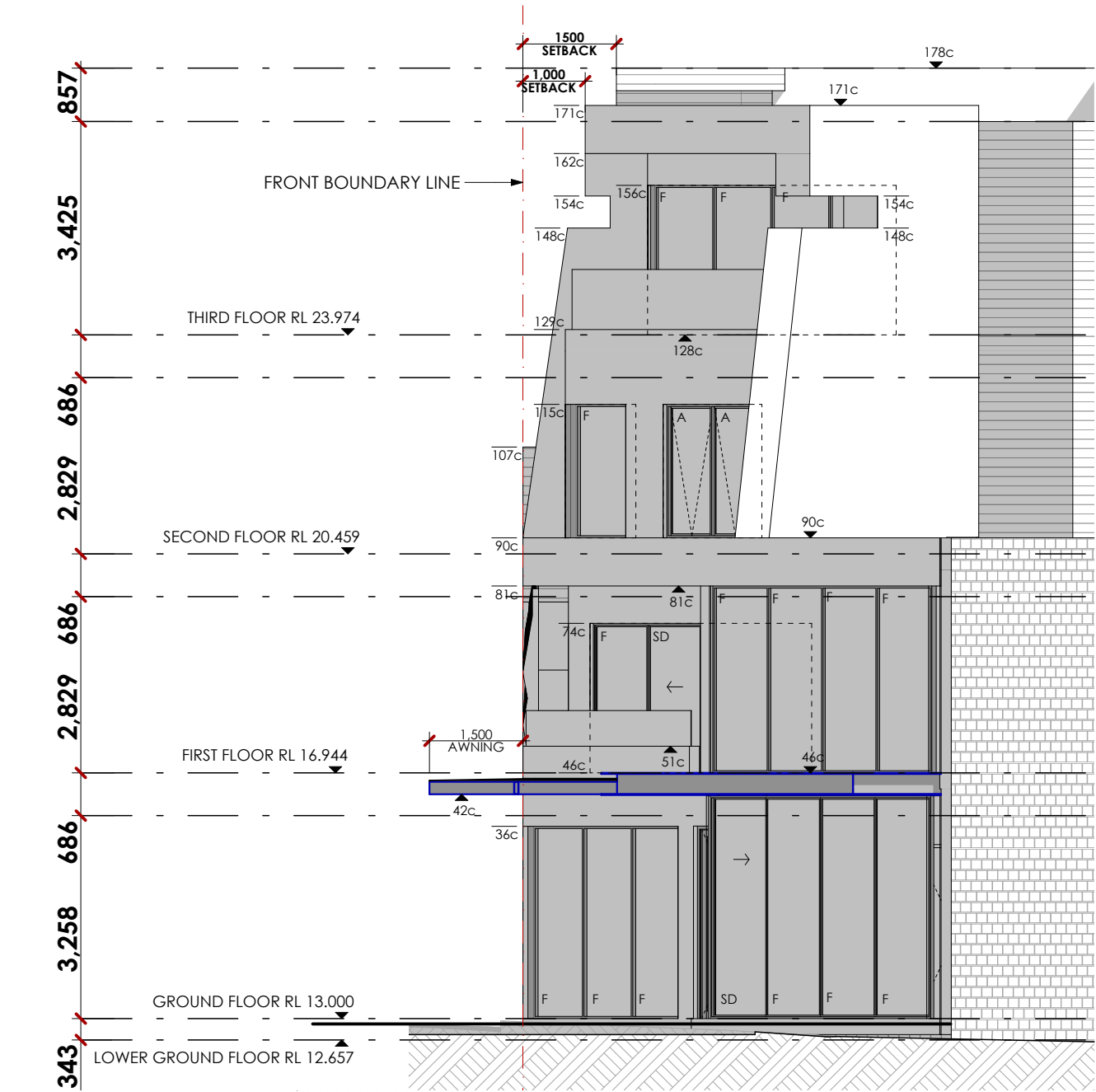
FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

SIDE SETBACK VARIATION (2)

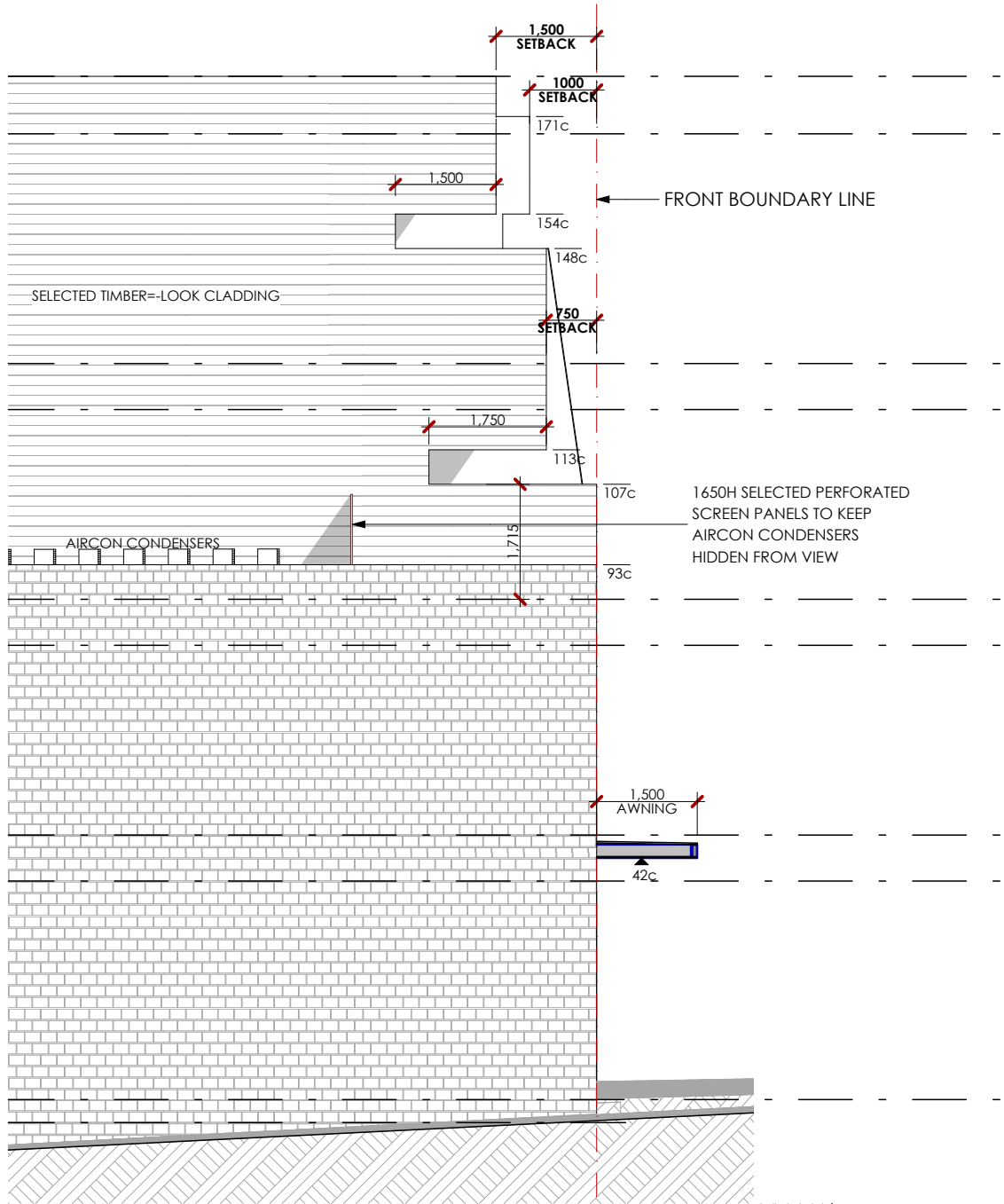
SCALE: 1:2.21, 1:2.50 @ 1:2.00	DATE: 03.02.25	DESIGNED BY: RS
DRAWN BY: RS	CHECKED BY: AR	DRAWING #: 20
		OF: 21

PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
-	-	-
-	-	-

DA-2017-670/D



ELEVATION 4
SCALE: 1:100



ELEVATION 2
SCALE: 1:100



FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

FRONT SETBACK VARIATION

SCALE: 1:100	@ A3	DATE: 03.02.25	DESIGNED BY: RS
DRAWN BY: RS	CHECKED BY: AR	DRAWING #: 21	OF: 21

From: [Daniel Hollingworth](#)
To: [Dion Hinge](#)
Cc: [Troy Cappellucci](#)
Subject: Re: 27 Willcock Street, Adross
Date: Monday, 7 April 2025 1:48:01 PM
Attachments: [image002.png](#)
[image003.png](#)
[image001.png](#)

This Message Is From an External Sender

This message came from outside your organization, do not click on links or open attachments unless you are expecting them from the sender.

[Report Suspicious](#)

Afternoon Dion,

Thanks for sending through the below. We do not agree with the position of the City as set out below as:

- Changes to the planning framework does not impact the jurisdictional question of whether amendments to the design of the development are capable of being considered via r 17 of the DAP Regulations. Consideration of changes to the planning framework arise via *Georgiou Property 2 P/L and Metro West JDAP*, and is related to whether an extension of the substantial commencement period ought to be given (pre r 17(1)(a)), not whether there is power to considered amendments to the design (per r 17(1)(c)).
- The question of whether a design amendment is able to be considered via r 17 is whether the amendment would '*substantially change the development approved.*' The issue of what constitutes a "substantial change" has been considered in several decisions of the Supreme Court and the State Administrative Tribunal. In *Milem Pty Ltd v Metro Central Joint Development Assessment Panel*, the Court stated that an amended development would amount to a substantial change if, following the amendment, the development was no longer essentially or materially the same, or did not retain the same essence. Her Honour noted that even a change which may be considered significant in some respects could still be properly regarded as not substantially altering the approved development.
- Determining whether the amendments constitute a "substantial change" for r 17(1)(c) is quantitative and qualitative. As you noted, the amendments proposed only deal with a rationalisation of the number of apartments and commercial tenancies, while the overall scale, total floor area approved land uses and external appearance remain broadly unchanged. The changes are modest having regard to the scale of the development and are essentially improvements to the approved amenity for residents, tenants and visitors.
- Noting the amendments do not materially impact the overall development, we do not agree with the position of the City that the decisions-maker would reasonably conclude that the amendment are substantial; it is clear that the core character or essence of the development remains unchanged.

Noting the above, please note that our Client will not be withdrawing the application and will proceed to determination by the Development Assessment Panel.

Happy to discuss.

Thanks,

Daniel Hollingworth
Director



[Redacted]
[Redacted]
44 King Street, Perth WA 6000

lateralplanning.com.au

This e-mail and any attachments are intended only for the use of the individual/s or entities named above and may contain information that is confidential and privileged. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited. This email and any file attached should be scanned for viruses. If you have received this e-mail in error, please notify us immediately by return e-mail and destroy the original message. Any views expressed in this message are those of the individual sender and may not necessarily reflect the views of SHF Planning Pty Ltd.

From: Dion Hinge <Dion.Hinge@melville.wa.gov.au>
Date: Wednesday, 2 April 2025 at 2:24 pm
To: Daniel Hollingworth <daniel@lateralplanning.com.au>
Subject: RE: 27 Willcock Street, Adross

Hi Daniel,

Thank you for providing this information.

Upon reviewing the plans provided, it has been noted that the proposal is now for 2 office tenancies and 5 multiple dwellings as opposed to the originally approved 3 office tenancies and 3 multiple dwellings. Given the proposed development is no longer the same in substance and the changes to the planning framework, it is not considered appropriate for the application to be assessed as an amendment. A new application would therefore be required to be submitted. On this basis, could you please advise if you would like to withdraw the current application and lodge a new application?

Kind regards

Dion Hinge
Acting Senior Planning Officer

08 9364 0379

melvillecity.com.au | [Lodge your application online](#)

The City of Melville acknowledges the Bibbulmun people as the Traditional Owners of the land on which the City stands today and pays its respects to the Whadjuk people, and Elders both past and present | City of Melville nagolik Bibbulmen Nyungar ally-maga milgebar gardukung naga boordjar-il narnga allidja yugow yeye wer ali kaanya Whadjack Nyungar wer netingar quadja wer burdik.

From: Daniel Hollingworth <daniel@lateralplanning.com.au>
Sent: Tuesday, 1 April 2025 5:15 PM
To: Dion Hinge <Dion.Hinge@melville.wa.gov.au>

Subject: Re: 27 Willcock Street, Adross

Afternoon Dion,

Please see our submission at the below link which comprises amended development plans, swept path analysis and traffic engineering advice, and solar amenity assessment.

 [0379 20250401L dh.pdf](#)

More than happy to discuss further.

Thank you,

Daniel Hollingworth
Director



0434 433 000

daniel@lateralplanning.com.au

44 King Street, Perth WA 6000

lateralplanning.com.au

This e-mail and any attachments are intended only for the use of the individual/s or entities named above and may contain information that is confidential and privileged. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited. This email and any file attached should be scanned for viruses. If you have received this e-mail in error, please notify us immediately by return e-mail and destroy the original message. Any views expressed in this message are those of the individual sender and may not necessarily reflect the views of SHF Planning Pty Ltd.

From: Dion Hinge <Dion.Hinge@melville.wa.gov.au>

Date: Monday, 24 March 2025 at 3:51 pm

To: Daniel Hollingworth <daniel@lateralplanning.com.au>

Subject: RE: 27 Willcock Street, Adross

Hi Daniel,

Thanks for the update.

The 28th is fine, just need to update the DAP. Please just keep me updated if things change.

Kind regards

Dion Hinge

Statutory Planner

08 9364 0379

melvillecity.com.au | [Lodge your application online](#)

The City of Melville acknowledges the Bibbulmun people as the Traditional Owners of the land on which the City stands today and pays its respects to the Whadjuk people, and Elders both past and present | City of Melville nagolik Bibbulmen Nyungar ally-maga milgebar gardukung naga boordjar-il narnga allidja yugow yeye wer ali kaanya Whadjack Nyungar wer netingar quadja wer burdik.

From: Daniel Hollingworth <daniel@lateralplanning.com.au>

Sent: Monday, 24 March 2025 2:47 PM

To: Dion Hinge <Dion.Hinge@melville.wa.gov.au>

Subject: Re: 27 Willcock Street, Adross

Afternoon Dion,

I got the amended plan late Friday, so just working on the submission package this week. I can have it to you by the 28th if that works for you?

Thanks,

Daniel Hollingworth

Director



0434 433 000

daniel@lateralplanning.com.au

44 King Street, Perth WA 6000

lateralplanning.com.au

This e-mail and any attachments are intended only for the use of the individual/s or entities named above and may contain information that is confidential and privileged. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited. This email and any file attached should be scanned for viruses. If you have received this e-mail in error, please notify us immediately by return e-mail and destroy the original message. Any views expressed in this message are those of the individual sender and may not necessarily reflect the views of SHF Planning Pty Ltd.

From: Dion Hinge <Dion.Hinge@melville.wa.gov.au>

Date: Monday, 24 March 2025 at 1:35 pm

To: Daniel Hollingworth <daniel@lateralplanning.com.au>

Subject: RE: 27 Willcock Street, Adross

Hi Daniel,

Could you please provide an update on where things are at with the further information requested for this application noting the extension to 21 March 2025 has now passed?

Kind regards

Dion Hinge

Statutory Planner

08 9364 0379

|

melvillecity.com.au | [Lodge your application online](#)

The City of Melville acknowledges the Bibbulmun people as the Traditional Owners of the land on which the City stands today and pays its respects to the Whadjuk people, and Elders both past and present | City of Melville nagolik Bibbulmen Nyungar ally-maga milgebar gardukung naga boordjar-il narnga allidja yugow yeye wer ali kaanya Whadjack Nyungar wer netingar quadja wer burdik.

From: Dion Hinge

Sent: Tuesday, 11 February 2025 11:38 AM

To: Daniel Hollingworth <daniel@lateralplanning.com.au>

Subject: RE: 27 Willcock Street, Adross

No worries, I will let the DAP know.

Cheers

Dion Hinge

Statutory Planner

08 9364 0379

melvillecity.com.au | [Lodge your application online](#)

The City of Melville acknowledges the Bibbulmun people as the Traditional Owners of the land on which the City stands today and pays its respects to the Whadjuk people, and Elders both past and present | City of Melville nagolik Bibbulmen Nyungar ally-maga milgebar gardukung naga boordjar-il narnga allidja yugow yeye wer ali kaanya Whadjack Nyungar wer netingar quadja wer burdik.

From: Daniel Hollingworth <daniel@lateralplanning.com.au>

Sent: Tuesday, 11 February 2025 9:46 AM

To: Dion Hinge <Dion.Hinge@melville.wa.gov.au>

Subject: Re: 27 Willcock Street, Adross

Yeah, perfect.

Thank you,

Daniel Hollingworth

Director



0434 433 000

daniel@lateralplanning.com.au

44 King Street, Perth WA 6000

lateralplanning.com.au

This e-mail and any attachments are intended only for the use of the individual/s or entities named above and may contain information that is confidential and privileged. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited. This email and any file attached should be scanned for viruses. If you have received this e-mail in error, please notify us immediately by return e-mail and destroy the original message. Any views expressed in this message are those of the individual sender and may not necessarily reflect the views of SHF Planning Pty Ltd.

From: Dion Hinge <Dion.Hinge@melville.wa.gov.au>
Date: Tuesday, 11 February 2025 at 9:17 am
To: Daniel Hollingworth <daniel@lateralplanning.com.au>
Subject: RE: 27 Willcock Street, Adross

Hi Daniel,

Would an extension to 21 March 2025 be ok?

Kind regards

Dion Hinge

Statutory Planner

08 9364 0379

melvillecity.com.au | [Lodge your application online](#)

The City of Melville acknowledges the Bibbulmun people as the Traditional Owners of the land on which the City stands today and pays its respects to the Whadjuk people, and Elders both past and present | City of Melville nagolik Bibbulmen Nyungar ally-maga milgebar gardukung naga boordjar-il narnga allidja yugow yeye wer ali kaanya Whadjack Nyungar wer netingar quadja wer burdik.

From: Daniel Hollingworth <daniel@lateralplanning.com.au>
Sent: Monday, 10 February 2025 3:53 PM
To: Dion Hinge <Dion.Hinge@melville.wa.gov.au>
Subject: 27 Willcock Street, Adross

Afternoon Dion,

Just a quick update on #27 Willcock Street also. Lateral has been engaged to review and assist in responding to the City's RFI. I understand the City requested that additional information is submitted by 21 Feb.

We are currently working on updating the development plans, providing advice on the solar access, updated traffic etc. I suspect the additional information won't be finalised by 21 Feb as there is a bit to pull together. My preference would be to agree an extension that allows us enough time to prepare a comprehensive response, rather than rush a half complete pack.

Is the City in a position to agree a longer period for the RFI response? Say to mid-March? That way, if it's all prepared sooner we can submit, but if not prepared we're not rushing.

Happy to chat and thanks again for your time Friday.

Thank you,

Daniel Hollingworth
Director



0434 433 000
daniel@lateralplanning.com.au
44 King Street, Perth WA 6000

lateralplanning.com.au

This e-mail and any attachments are intended only for the use of the individual/s or entities named above and may contain information that is confidential and privileged. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited. This email and any file attached should be scanned for viruses. If you have received this e-mail in error, please notify us immediately by return e-mail and destroy the original message. Any views expressed in this message are those of the individual sender and may not necessarily reflect the views of SHF Planning Pty Ltd.

City of Melville Legal Notice. The contents of this email or its attachments may be private and confidential and may be privileged or otherwise protected from disclosure in the public interest. If you are not the intended recipient of this email please notify the sender, delete the email and attachments from your system and destroy any copies you have taken of the email and attachments. Before taking any action based upon advice and/or information contained in this email you should carefully consider the advice and information and consider obtaining relevant independent advice.

1 April 2025

Chief Executive Officer
City of Melville
10 Almondbury Road
BOORAGOON WA 6154

Attention: Dion Hinge – Statutory Planner

Dear Dion,

**Request for Further Information
No. 27 Willcock Street, Ardross**

Lateral Planning acts for Premier One Construction, the proponent of the four-storey mixed use development (**Approved Development**) at No. 27 Willcock Street, Ardross (**Site**). Our Client has lodged an Application for Development Approval which seeks approval to extend the substantial commencement period of the approved development (**Development Application**).

We refer to your request for additional information in support your consideration of the Development Application. In this regard, please see enclosed:

- Amended development plans;
- Swept path analysis and traffic advice; and
- Solar quality analysis.

We trust that the enclosed information is sufficient to allow the City to support the Development Application noting the high level of amenity and functionality which is delivered.

Should you require any further information or clarification in relation to this matter, please contact Daniel Hollingworth on 0434 433 000.

Yours faithfully,



Daniel Hollingworth
Lateral Planning

Encl.

PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
-	-	-
-	-	-

DA-2017-670/D



27 WILLCOCK STREET
MIXED USE COMMERCIAL - MULTI RESIDENTIAL





FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

PERSPECTIVES

SCALE:	@ A3	DATE:	03.02.25	DESIGNED BY:	RS
DRAWN BY:	RS	CHECKED BY:	AR	DRAWING #:	1
				OF:	21

PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
-	-	-
-	-	-

DA-2017-670/D



27 WILLCOCK STREET
MIXED USE COMMERCIAL - MULTI RESIDENTIAL



FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

PERSPECTIVES

SCALE: 1:3.02	@ A3	DATE: 03.02.25	DESIGNED BY: RS
DRAWN BY: RS	CHECKED BY: AR	DRAWING #: 2	OF: 21

PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
-	-	-
-	-	-

DA-2017-670/D



27 WILLCOCK STREET
MIXED USE COMMERCIAL - MULTI RESIDENTIAL





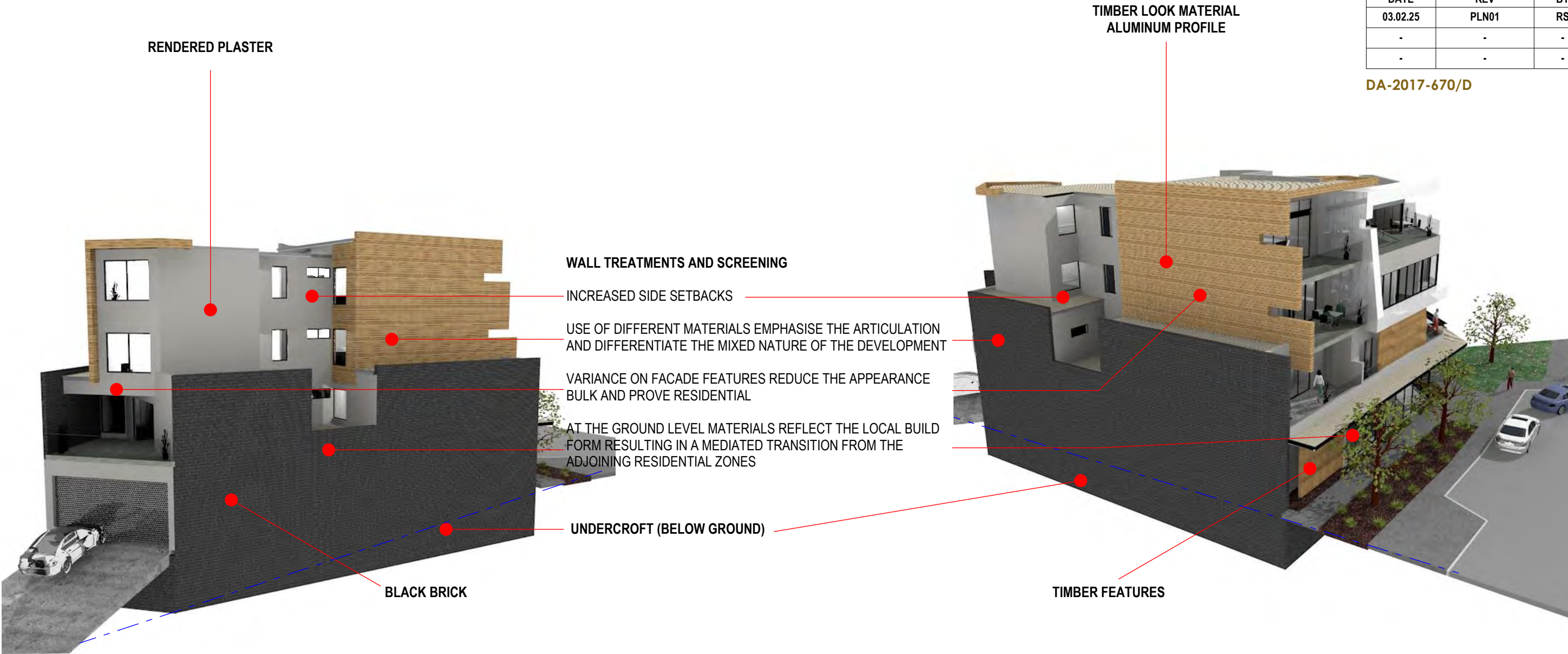
FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

PERSPECTIVES

SCALE: 1:3.09, 1:3.80@ A3	DATE: 03.02.25	DESIGNED BY: RS
DRAWN BY: RS	CHECKED BY: AR	DRAWING #: 3 OF: 21

PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
-	-	-
-	-	-

DA-2017-670/D



27 WILLCOCK STREET

SOUTHERN BOUNDARY - 25 WILLCOCK STREET



FOUR STOREY MIXED USE

27(LOT 551) WILLCOCK STREET

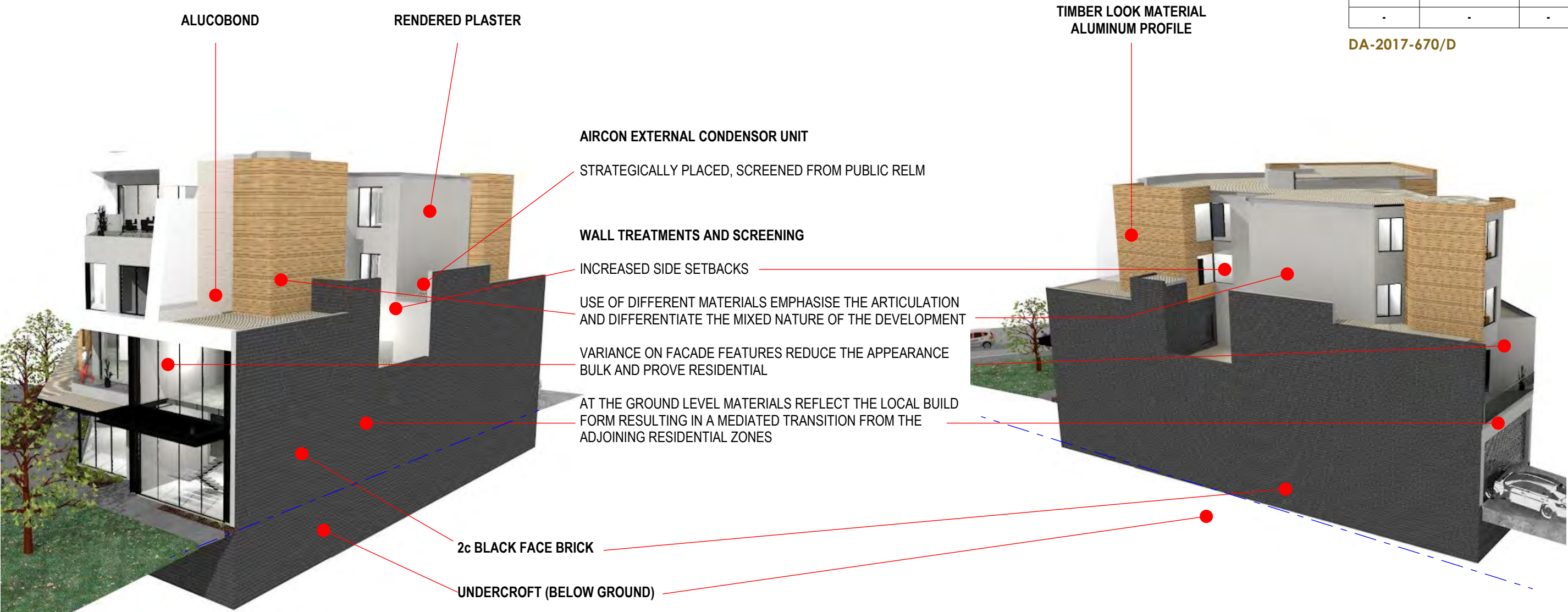
ARDROSS WA 6153

STRATEGIC DESIGN (1)

SCALE: 1:1	@ A3	DATE: 03.02.25	DESIGNED BY: RS
DRAWN BY: RS	CHECKED BY: AR	DRAWING #: 4	OF: 21

PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
-	-	-
-	-	-

DA-2017-670/D



27 WILLCOCK STREET
NORTHERN BOUNDARY - 29 WILLCOCK STREET

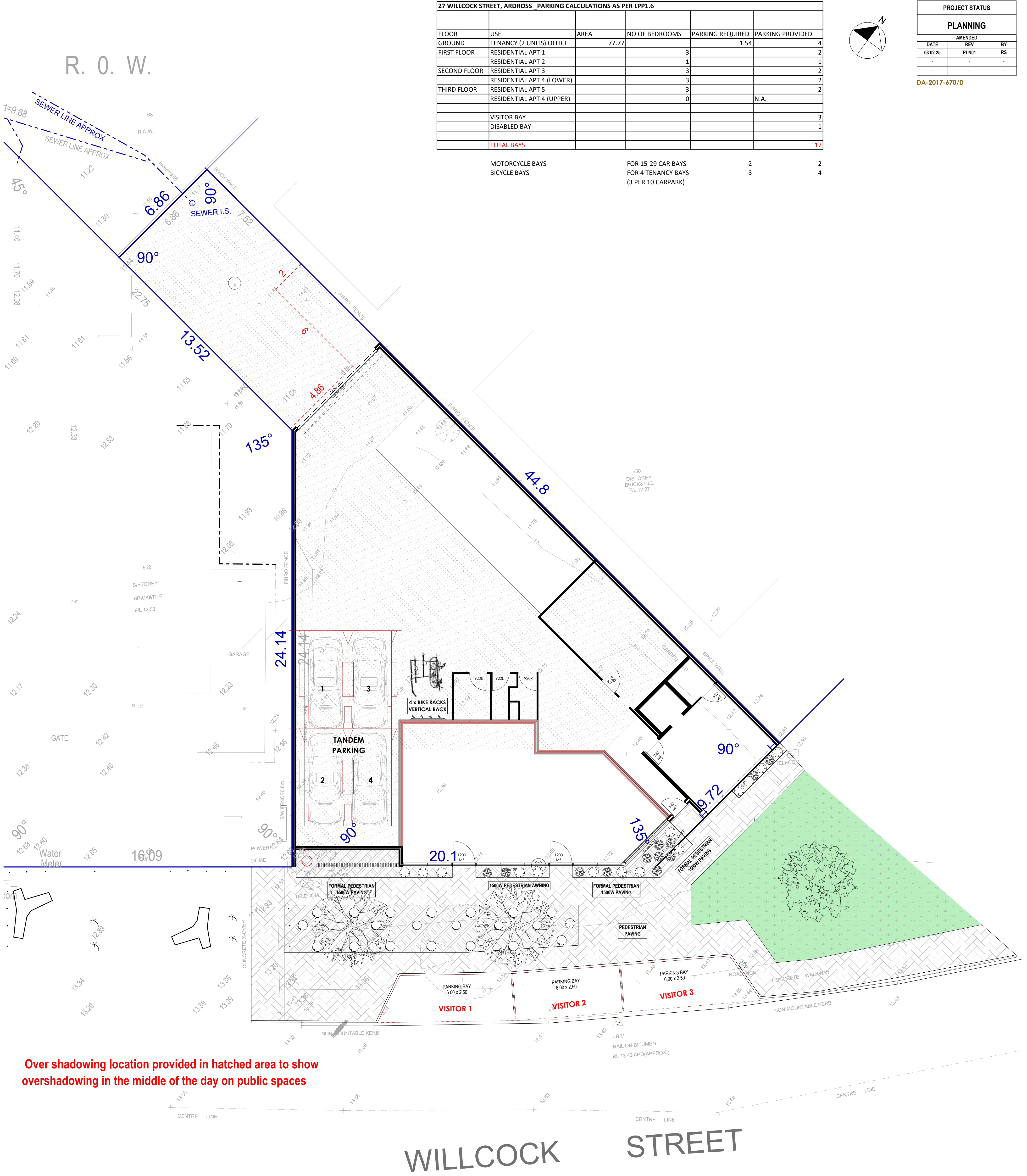


PREMIERONE
Construction

FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

STRATEGIC DESIGN (2)

SCALE: 1:3.09, 1:3.80@ A3	DATE: 03.02.25	DESIGNED BY: RS
DRAWN BY: RS	CHECKED BY: AR	DRAWING #: 5
		OF: 21



27 WILLCOCK STREET, ARDROSS _PARKING CALCULATIONS AS PER LPP1.6					
FLOOR	USE	AREA	NO OF BEDROOMS	PARKING REQUIRED	PARKING PROVIDED
GROUND	TENANCY (2 UNITS) OFFICE	77.77		1.54	4
FIRST FLOOR	RESIDENTIAL APT 1		3		2
	RESIDENTIAL APT 2		1		1
SECOND FLOOR	RESIDENTIAL APT 3		3		2
	RESIDENTIAL APT 4 (LOWER)		3		2
THIRD FLOOR	RESIDENTIAL APT 5		3		2
	RESIDENTIAL APT 4 (UPPER)		0		N.A.
	VISITOR BAY				3
	DISABLED BAY				1
	TOTAL BAYS				17
MOTORCYCLE BAYS			FOR 15-29 CAR BAYS	2	2
BICYCLE BAYS			FOR 4 TENANCY BAYS (3 PER 10 CARPARK)	3	4

PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
-	-	-
-	-	-

DA-2017-670/D

SITE PLAN

SCALE: 1:100

FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

SCALE:
1:100

@ A1

DRAWN BY:
RS

DATE:
03.02.25

CHECKED BY:
AR

DRAWING #:
7

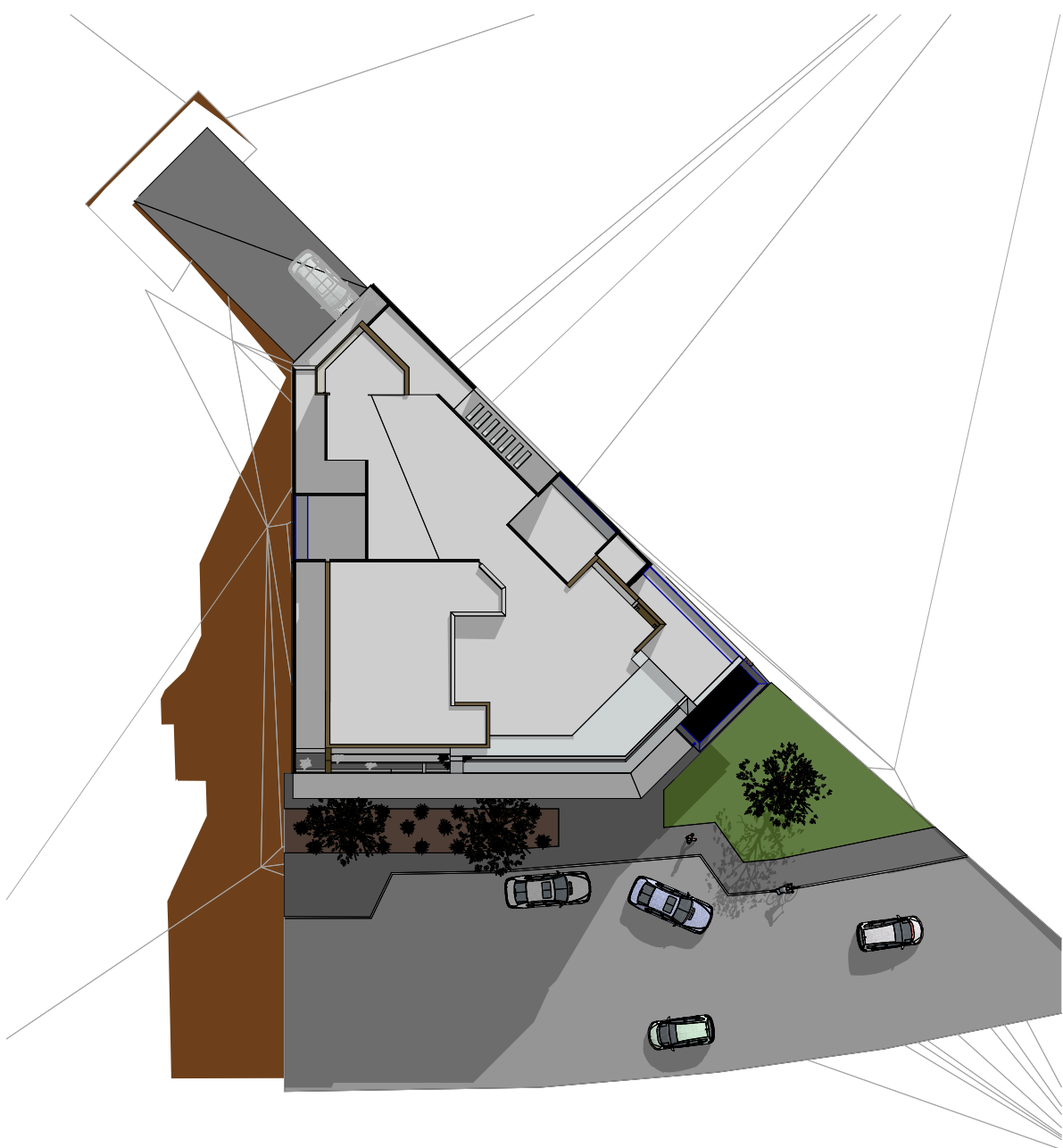
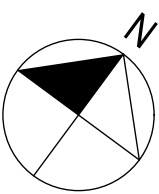
DESIGNED BY:
RS

