

PS ref: 6424
SDAU ref: SDAU-004-20

13 July 2022

State Development Assessment Unit
Department of Planning, Lands and Heritage
Locked Bag 2506
Perth WA 6001

**LOTS 10 AND 11 (16 AND 18) BETTY STREET AND LOTS 18 AND 19 (73 AND 75) DOONAN ROAD, NEDLANDS
APPROVED RESIDENTIAL AGED CARE FACILITY
FORM 17C – EXTENSION OF TIME REQUEST**

Planning Solutions acts on behalf of Oryx Communities AP Pty Ltd, the proponent of the approved residential aged care facility at Lots 10 & 11 (16 & 18) Betty Street and Lots 19 & 18 (73 & 75) Doonan Road, Nedlands (**subject site**). We refer to the development approval for the subject site most recently granted by the Western Australian Planning Commission (**WAPC**) on 11 March 2021.

Pursuant to Section 279(2)(aa) of the *Planning and Development Act 2005*, we make this application to amend the development approval to extend the terms of the approval by a period of two years.

With regard to the above, please find enclosed:

1. WAPC Form 17C – Application to Amend/Cancel Approval for Significant Development, signed by the applicant.
2. Letter of Consent, signed by all landowners.
3. The Certificate of Title applicable to the subject site.
4. A copy of the original WAPC determination and approved plans.

This application seeks to extend the period of substantial commencement by an additional two years. No amendments to the approved development plans, use class, or conditions of approval are proposed.

The following submission discusses various matters pertaining to the request, including:

- Background.
- Site details.
- Assessment against the three considerations in granting an extension of time request.

In regard to the above, we respectfully request the WAPC consider the application to amend the development approval on its merits and approve the extension of time request.

BACKGROUND

Original Development Approval

Development approval for a four-storey residential aged care development on the subject site was granted by the Western Australian Planning Commission (WAPC) at its meeting held 11 March 2021. The approval was granted under the Significant Development pathway pursuant to Part 17 of the *Planning and Development Act 2005*.

The approved development comprises 80 aged care suites, as well as associated landscaping, access, amenities, services, parking, and signage.

Following approval, the proponent has made considerable progress toward substantial commencement, including seeking condition clearances, progressing with detailed design, preparing a separate package of documents for forward works, undertaking dilapidation reports, obtaining a demolition permit, and obtaining various approvals from the City of Nedlands.

In response to a range of factors, the proponent seeks to amend the approval to extend the period to commence development by an additional two years. These factors include the “*very heated construction market... labour shortages, supply chain issues and cost escalations*” referred to by the Minister for Planning during Parliamentary readings of the Amendment Bill.

No other amendments to the approved development plans, use class, or conditions of approval are proposed. Refer **Attachment 1**, WAPC development approval.

SITE DETAILS

Legal Description

The land subject to this application comprises four free hold lots identified as Lots 10 & 11 (16 & 18) Betty Street and Lots 19 & 18 (73 & 75) Doonan Road, Nedlands.

Refer **Table 1** below for a description of the subject site.

Table 1 – Lot Details

Lot	Deposited Plan	Volume	Folio	Landowner	Area (m ²)
10	569	1926	989	Deuke Investments Pty Ltd	721
11	569	1124	960		721
18	569	1253	848		769
19	569	1776	319	James Turnbull Pty Ltd	769
Total:					2,980

There are no encumbrances listed on the title relevant to the proposed amendment.

Refer **Attachment 2** for a copy of the Certificates of Title and Deposited Plan, applicable to the subject site.

PROPOSAL

This application seeks to amend the development approval to extend the period to commence development by an additional two years. No amendments to the approved development plans, use class, or conditions of approval are proposed.

TOWN PLANNING CONSIDERATIONS

Pursuant to Section 279(2)(aa) of the *Planning and Development Act 2005 (P&D Act)*, an application to amend a development approved under the significant development pathway can be made to extend the period specified in the approval and/or period longer than 24 months.

Whilst the P&D Act does not specify the matters by which an extension may be assessed and granted, the *Development and Assessment Panels Practise Note 4* states the relevant planning considerations for an application to extend an approval period should include the following:

- (a) *whether the planning framework has changed substantially since the development approval was granted;*
- (b) *whether the development would likely receive approval now; and*
- (c) *whether the holder of the development approval has actively and relatively conscientiously pursued the implementation of the development approval.*

In the absence of any prescribed criteria that would apply to the part 17 pathway, the above is considered an appropriate measure against which an application to extend an approval period should be assessed.

It is noted that failure to satisfy any one of the above considerations does not mean the application must be refused (refer *Georgiou Property 2 Pty Ltd and Presiding Member of the Metro West Joint Development Assessment Panel [2017] WASAT 138 at [60]*). But in any event, the proposal satisfies all three considerations as set out below, and the request therefore warrants approval.

Whether the Planning Framework has Substantially Changed

The key planning framework documents that apply to the subject site are:

- Metropolitan Region Scheme (**MRS**).
- City of Nedlands Local Planning Scheme No. 3 (**LPS3**).
- Various City of Nedlands Local Planning Policies, namely the Residential Aged Care Facilities Local Planning Policy.