DATE:
03.02.25

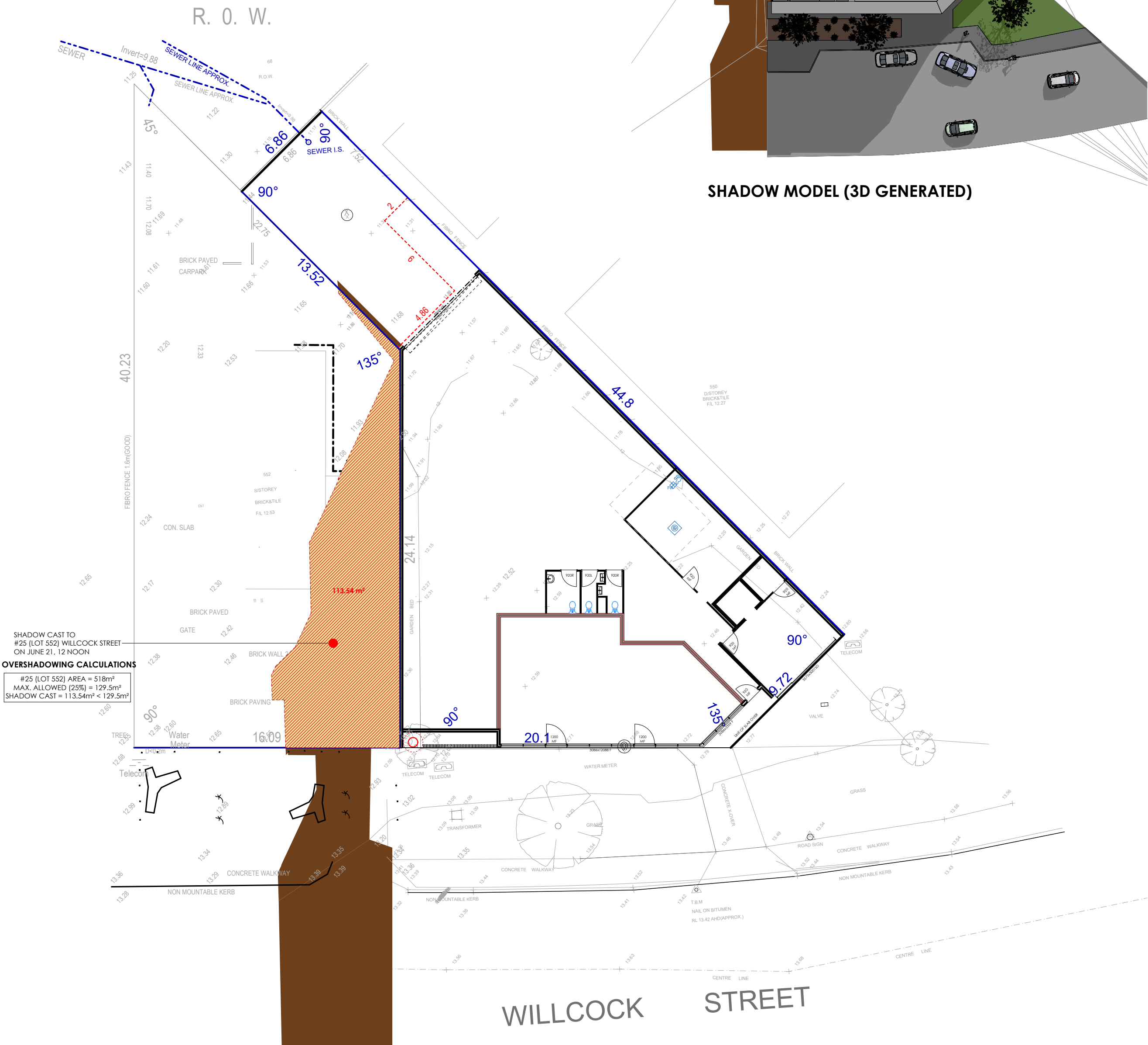
OF:
21

PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
-	-	-
-	-	-

DA-2017-670/D



SHADOW MODEL (3D GENERATED)



SHADOW CAST TO
#25 (LOT 552) WILLCOCK STREET
ON JUNE 21, 12 NOON

OVERSHADOWING CALCULATIONS

#25 (LOT 552) AREA = 518m²
MAX. ALLOWED (25%) = 129.5m²
SHADOW CAST = 113.54m² < 129.5m²

OVERSHADOWING DIAGRAM

SCALE: 1:200

FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

OVERSHADOWING DIAGRAM

SCALE: 1:200	@ A2	DATE: 03.02.25	DESIGNED BY: ####
DRAWN BY: ####	CHECKED BY: ####	DRAWING #: 8	OF: ####

THIS DRAWING REMAINS THE PROPERTY OF PREMIER ONE CONSTRUCTION & MUST NOT BE COPIED



DA-2017-670/D

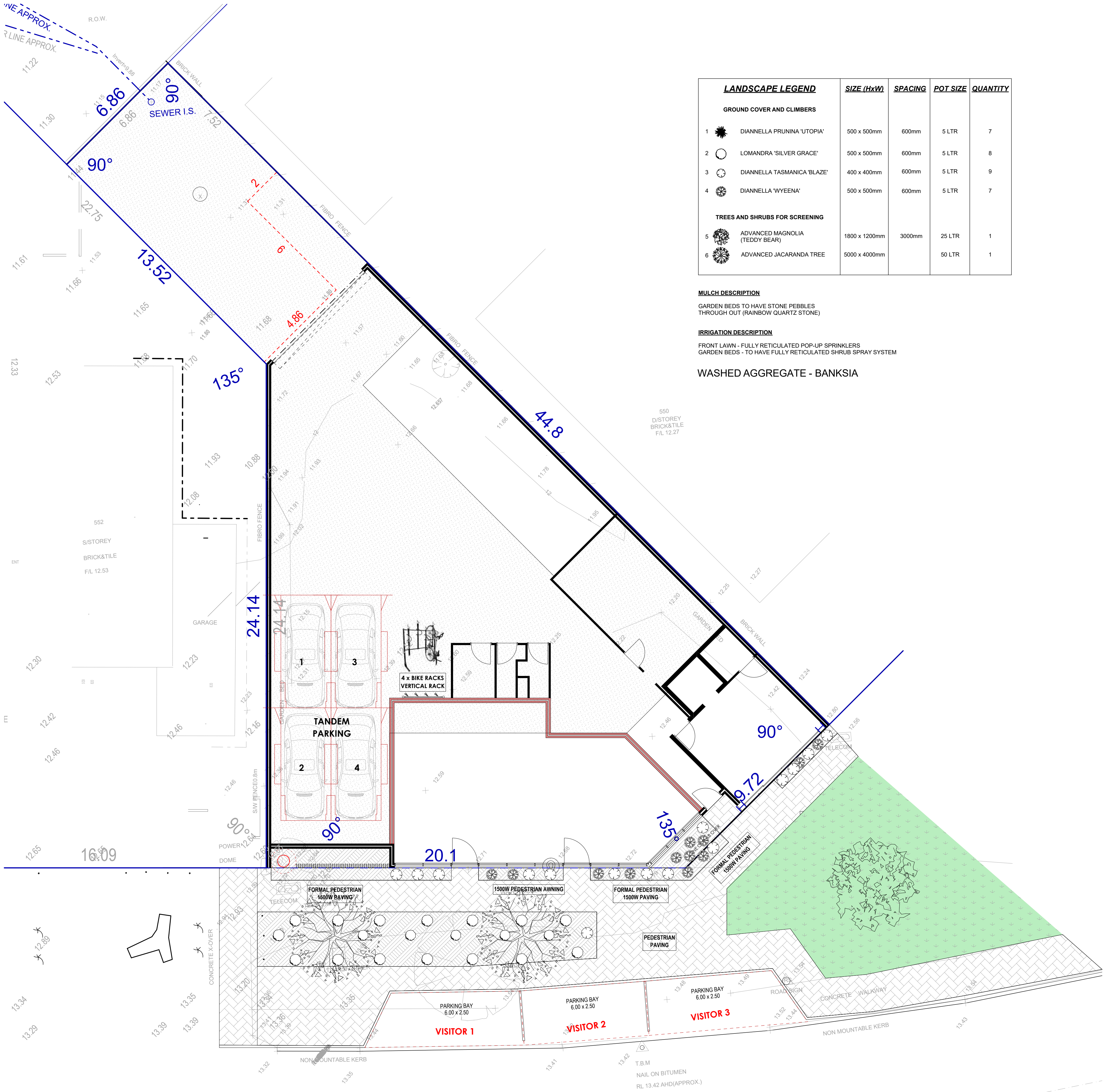


BUILDING 1 AREAS - AREAS EXEMPT PLOT RATIO			
FLOOR	LOCATION	AREA	PERIMETER
UNDERCROFT	GROUND LEVEL CARPARK	458.50	90
	LOBBY 1	38.14	28
		496.64 m ²	116 m
GROUND FLOOR OFFICE			
	AWNINGS FOOTPATH	53.12	65
	GROUND LEVEL CARPARK	349.15	90
	LOBBY 2	47.41	28
		449.68 m ²	183 m
FIRST FLOOR APARTMENTS			
	APT1 BALCONY 2	18.96	20
	APT2 BALCONY 1	20.31	24
	APT 1 BALCONY 1	21.14	31
	LOBBY 3	61.53	33
		121.94 m ²	108 m
SECOND FLOOR APARTMENTS			
	BALC U2 (2)	20.52	20
	LOBBY 4	35.74	33
		56.26 m ²	53 m
THIRD FLOOR APARTMENTS			
	LOBBY 5	32.61	32
	U1 BALCONY 1	25.48	31
		20.13	20
	U3 BALCONY 2	78.22 m ²	83 m
		1,202.74 m ²	543 m

BUILDING 1 AREAS - AREAS EXEMPT PLOT RATIO			
FLOOR	LOCATION	AREA	PERIMETER
UNDERCROFT	GROUND LEVEL CARPARK	458.50	90
	LOBBY 1	38.14	28
		496.64 m ²	116 m
GROUND FLOOR OFFICE			
	AWNINGS FOOTPATH	53.12	65
	GROUND LEVEL CARPARK	349.15	90
	LOBBY 2	47.41	28
		449.68 m ²	183 m
FIRST FLOOR APARTMENTS			
	APT1 BALCONY 2	18.96	20
	APT2 BALCONY 1	20.31	24
	APT 1 BALCONY 1	21.14	31
	LOBBY 3	61.53	33
		121.94 m ²	108 m
SECOND FLOOR APARTMENTS			
	BALC U2 (2)	20.52	20
	LOBBY 4	35.74	33
		56.26 m ²	53 m
THIRD FLOOR APARTMENTS			
	LOBBY 5	32.61	32
	U1 BALCONY 1	25.48	31
		20.13	20
	U3 BALCONY 2	78.22 m ²	83 m
		1,202.74 m ²	543 m

PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
-	-	-
-	-	-

DA-2017-670/D



LANDSCAPE LEGEND		SIZE (HxW)	SPACING	POT SIZE	QUANTITY
GROUND COVER AND CLIMBERS					
1	DIANNELLA PRUNINA 'UTOPIA'	500 x 500mm	600mm	5 LTR	7
2	LOMANDRA 'SILVER GRACE'	500 x 500mm	600mm	5 LTR	8
3	DIANNELLA TASMANICA 'BLAZE'	400 x 400mm	600mm	5 LTR	9
4	DIANNELLA 'WYEENA'	500 x 500mm	600mm	5 LTR	7
TREES AND SHRUBS FOR SCREENING					
5	ADVANCED MAGNOLIA (TEDDY BEAR)	1800 x 1200mm	3000mm	25 LTR	1
6	ADVANCED JACARANDA TREE	5000 x 4000mm		50 LTR	1

MULCH DESCRIPTION
GARDEN BEDS TO HAVE STONE PEBBLES THROUGH OUT (RAINBOW QUARTZ STONE)

IRRIGATION DESCRIPTION
FRONT LAWN - FULLY RETICULATED POP-UP SPRINKLERS
GARDEN BEDS - TO HAVE FULLY RETICULATED SHRUB SPRAY SYSTEM

WASHED AGGREGATE - BANKSIA

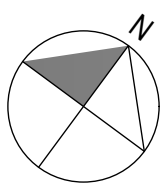
FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

LANDSCAPING		DATE	DESIGNED BY:
SCALE: 1:100	@ A1	03.02.25	RS
DRAWN BY: RS	CHECKED BY: AR	DRAWING # 10	OF 21

27 WILLCOCK STREET, ARDROSS _PARKING CALCULATIONS AS PER LPP1.6					
FLOOR	USE	AREA	NO OF BEDROOMS	PARKING REQUIRED	PARKING PROVIDED
GROUND	TENANCY (2 UNITS) OFFICE	89.97		1.54	4
FIRST FLOOR	RESIDENTIAL APT 1		3		2
	RESIDENTIAL APT 2		1		1
SECOND FLOOR	RESIDENTIAL APT 3		3		2
	RESIDENTIAL APT 4 (LOWER)		3		2
THIRD FLOOR	RESIDENTIAL APT 5		3		2
	RESIDENTIAL APT 4 (UPPER)		0	N.A.	
	VISITOR BAY				3
	DISABLED BAY				1
	TOTAL BAYS				17

MOTORCYCLE BAYS	FOR 15-29 CAR BAYS	2	2
BICYCLE BAYS	FOR 4 TENANCY BAYS (3 PER 10 CARPARK)	3	4

CITY OF MELVILLE LPP1.3					
RESIDENTIAL BIN CALCULATOR					
	QTY	AREA	WASTE REMTS	RECYCLING REQMTS	FOGO REQMTS
3 BEDROOMS	4		70L/WEEK/UNIT	120L/WEEK/UNIT	30L/WEEK/UNIT
1 BEDROOM	1		40L/WEEK	60L/WEEK	10L/WEEK
TOTAL WASTE/WEEK			320L	540L	130L
COMMERCIAL BIN CALCULATOR					
OFFICE 1	1	41.15	10L/100m /DAY	10L/100m /DAY	N/A
OFFICE 2	1	48.82	10L/100m /DAY	10L/100m /DAY	N/A
TOTAL NUMBER OF UNITS	7				
TOTAL WASTE/WEEK	7		140L	140L	N/A
TOTAL BIN PROVISION FOR CALCULATION PURPOSES OF FLOOR AREA			7x140 L	7x140L	5x140L
COMMERCIAL & RESIDENTIAL					(19x140L BINS TOTAL)

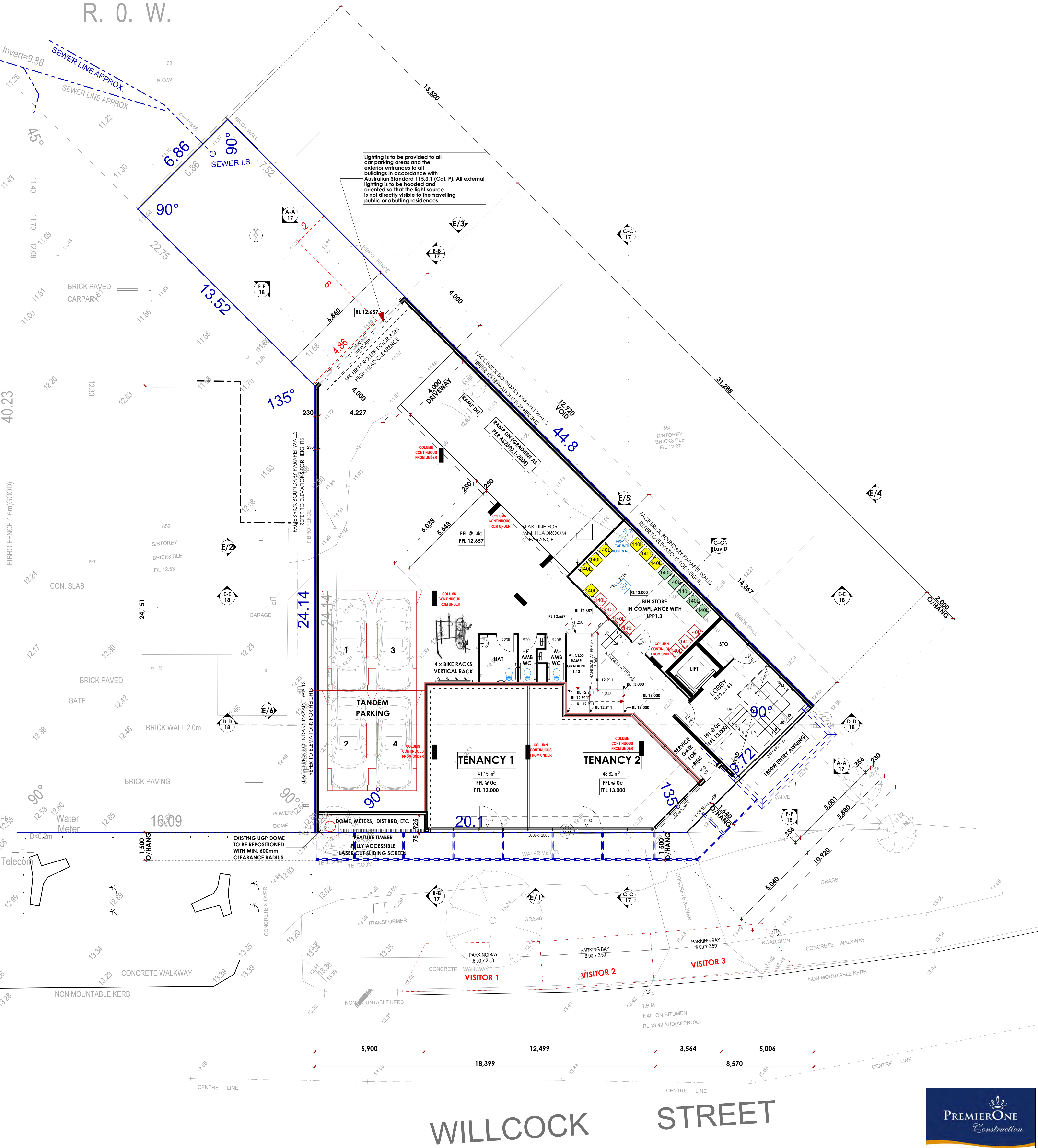


PROJECT STATUS			
PLANNING			
DATE	REV	BY	
03.02.25	PLN01	RS	

DA-2017-670/D

BUILDING 1 AREAS - PLOT RATIO				
FLOOR	LOCATION	AREA	PERIMETER	CARPARK
GROUND FLOOR OFFICE				
	GROUND FLOOR COMMERCIAL 1	45.66	27	2 + 1 VISITOR
	GROUND FLOOR COMMERCIAL 1	54.53	32	2+ 1 VISITOR
		100.19 m²	59 m	

BUILDING 1 AREAS - AREAS EXEMPT PLOT RATIO			
FLOOR	LOCATION	AREA	PERIMETER
GROUND FLOOR OFFICE			
	AWNING / FOOTPATH	53.12	65
	GROUND LEVEL CARPARK	349.15	90
	LOBBY 2	47.41	26
		449.68 m²	183 m



GROUND FLOOR PLAN

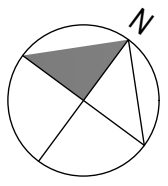
SCALE: 1:100

PREMIERONE
Construction

FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

GFL CARPARK/COMMERCIAL

SCALE:	DATE:	DESIGNED BY:
1:100, 1:200, @P1	03.02.25	RS
DRAWN BY:	CHECKED BY:	DRAWING #:
RS	AR	12
		21

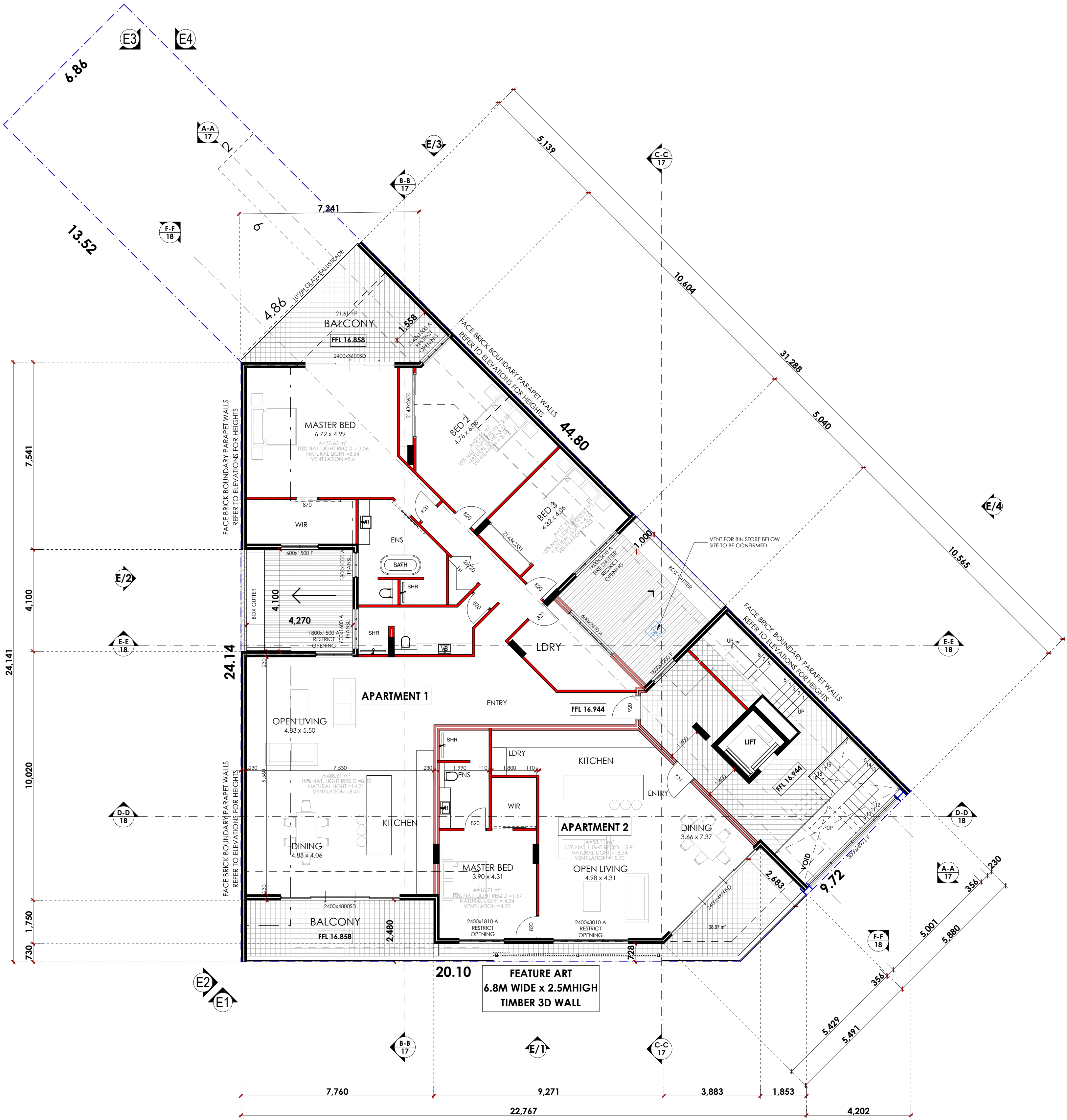


PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
-	-	-
-	-	-

DA-2017-670/D

BUILDING 1 AREAS - PLOT RATIO				
FLOOR	LOCATION	AREA	PERIMETER	CARPARK
FIRST FLOOR APARTMENTS				
	APARTMENT 1	244.67	100	2
	APARTMENT 2	94.49	38	1
		339.16 m ²	138 m	

BUILDING 1 AREAS - AREAS EXEMPT PLOT RATIO			
FLOOR	LOCATION	AREA	PERIMETER
FIRST FLOOR APARTMENTS			
	APT1 BALCONY 2	18.96	20
	APT2 BALCONY 1	20.31	34
	APT 1 BALCONY 1	21.14	21
	LOBBY 3	61.53	33
		121.94 m ²	108 m



FIRST FLOOR PLAN

SCALE: 1:100

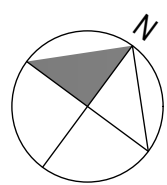


FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ADDRESS WA 6153

1ST FL RESIDENTIAL

SCALE	DATE	DESIGNED BY
1:200, 1:100, 1:50	03.02.25	RS
DRAWN BY	CHECKED BY	DRAWING #
RS	AR	13
		21

THIS DRAWING REMAINS THE PROPERTY OF PREMIER ONE CONSTRUCTION & MUST NOT BE COPIED

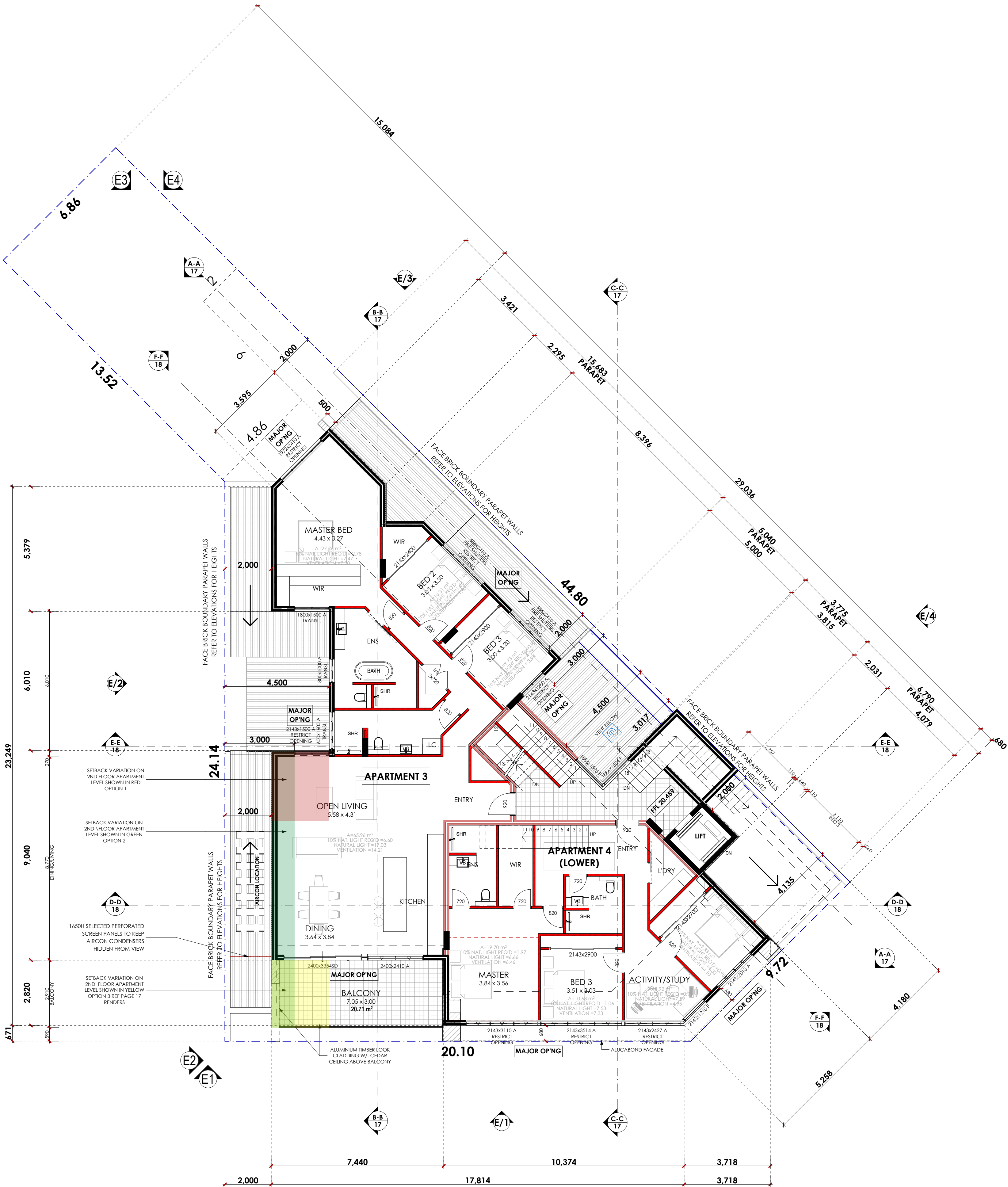


PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
-	-	-
-	-	-

DA-2017-670/D

BUILDING 1 AREAS - PLOT RATIO				
FLOOR	LOCATION	AREA	PERIMETER	CARPARK
SECOND FLOOR APARTMENTS				
	APARTMENT 3	172.25	84	2
	APARTMENT 4 (LEVEL 1)	103.08	43	2
		275.33 m ²	127 m	

BUILDING 1 AREAS - AREAS EXEMPT PLOT RATIO			
FLOOR	LOCATION	AREA	PERIMETER
SECOND FLOOR APARTMENTS			
	BALC U2 (2)	20.52	20
	LOBBY 4	35.74	33
		56.26 m ²	53 m



SECOND FLOOR PLAN

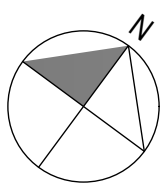
SCALE: 1:100



FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ADDRESS WA 6153

2ND FL RESIDENTIAL			
SCALE:	DATE:	DESIGNED BY:	
1:200, 1:1, 1:50	03.02.25	RS	
DRAWN BY:	CHECKED BY:	DRAWING #	OF
RS	AR	14	21

THIS DRAWING REMAINS THE PROPERTY OF PREMIER ONE CONSTRUCTION & MUST NOT BE COPIED

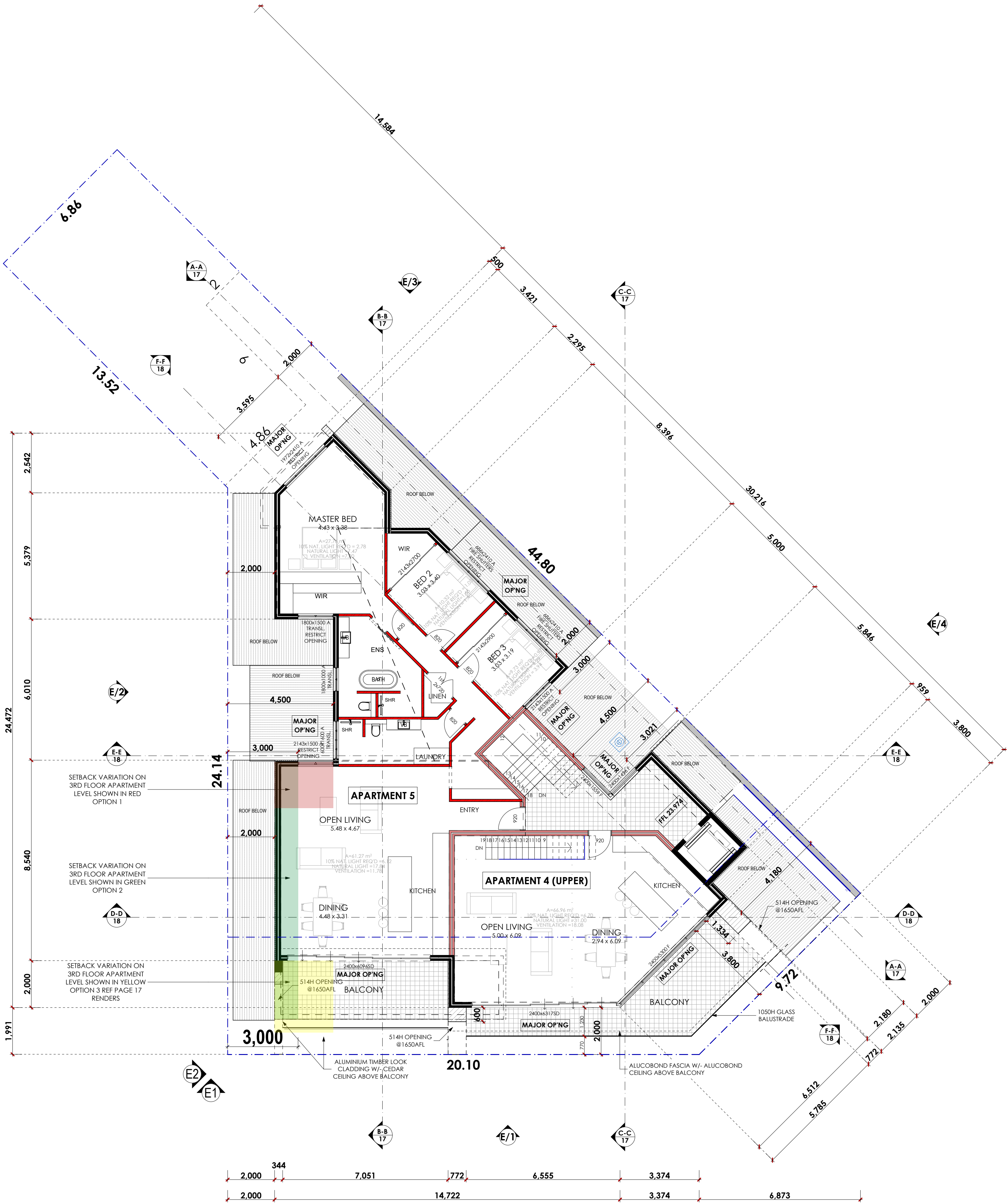


PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
-	-	-
-	-	-

DA-2017-670/D

BUILDING 1 AREAS - PLOT RATIO				
FLOOR	LOCATION	AREA	PERIMETER	CARPARK
	APARTMENT 4 (LEVEL 1)	103.08	43	2
		275.33 m ²	127 m	
THIRD FLOOR APARTMENTS				
	APARTMENT 4 (LEVEL 2)	76.66	46	
	APARTMENT 5	171.72	84	2

BUILDING 1 AREAS - AREAS EXEMPT PLOT RATIO			
FLOOR	LOCATION	AREA	PERIMETER
	LOBBY 3	61.53	33
		121.94 m ²	108 m
SECOND FLOOR APARTMENTS			
	BALC U2 (2)	20.52	20
	LOBBY 4	35.74	33
		56.26 m ²	53 m
THIRD FLOOR APARTMENTS			



THIRD FLOOR PLAN

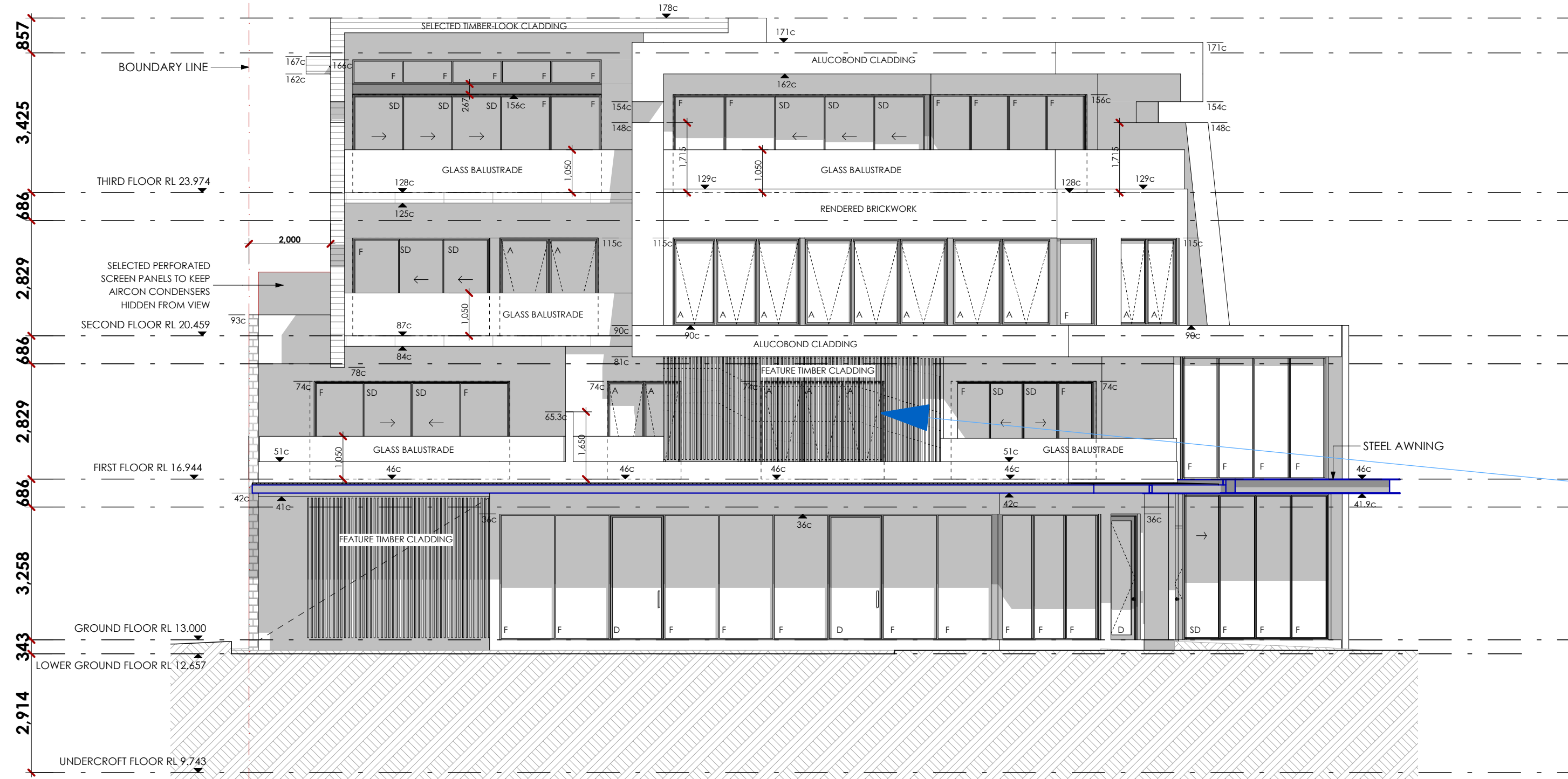
SCALE: 1:100

FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

3RD FL RESIDENTIAL

SCALE:	DATE:	DESIGNED BY:
1:200, 1:1, 1:50	03.02.25	RS
DRAWN BY:	CHECKED BY:	DRAWING #:
RS	AR	15
		21

THIS DRAWING REMAINS THE PROPERTY OF PREMIER ONE CONSTRUCTION & MUST NOT BE COPIED

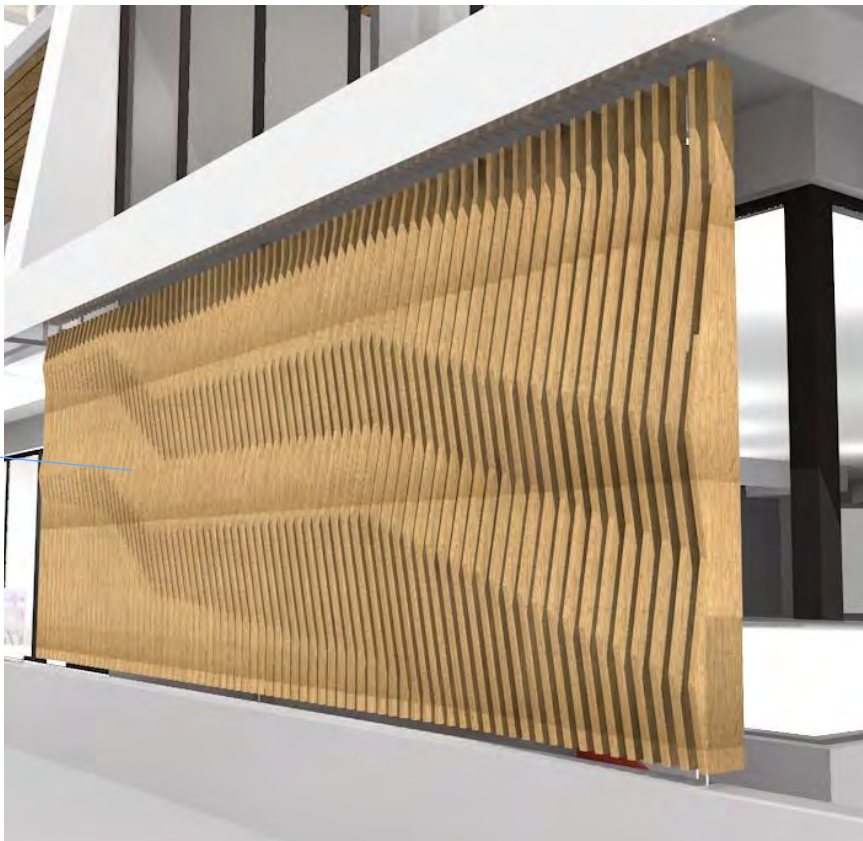


ELEVATION 1

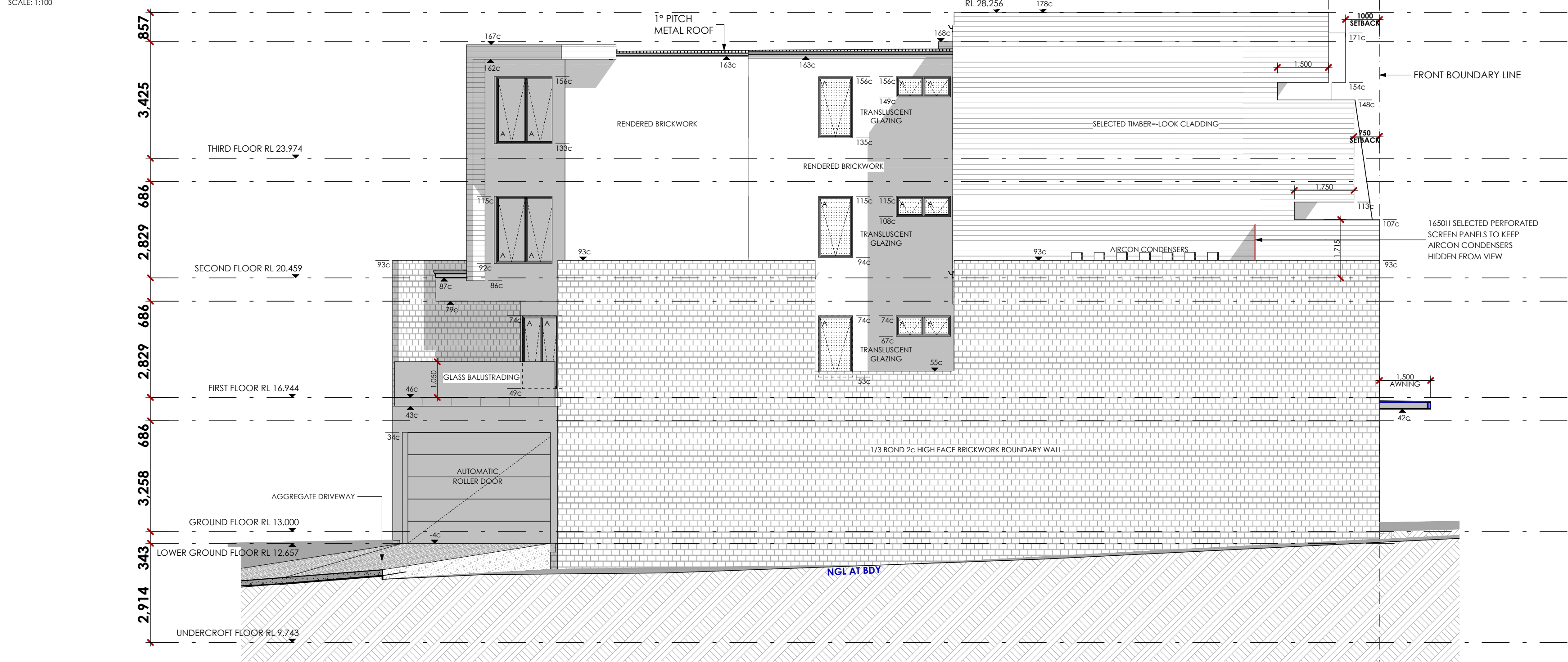
SCALE: 1:100

PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
.	.	.
.	.	.

DA-2017-670/D

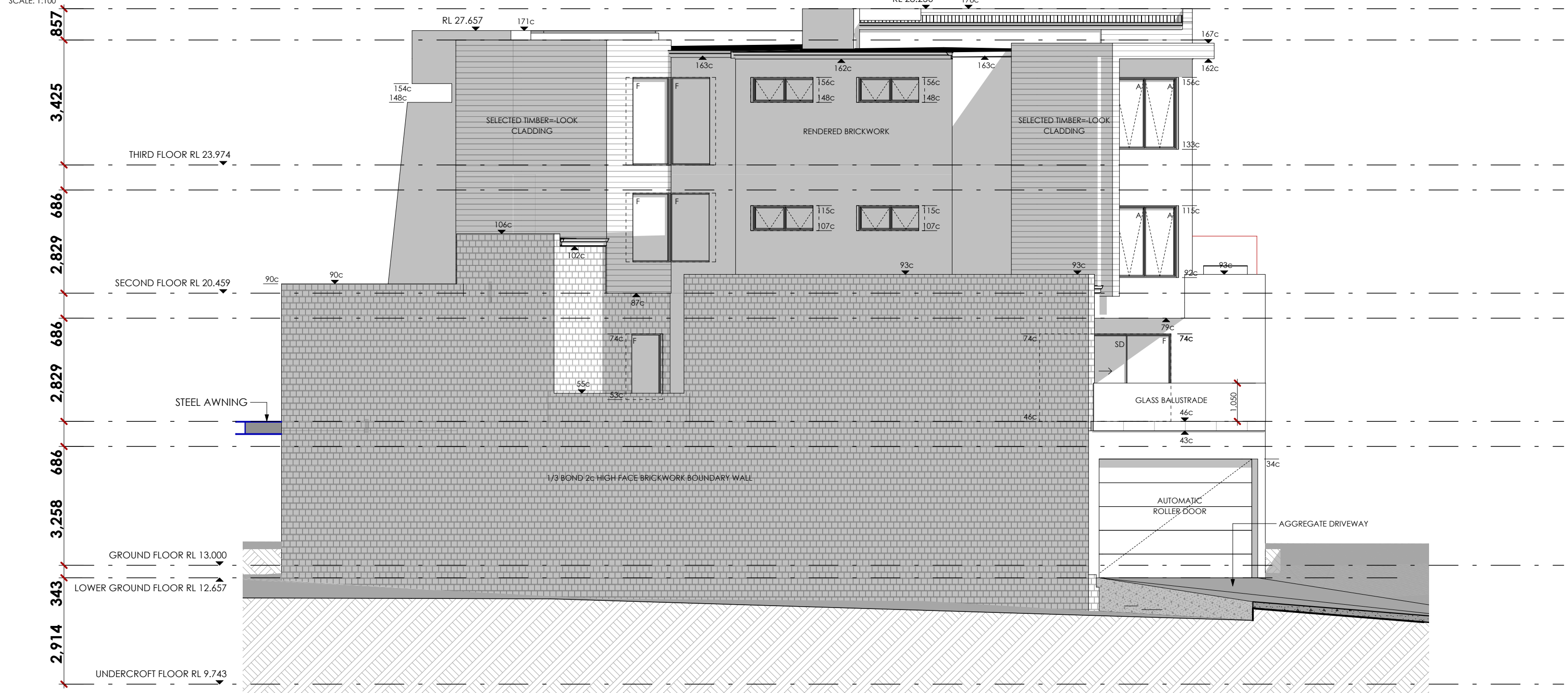


FEATURE ART



ELEVATION 2

SCALE: 1:100



ELEVATION 3

SCALE: 1:100



ELEVATION 4

SCALE: 1:100



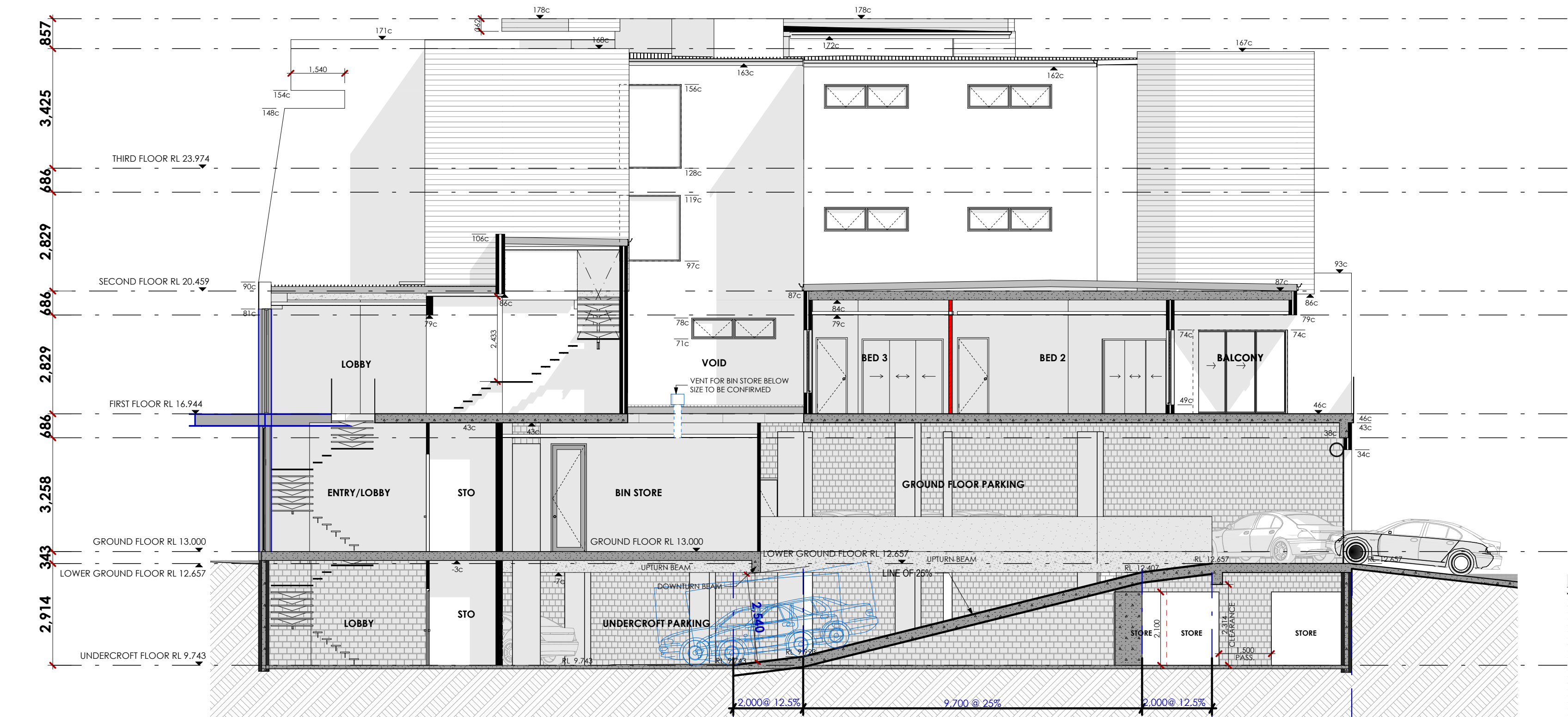
FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ADDRESS WA 6153

ELEVATIONS		
SCALE:	DATE:	DESIGNED BY:
1:100, 1:2.17 @ A1	03.02.25	RS
DRAWN BY:	CHECKED BY:	DRAWING #:
RS	AR	16
		21

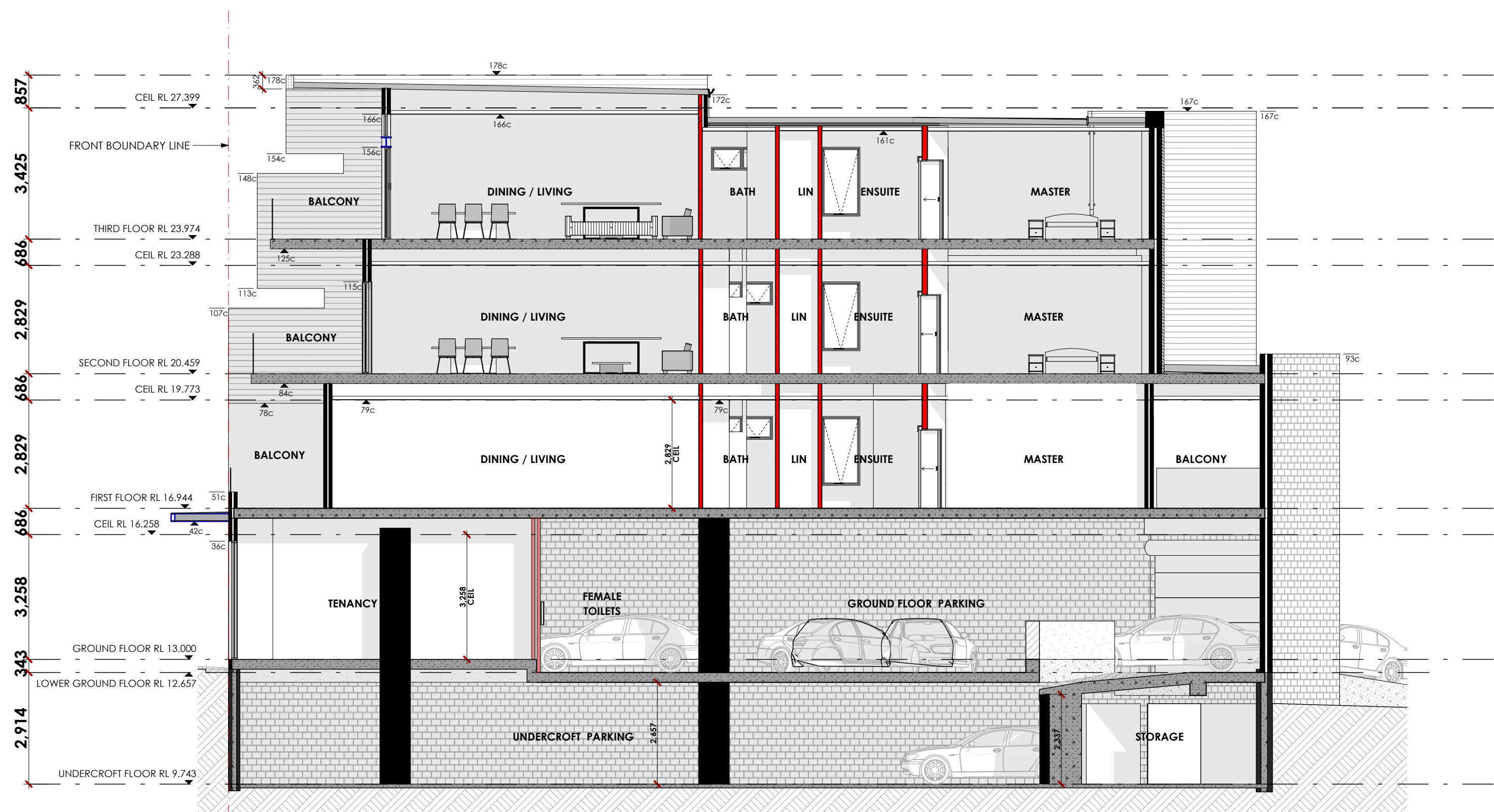
THIS DRAWING REMAINS THE PROPERTY OF PREMIER ONE CONSTRUCTION & MUST NOT BE COPIED

PROJECT STATUS			
PLANNING			
AMENDED			
DATE	REV	BY	
03.02.25	PLN01	RS	
-	-	-	-
-	-	-	-

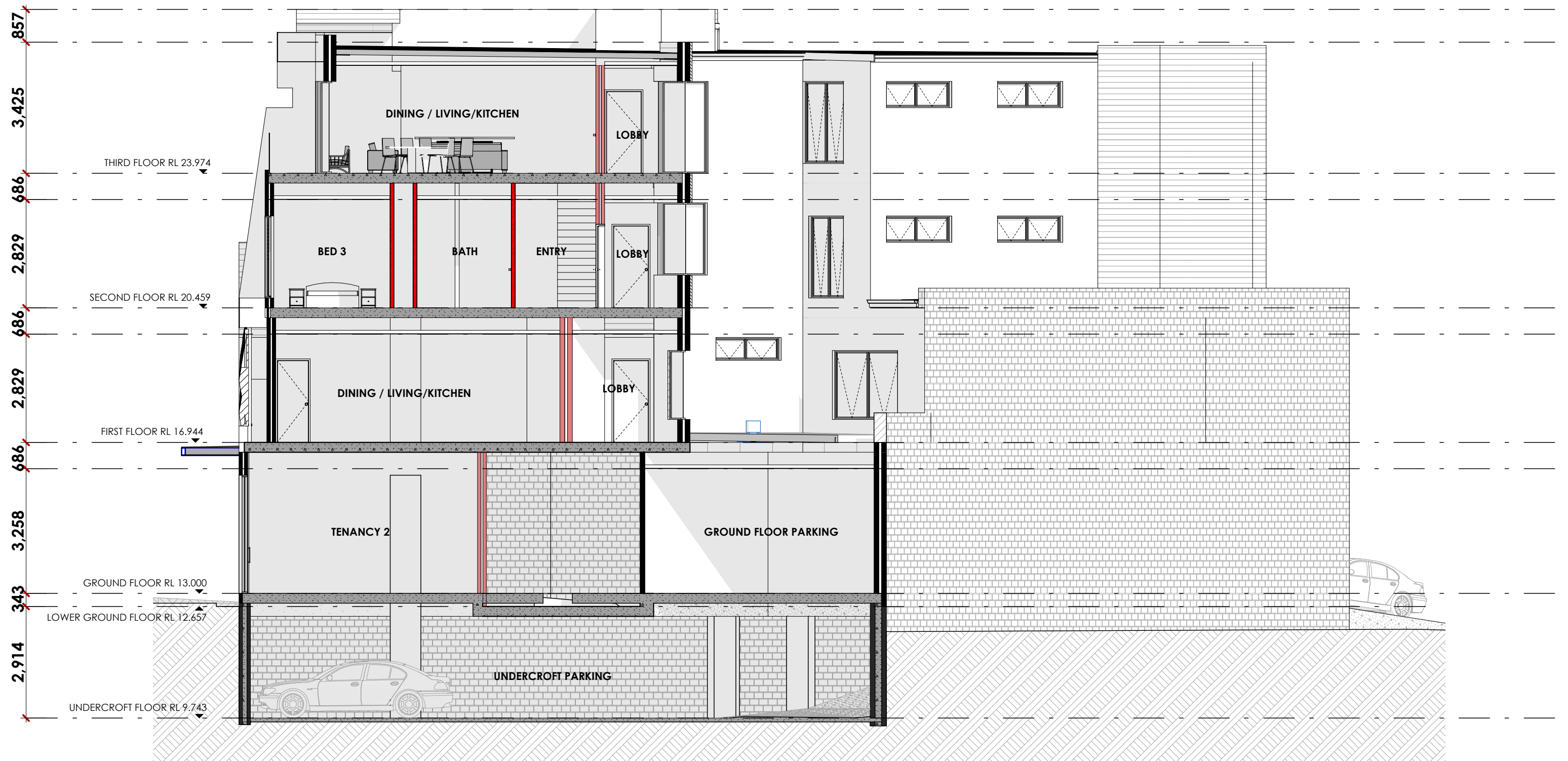
DA-2017-670/D



SECTION A
SCALE: 1:100



SECTION B
SCALE: 1:100



SECTION C
SCALE: 1:100



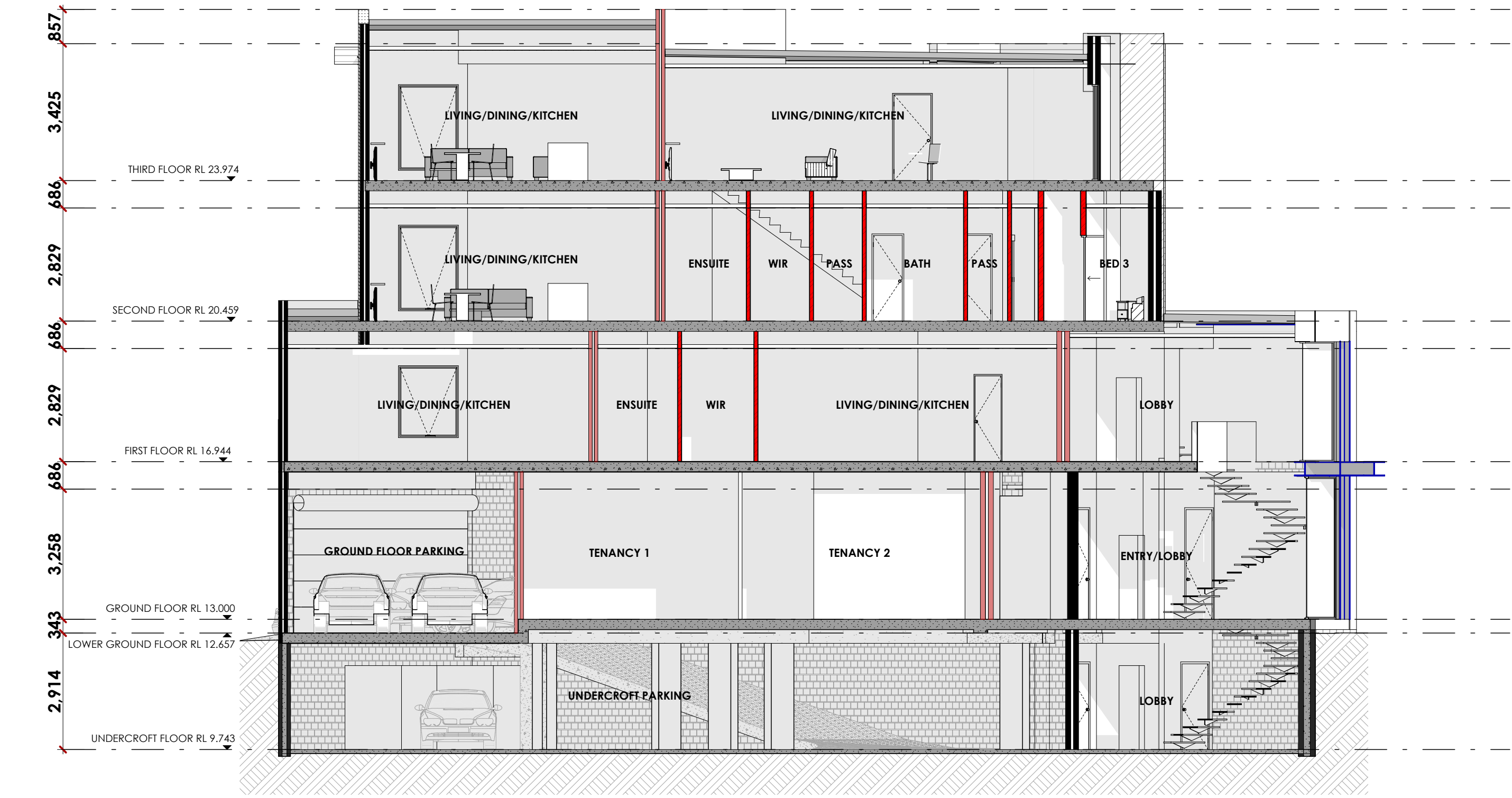
FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

SECTIONS 1			
SCALE: 1:100	@ A1	DATE: 03.02.25	DESIGNED BY: RS
DRAWN BY: RS	CHECKED BY: AR	DRAWING # 17	OF 21

THIS DRAWING REMAINS THE PROPERTY OF PREMIER ONE CONSTRUCTION & MUST NOT BE COPIED

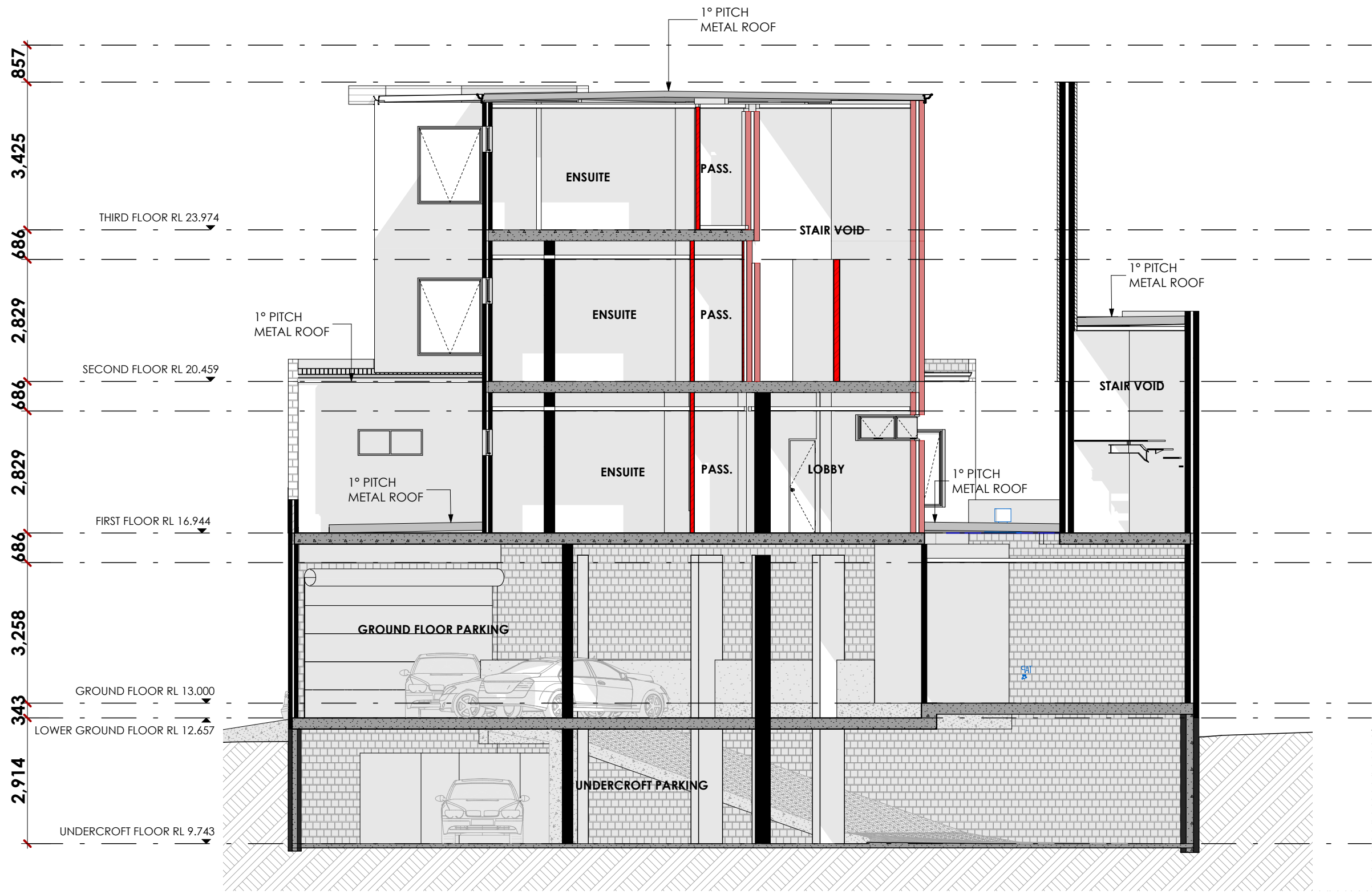
PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
-	-	-
-	-	-

DA-2017-670/D



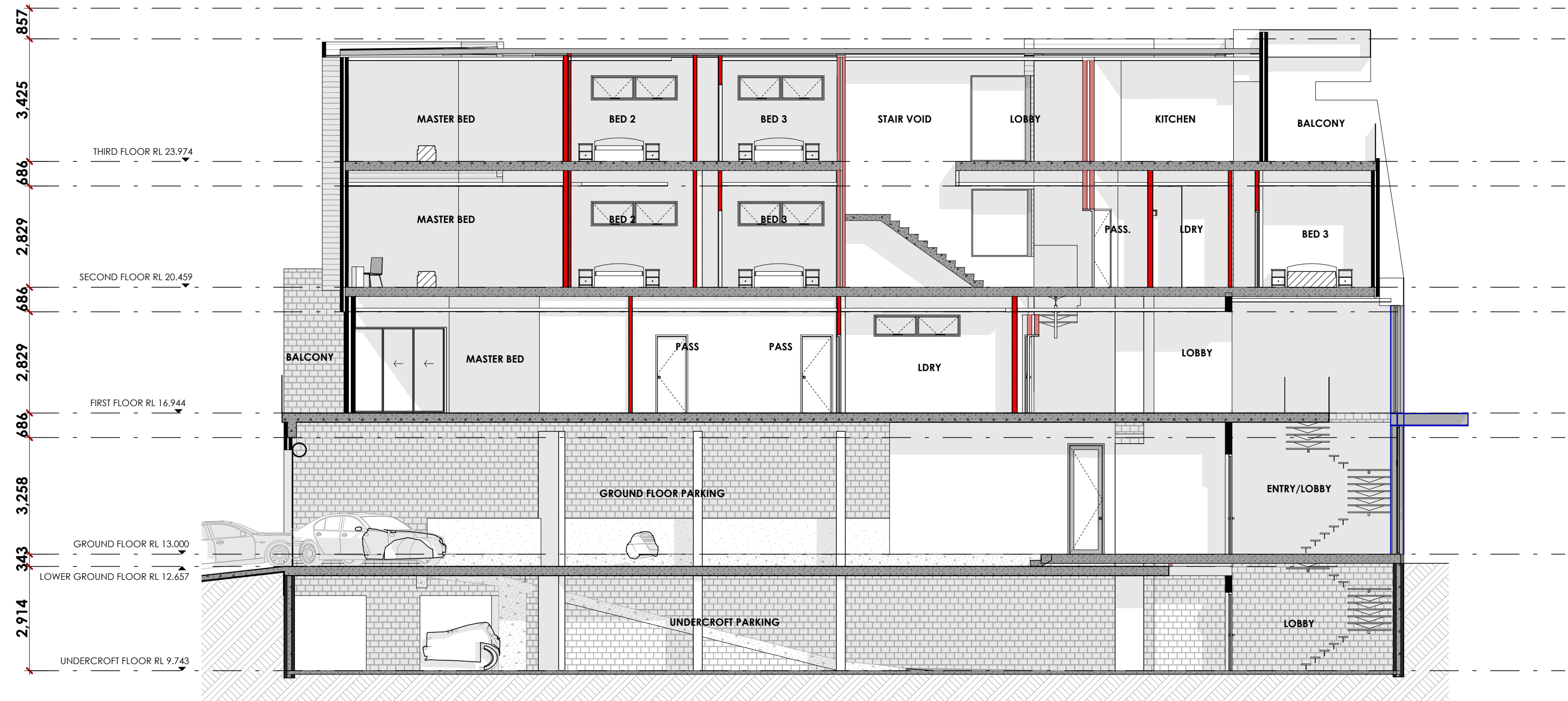
SECTION D

SCALE: 1:100



SECTION E

SCALE: 1:100



SECTION F

SCALE: 1:100



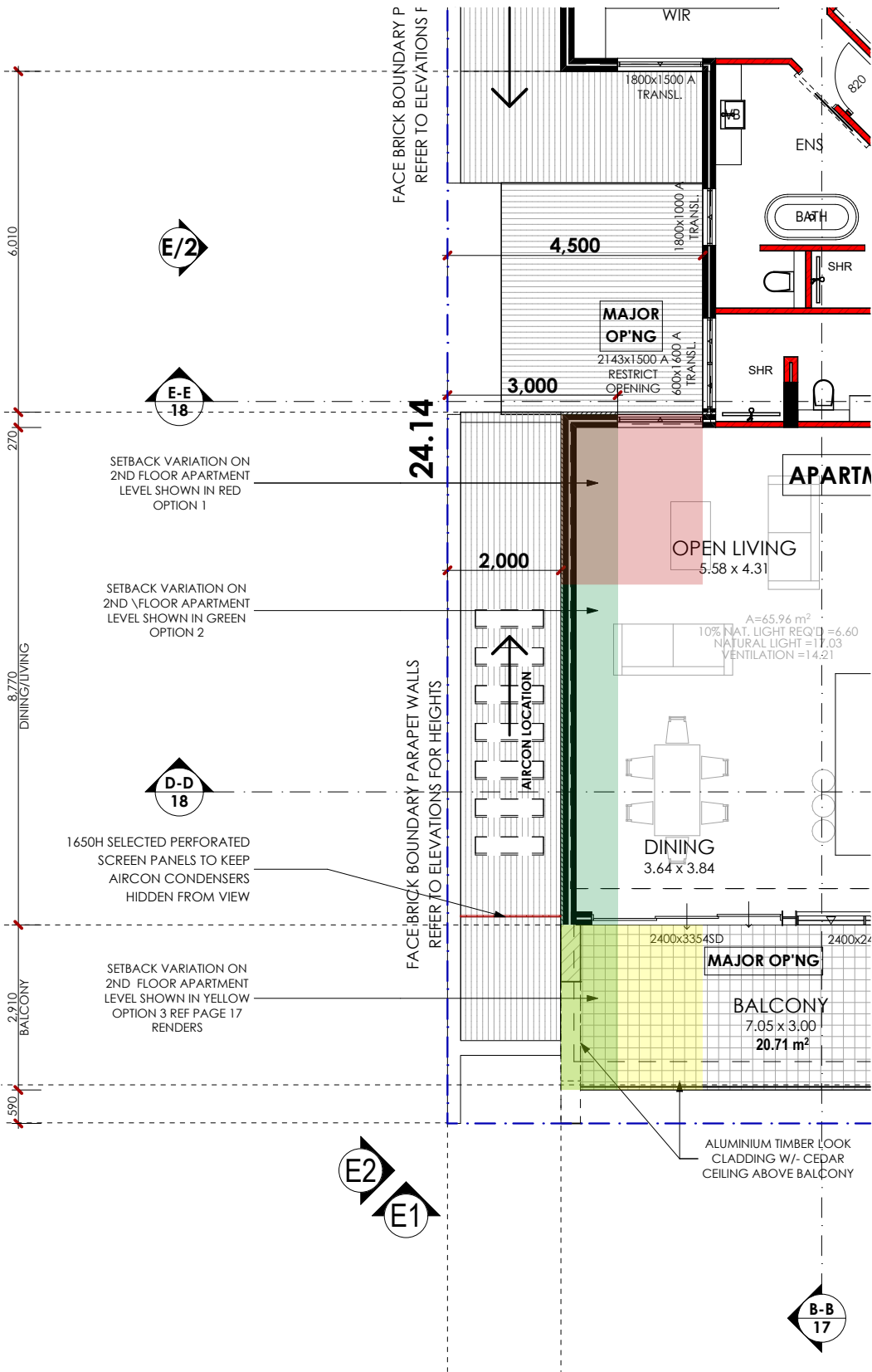
FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

SECTIONS 2

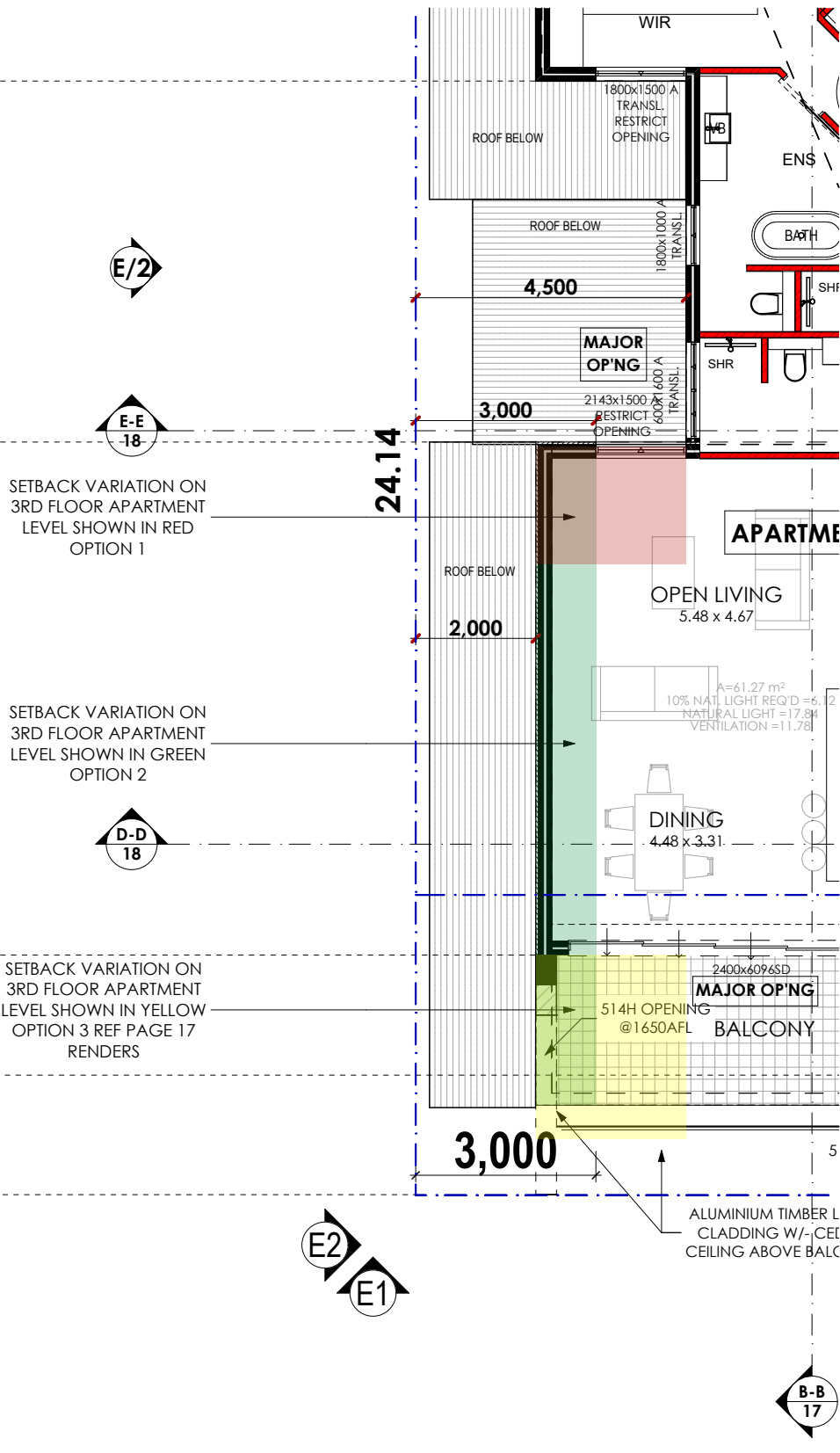
SCALE:	@ A1	DATE:	DESIGNED BY:
1:100	AR	03.02.25	RS
DRAWN BY:	CHECKED BY:	DRAWING #	OF
RS	AR	18	21

PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
-	-	-
-	-	-

DA-2017-670/D



SECOND FLOOR APARTMENT PLANS
SCALE 1:100



THIRD FLOOR APARTMENT PLANS
SCALE 1:100

FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

SIDE SETBACK VARIATION (1)

SCALE: 1:110.63	@ A3	DATE: 03.02.25	DESIGNED BY: RS
DRAWN BY: RS	CHECKED BY: AR	DRAWING #: 19	OF: 21

THIS DRAWING REMAINS THE PROPERTY OF PREMIER ONE CONSTRUCTION & MUST NOT BE COPIED



1. We have broken up the design to illustrate an outcome that would negatively impact the internal and external form of the apartment level, the two storey apartment (highlighted on red) would overpower these adjacent apartments



PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
-	-	-
-	-	-

DA-2017-670/D

VARIATION DESCRIBED BUILDING



1. The building provides depth through terracing of the second and third floor balconies. Providing the façade wall as a continuation to the balconies allows for a continuation of the feature.



PROPOSED BUILDING



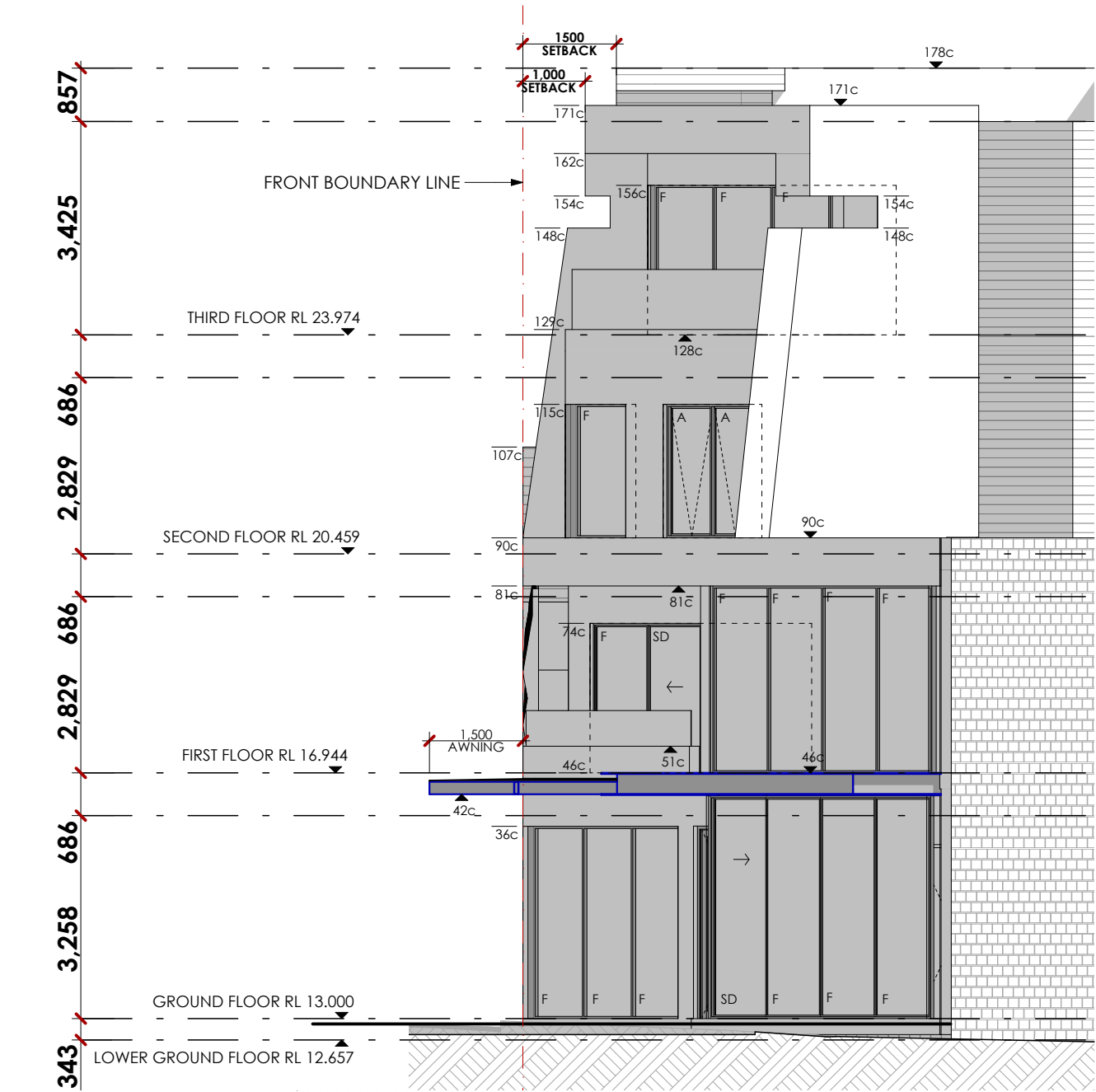
FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

SIDE SETBACK VARIATION (2)

SCALE: 1:2.21, 1:2.50 @ 1:2.08	DATE: 03.02.25	DESIGNED BY: RS
DRAWN BY: RS	CHECKED BY: AR	DRAWING #: 20
		OF: 21

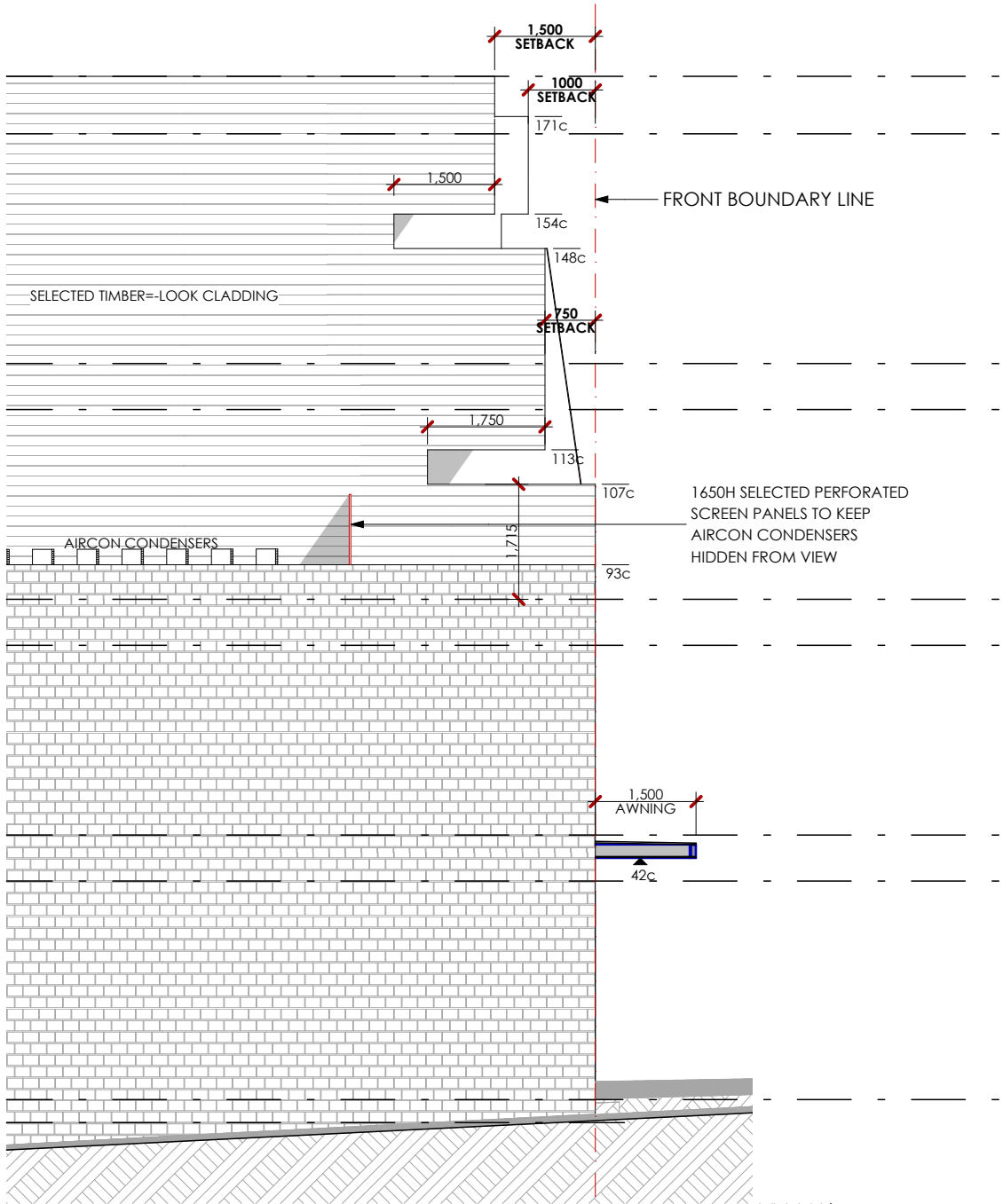
PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
-	-	-
-	-	-

DA-2017-670/D



ELEVATION 4

SCALE: 1:100



ELEVATION 2

SCALE: 1:100



FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

FRONT SETBACK VARIATION

SCALE: 1:100	@ A3	DATE: 03.02.25	DESIGNED BY: RS
DRAWN BY: RS	CHECKED BY: AR	DRAWING #: 21	OF: 21

THIS DRAWING REMAINS THE PROPERTY OF PREMIER ONE CONSTRUCTION & MUST NOT BE COPIED





17 February 2025

VEHICULAR ACCESS & PARKING ASSESSMENT LOT 551 (27) WILLCOCK STREET ARDROSS

Introduction & background

SJR Civil Consulting was engaged to carry out an independent compliance assessment dealing specifically with the proposed vehicular parking and access arrangements for the proposed mixed used development at Lot 551 (27) Willcock Street Ardross.

Stace Rogers is the director of SJR Civil Consulting which has been operating for over 17 years. He is a civil designer and accredited senior road safety auditor with over 35 years experience.

Site description

This assessment relates to a proposed four storey mixed used development at Lot 551 (27) Willcock Street Ardross.

Vehicular Access

Access to the site is from Petrossian Lane, a small laneway which services less than 20 similar properties. The lot is configured with a 6m wide driveway to service both the ground level parking area and the under-croft parking area. Where the driveway divides to either area, the available driveway access widths are approximately 4m wide which is suitable for one vehicle at a time.

Given the relatively small nature of the development and anticipated low vehicle turn-over, these access widths are considered adequate.

Ground floor parking

The ground floor parking consists of 4 parking bays (2 x tandem bays) It is anticipated the front two bays of the tandem zone would be reserved for staff of the two ground floor tenancies, with the other two bays behind remaining available for clients/customers.

All vehicles will be required to reverse out of the property onto the laneway.

Given the relatively small nature of the development, low traffic volumes & speeds within the laneway and anticipated low vehicle turn-over in the development, this access arrangement is considered suitable.

All parking bay sizes and access are compliant with AS2890.1



Under-croft parking

The under-croft parking area consists of 10 parking bays, which include 1 tandem bay and 1 x ACROD parking bay. 2 motorcycle bays are also provided.

All vehicles can enter and exit the under-croft area in forward gear.

All under croft parking bay sizes, vehicle headroom, ramp gradients and access are compliant with AS2890.1

The ACROD parking bay is compliant with AS2890.6. Also note a structural column located within the shared space adjacent to the ACROD bay. This column is located where a bollard would ordinarily be required in accordance with AS2890.6 and does not compromise the function of the shared space or accessibility.

Should there be any queries regarding this assessment please contact me.

Regards

A handwritten signature in blue ink, appearing to be 'Stace Rogers', with a long horizontal stroke extending to the right.

Stace Rogers Assoc Dip Civil Eng AMIEAust

Senior Road Safety Auditor
SJRCivil Consulting Pty Ltd
30 North Road
BASSENDEAN WA 6054
Ph : 0447 112 481
Email : stace@sjrcivilconsulting.com

27 WILLCOCK STREET, ARDROSS _PARKING CALCULATIONS AS PER LPP1.6					
FLOOR	USE	AREA	NO OF BEDROOMS	PARKING REQUIRED	PARKING PROVIDED
GROUND	TENANCY (2 UNITS) OFFICE	77.77		1.54	4
FIRST FLOOR	RESIDENTIAL APT 1		3		2
	RESIDENTIAL APT 2		1		1
SECOND FLOOR	RESIDENTIAL APT 3		3		2
	RESIDENTIAL APT 4 (LOWER)		3		2
THIRD FLOOR	RESIDENTIAL APT 5		3		2
	RESIDENTIAL APT 4 (UPPER)		0	N.A.	
	VISITOR BAY				3
	DISABLED BAY				1
	TOTAL BAYS				17
MOTORCYCLE BAYS		FOR 15-29 CAR BAYS		2	2
BICYCLE BAYS		FOR 4 TENANCY BAYS		3	4
		(3 PER 10 CARPARK)			

PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
.	.	.
.	.	.

DA-2017-670/D

BUILDING 1 AREAS - AREAS EXEMPT PLOT RATIO			
FLOOR	LOCATION	AREA	PERIMETER
UNDERCROFT			
	GROUND LEVEL CARPARK	458.50	90
	LOBBY 1	38.14	26
		496.64 m ²	116 m



UNDERCROFT FLOOR PLAN

SCALE: 1:100

PREMIER ONE
Construction

FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

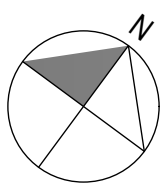
UNDERCROFT

SCALE: 1:100, 1:1	DATE: 03.02.25	DESIGNED BY: RS
DRAWN BY: RS	CHECKED BY: AR	DRAWING # 11
		OF 21

27 WILLCOCK STREET, ARDROSS _PARKING CALCULATIONS AS PER LPP1.6					
FLOOR	USE	AREA	NO OF BEDROOMS	PARKING REQUIRED	PARKING PROVIDED
GROUND	TENANCY (2 UNITS) OFFICE	89.97		1.54	4
FIRST FLOOR	RESIDENTIAL APT 1		3		2
	RESIDENTIAL APT 2		1		1
SECOND FLOOR	RESIDENTIAL APT 3		3		2
	RESIDENTIAL APT 4 (LOWER)		3		2
THIRD FLOOR	RESIDENTIAL APT 5		3		2
	RESIDENTIAL APT 4 (UPPER)		0	N.A.	
	VISITOR BAY				3
	DISABLED BAY				1
	TOTAL BAYS				17

MOTORCYCLE BAYS	FOR 15-29 CAR BAYS	2	2
BICYCLE BAYS	FOR 4 TENANCY BAYS (3 PER 10 CARPARK)	3	4

CITY OF MELVILLE LPP1.3					
RESIDENTIAL BIN CALCULATOR					
	QTY	AREA	WASTE REMTS	RECYCLING REQMTS	FOGO REQMTS
3 BEDROOMS	4		70L/WEEK/UNIT	120L/WEEK/UNIT	30L/WEEK/UNIT
1 BEDROOM	1		40L/WEEK	60L/WEEK	10L/WEEK
TOTAL WASTE/WEEK			320L	540L	130L
COMMERCIAL BIN CALCULATOR					
OFFICE 1	1	41.15	10L/100m /DAY	10L/100m /DAY	N/A
OFFICE 2	1	48.82	10L/100m /DAY	10L/100m /DAY	N/A
TOTAL NUMBER OF UNITS	7				
TOTAL WASTE/WEEK	7		140L	140L	N/A
TOTAL BIN PROVISION FOR CALCULATION PURPOSES OF FLOOR AREA			7x140 L	7x140L	5x140L
COMMERCIAL & RESIDENTIAL					(19x140L BINS TOTAL)

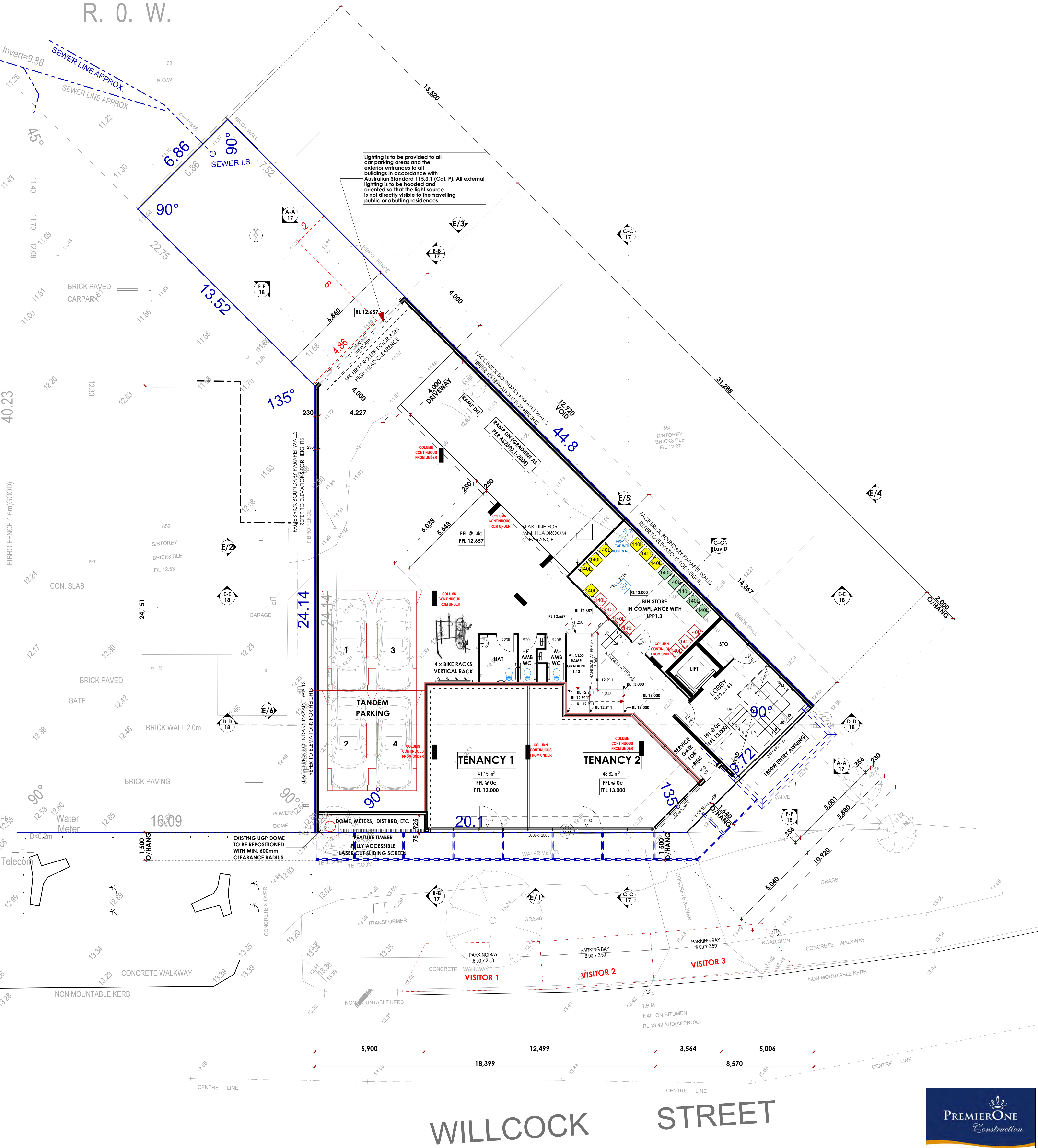


PROJECT STATUS			
PLANNING			
DATE	REV	BY	
03.02.25	PLN01	RS	

DA-2017-670/D

BUILDING 1 AREAS - PLOT RATIO				
FLOOR	LOCATION	AREA	PERIMETER	CARPARK
GROUND FLOOR OFFICE				
	GROUND FLOOR COMMERCIAL 1	45.66	27	2 + 1 VISITOR
	GROUND FLOOR COMMERCIAL 1	54.53	32	2+ 1 VISITOR
		100.19 m²	59 m	

BUILDING 1 AREAS - AREAS EXEMPT PLOT RATIO				
FLOOR	LOCATION	AREA	PERIMETER	
GROUND FLOOR OFFICE				
	AWNING / FOOTPATH	53.12		65
	GROUND LEVEL CARPARK	349.15		90
	LOBBY 2	47.41		26
		449.68 m²		183 m



GROUND FLOOR PLAN

SCALE: 1:100

PREMIERONE
Construction

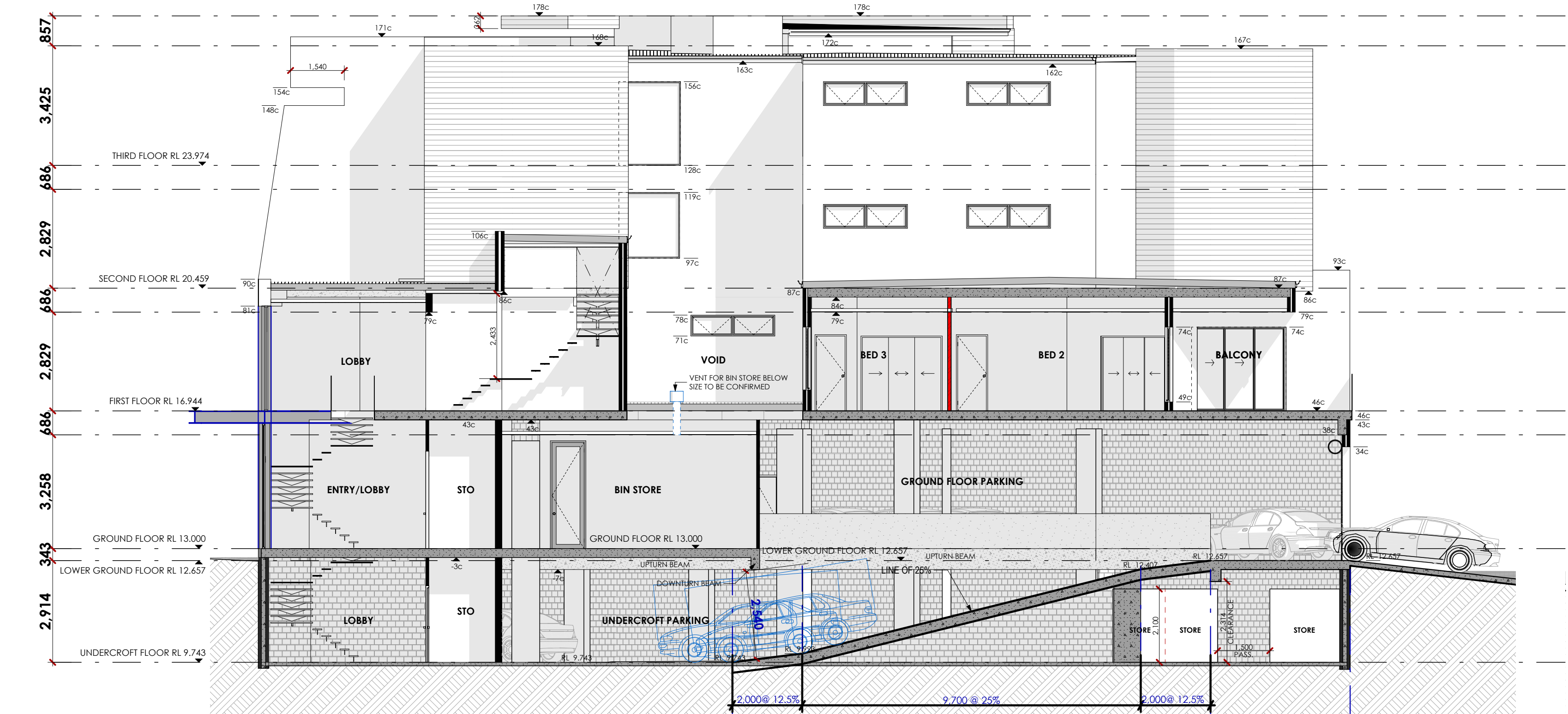
FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

GFL CARPARK/COMMERCIAL

SCALE:	DATE:	DESIGNED BY:
1:100, 1:200, @P1	03.02.25	RS
DRAWN BY:	CHECKED BY:	DRAWING #:
RS	AR	12
		21

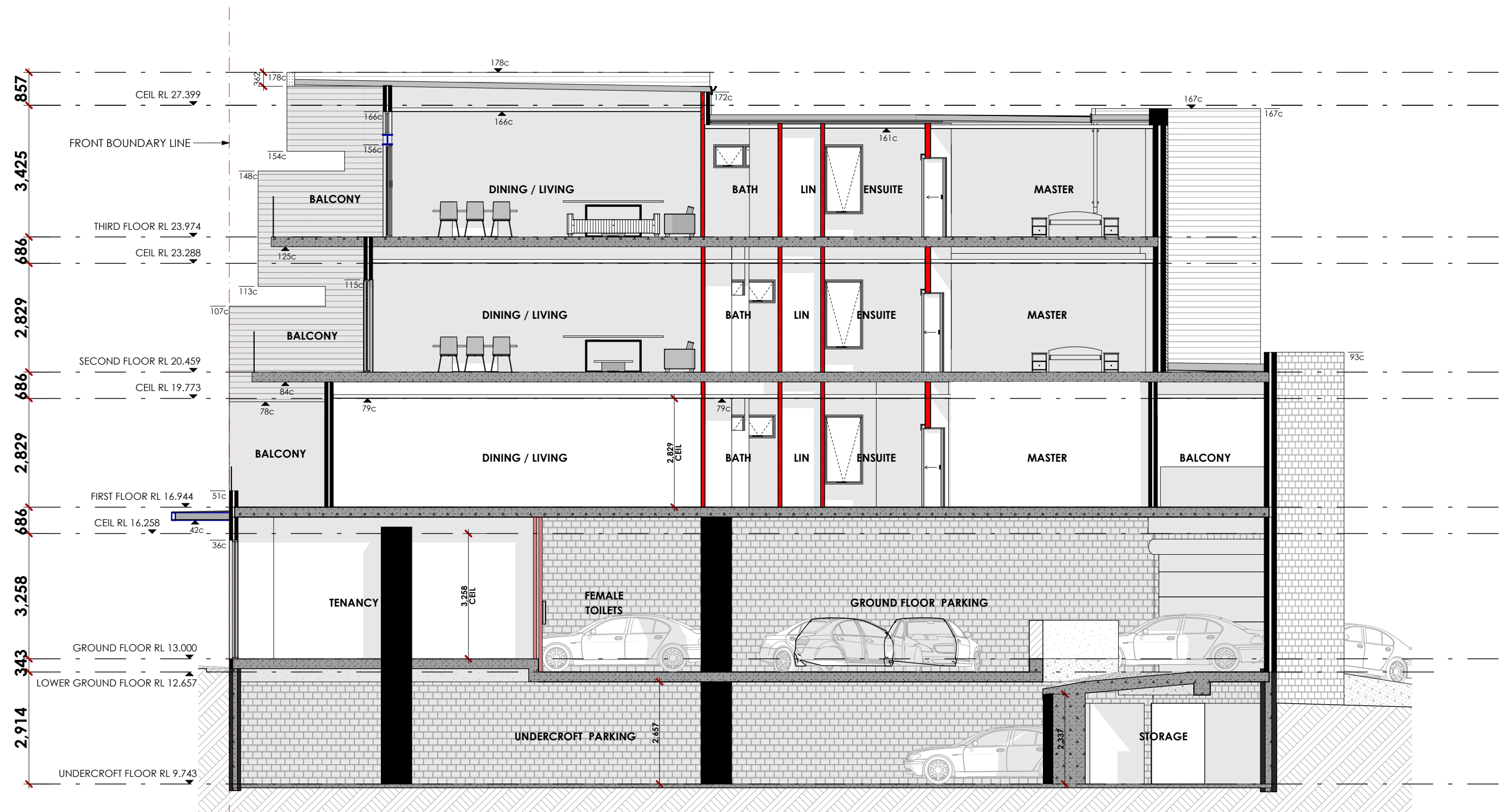
PROJECT STATUS			
PLANNING			
AMENDED			
DATE	REV	BY	
03.02.25	PLN01	RS	
-	-	-	-
-	-	-	-

DA-2017-670/D



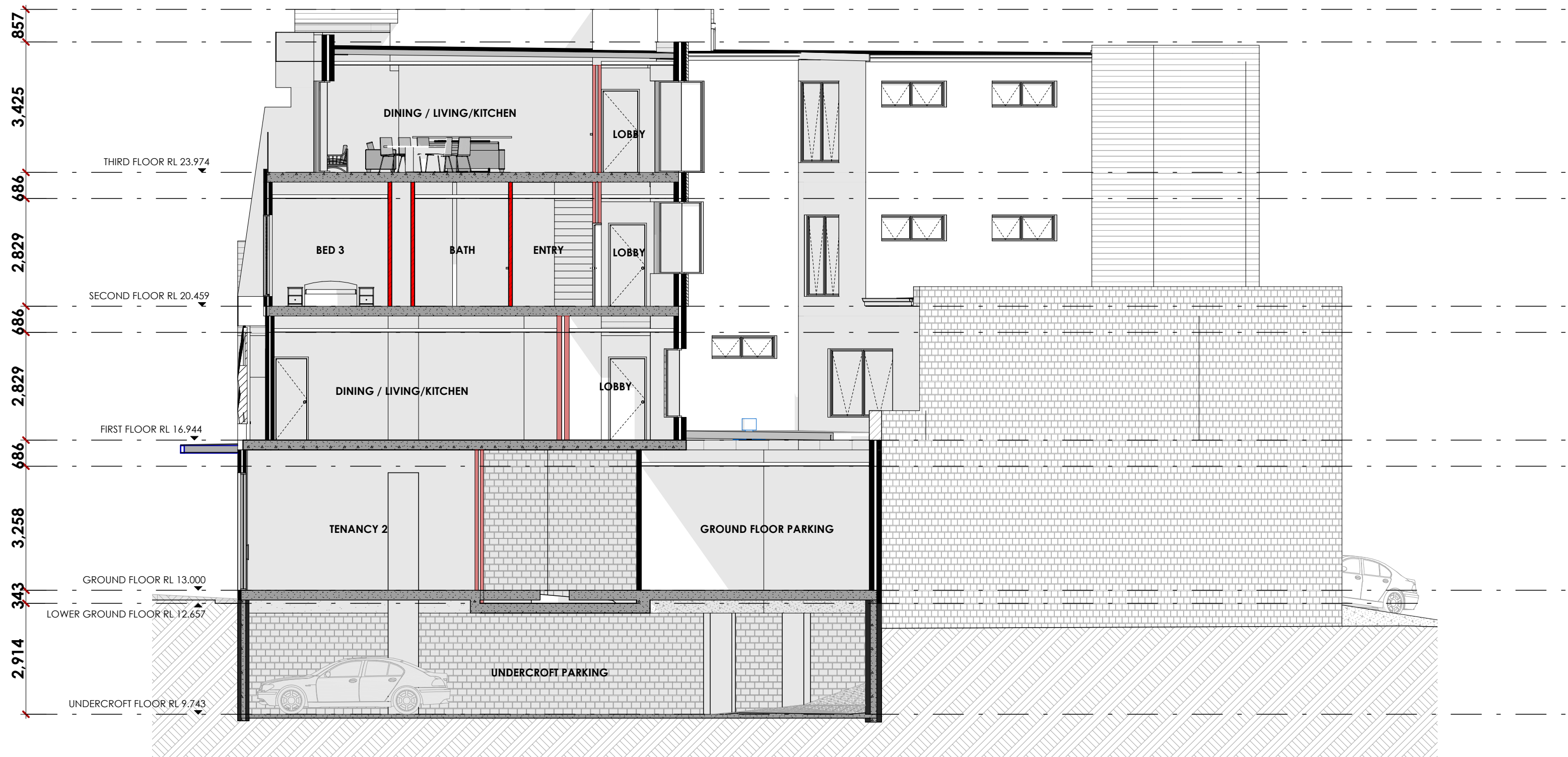
SECTION A

SCALE: 1:100



SECTION B

SCALE: 1:100



SECTION C

SCALE: 1:100



FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

SECTIONS 1			
SCALE:	@ A1	DATE:	DESIGNED BY:
1:100	AR	03.02.25	RS
DRAWN BY:	CHECKED BY:	DRAWING #:	OF:
RS	AR	17	21

THIS DRAWING REMAINS THE PROPERTY OF PREMIER ONE CONSTRUCTION & MUST NOT BE COPIED



EMERGEN

PERFORMANCE SOLUTION

DAYLIGHT COMPLIANCE

27 WILLCOCK STREET, ARDROSS

27 (LOT 551) WILLCOCK STREET, ARDROSS, WA

PREPARED BY: NYONIKA OBERAI

PROJECT: 131542

PUBLISHED DATE 7/03/2025

DOCUMENT REVISION

DATE	REVISION	COMPLETED BY	REVIEWED BY	APPROVED BY
7/03/2025	1	Irah Arimbuyutan	Nyonika Oberai	Glenn Underwood

DISTRIBUTION OF COPIES

COPY NO.	SOURCE	ISSUED TO
1	Electronic	Lateral Planning

CONFIDENTIALITY

The contents of the report are confidential. This report is for the purpose of compliance under A2.2 Performance solution for Part F4 Light and Ventilation of the NCC 2019 Volume 2 Amendment 1.

All included information and documentation shall remain the property of CADDs Group therefore shall not be replicated in any form without written consent from CADDs Group.

DISCLAIMER

Simulation provides an estimation of the potential for natural daylight using IESVe dynamic simulation. The report does not guarantee that specific levels of daylight will be achieved rather provide confirmation the code compliance is met.

CONTENTS

1	PERFORMANCE SOLUTION DESIGN BRIEF	4
1.1	PERFORMANCE SOLUTION METHODOLOGY	4
1.2	SCOPE OF WORKS	4
2	ANALYSIS	4
2.1	METHOD OF ANALYSIS	4
2.2	DAYLIGHT FACTOR	4
2.3	SHADING	5
2.4	GEOMETRY	5
3	SPECIFICATION	5
4	SUNCAST ANALYSIS	5
5	MODELLING CRITERIA	6
6	RESULTS	6
7	CONCLUSION	10

TABLES AND FIGURES

Table 1	Internal reflectance.....	5
Table 2	Building Daylight Results for Commercial Tenancy	9
Table 3	Building Daylight Results for Bedrooms in the apartment.....	9
Table 4:	Building Daylight Results for Living areas in the apartment.....	9
Figure 1 -	Compliance Solution.....	4
Figure 2:	Winter Solstice (21st June).....	5
Figure 3:	Daylight for Lower Ground.....	6
Figure 4:	Daylight for Ground Floor	7
Figure 5:	Daylight for Level 1	7
Figure 6:	Daylight for Level 2	8
Figure 7:	Daylight for Level 3	8

PERFORMANCE SOLUTION DESIGN BRIEF

PROJECT	27 WILLCOCK STREET, ARDROSS
Building Type/Function:	Mixed Use: Class 6 Commercial Tenancy and Clas 2 Apartments

This intent of the report is to provide a performance solution for natural daylight access to Class 6 Commercial Tenancy and Clas 2 Apartments. 3D Daylight modelling has been undertaken to review and document compliance results.

PERFORMANCE SOLUTION METHODOLOGY

The performance requirement will be satisfied by a Performance solution as per figure 1 below.

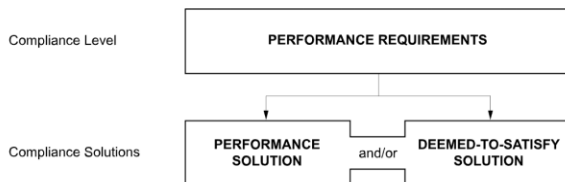


Figure 1 - Compliance Solution

SCOPE OF WORKS

The process for undertaking the Performance Solution in line with Provision A2.2 (4) is summarised below:

- 2 hours of direct access for all primary areas
- Identification of the performance requirements applicable;
- assessment methods used; and
- confirmation the performance requirements have been met.

ANALYSIS

METHOD OF ANALYSIS

The Daylight model has been undertaken in FlucsPro daylight modelling application of IES Version 2022.2.0.0. IES is based on radiance simulation engine and complies with Daylight Autonomy requirements.

DAYLIGHT FACTOR

Daylight factor is calculated on CIE uniform sky conditions at finished floor level.

SHADING

Shading has been modelled from surrounding buildings and overhangs. Neighbouring properties where built, have been included in modelling. The adjacent building to North is considered to be approximately 29 metres above ground level.

GEOMETRY

Geometry of building has been modelled as per Architectural documentation.

SPECIFICATION

The following parameter has been applied to the daylight model.

Table 1 Internal reflectance

REFLECTANCE	PRODUCT	PROPOSED INSIDE REFLECTANCE%	MODELLED INSIDE REFLECTANCE%
INSIDE (CEILING)	WHITE	70	70
INTERNAL WALLS	WHITE	50	50
FLOOR	CARPET / TIMBER VINYL	20	20

EXTERNAL GLAZING
INSULATED GLASS
U-Value 6.28 SHGC: 0.76

SUNCAST ANALYSIS

The solar analysis was undertaken to demonstrate that the windows received 2 or more hours and daylight to most of the apartments.

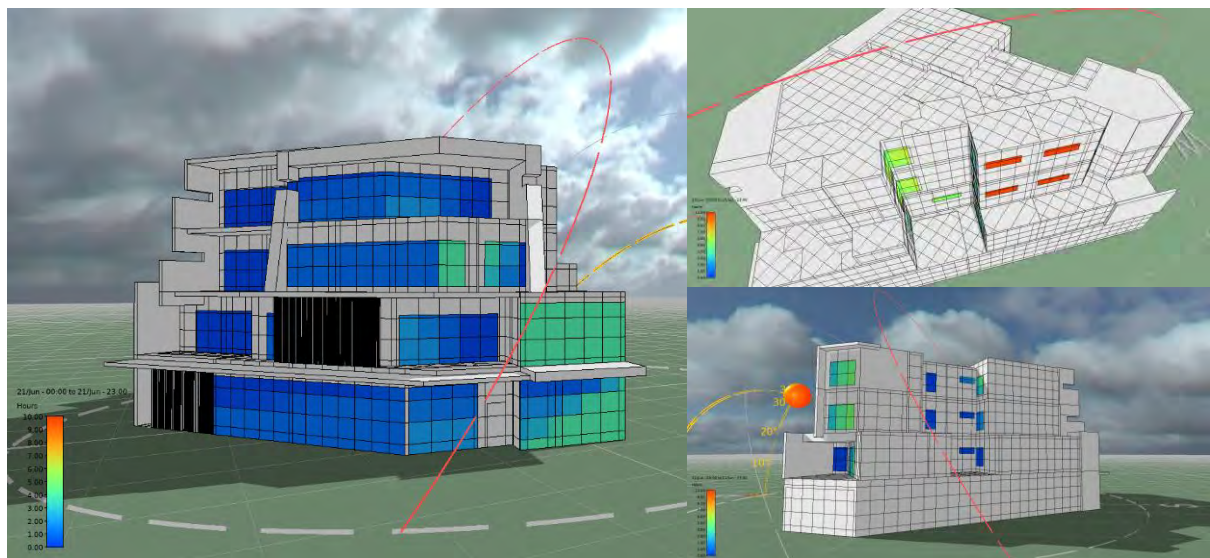


Figure 2: Winter Solstice (21st June)

MODELLING CRITERIA

The following parameter has been applied to the daylight model.

Calculation Conditions	
Test Factor	Daylight Factor
Sky Factor	CIE Overcast Sky
Date	June 21st 12:00pm

EMERGEN have included shading from all shutters or overhangs, all nearby buildings where the building height is at least a third of the height of the proposed building design; and where the angle between the nearest point at the top of that building and the nearest point base of the proposed building is greater than the 21 June (winter) midday altitude of the sun.

Internal and external blinds are to be included as per design.

Permanent partitions are included within the modelling of the spaces.

50% of the apartment area must achieve a Daylight Factor (DF) of at least 2.0% at finished floor level (FFL) under either a CIE overcast sky, or a CIE uniform sky.

RESULTS

Modelling undertaken by Emergen shows results of the Class 2 building on all levels achieve high levels of daylighting in the internal amenity Achieving above the minimum requirement level of daylight of over 160 Lux on overcast day to a minimum of 30% of the floor area.



Figure 3: Daylight for Lower Ground

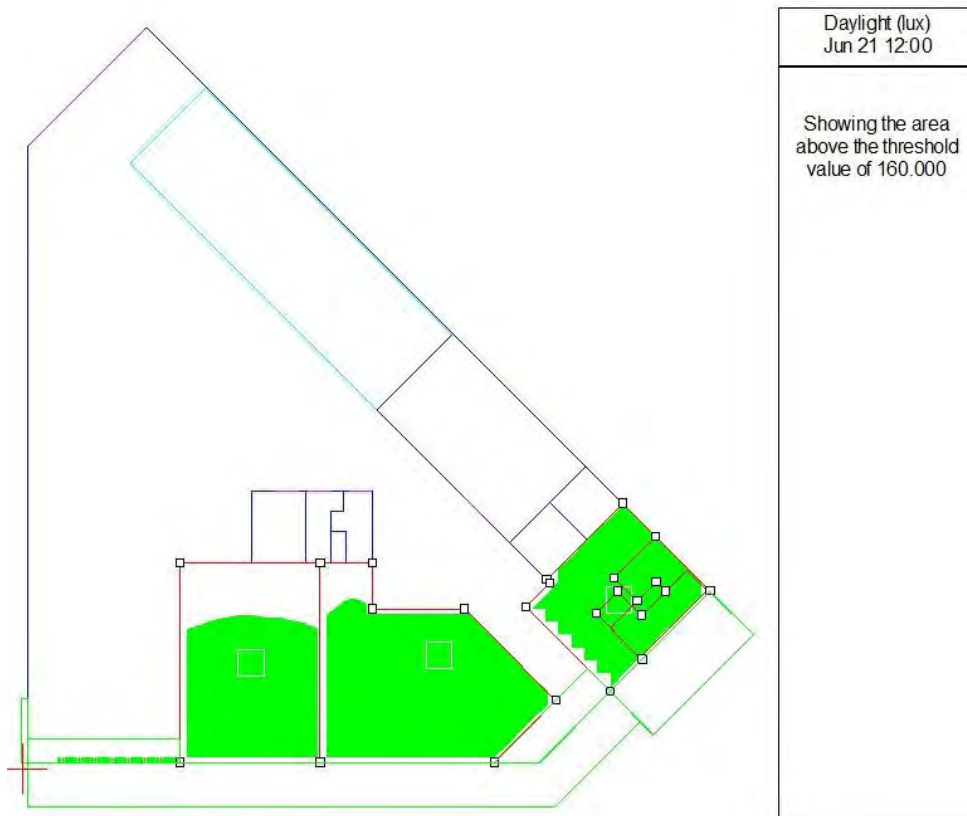
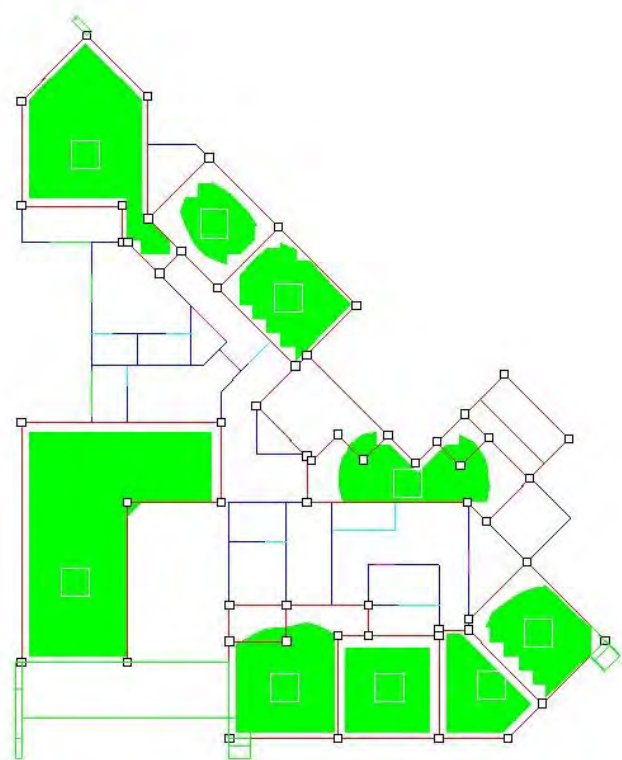


Figure 4: Daylight for Ground Floor



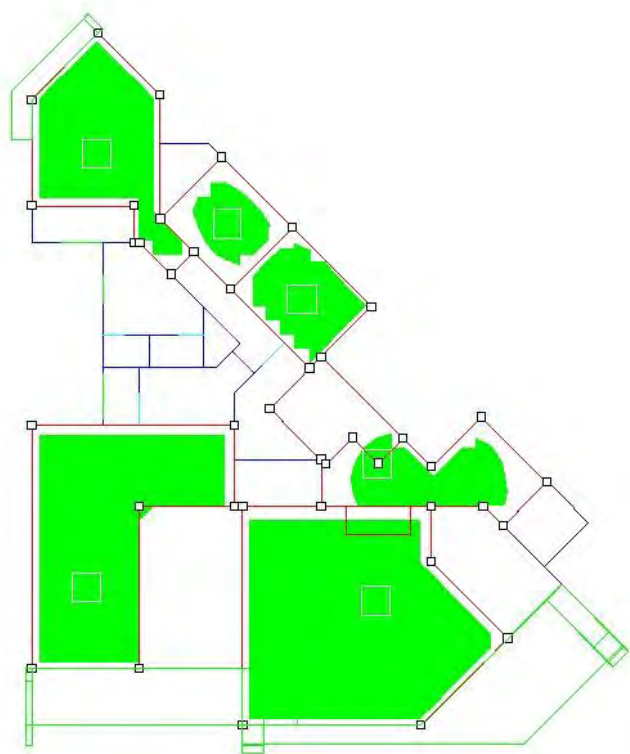
Figure 5: Daylight for Level 1



Daylight (lux)
Jun 21 12:00

Showing the area
above the threshold
value of 160.000

Figure 6: Daylight for Level 2



Daylight (lux)
Jun 21 12:00

Showing the area
above the threshold
value of 160.000

Figure 7: Daylight for Level 3

Table 2 Building Daylight Results for **Commercial Tenancy**

Room	Area	Daylight Area	% of Daylight Area	Receives 2hr Daylight on 21 June
Tenancy 1	41.746	30.107	72.1	NO
Tenancy 2	48.634	45.672	93.9	YES
Lobby LG	24.814	24.814	100.0	YES
Lobby GF	54.883	50.928	92.8	YES
Lobby L1	24.969	11.619	46.5	YES
Lobby L2	26.060	26.060	100.0	YES
Lobby L3	31.510	11.570	36.7	YES

Table 3 Building Daylight Results for **Bedrooms** in the apartment

Room		Area	Daylight Area	% of Daylight Area
APT 1	MBR	34.531	27.236	78.9
	BED 2	27.740	8.247	29.7
	BED 3	19.814	15.439	77.9
APT 2	MBR	17.224	11.961	69.4
APT 3	MBR	25.170	24.921	99.0
	BED 2	10.795	6.056	56.1
	BED 3	12.132	11.404	94.0
APT 4	MBR	19.836	14.070	70.9
	BED 2	12.664	10.084	79.6
	BED 3	13.340	13.340	100.0
APT 5	MBR	25.170	24.921	99.0
	BED 2	10.795	6.056	56.1
	BED 4	12.132	11.404	94.0

Table 4: Building Daylight Results for **Living areas** in the apartment

Apartment No.	Area	Daylight Area	% of Daylight Area
APT 1	51.300	51.300	100.0
APT 2	39.473	39.473	100.0
APT 3	42.034	42.034	100.0
APT 4	42.034	42.034	100.0
APT 5	58.864	58.864	100.0

Please note: when the living area is accessed separately from the kitchen, Living areas meet the required high daylighting levels.

Table 5: 2 hrs of direct daylight

Apartment No.	Receives 2hr direct sunlight on 21 June
APT 1	YES
APT 2	YES
APT 3	YES
APT 4	YES
APT 5	YES

CONCLUSION

Emergen have completed annual daylight modelling studies on the proposed Class 2 apartments at Lot 326 (No.6) Willcock Street, Ardross and confirm with the proposed internal reflectance values, we are able to achieve compliant results for daylight levels.

Kind regards,

Nyonika Oberai

ESD Consultant

P 9418 7725

A: Level 3, 375 Bourke Street, Melbourne VIC 3000

Nyonika.oberai@emergen.com.au



EMERGEN



LG Ref: DA-2017-670
DAP Ref: DAP/17/01246
Enquiries: (08) 6551 9919

Mr Hide Shigeyoshi
Dynamic Planning
PO Box 688
INGLEWOOD WA 6932

Dear Mr Shigeyoshi

METRO CENTRAL JDAP - CITY OF MELVILLE - DAP APPLICATION - DA-2017-670 - DETERMINATION

Property Location:	Lot 551 (27) Willcock Street, Ardross
Application Details:	Four Storey Mixed Use Development- Three Office Tenancies and Three Multiple Dwellings

Thank you for your Form 1 Development Assessment Panel (DAP) application and plans submitted to the City of Melville on 30 June 2017 for the above-mentioned development.

This application was considered by the Metro Central JDAP at its meeting held on 7 May 2018, where in accordance with the provisions of the City of Melville Local Planning Scheme No.6, it was resolved to **approve** the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, an application may be made to amend or cancel this planning approval in accordance with regulation 17 and 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Please also be advised that there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. 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 conditions of approval, please contact Ms Annalise Miller on behalf of the City of Melville on 9364 0208.

Yours sincerely,

DAP Secretariat

14 May 2018

Encl. DAP Determination Notice
Approved Plans

Cc: Ms Annalise Miller
City of Melville



Planning and Development Act 2005

City of Melville Local Planning Scheme No.6

Metro Central Joint Development Assessment Panel

**Determination on Development Assessment Panel
Application for Planning Approval**

Property Location: Lot 551 (27) Willcock Street, Ardross

Application Details: Four Storey Mixed Use Development- Three Office Tenancies and Three Multiple Dwellings

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 7 May 2018, subject to the following:

1. **Approve** DAP Application reference DAP/17/02346 and accompanying plans numbered 1-3 and 6-15, in accordance with Clause 68 of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of the City of Melville Local Planning Scheme No. 6, subject to the following conditions:

Conditions

1. All stormwater generated on site is to be retained on site.
2. Prior to the initial occupation of the development, the existing Willcock Street crossover shall be removed and the kerbing and road verge reinstated at the owners cost to the satisfaction of the City.
3. Prior to the commencement of development detailed drawings for a traffic control system for the proposed crossover and ramp shall be submitted to and approved in writing by the City. The approved traffic control system shall be implemented prior to initial occupation, and retained for use in perpetuity thereafter to the ongoing satisfaction of the City.
4. Prior to the initial occupation of the development, the external surface finish of the proposed boundary walls shall be finished to the same standard as the remainder of the development to the satisfaction of the City.
5. Prior to the initial occupation of the development, a Waste Management Plan shall be prepared in accordance with Local Planning Policy *LPP1.3 Waste and Recyclables Collection for Multiple Dwellings, Mixed Use Developments and Non-Residential Developments* and submitted in writing for the approval of the Manager Statutory Planning. Once approved, the development is to be constructed and operated in accordance with the Waste Management Plan, to the satisfaction of the City.
6. Any roof mounted or freestanding plant or equipment shall be located and/or screened so as not to be visible from the surrounding street(s) to the satisfaction of the City.



7. Temporary structures, such as prefabricated or demountable offices, portable toilets and skip bins necessary to facilitate storage, administration and construction activities are permitted to be installed within the property boundaries of the subject site(s) for the duration of the construction period. These structures are to be located so not to obstruct vehicle sight lines of the subject site, the adjacent road network or of adjoining properties to the satisfaction of the City and are to be removed prior to initial occupation of the development.
8. In accordance with Local Planning Policy *LPP1.4 Provision of Art in Development Proposals*, prior to the commencement of development, a public art proposal shall be submitted to and approved in writing by the City in consultation with the City's Public Art Panel. Once approved, the public art shall be installed prior to the initial occupation of the development and thereafter be maintained for the life of the development to the satisfaction of the City.
9. Prior to the initial occupation of the development, the opening along the western elevation of the 2nd and 3rd floor (as marked in RED on the approved plans) shall have installed, fixed obscure screening to a minimum height of 1.6 metres above the finished floor level, or any other screening alternative that complies with the purpose and intent of C1.1 or C1.2 of Clause 6.4.1 of the Residential Design Codes. The screening measures must thereafter be retained in perpetuity to the ongoing satisfaction of the City.
10. A Construction Management Plan is to be prepared by the Applicant and submitted to the City for approval at least 30 days prior to the commencement of works. The Construction Management Plan shall detail how the construction of the development will be managed including the following:
 - public safety and site security;
 - hours of operation,
 - noise and vibration controls;
 - air and dust management;
 - stormwater, groundwater and sediment control;
 - waste and material disposal;
 - Traffic Management Plans prepared by an accredited personnel for the various phases of the construction, including any proposed road closures;
 - the parking arrangements for contractors and sub-contractors;
 - on-site delivery times and access arrangements;
 - the storage of materials and equipment on site (no storage of materials on the verge will be permitted) ; and
 - any other matters likely to impact upon the surrounding properties or road reserve.

Once approved, the development is to be constructed in accordance with the Construction Management Plan to the satisfaction of the City.

11. The approved landscaping and reticulation plan shall be fully implemented within the first available planting season after the initial occupation of the development and maintained thereafter, to the satisfaction of the City. Any species which fail to establish within the first two planting seasons following implementation shall be replaced in accordance with the City's requirements.



12. Prior to the initial occupation of the development, all parking bays, manoeuvring areas and points of ingress and egress shall be provided in accordance with the approved plans and AS/NZS 2890.1:2004, to the satisfaction of the City. The bays shall thereafter be retained for the life of the development.
13. The development the subject of this approval must comply with the approved plans at all times unless otherwise approved in writing by the City of Melville or the Joint Development Assessment Panel.
14. Prior to the commencement of works, an Acoustic Report shall be submitted to demonstrate that all mechanical services associated with the development are capable of complying with the 'Assigned Noise Levels' contained in the *Environmental Protection (Noise) Regulations 1997* when the noise is received at any neighbouring residential premises to the satisfaction of the City. Once approved, the development shall operate in accordance with the recommendations set out in the report to the satisfaction of the City.
15. The development shall be serviced by a concrete vehicle crossover in accordance with the approved plans. The crossover is to be constructed prior to the initial occupation of the development in accordance with the City's specifications, to the satisfaction of the City.
16. Lighting is to be provided to all car parking areas and the exterior entrances to all buildings in accordance with Australian Standard 115.3.1 (Cat. P). All external lighting is to be hooded and oriented so that the light source is not directly visible to the travelling public or abutting residences.
17. Where a driveway meets the street, walls or fencing within sight line areas are to meet the requirements contained under clause 5 of Local Planning Policy 3.1 *Residential Development*, to the satisfaction of the City.
18. Prior to the initial occupation of the development, a signage strategy shall be submitted to and approved in writing by the City. The strategy shall demonstrate how the future signage requirements for all uses are to be accommodated. Once approved, the signage strategy will inform the future assessment of applications for signage on the development.
19. Prior to commencement of the development, detailed drawings of the three parking bays located within the street verge shall be submitted to and approved in writing by the City. These bays shall be provided within the road reserve, prior to initial occupation of the development at the owner's expense and maintained thereafter to the satisfaction of the City.

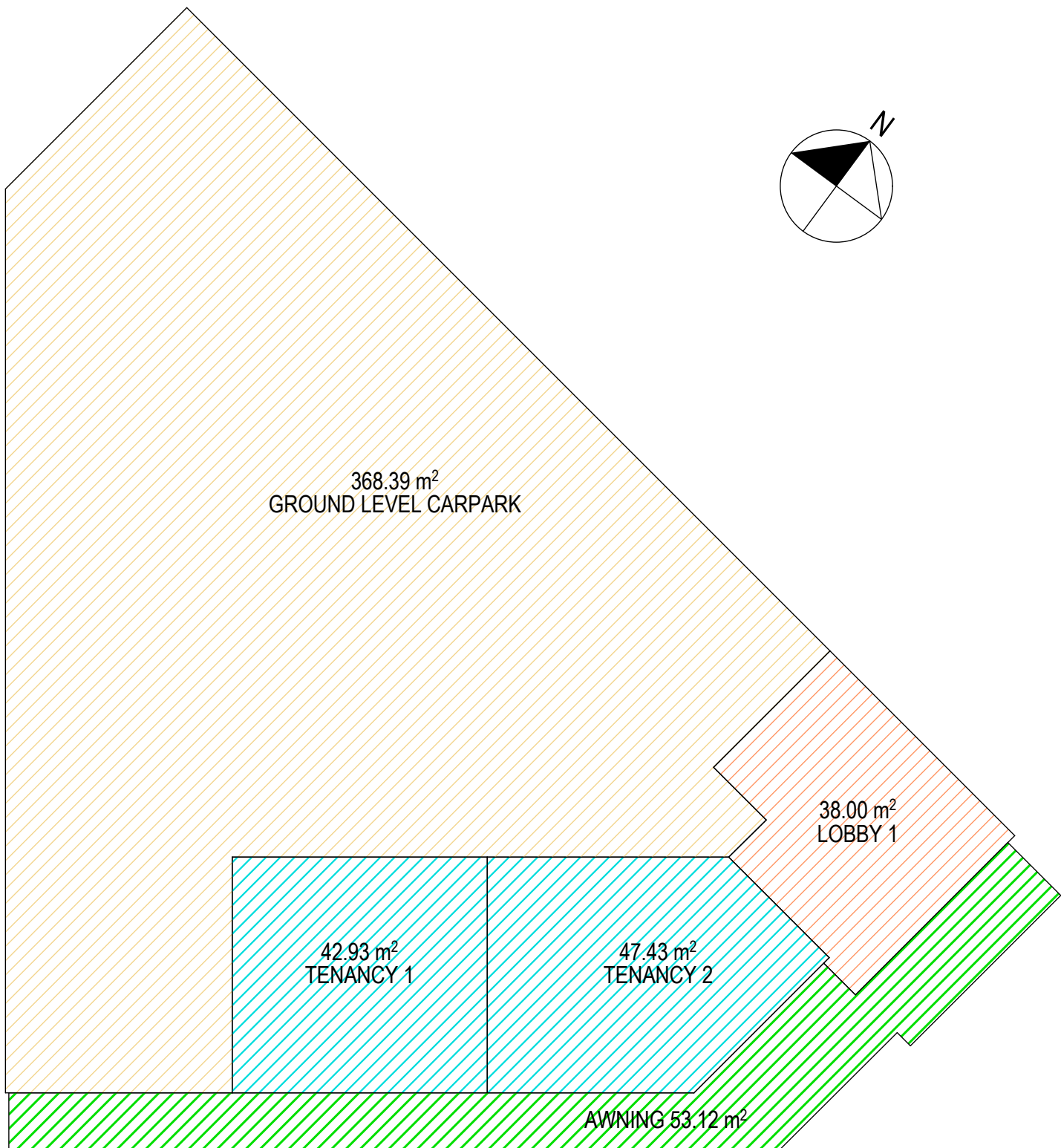
Advice Note

1. In accordance with City of Melville Local Planning Policy LPP 2.1- *Non-Residential Development*, the removal of, or permanent covering of shopfront windows and openings and the use of reflective or heavily tinted glazing at ground floor level is not permitted.

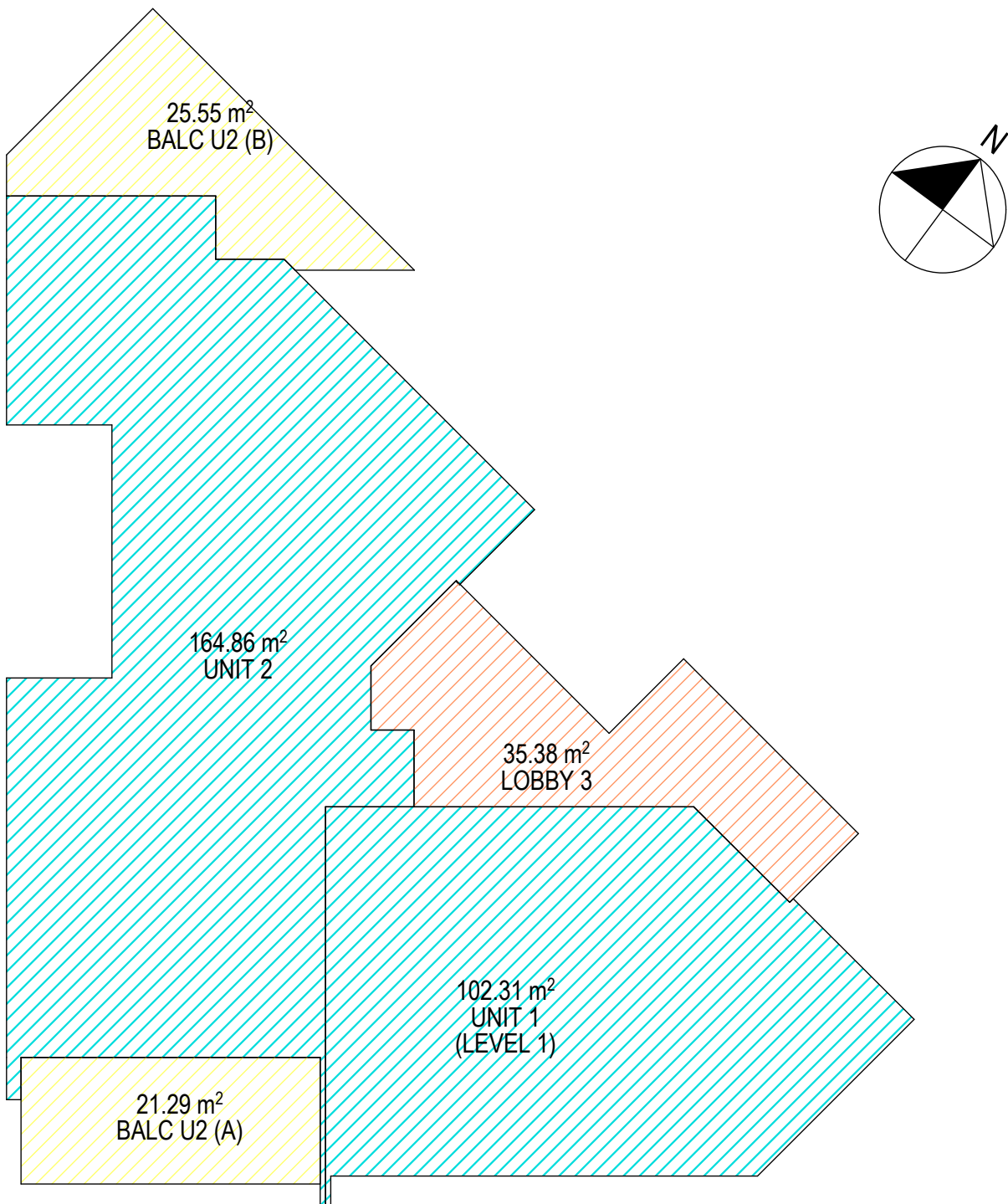


Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) of the *Planning and Development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

PROJECT STATUS		
PLANNING		
AMMENDED		
DATE	BY	REV
20/02/2017	PRELIMINARY LODGEMENT PLANS	IL/JAR
06/04/2017	PRELIMINARY ASSESSMENT LODGEMENT TO PLANNING	IL/JAR
08/08/2017	PLANNING REVIEW	IL/JAR
25/01/2018	DESIGN REVIEW PANEL	IL/JAR
09/04/2018	DSP AMENDMENTS	IL/JAR



SITE PLAN (GROUND FLOOR) PLOT RATIO
SCALE 1:150



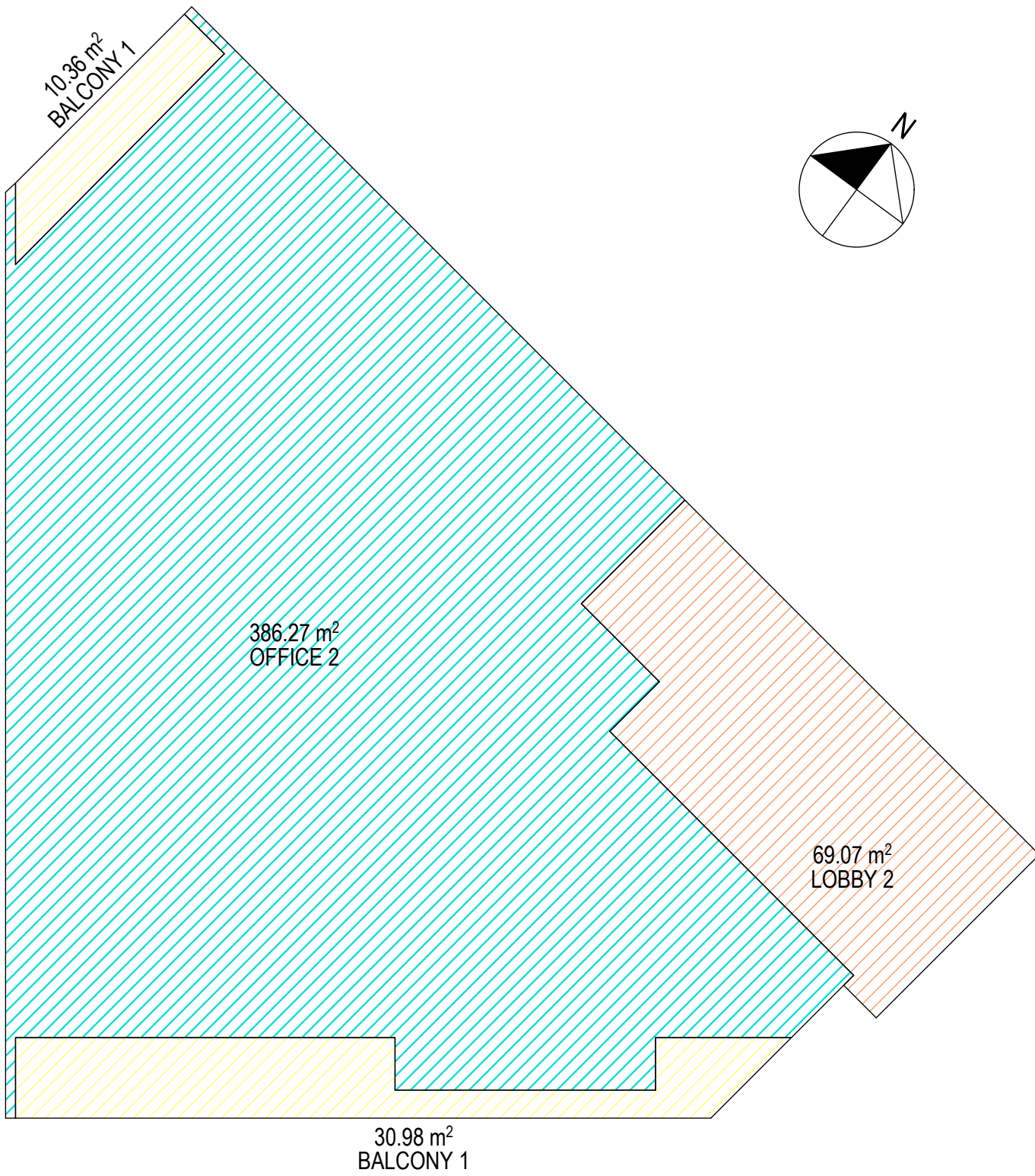
SITE PLAN (FIRST FLOOR) PLOT RATIO
SCALE 1:150

BUILDING 1 AREAS - PLOT RATIO				
FLOOR	LOCATION	AREA	PERIMETER	CARPARK
GROUND FLOOR OFFICE				
	GROUND FLOOR COMMERCIAL 1	47.43	27	2 + 1 VISITOR
	GROUND FLOOR COMMERCIAL 1	42.93	26	2 + 1 VISITOR
		90.36 m²	53 m	
FIRST FLOOR OFFICE				
	OFFICE 3	386.27	99	9 + 3 VISITORS
		386.27 m²	99 m	
SECOND FLOOR APARTMENTS				
	SECOND FLOOR FLOOR UNIT 1	102.31	42	2
	SECOND FLOOR FLOOR UNIT 2	164.86	76	2
		267.17 m²	118 m	
THIRD FLOOR APARTMENTS				
	THIRD FLOOR UNIT 1 (LEVEL 2)	67.57	46	
	THIRD FLOOR UNIT 3	164.87	82	2
		232.44 m²	128 m	
		976.24 m²	398 m	

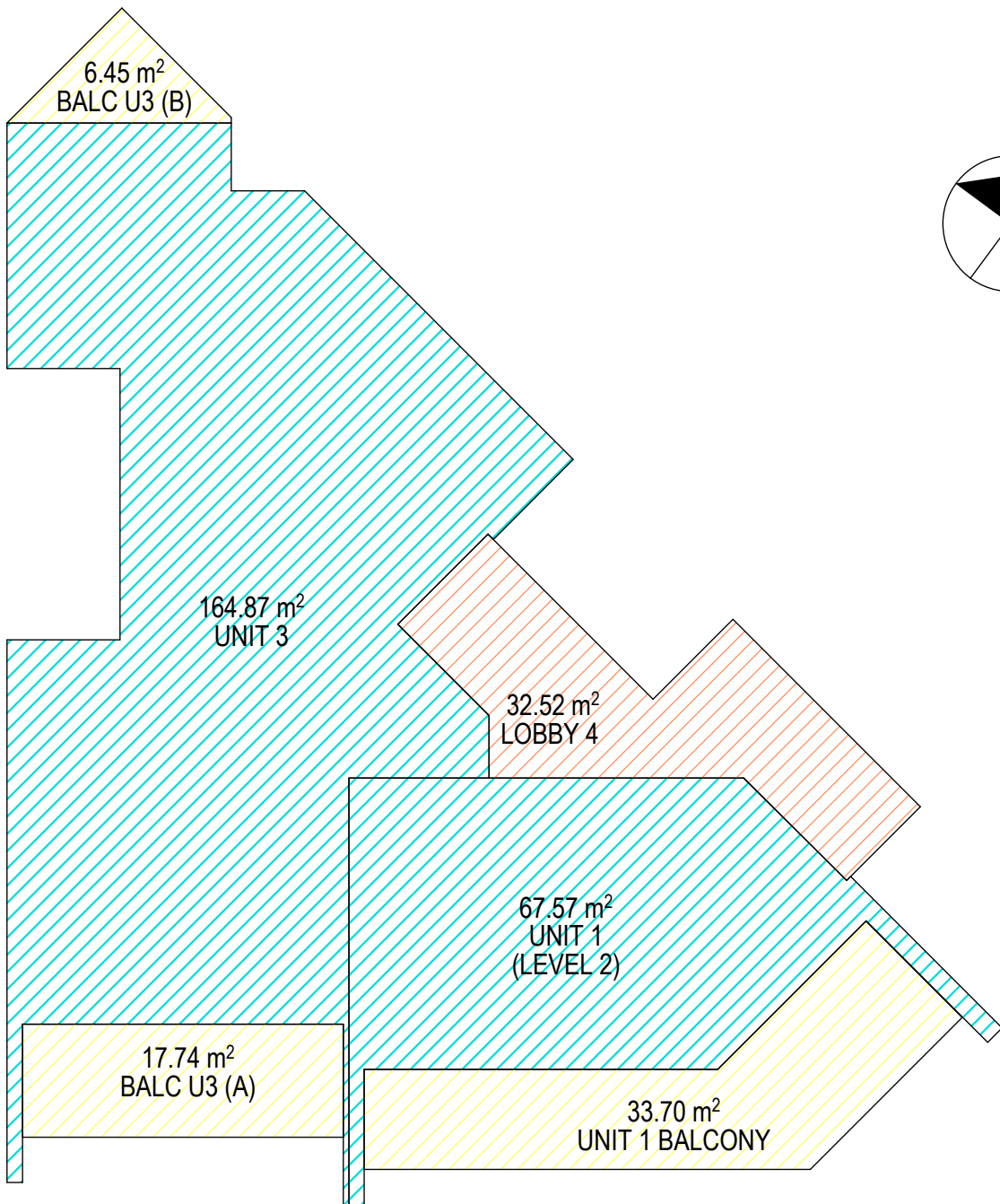
BUILDING 1 AREAS - AREAS EXEMPT PLOT RATIO			
FLOOR	LOCATION	AREA	PERIMETER
GROUND FLOOR OFFICE			
	GROUND LEVEL CARPARK	368.39	89
	LOBBY 1	38.00	26
	LOBBY 1	53.12	65
		459.51 m²	180 m
FIRST FLOOR OFFICE			
	BALCONY 1	30.98	46
	BALCONY 1	10.36	18
	LOBBY 2	69.07	38
		110.41 m²	102 m
SECOND FLOOR APARTMENTS			
	BALC U2 (A)	21.29	20
	BALC U2 (B)	25.55	26
	LOBBY 3	35.38	33
		82.22 m²	79 m
THIRD FLOOR APARTMENTS			
	BALC U3 (A)	17.74	19
	BALC U3 (B)	6.45	12
	LOBBY 4	32.52	32
	UNIT 1 BALCONY	33.70	32
		90.41 m²	95 m
		742.55 m²	456 m

DEVELOPMENT
ASSESSMENT PANEL

APPROVED
07-May-2018



SITE PLAN (SECOND FLOOR) PLOT RATIO
SCALE 1:150



SITE PLAN (THIRD FLOOR) PLOT RATIO
SCALE 1:150

PREMIER ONE
Construction

PREMIER ONE
27 Willcock Street
Ardross WA 6153

PLOT RATIO

SCALE:
1:150, 1:1

DRAWN BY:
IL

DATE:
25/01/2018

CHECKED BY:
#Keywords

DESIGNED BY:
IL

DRAWING #:
8

OF:
18

PROJECT STATUS		
PLANNING		
AMMENDED		
DATE	BY	REV
20/02/2017	PRELIMINARY LODGEMENT PLANS	IL/JAR
06/04/2017	PRELIMINARY ASSESSMENT LODGE/MENT TO PLANNING	IL/JAR
08/08/2017	PLANNING REVIEW	IL/JAR
25/01/2018	DESIGN REVIEW PANEL	IL/JAR
09/04/2018	DSP AMENDMENTS	IL/JAR

DEVELOPMENT
ASSESSMENT PANEL

APPROVED
07-May-2018

LANDSCAPE LEGEND		SIZE (HxW)	SPACING	POT SIZE	QUANTITY
GROUND COVER AND CLIMBERS					
1	 DIANNELLA PRUNINA 'UTOPIA'	500 x 500mm	600mm	5 LTR	7
2	 LOMANDRA 'SILVER GRACE'	500 x 500mm	600mm	5 LTR	8
3	 DIANNELLA TASMANICA 'BLAZE'	400 x 400mm	600mm	5 LTR	9
4	 DIANNELLA 'WYEENA'	500 x 500mm	600mm	5 LTR	7
TREES AND SHRUBS FOR SCREENING					
5	 ADVANCED MAGNOLIA (TEDDY BEAR)	1800 x 1200mm	3000mm	25 LTR	1
6	 ADVANCED JACARANDA TREE	5000 x 4000mm		50 LTR	1

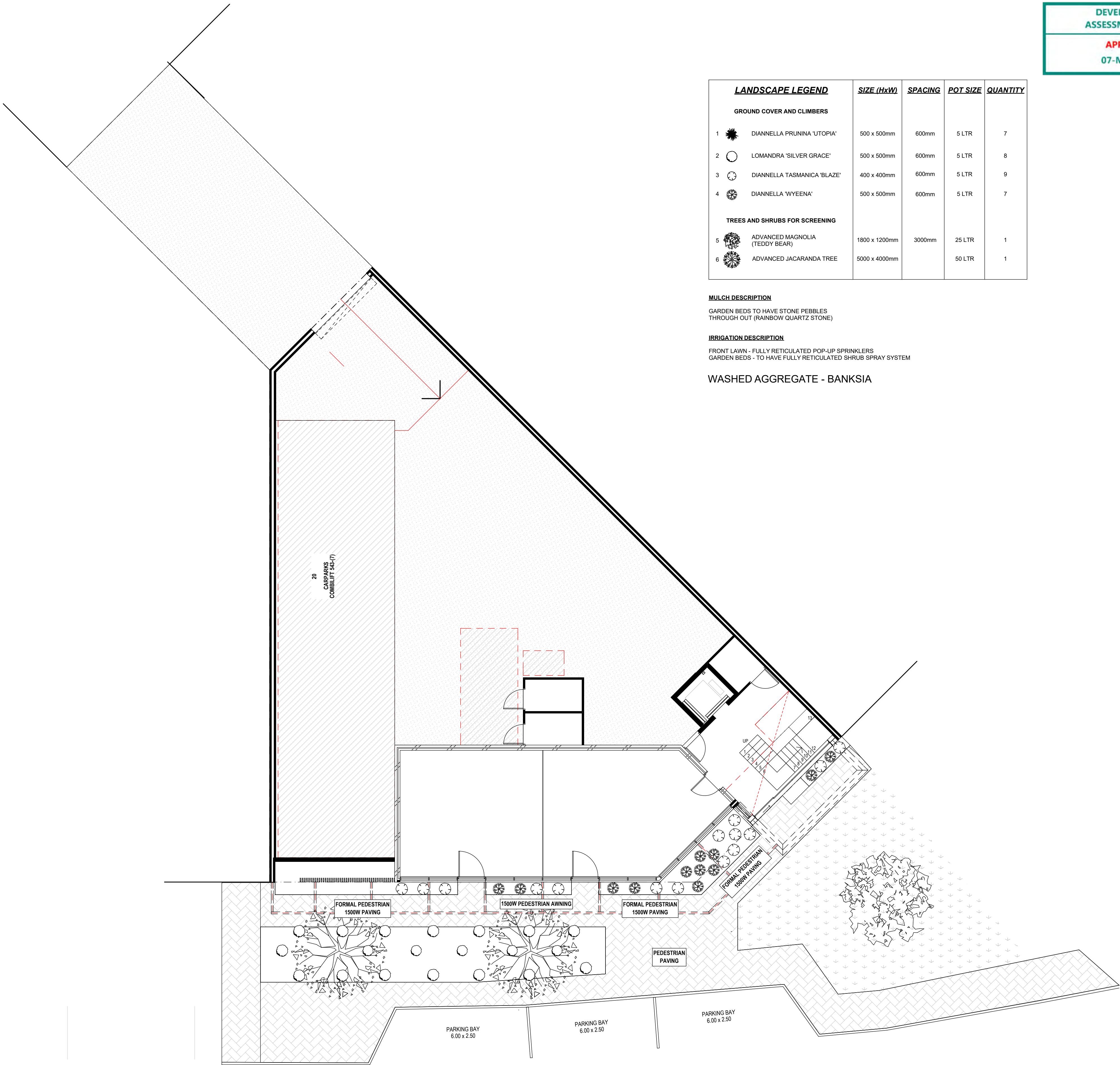
MULCH DESCRIPTION

GARDEN BEDS TO HAVE STONE PEBBLES
THROUGH OUT (RAINBOW QUARTZ STONE)

IRRIGATION DESCRIPTION

FRONT LAWN - FULLY RETICULATED POP-UP SPRINKLERS
GARDEN BEDS - TO HAVE FULLY RETICULATED SHRUB SPRAY SYSTEM

WASHED AGGREGATE - BANKSIA





PREMIER ONE
27 Willcock Street
Ardross WA 6153

LANDSCAPING			
SCALE: 1:100	CHECKED BY: IL	DATE: 25/01/2018	DESIGNED BY: IL
DRAWN BY: IL	CHECKED BY: #Keywords	DRAWING #: 9	OF: 18

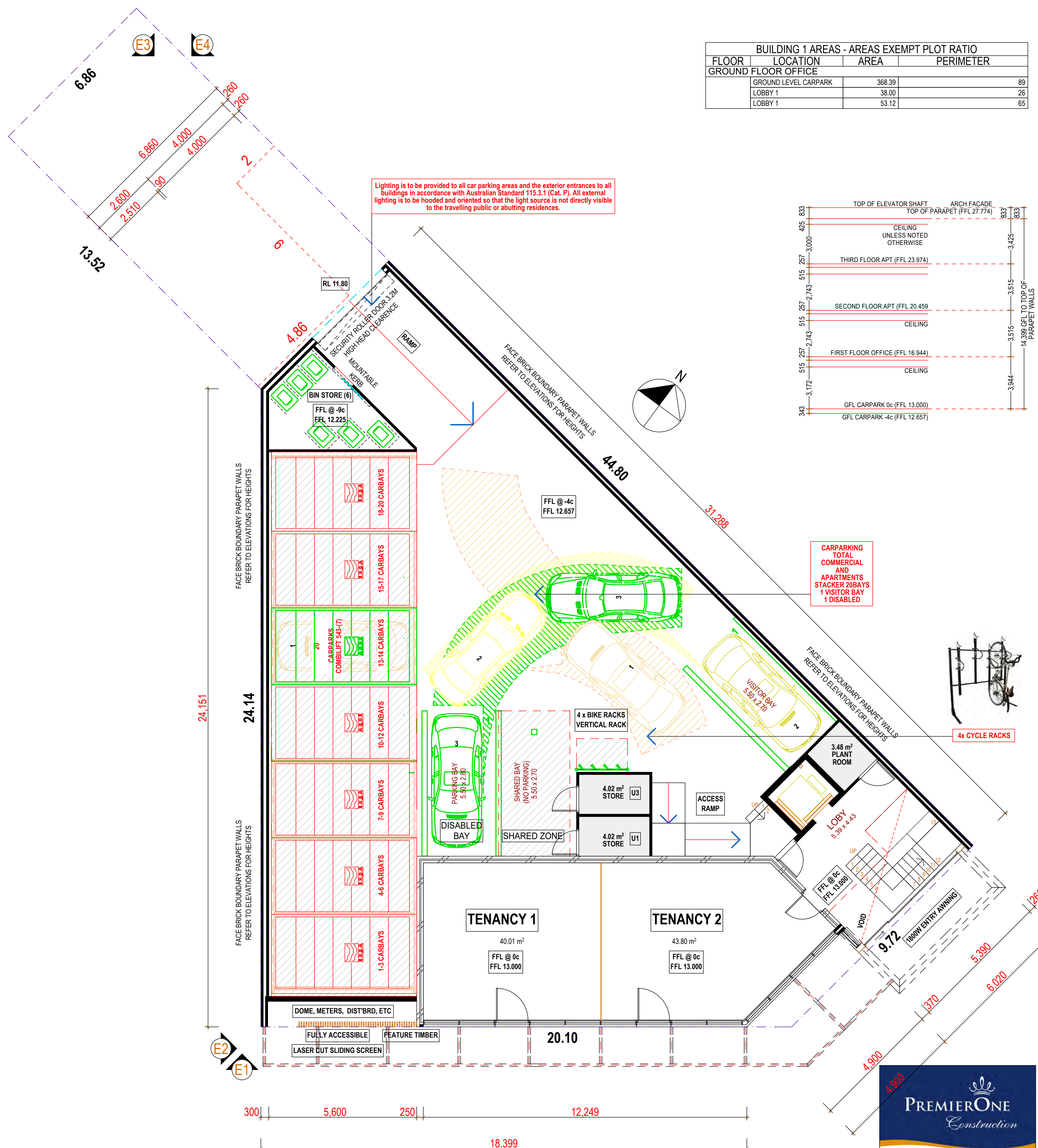
APPROVED
07-May-2018

PLANNING

AMMENDED		
DATE	BY	REV
20/02/2017	PRELIMINARY LODGEEMENT PLANS	IL/AR
06/04/2017	PRELIMINARY ASSESSMENT LODGEEMENT TO PLANNING	IL/AR
08/08/2017	PLANNING REVIEW	IL/AR
25/01/2018	DESIGN REVIEW PANEL	IL/AR
09/04/2018	DRP AMMENDMENTS	IL/AR

BUILDING 1 AREAS - PLOT RATIO				
FLOOR	LOCATION	AREA	PERIMETER	CARPARK
GROUND FLOOR OFFICE				
	GROUND FLOOR	47.43	27	2 + 1 VISITOR
	COMMERCIAL 1			
	GROUND FLOOR	42.93	26	2 + 1 VISITOR

BUILDING 1 AREAS - AREAS EXEMPT PLOT RATIO			
FLOOR	LOCATION	AREA	PERIMETER
GROUND FLOOR OFFICE			
	GROUND LEVEL CARPARK	368.39	8
	LOBBY 1	38.00	2
	LOBBY 1	53.12	6



GROUND FLOOR CARPARK/COMMERCIAL PLANS

			
PREMIER ONE 27 Willcock Street Ardress WA 6153			
GFL CARPARK/COMMERCIAL			
SCALE: 1:100, 1:200, 1:1		DATE: 25/01/2018	
DRAWN BY: IL		DESIGNED BY: IL	
CHECKED BY: #Keywords		DRAWING #: 10	
		QF: 18	

THIS DRAWING REMAINS THE PROPERTY OF PREMIER ONE
CONSTRUCTION & MUST NOT BE COPIED

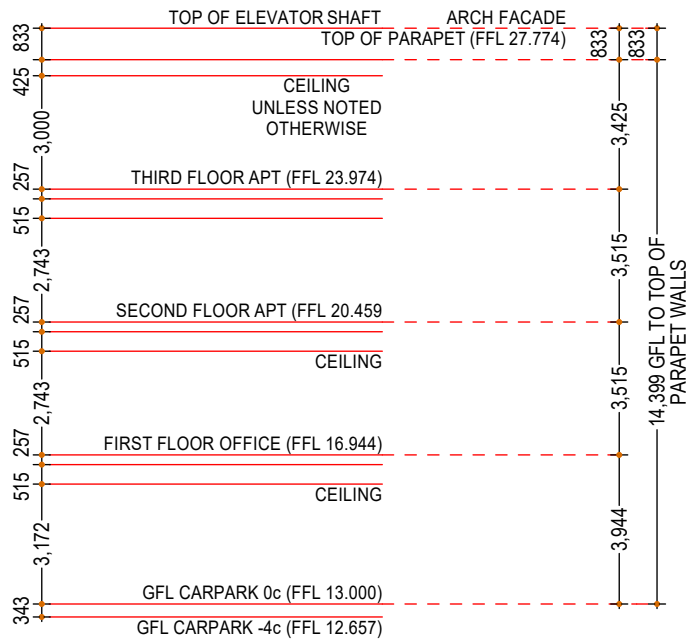
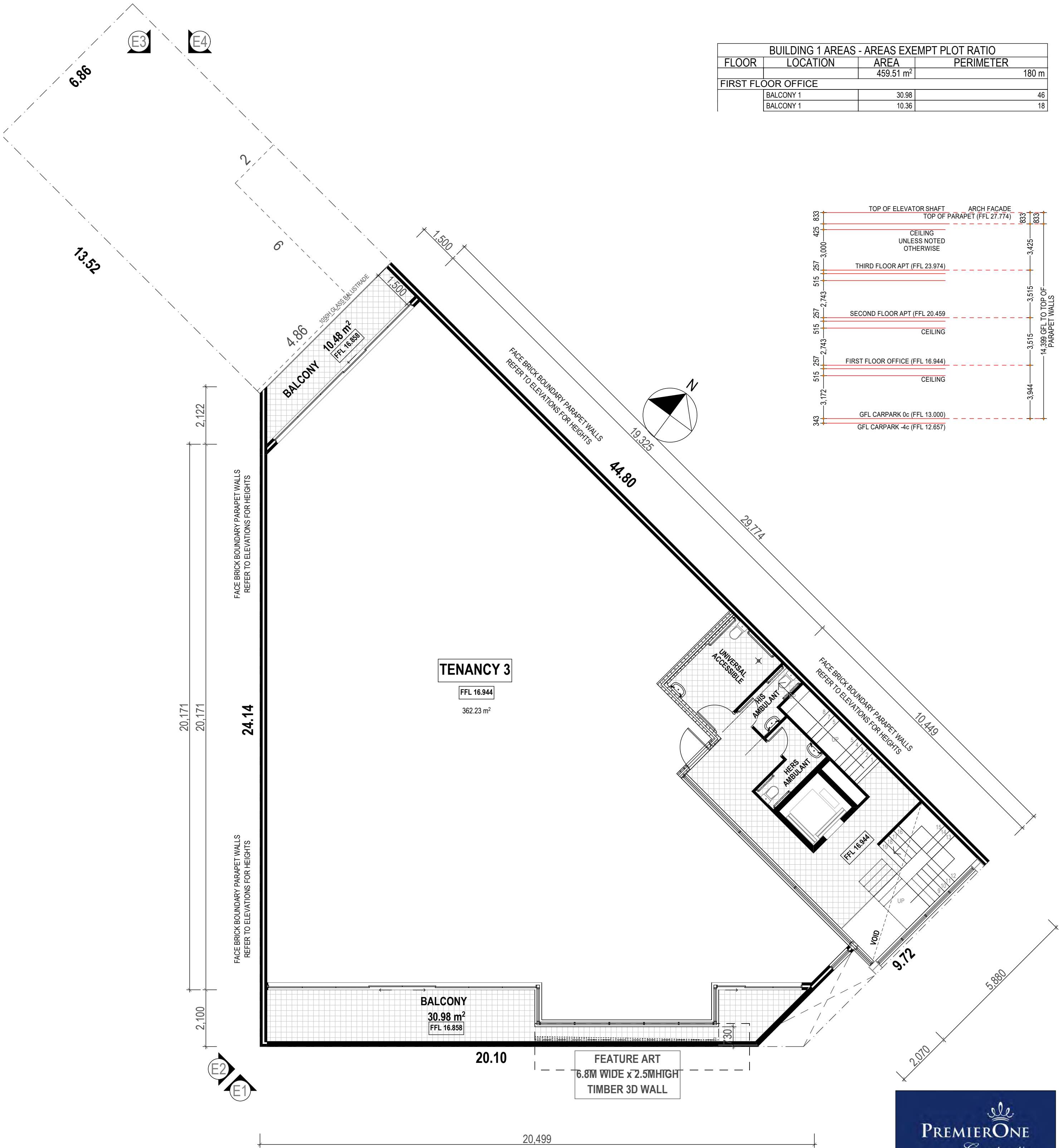
DEVELOPMENT
ASSESSMENT PANEL

APPROVED
07-May-2018

PROJECT STATUS		
PLANNING		
AMMENDED		
DATE	BY	REV
20/02/2017	PRELIMINARY LODGEMENT PLANS	IL/AR
06/04/2017	PRELIMINARY ASSESSMENT LODGEMENT TO PLANNING	IL/AR
08/08/2017	PLANNING REVIEW	IL/AR
25/01/2018	DESIGN REVIEW PANEL	IL/AR
09/04/2018	DRP AMMENDMENTS	IL/AR

BUILDING 1 AREAS - PLOT RATIO				
FLOOR	LOCATION	AREA	PERIMETER	CARPARK
		90.36 m ²	53 m	
FIRST FLOOR OFFICE				
	OFFICE 3	386.27	99	9 + 3 VISITORS

BUILDING 1 AREAS - AREAS EXEMPT PLOT RATIO			
FLOOR	LOCATION	AREA	PERIMETER
		459.51 m ²	180 m
FIRST FLOOR OFFICE			
	BALCONY 1	30.98	46
	BALCONY 1	10.36	18



FIRST FLOOR COMMERCIAL PLANS
SCALE 1:100

PREMIER ONE
27 Willcock Street
Ardrross WA 6153

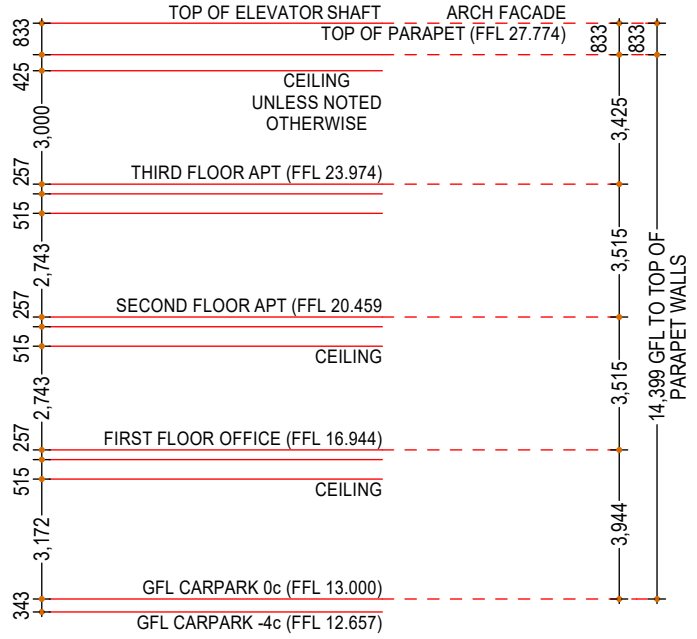
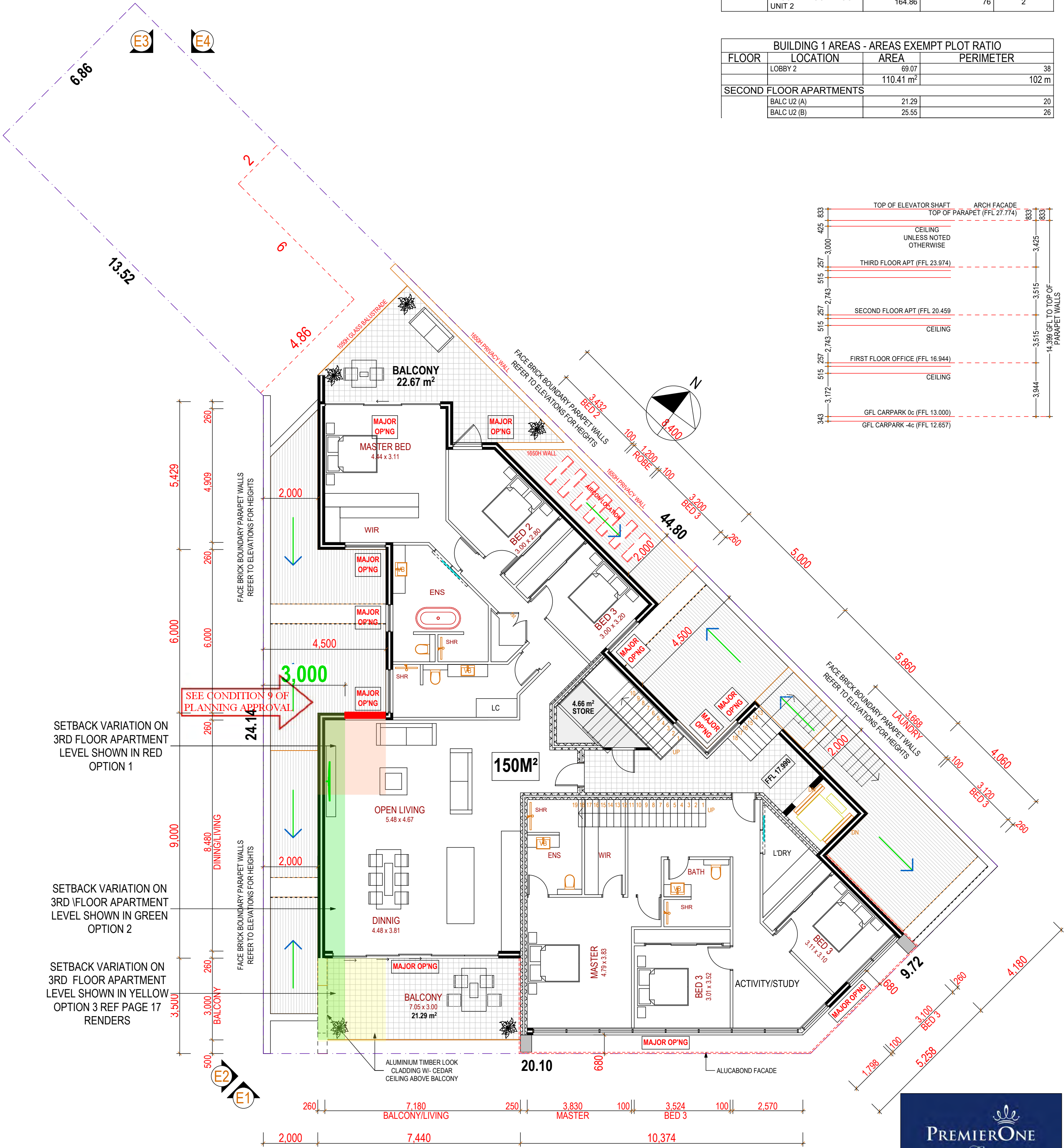
1ST FL APARTMENTS

SCALE: 1:100, 1:200, 1:1	DATE: 25/01/2018	DESIGNED BY: IL
DRAWN BY: IL	CHECKED BY: #Keywords	DRAWING #: 11
		OF: 18

PROJECT STATUS		
PLANNING		
AMMENDED		
DATE	BY	REV
20/02/2017	PRELIMINARY LODGEMENT PLANS	IL/AR
06/04/2017	PRELIMINARY ASSESSMENT LODGEMENT TO PLANNING	IL/AR
08/08/2017	PLANNING REVIEW	IL/AR
25/01/2018	DESIGN REVIEW PANEL	IL/AR
09/04/2018	DRP AMMENDMENTS	IL/AR

BUILDING 1 AREAS - PLOT RATIO				
FLOOR	LOCATION	AREA	PERIMETER	CARPARK
		386.27 m ²	99 m	
SECOND FLOOR APARTMENTS				
	SECOND FLOOR FLOOR UNIT 1	102.31	42	2
	SECOND FLOOR FLOOR UNIT 2	164.86	76	2

BUILDING 1 AREAS - AREAS EXEMPT PLOT RATIO			
FLOOR	LOCATION	AREA	PERIMETER
	LOBBY 2	69.07	38
		110.41 m ²	102 m
SECOND FLOOR APARTMENTS			
	BALC U2 (A)	21.29	20
	BALC U2 (B)	25.55	26



SECOND FLOOR APARTMENT PLANS
SCALE 1:100



PREMIER ONE
27 Willcock Street
Ardrross WA 6153

2ND FL APARTMENTS

SCALE: 1:100, 1:200, 1:1	DATE: 25/01/2018	DESIGNED BY: IL
DRAWN BY: IL	CHECKED BY: #Keywords	DRAWING #: OF: 12 18

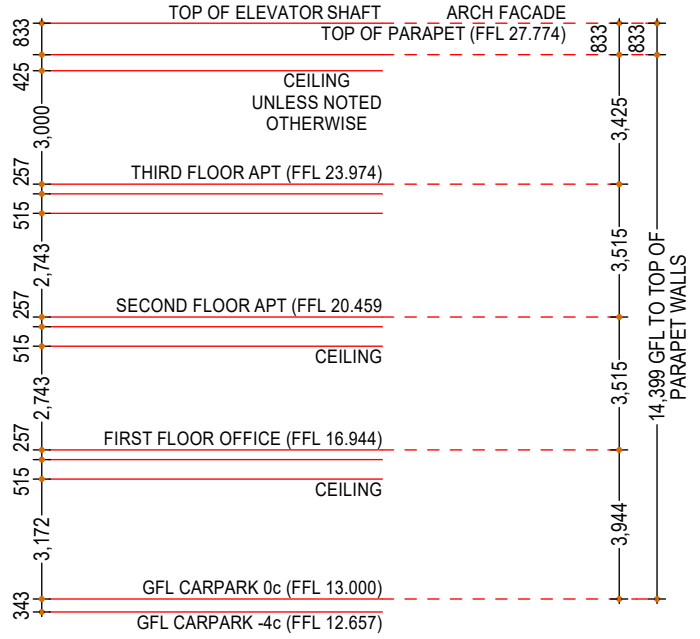
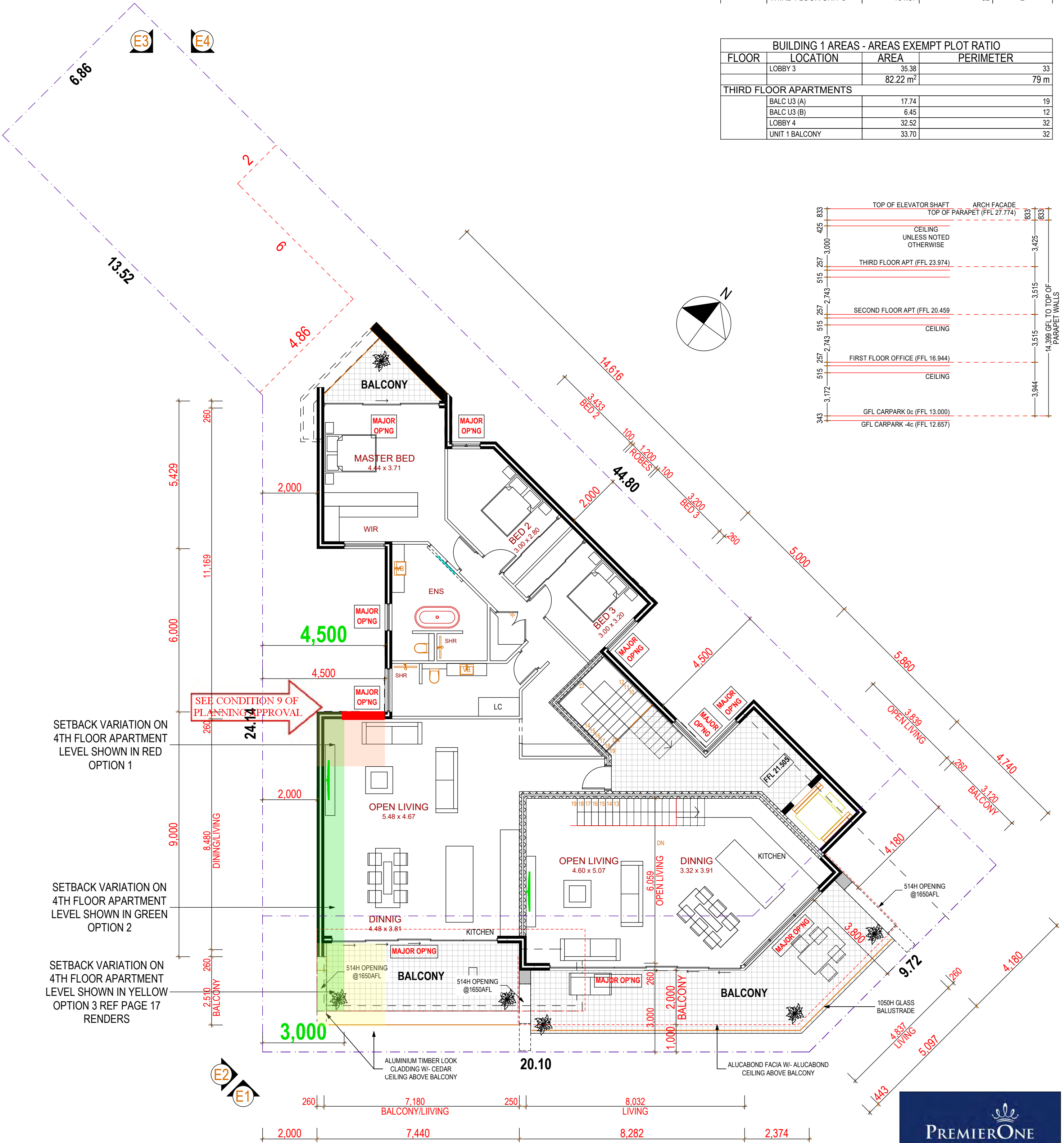
DEVELOPMENT
ASSESSMENT PANEL

APPROVED
07-May-2018

PROJECT STATUS		
PLANNING		
AMMENDED		
DATE	BY	REV
20/02/2017	PRELIMINARY LODGEMENT PLANS	IL/AR
06/04/2017	PRELIMINARY ASSESSMENT LODGEMENT TO PLANNING	IL/AR
08/08/2017	PLANNING REVIEW	IL/AR
25/01/2018	DESIGN REVIEW PANEL	IL/AR
09/04/2018	DRP AMMENDMENTS	IL/AR

BUILDING 1 AREAS - PLOT RATIO				
FLOOR	LOCATION	AREA	PERIMETER	CARPARK
		267.17 m ²	118 m	
THIRD FLOOR APARTMENTS				
	THIRD FLOOR UNIT 1 (LEVEL 2)	67.57	46	
	THIRD FLOOR UNIT 3	164.87	82	2

BUILDING 1 AREAS - AREAS EXEMPT PLOT RATIO			
FLOOR	LOCATION	AREA	PERIMETER
	LOBBY 3	35.38	33
		82.22 m ²	79 m
THIRD FLOOR APARTMENTS			
	BALC U3 (A)	17.74	19
	BALC U3 (B)	6.45	12
	LOBBY 4	32.52	32
	UNIT 1 BALCONY	33.70	32



THIRD FLOOR APARTMENT PLANS
SCALE 1:100

PREMIER ONE
27 Willcock Street
Ardrross WA 6153

3RD FL RESIDENTIAL

SCALE:
1:100, 1:200, 1:1

DATE:
25/01/2018

DESIGNED BY:
IL

DRAWN BY:
IL

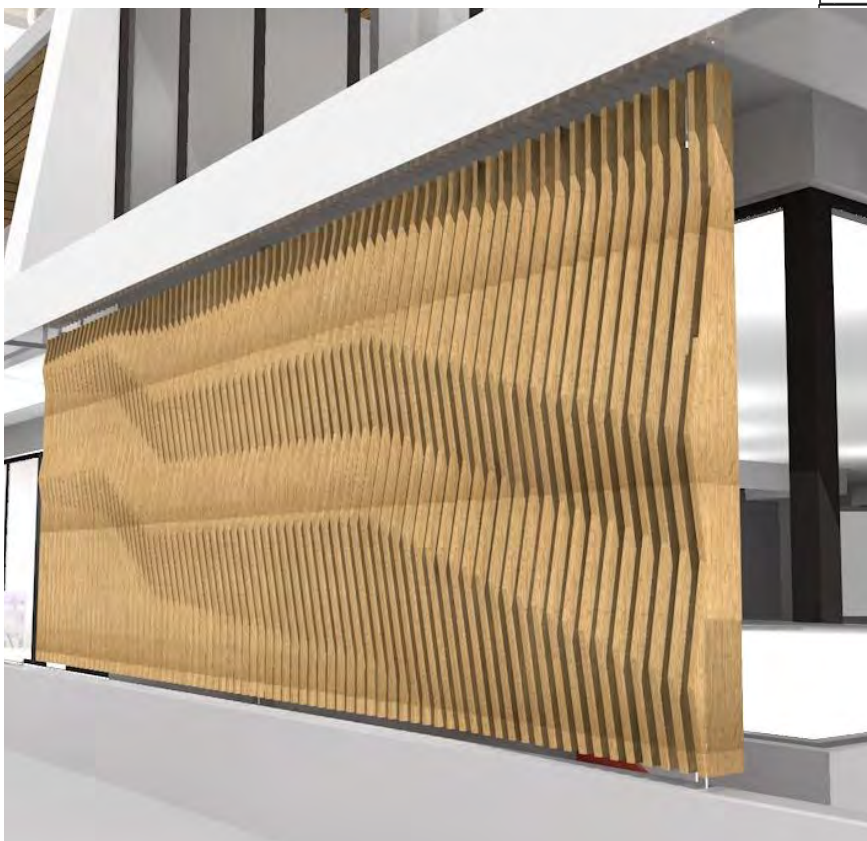
CHECKED BY:
#Keywords

DRAWING #:
13

OF:
18



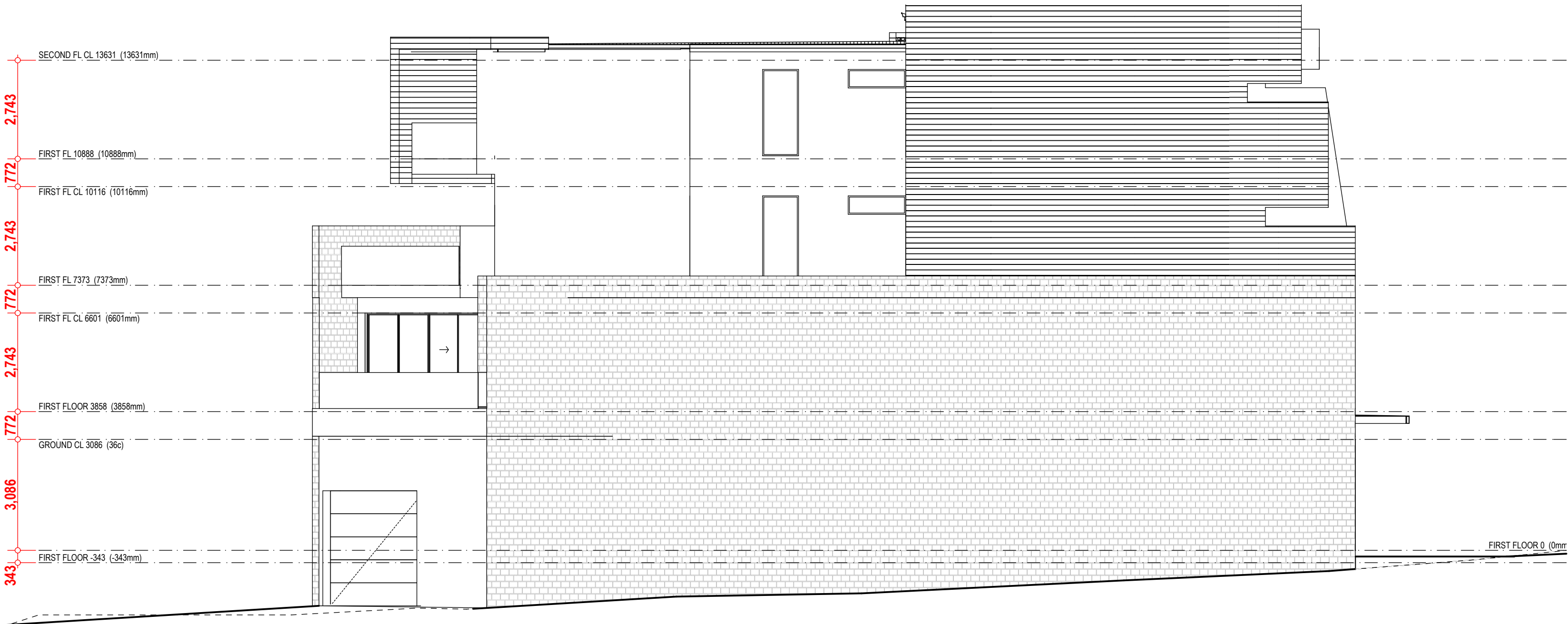
ELEVATION 1
SCALE 1:100



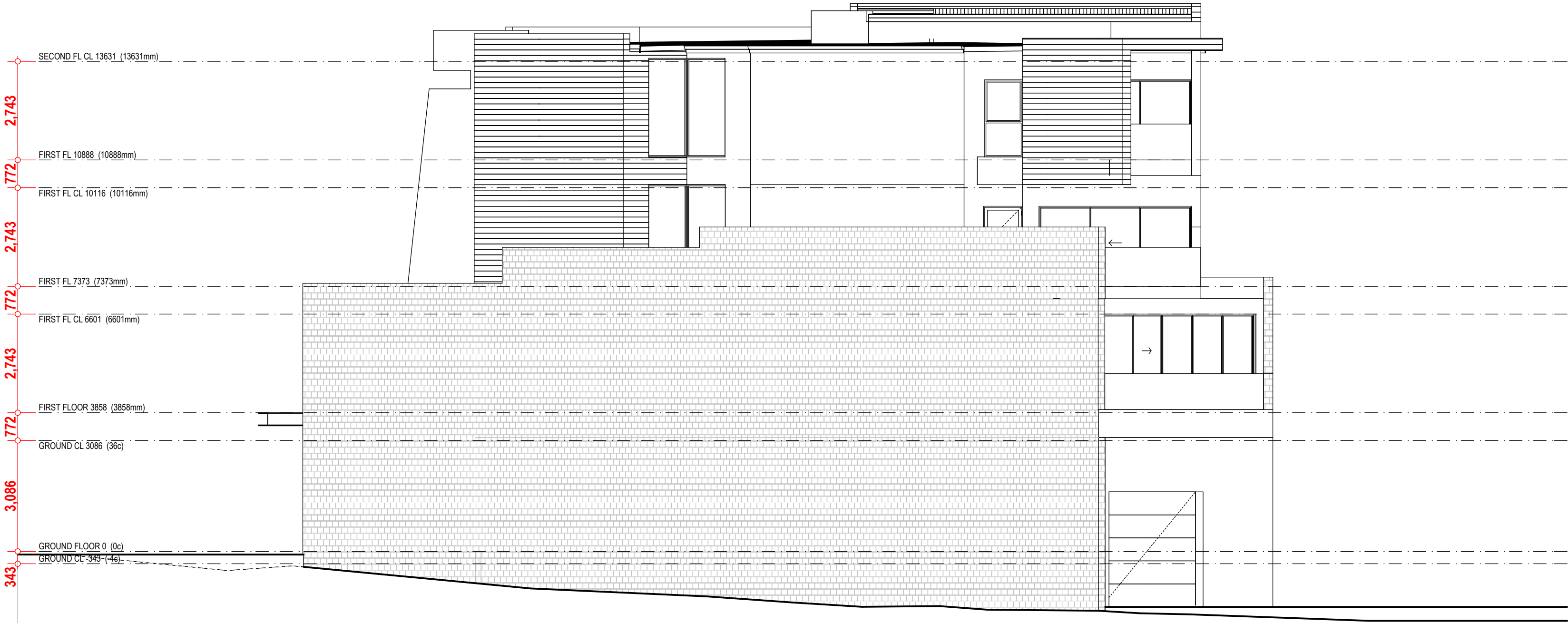
FEATURE ART

PROJECT STATUS		
PLANNING		
ATE	BY	REV
2/2017	PRELIMINARY LODGEMENT PLANS	IL/JAR
4/2017	PRELIMINARY ASSESSMENT LODGE TO PLANNING	IL/JAR
8/2017	PLANNING REVIEW	IL/JAR
1/2018	DESIGN REVIEW PANEL	IL/JAR
4/2018	DSP AMENDMENTS	IL/JAR

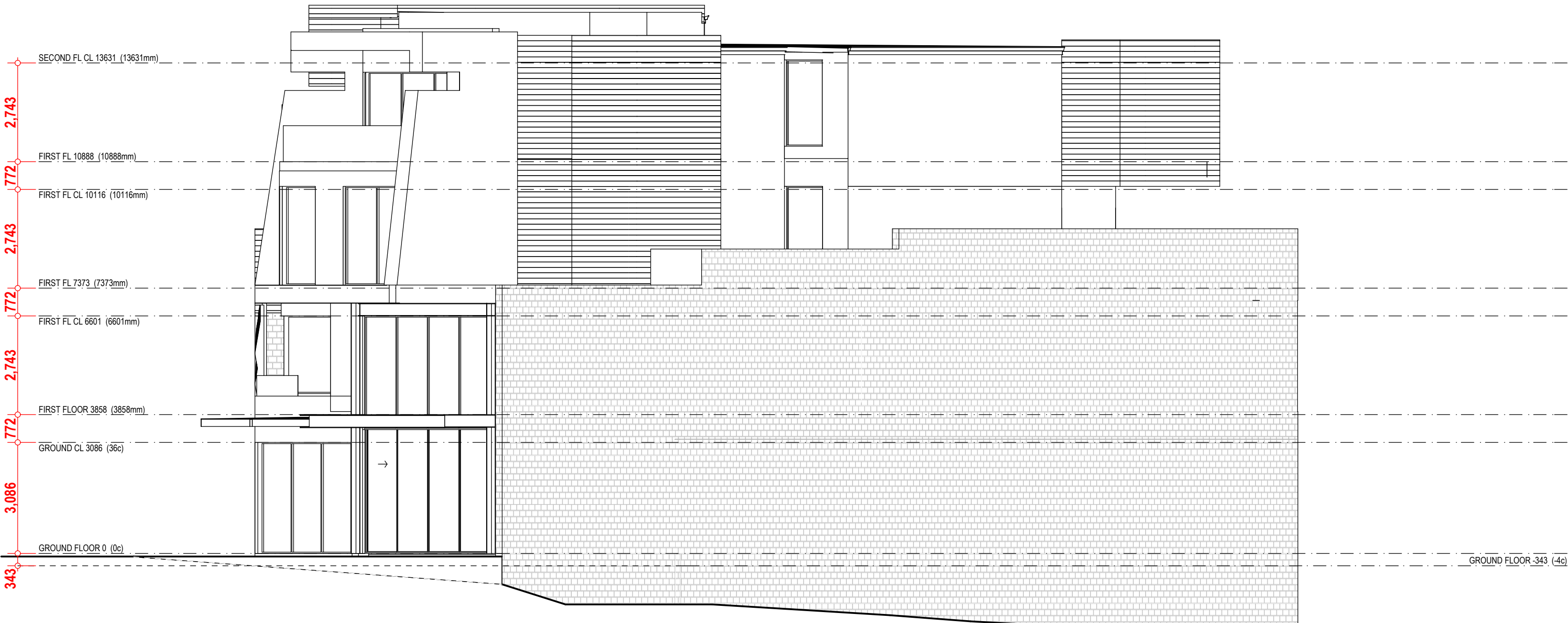
DEVELOPMENT ASSESSMENT PANEL	
APPROVED	
07-May-2018	



ELEVATION 2
SCALE 1:100



ELEVATION 3
SCALE 1:100



ELEVATION 4
SCALE 1:100

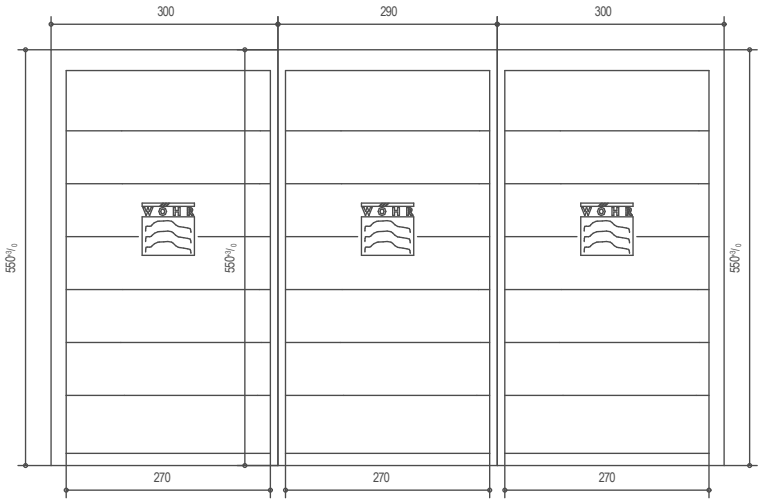
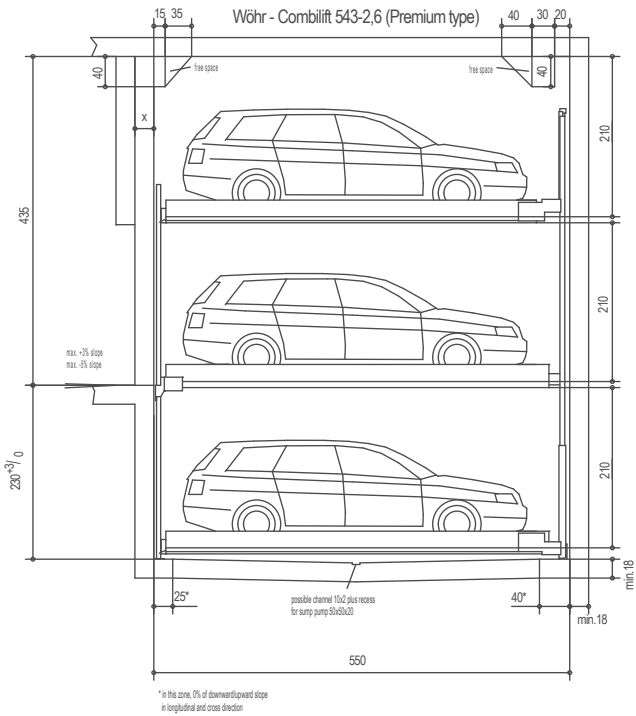
PREMIER ONE Construction		
PREMIER ONE 27 Willcock Street Ardross WA 6153		
ELEVATIONS		
SCALE: 1:100, 1:2.17	DATE: 25/01/2018	DESIGNED BY: IL
DRAWN BY: IL	CHECKED BY: #Keywords	DRAWING #: 14
		OF: 18

THIS DRAWING REMAINS THE PROPERTY OF PREMIER ONE
CONSTRUCTION & MUST NOT BE COPIED ©

DEVELOPMENT
ASSESSMENT PANEL

APPROVED
07-May-2018

PROJECT STATUS		
PLANNING		
AMMENDED		
DATE	BY	REV
20/02/2017	PRELIMINARY LODGEMENT PLANS	IL/AR
06/04/2017	PRELIMINARY ASSESSMENT LODGEMENT TO PLANNING	IL/AR
08/08/2017	PLANNING REVIEW	IL/AR
25/01/2018	DESIGN REVIEW PANEL	IL/AR
09/04/2018	DRP AMMENDMENTS	IL/AR





PREMIER ONE
27 Willcock Street
Ardross WA 6153

CARPARKING

SCALE:
1:100, 1:2.04

DATE:
25/01/2018

DESIGNED BY:
IL

DRAWN BY:
IL

CHECKED BY:
#Keywords

DRAWING #:
15

OF:
18

DEVELOPMENT
ASSESSMENT PANEL

APPROVED
07-May-2018

PROJECT STATUS		
PLANNING		
AMMENDED		
DATE	BY	REV
20/02/2017	PRELIMINARY LODGEMENT PLANS	IL/AR
06/04/2017	PRELIMINARY ASSESSMENT LODGEMENT TO PLANNING	IL/AR
08/08/2017	PLANNING REVIEW	IL/AR
25/01/2018	DESIGN REVIEW PANEL	IL/AR
09/04/2018	DRP AMMENDMENTS	IL/AR



27 WILLCOCK STREET

MIXED USE COMMERCIAL - MULTI RESIDENTIAL

PREMIER ONE
27 Willcock Street
Ardross WA 6153

PERSPECTIVES

SCALE: 1:1.39, 1:1.48	DATE: 25/01/2018	DESIGNED BY: IL
DRAWN BY: IL	CHECKED BY: #Keywords	DRAWING #: 1 OF: 18

DEVELOPMENT
ASSESSMENT PANEL

APPROVED
07-May-2018

PROJECT STATUS		
PLANNING		
AMMENDED		
DATE	BY	REV
20/02/2017	PRELIMINARY LODGEMENT PLANS	IL/AR
06/04/2017	PRELIMINARY ASSESSMENT LODGEMENT TO PLANNING	IL/AR
08/08/2017	PLANNING REVIEW	IL/AR
25/01/2018	DESIGN REVIEW PANEL	IL/AR
09/04/2018	DRP AMMENDMENTS	IL/AR



27 WILLCOCK STREET
MIXED USE COMMERCIAL - MULTI RESIDENTIAL



PREMIER ONE
27 Willcock Street
Ardross WA 6153

PERSPECTIVES

SCALE: 1:1.64, 1:3.02	DATE: 25/01/2018	DESIGNED BY: IL
DRAWN BY: IL	CHECKED BY: #Keywords	DRAWING #: 2
		OF: 18

DEVELOPMENT
ASSESSMENT PANEL

APPROVED
07-May-2018

PROJECT STATUS		
PLANNING		
AMMENDED		
DATE	BY	REV
20/02/2017	PRELIMINARY LODGEMENT PLANS	IL/AR
06/04/2017	PRELIMINARY ASSESSMENT LODGEMENT TO PLANNING	IL/AR
08/08/2017	PLANNING REVIEW	IL/AR
25/01/2018	DESIGN REVIEW PANEL	IL/AR
09/04/2018	DRP AMMENDMENTS	IL/AR



27 WILLCOCK STREET

MIXED USE COMMERCIAL - MULTI RESIDENTIAL

PREMIER ONE
27 Willcock Street
Ardross WA 6153

PERSPECTIVES

SCALE: 1:1.80, 1:3.09, 1:3.80

DATE: 25/01/2018

DESIGNED BY: IL

DRAWN BY: IL

CHECKED BY: #Keywords

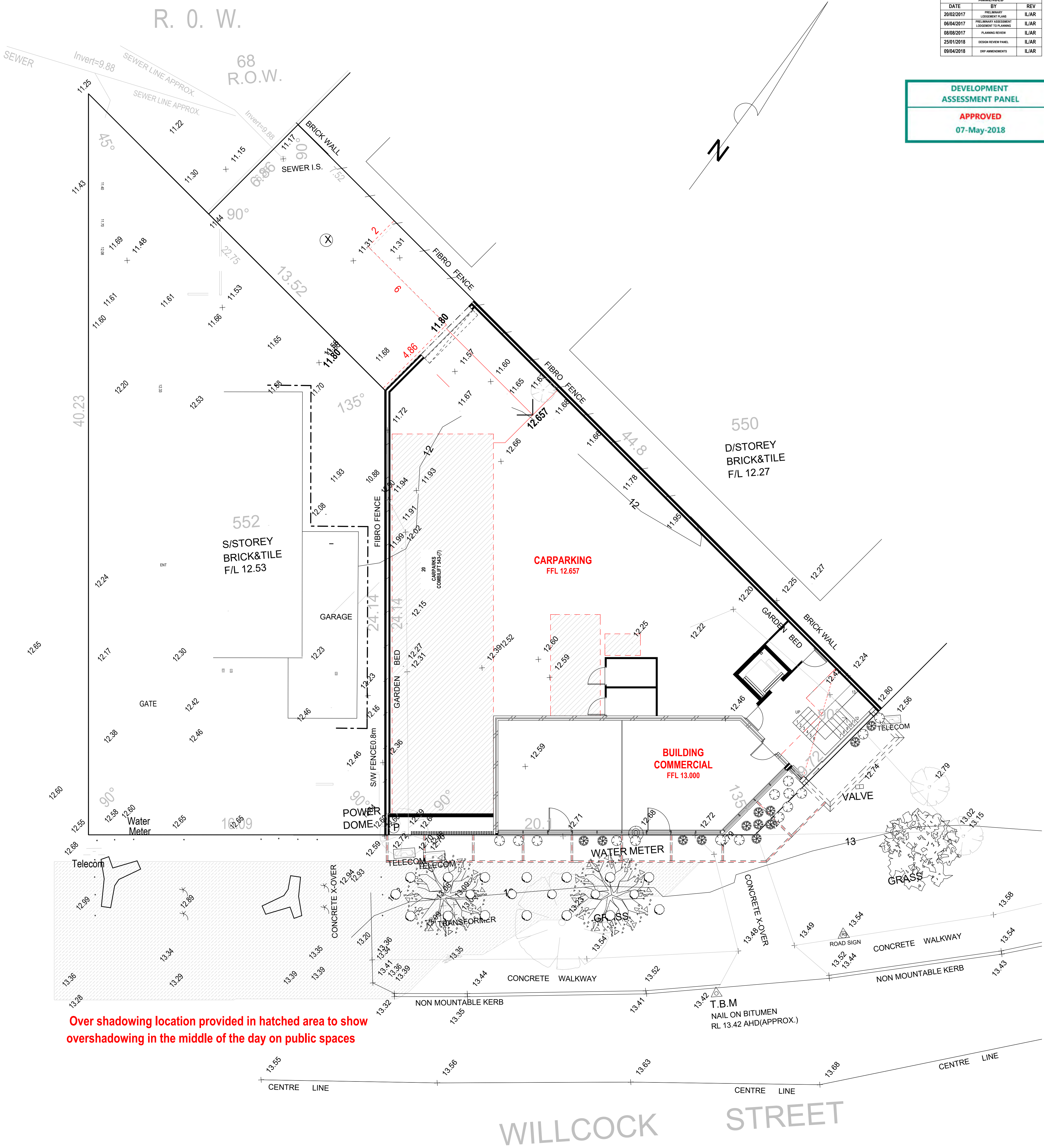
DRAWING #: 3

OF: 18

PROJECT STATUS		
PLANNING		
AMENDED		
DATE	BY	REV
20/02/2017	PRELIMINARY LAYOUT PLAN	IL/JAR
06/04/2017	PRELIMINARY ASSESSMENT LAYOUT TO PLANNING	IL/JAR
08/08/2017	PLANNING REVIEW	IL/JAR
25/01/2018	DESIGN REVIEW PANEL	IL/JAR
09/04/2018	DSP AMENDMENTS	IL/JAR

DEVELOPMENT
ASSESSMENT PANEL

APPROVED
07-May-2018



SITE PLAN (GROUND FLOOR)
SCALE 1:100

PREMIER ONE
Construction

PREMIER ONE
27 Willcock Street
Ardross WA 6153

SITE PLAN GROUND FLOOR

SCALE 1:100	CHECKED BY IL	DATE 25/01/2018	DESIGNED BY IL
DRAWN BY IL	CHECKED BY #Keywords	DRAWING # 7	OF 18

THIS DRAWING REMAINS THE PROPERTY OF PREMIER ONE
CONSTRUCTION & MUST NOT BE COPIED

24 March 2022

Enquiries: Adam Quintiliani – 08 9364 0304

Our Reference: DA-2017-670/B

Linfilcon Pty Ltd T/A Premier One Constructions
C/- Premier One Real Estate
PO Box 1823
APPLECROSS WA 6953

Dear Sir/Madam

Extension of Time to Planning Approval

Proposed Development:	Four Storey Mixed Use Development- Extension of Time
Application Number:	DA-2017-670/B
Property Details:	27 Willcock Street, ARDROSS WA 6153
Owner Details:	Asard Holdings Pty Ltd
Applicant:	Linfilcon Pty Ltd T/A Premier One Constructions
Date of Decision:	24 March 2022

We refer to your request to extend the approval period of Planning Approval DAP-2017-670, received by the City of Melville on 28 January 2022.

An extension of time approval has been **granted** under the provisions of the Planning and Development (Development Assessment Panels) Regulations 2011 Clause 17A and Local Planning Scheme No. 6.

This Planning Approval is granted for an additional 2 years from the date of this letter. The Planning Approval is subject to compliance with the previous planning approval DAP-2017-670 dated 14 May 2018 including all previous approved plans and conditions.

Advice Notes

- i. This planning decision is confined to the authority of the *Planning and Development Act 2005* and the City of Melville Local Planning Scheme No. 6. This decision does not remove the obligation of the applicant and/or property owner to ensure that all other required approvals are first obtained, applicable State and Federal legislation is complied with, and any restrictions, easements or encumbrances are adhered to.

General Enquiries **Tel** 1300 635 845 **Fax** 08 9364 0285 [www melvillecity.com.au](http://www.melvillecity.com.au)

Street Address 10 Almondbury Road Booragoon WA 6154 **Postal Address** Locked Bag 1 Booragoon WA 6954

National Relay Service **Tel** 133 677 (TTY) 1300 555 727 (speech relay) [www relayservice.com.au](http://www.relayservice.com.au)

- ii. If the development the subject of this approval is not substantially commenced within the period specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.
- iii. Where an approval has so lapsed, no development shall be carried out without the further approval of the local government having first been sought and obtained.
- iv. If an applicant is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.
- v. This planning decision relates to the development as specified on the planning application form. This approval does not infer approval of any other unauthorised development or development which has been constructed contrary to its planning approval which may be depicted on the approved plans.
- vi. This approval is not permission to build. A building application may be required to be submitted and approved for this development prior to the commencement of any works on the site.

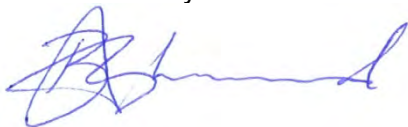
Decision Disclaimer

The City advises:

- a) It does not undertake to ascertain the validity of the signatures nor the authority of the persons nominated as owners.
- b) Where the subject land is part of a strata or survey strata scheme, the applicant must ensure that authority is obtained to carry out the development (or building work) where required, under the bylaws of the relevant strata company and any other relevant laws.
- c) This Planning Approval does not remove or modify an existing Restrictive Covenant on the property's Certificate of Title.
- d) This approval is based on the plans and information provided by the Applicant and issued in reliance on the accuracy of that information. If the information provided by the Applicant is inaccurate, you may be liable to prosecution if the development is undertaken.

If you require any further information or clarification regarding this matter, please do not hesitate to contact Adam Quintiliani on 08 9364 0304 or via email to adam.quintiliani@melville.wa.gov.au.

Yours sincerely





City of
Melville

Ben Ashwood
Senior Planning Officer

Enc

General Enquiries **Tel** 1300 635 845 **Fax** 08 9364 0285 [www melvillecity.com.au](http://www.melvillecity.com.au)

Street Address 10 Almondbury Road Booragoon WA 6154 **Postal Address** Locked Bag 1 Booragoon WA 6954

National Relay Service **Tel** 133 677 (TTY) 1300 555 727 (speech relay) [www relayservice.com.au](http://www.relayservice.com.au)



17 February 2025

VEHICULAR ACCESS & PARKING ASSESSMENT LOT 551 (27) WILLCOCK STREET ARDROSS

Introduction & background

SJR Civil Consulting was engaged to carry out an independent compliance assessment dealing specifically with the proposed vehicular parking and access arrangements for the proposed mixed used development at Lot 551 (27) Willcock Street Ardross.

Stace Rogers is the director of SJR Civil Consulting which has been operating for over 17 years. He is a civil designer and accredited senior road safety auditor with over 35 years experience.

Site description

This assessment relates to a proposed four storey mixed used development at Lot 551 (27) Willcock Street Ardross.

Vehicular Access

Access to the site is from Petrossian Lane, a small laneway which services less than 20 similar properties. The lot is configured with a 6m wide driveway to service both the ground level parking area and the under-croft parking area. Where the driveway divides to either area, the available driveway access widths are approximately 4m wide which is suitable for one vehicle at a time.

Given the relatively small nature of the development and anticipated low vehicle turn-over, these access widths are considered adequate.

Ground floor parking

The ground floor parking consists of 4 parking bays (2 x tandem bays) It is anticipated the front two bays of the tandem zone would be reserved for staff of the two ground floor tenancies, with the other two bays behind remaining available for clients/customers.

All vehicles will be required to reverse out of the property onto the laneway.

Given the relatively small nature of the development, low traffic volumes & speeds within the laneway and anticipated low vehicle turn-over in the development, this access arrangement is considered suitable.

All parking bay sizes and access are compliant with AS2890.1



Under-croft parking

The under-croft parking area consists of 10 parking bays, which include 1 tandem bay and 1 x ACROD parking bay. 2 motorcycle bays are also provided.

All vehicles can enter and exit the under-croft area in forward gear.

All under croft parking bay sizes, vehicle headroom, ramp gradients and access are compliant with AS2890.1

The ACROD parking bay is compliant with AS2890.6. Also note a structural column located within the shared space adjacent to the ACROD bay. This column is located where a bollard would ordinarily be required in accordance with AS2890.6 and does not compromise the function of the shared space or accessibility.

Should there be any queries regarding this assessment please contact me.

Regards

A handwritten signature in blue ink, appearing to be 'Stace Rogers', with a long horizontal stroke extending to the right.

Stace Rogers Assoc Dip Civil Eng AMIEAust

Senior Road Safety Auditor
SJRCivil Consulting Pty Ltd
30 North Road
BASSENDEAN WA 6054
Ph : 0447 112 481
Email : stace@sjrcivilconsulting.com

27 WILLCOCK STREET, ARDROSS _PARKING CALCULATIONS AS PER LPP1.6					
FLOOR	USE	AREA	NO OF BEDROOMS	PARKING REQUIRED	PARKING PROVIDED
GROUND	TENANCY (2 UNITS) OFFICE	77.77		1.54	4
FIRST FLOOR	RESIDENTIAL APT 1		3		2
	RESIDENTIAL APT 2		1		1
SECOND FLOOR	RESIDENTIAL APT 3		3		2
	RESIDENTIAL APT 4 (LOWER)		3		2
THIRD FLOOR	RESIDENTIAL APT 5		3		2
	RESIDENTIAL APT 4 (UPPER)		0	N.A.	
	VISITOR BAY				3
	DISABLED BAY				1
	TOTAL BAYS				17
MOTORCYCLE BAYS		FOR 15-29 CAR BAYS		2	2
BICYCLE BAYS		FOR 4 TENANCY BAYS		3	4
		(3 PER 10 CARPARK)			

PROJECT STATUS		
PLANNING		
AMENDED		
DATE	REV	BY
03.02.25	PLN01	RS
.	.	.
.	.	.

DA-2017-670/D

BUILDING 1 AREAS - AREAS EXEMPT PLOT RATIO			
FLOOR	LOCATION	AREA	PERIMETER
UNDERCROFT	GROUND LEVEL CARPARK	458.50	90
	LOBBY 1	38.14	26
		496.64 m ²	116 m



UNDERCROFT FLOOR PLAN

SCALE: 1:100



PREMIER ONE
Construction

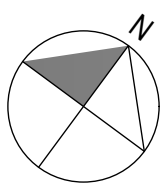
FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

UNDERCROFT		DATE	DESIGNED BY:
SCALE:	1:100, 1:1	03.02.25	RS
DRAWN BY:	AR	CHECKED BY:	OF
RS	11	21	

27 WILLCOCK STREET, ARDROSS _PARKING CALCULATIONS AS PER LPP1.6					
FLOOR	USE	AREA	NO OF BEDROOMS	PARKING REQUIRED	PARKING PROVIDED
GROUND	TENANCY (2 UNITS) OFFICE	89.97		1.54	4
FIRST FLOOR	RESIDENTIAL APT 1		3		2
	RESIDENTIAL APT 2		1		1
SECOND FLOOR	RESIDENTIAL APT 3		3		2
	RESIDENTIAL APT 4 (LOWER)		3		2
THIRD FLOOR	RESIDENTIAL APT 5		3		2
	RESIDENTIAL APT 4 (UPPER)		0	N.A.	
	VISITOR BAY				3
	DISABLED BAY				1
	TOTAL BAYS				17

MOTORCYCLE BAYS	FOR 15-29 CAR BAYS	2	2
BICYCLE BAYS	FOR 4 TENANCY BAYS (3 PER 10 CARPARK)	3	4

CITY OF MELVILLE LPP1.3					
RESIDENTIAL BIN CALCULATOR					
	QTY	AREA	WASTE REMTS	RECYCLING REQMTS	FOGO REQMTS
3 BEDROOMS	4		70L/WEEK/UNIT	120L/WEEK/UNIT	30L/WEEK/UNIT
1 BEDROOM	1		40L/WEEK	60L/WEEK	10L/WEEK
TOTAL WASTE/WEEK			320L	540L	130L
COMMERCIAL BIN CALCULATOR					
OFFICE 1	1	41.15	10L/100m /DAY	10L/100m /DAY	N/A
OFFICE 2	1	48.82	10L/100m /DAY	10L/100m /DAY	N/A
TOTAL NUMBER OF UNITS	7				
TOTAL WASTE/WEEK	7		140L	140L	N/A
TOTAL BIN PROVISION FOR CALCULATION PURPOSES OF FLOOR AREA			7x140 L	7x140L	5x140L
COMMERCIAL & RESIDENTIAL					(19x140L BINS TOTAL)

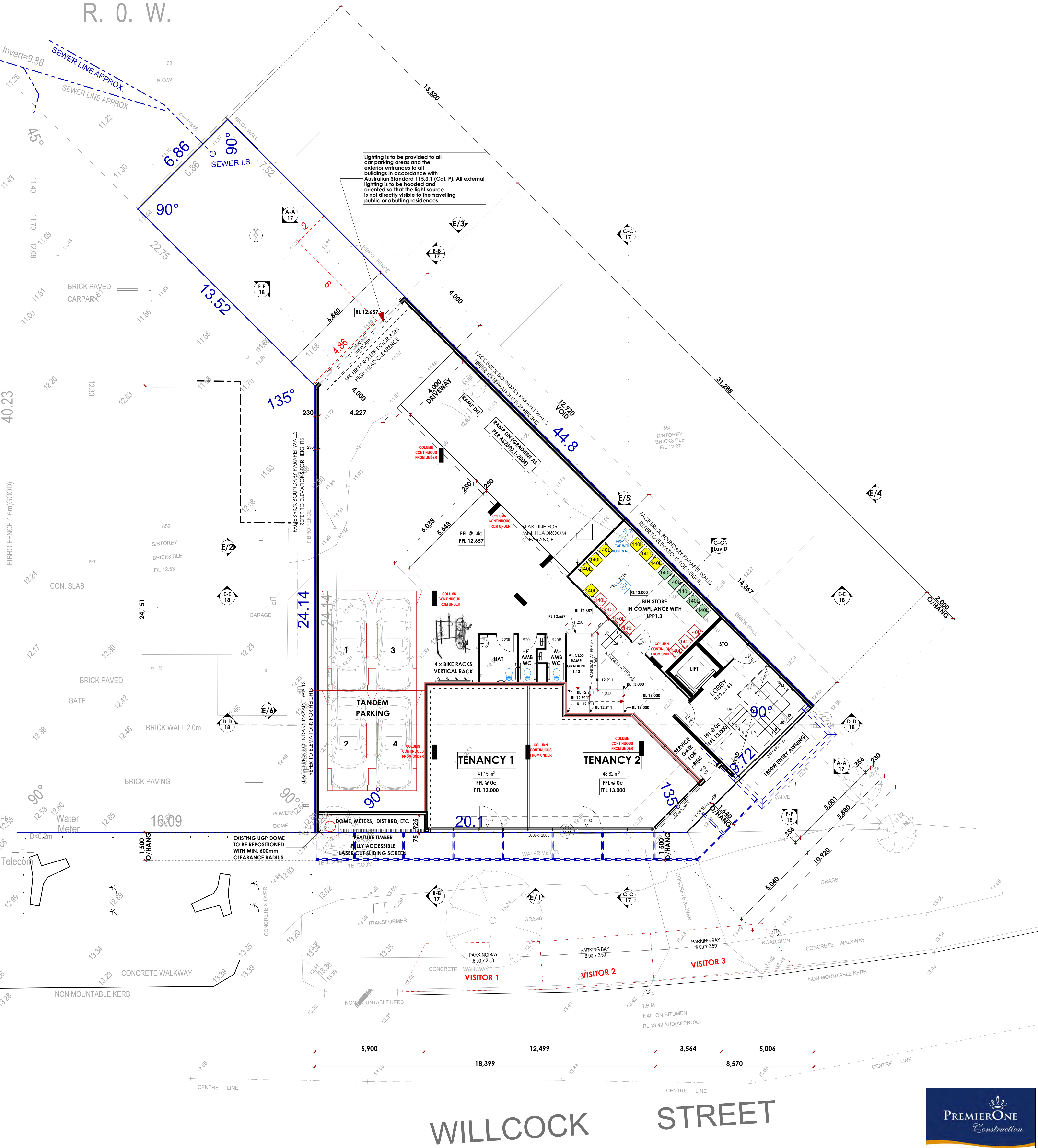


PROJECT STATUS			
PLANNING			
DATE	REV	BY	
03.02.25	PLN01	RS	

DA-2017-670/D

BUILDING 1 AREAS - PLOT RATIO				
FLOOR	LOCATION	AREA	PERIMETER	CARPARK
GROUND FLOOR OFFICE				
	GROUND FLOOR COMMERCIAL 1	45.66	27	2 + 1 VISITOR
	GROUND FLOOR COMMERCIAL 1	54.53	32	2+ 1 VISITOR
		100.19 m²	59 m	

BUILDING 1 AREAS - AREAS EXEMPT PLOT RATIO			
FLOOR	LOCATION	AREA	PERIMETER
GROUND FLOOR OFFICE			
	AWNING / FOOTPATH	53.12	65
	GROUND LEVEL CARPARK	349.15	90
	LOBBY 2	47.41	28
		449.68 m²	183 m



GROUND FLOOR PLAN

SCALE: 1:100

PREMIERONE
Construction

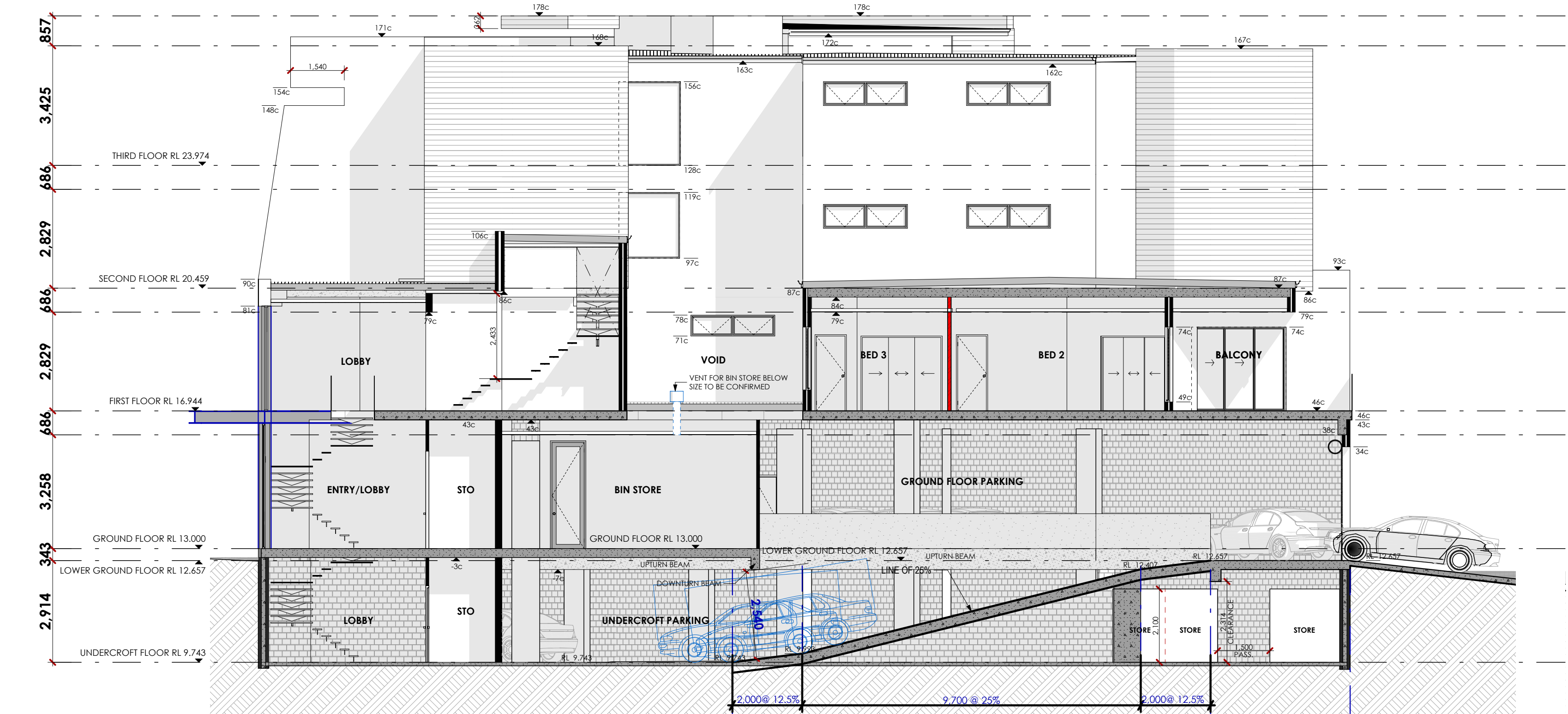
FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

GFL CARPARK/COMMERCIAL

SCALE:	DATE:	DESIGNED BY:
1:100, 1:200, @P1	03.02.25	RS
DRAWN BY:	CHECKED BY:	DRAWING #:
RS	AR	12
		21

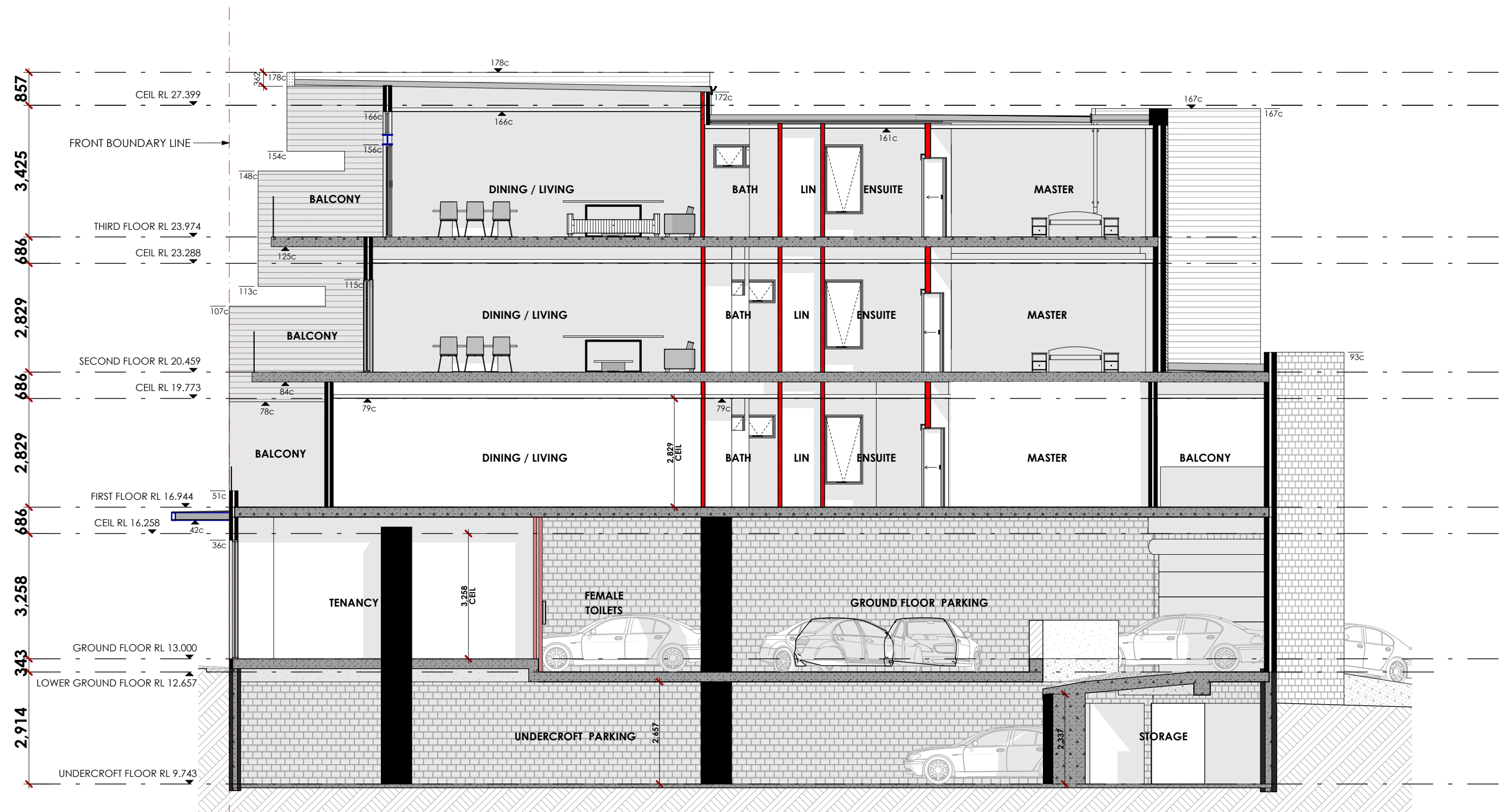
PROJECT STATUS			
PLANNING			
AMENDED			
DATE	REV	BY	
03.02.25	PLN01	RS	
-	-	-	-
-	-	-	-

DA-2017-670/D



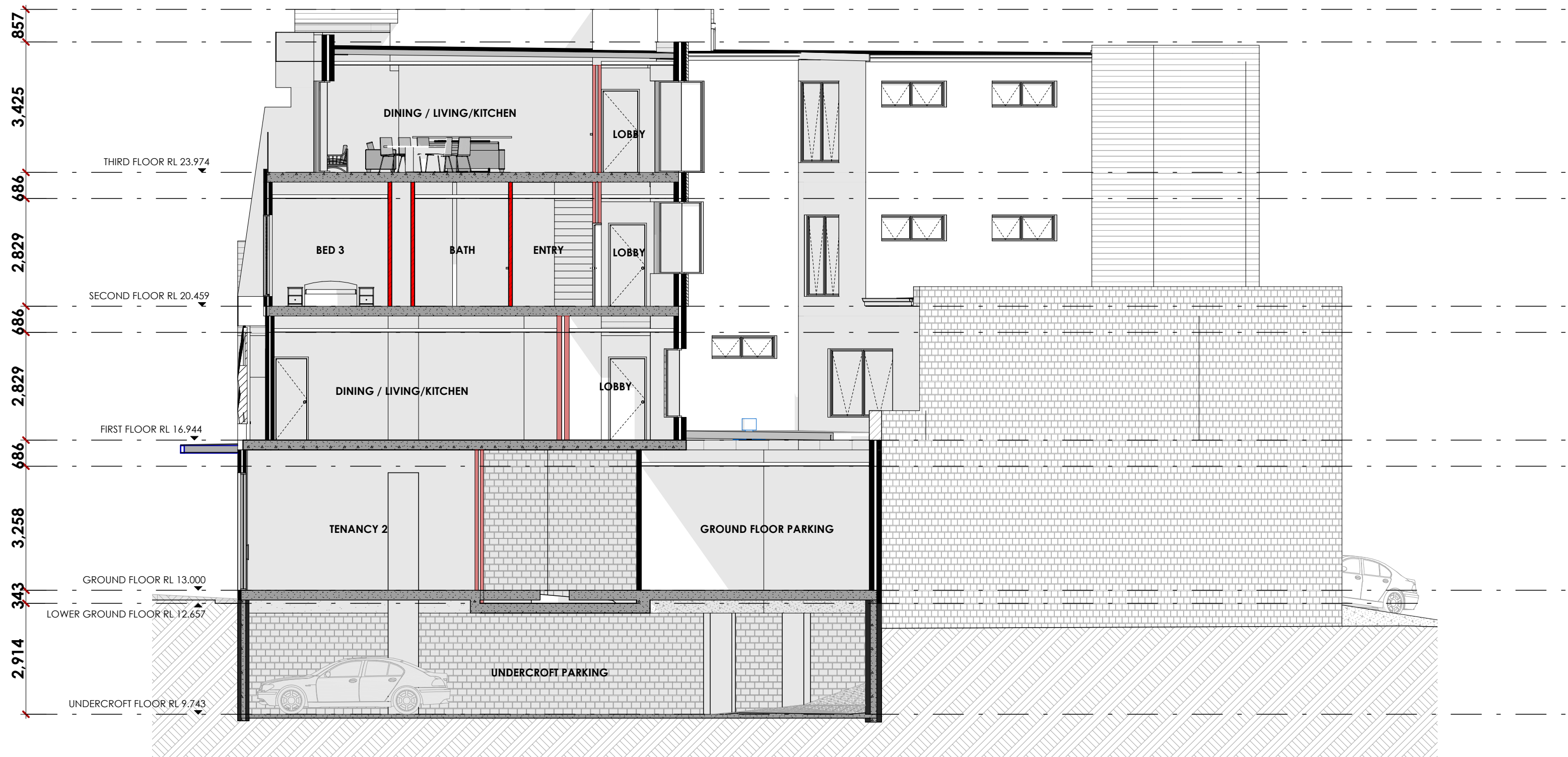
SECTION A

SCALE: 1:100



SECTION B

SCALE: 1:100



SECTION C

SCALE: 1:100

PREMIER ONE
Construction

FOUR STOREY MIXED USE
27(LOT 551) WILLCOCK STREET
ARDROSS WA 6153

SECTIONS 1

SCALE:	@ A1	DATE:	DESIGNED BY:
1:100	AR	03.02.25	RS
DRAWN BY:	CHECKED BY:	DRAWING #:	OF:
RS	AR	17	21

THIS DRAWING REMAINS THE PROPERTY OF PREMIER ONE CONSTRUCTION & MUST NOT BE COPIED



EMERGEN

PERFORMANCE SOLUTION

DAYLIGHT COMPLIANCE

27 WILLCOCK STREET, ARDROSS

27 (LOT 551) WILLCOCK STREET, ARDROSS, WA

PREPARED BY: NYONIKA OBERAI

PROJECT: 131542

PUBLISHED DATE 7/03/2025

DOCUMENT REVISION

DATE	REVISION	COMPLETED BY	REVIEWED BY	APPROVED BY
7/03/2025	1	Irah Arimbuyutan	Nyonika Oberai	Glenn Underwood

DISTRIBUTION OF COPIES

COPY NO.	SOURCE	ISSUED TO
1	Electronic	Lateral Planning

CONFIDENTIALITY

The contents of the report are confidential. This report is for the purpose of compliance under A2.2 Performance solution for Part F4 Light and Ventilation of the NCC 2019 Volume 2 Amendment 1.

All included information and documentation shall remain the property of CADDs Group therefore shall not be replicated in any form without written consent from CADDs Group.

DISCLAIMER

Simulation provides an estimation of the potential for natural daylight using IESVe dynamic simulation. The report does not guarantee that specific levels of daylight will be achieved rather provide confirmation the code compliance is met.

CONTENTS

1	PERFORMANCE SOLUTION DESIGN BRIEF	4
1.1	PERFORMANCE SOLUTION METHODOLOGY	4
1.2	SCOPE OF WORKS	4
2	ANALYSIS	4
2.1	METHOD OF ANALYSIS	4
2.2	DAYLIGHT FACTOR	4
2.3	SHADING	5
2.4	GEOMETRY	5
3	SPECIFICATION	5
4	SUNCAST ANALYSIS	5
5	MODELLING CRITERIA	6
6	RESULTS	6
7	CONCLUSION	10

TABLES AND FIGURES

Table 1	Internal reflectance.....	5
Table 2	Building Daylight Results for Commercial Tenancy	9
Table 3	Building Daylight Results for Bedrooms in the apartment.....	9
Table 4:	Building Daylight Results for Living areas in the apartment.....	9
Figure 1 -	Compliance Solution.....	4
Figure 2:	Winter Solstice (21st June).....	5
Figure 3:	Daylight for Lower Ground.....	6
Figure 4:	Daylight for Ground Floor	7
Figure 5:	Daylight for Level 1	7
Figure 6:	Daylight for Level 2	8
Figure 7:	Daylight for Level 3	8

PERFORMANCE SOLUTION DESIGN BRIEF

PROJECT	27 WILLCOCK STREET, ARDROSS
Building Type/Function:	Mixed Use: Class 6 Commercial Tenancy and Clas 2 Apartments

This intent of the report is to provide a performance solution for natural daylight access to Class 6 Commercial Tenancy and Clas 2 Apartments. 3D Daylight modelling has been undertaken to review and document compliance results.

PERFORMANCE SOLUTION METHODOLOGY

The performance requirement will be satisfied by a Performance solution as per figure 1 below.

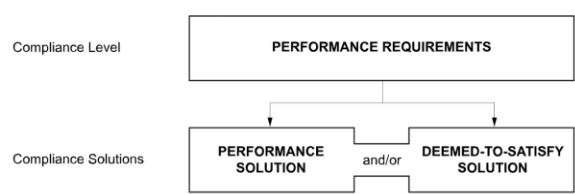


Figure 1 - Compliance Solution

SCOPE OF WORKS

The process for undertaking the Performance Solution in line with Provision A2.2 (4) is summarised below:

- 2 hours of direct access for all primary areas
- Identification of the performance requirements applicable;
- assessment methods used; and
- confirmation the performance requirements have been met.

ANALYSIS

METHOD OF ANALYSIS

The Daylight model has been undertaken in FlucsPro daylight modelling application of IES Version 2022.2.0.0. IES is based on radiance simulation engine and complies with Daylight Autonomy requirements.

DAYLIGHT FACTOR

Daylight factor is calculated on CIE uniform sky conditions at finished floor level.

SHADING

Shading has been modelled from surrounding buildings and overhangs. Neighbouring properties where built, have been included in modelling. The adjacent building to North is considered to be approximately 29 metres above ground level.

GEOMETRY

Geometry of building has been modelled as per Architectural documentation.

SPECIFICATION

The following parameter has been applied to the daylight model.

Table 1 Internal reflectance

REFLECTANCE	PRODUCT	PROPOSED INSIDE REFLECTANCE%	MODELLED INSIDE REFLECTANCE%
INSIDE (CEILING)	WHITE	70	70
INTERNAL WALLS	WHITE	50	50
FLOOR	CARPET / TIMBER VINYL	20	20

EXTERNAL GLAZING
INSULATED GLASS U-Value 6.28 SHGC: 0.76

SUNCAST ANALYSIS

The solar analysis was undertaken to demonstrate that the windows received 2 or more hours and daylight to most of the apartments.

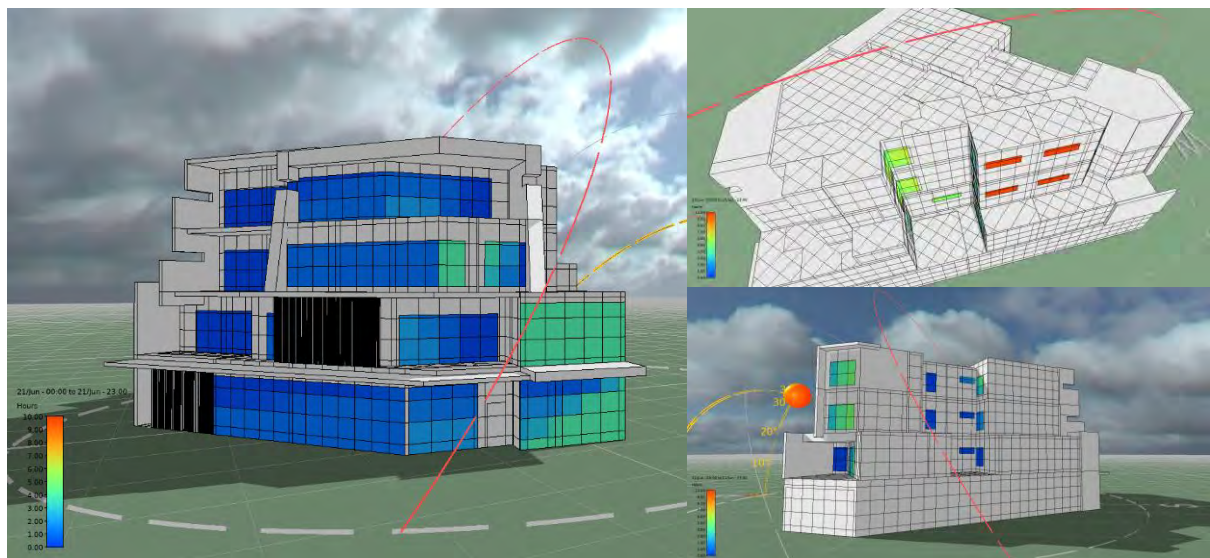


Figure 2: Winter Solstice (21st June)

MODELLING CRITERIA

The following parameter has been applied to the daylight model.

Calculation Conditions	
Test Factor	Daylight Factor
Sky Factor	CIE Overcast Sky
Date	June 21st 12:00pm

EMERGEN have included shading from all shutters or overhangs, all nearby buildings where the building height is at least a third of the height of the proposed building design; and where the angle between the nearest point at the top of that building and the nearest point base of the proposed building is greater than the 21 June (winter) midday altitude of the sun.

Internal and external blinds are to be included as per design.

Permanent partitions are included within the modelling of the spaces.

50% of the apartment area must achieve a Daylight Factor (DF) of at least 2.0% at finished floor level (FFL) under either a CIE overcast sky, or a CIE uniform sky.

RESULTS

Modelling undertaken by Emergen shows results of the Class 2 building on all levels achieve high levels of daylighting in the internal amenity Achieving above the minimum requirement level of daylight of over 160 Lux on overcast day to a minimum of 30% of the floor area.



Figure 3: Daylight for Lower Ground

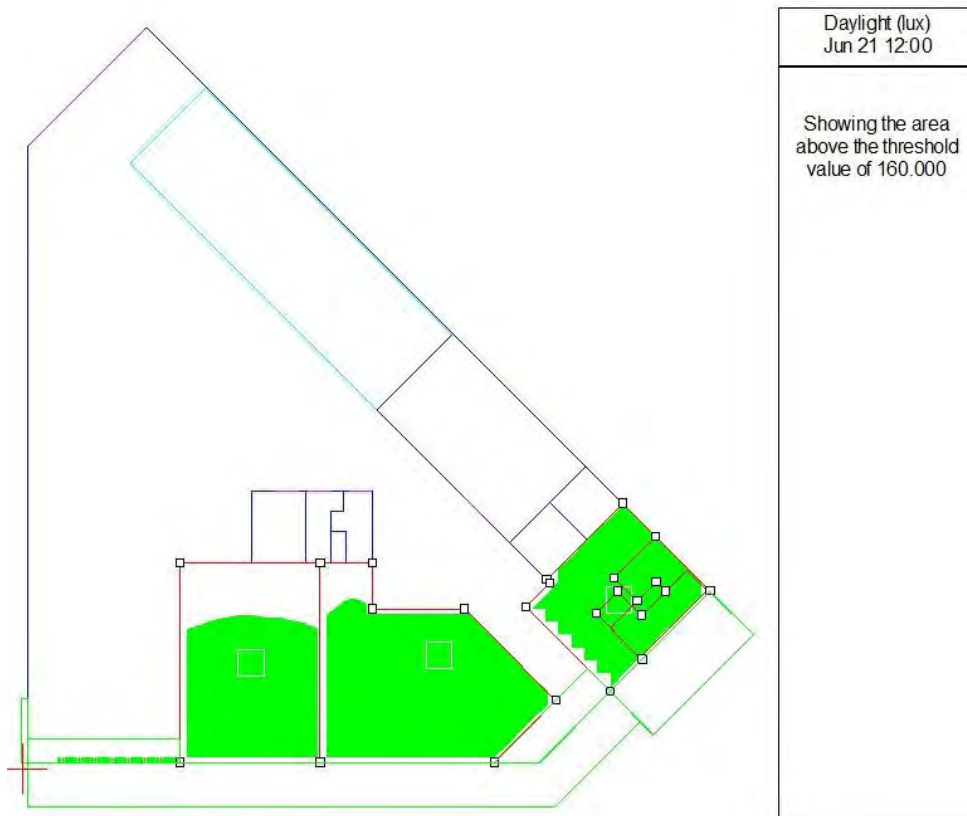
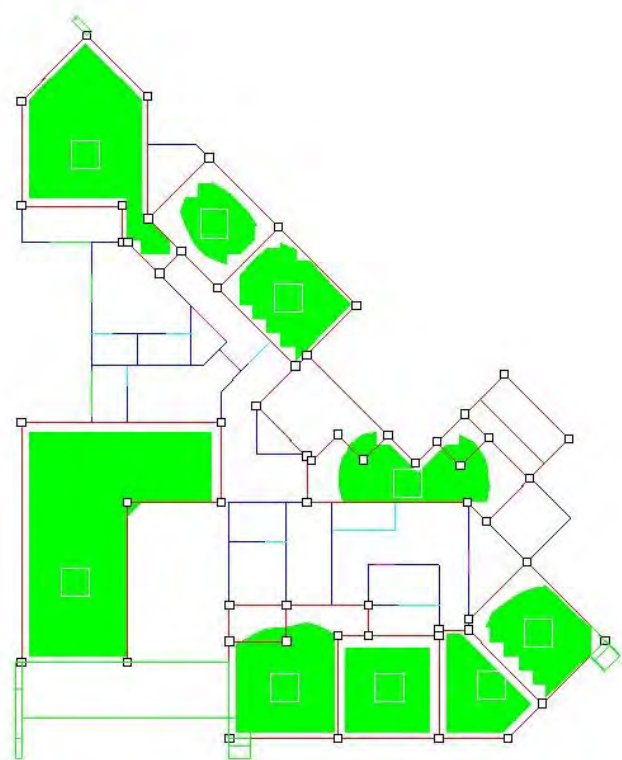


Figure 4: Daylight for Ground Floor



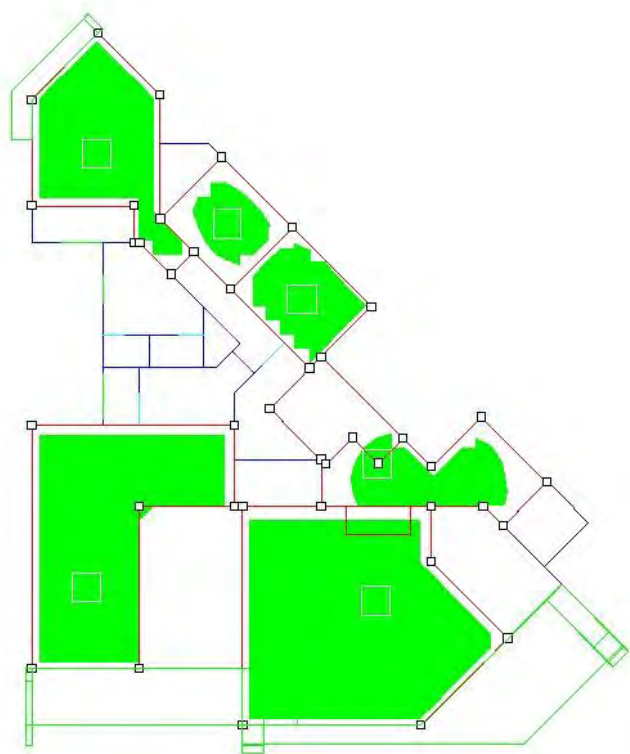
Figure 5: Daylight for Level 1



Daylight (lux)
Jun 21 12:00

Showing the area
above the threshold
value of 160.000

Figure 6: Daylight for Level 2



Daylight (lux)
Jun 21 12:00

Showing the area
above the threshold
value of 160.000

Figure 7: Daylight for Level 3

Table 2 Building Daylight Results for **Commercial Tenancy**

Room	Area	Daylight Area	% of Daylight Area	Receives 2hr Daylight on 21 June
Tenancy 1	41.746	30.107	72.1	NO
Tenancy 2	48.634	45.672	93.9	YES
Lobby LG	24.814	24.814	100.0	YES
Lobby GF	54.883	50.928	92.8	YES
Lobby L1	24.969	11.619	46.5	YES
Lobby L2	26.060	26.060	100.0	YES
Lobby L3	31.510	11.570	36.7	YES

Table 3 Building Daylight Results for **Bedrooms** in the apartment

Room		Area	Daylight Area	% of Daylight Area
APT 1	MBR	34.531	27.236	78.9
	BED 2	27.740	8.247	29.7
	BED 3	19.814	15.439	77.9
APT 2	MBR	17.224	11.961	69.4
APT 3	MBR	25.170	24.921	99.0
	BED 2	10.795	6.056	56.1
	BED 3	12.132	11.404	94.0
APT 4	MBR	19.836	14.070	70.9
	BED 2	12.664	10.084	79.6
	BED 3	13.340	13.340	100.0
APT 5	MBR	25.170	24.921	99.0
	BED 2	10.795	6.056	56.1
	BED 4	12.132	11.404	94.0

Table 4: Building Daylight Results for **Living areas** in the apartment

Apartment No.	Area	Daylight Area	% of Daylight Area
APT 1	51.300	51.300	100.0
APT 2	39.473	39.473	100.0
APT 3	42.034	42.034	100.0
APT 4	42.034	42.034	100.0
APT 5	58.864	58.864	100.0

Please note: when the living area is accessed separately from the kitchen, Living areas meet the required high daylighting levels.

Table 5: 2 hrs of direct daylight

Apartment No.	Receives 2hr direct sunlight on 21 June
APT 1	YES
APT 2	YES
APT 3	YES
APT 4	YES
APT 5	YES

CONCLUSION

Emergen have completed annual daylight modelling studies on the proposed Class 2 apartments at Lot 326 (No.6) Willcock Street, Ardross and confirm with the proposed internal reflectance values, we are able to achieve compliant results for daylight levels.

Kind regards,

Nyonika Oberai

ESD Consultant

P 9418 7725

A: Level 3, 375 Bourke Street, Melbourne VIC 3000

Nyonika.oberai@emergen.com.au



EMERGEN