Since approval was granted, the planning framework has remained relatively consistent, with amendments to LPS3, specific to the site, reflecting the approved development (rather than conflicting with it).

Metropolitan Region Scheme

The subject site remains zoned Urban under the provisions of the MRS. There have been no amendments to the MRS relevant to the approved development.

State Planning Policies / Development Control Policies

There have been no amendments to any State Planning Policy or Development Control Policy applicable to the approved development, including State Planning Policies 7.0, and 7.3.

City of Nedlands Local Planning Scheme No. 3

The subject site remains zoned Residential under the provisions of the City of Nedlands (**City**) LPS3. The Additional Use No. 9 (**AU9**) overlay remains applicable to the subject site.

Since development approval was granted, the most notable change to LPS3 was Amendment No. 10 (**A10**), which was gazetted on 4 February 2022. A10 modified Table 4 to introduce additional conditions for AU9 and

also allocated a residential density of R12.5 to the land subject to AU9. The conditions relate to development control and in essence normalise the approved development.

Refer **Table 2** below for an assessment against the revised conditions of AU9.

Table 2 – Assessment Against the Revised AU9 Provisions

Amended Provision	Comment	Complies
1. Residential aged care facility is a 'P' use.	The approved use is a Residential Aged Care Facility. Being a 'P' use means there is a presumption to the use being approved.	✓
2. A local development plan to be prepared in accordance with Part 6 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> .	Should the same application be lodged today it is our opinion that the need for a local development plan should be waived in accordance with cl. 56(2) of schedule 2 (deemed provisions) of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> . This would be on the basis that point 4, which is specific to the site, confers 'R80' development standards to which the development has met.	✓
3. In relation to Lot 25 (69) Melvista Avenue: <ul style="list-style-type: none"> A maximum plot ratio of 1.0 applies. 	Does not apply to the subject site.	N/A
4. In relation to Lots 10 (16) and 11 (18) Betty Street, and Lots 19 (73) and 18 (75) Doonan Road: <ul style="list-style-type: none"> Development to be in accordance with the R80 density code and associated primary controls prescribed in State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments. 	<p>The approved development was prepared generally in accordance with the R80 density code and associated primary controls prescribed in State Planning Policy 7.3 Residential Design Codes Volume 2 – Apartments (R-Codes).</p> <p>There have been no amendments to the primary control tables of the R-Codes since approval.</p> <p>In relation to the residential density, this provision, which is specific to the site carries greater weight than the base density of R 12.5 that applies to the whole AU9 area.</p>	✓

There have been no other amendments to LPS3 relevant to the approved development.

City of Nedlands Local Planning Policies

The following Local Planning Policies are applicable to the approved development:

- Residential Aged Care Facilities Local Planning Policy.
- Local Planning Policy – Parking.
- Local Planning Policy – Landscaping Plans.
- Local Planning Policy – Waste Management.
- Local Planning Policy – Design Review Panel.

Except for Local Planning Policy – Design Review Panel (**Design LPP**) there have been no amendments to the aforementioned local planning policies that are applicable to the approved development.

The City's Design Review Panel LPP was adopted on 23 March 2021 and sets out a framework for the City's Design Review Panel (**DRP**). Should an application for the approved development be lodged with the SDAU today, the City may refer the development to its DRP for design review.

It is noted the original development was subject to three design reviews during its assessment by the WAPC by the State Design Review Panel (SDRP). The SDRP awarded the development a rating of 'supported' for all 10 design principles set out by State Planning Policy 7.0 (SPP 7.0). SPP 7.0 has not been amended since the application was approved and it would be difficult to see how the SDRP would not arrive at the same outcome.

Whether the Development Would Likely Receive Approval Today

With the expectation of A10 as well as the introduction of the DRP LPP, there have been no substantial or relevant changes to the applicable planning framework, and it is considered the approved development would likely receive approval today.

As demonstrated in **Table 2** above, the approved development meets the revised conditions of AU9 as introduced by A10. The result of A10 as it specifically relates to the site, has the effect of 'normalising' the approved development, allowing the subject site to be development in the manner of the approval which was restricted by the City/s Residential Aged Care Facilities LPP. As such, it is our opinion that the development has become more consistent with the planning framework because of A10; noting that any provisions of the Residential Aged Care Facilities LPP that are inconsistent with LPS3 must be read down.

Whether the Holder of the Approval has Actively Pursued the Approval

The proponent has been actively pursuing the implementation of the approval. This includes securing financing as well as undertaking the following actions:

- 1) Engaged the following consultants to progress detailed design:
 - a) Architect.
 - b) Transport consultant.
 - c) Civil Engineer.
 - d) Waste/Environmental consultant.
 - e) Surveyor.
 - f) Arborist.
- 2) Engaged with the SDAU in respect to minor adjustments to the approved development plans (which are to be addressed at building permit stage). The amendments demonstrate the development is being refined and actively pursued.
- 3) Sought tenders for the building works and nominated a builder to undertake Stage 1 works.
- 4) Completed dilapidation reports required by condition 10 of the approval (excluding one owner at the time of preparing this submission) and undertaken additional surveys of nearby residents' dwellings. Condition 10 has subsequently been cleared by the WAPC.
- 5) Obtained the demolition permit and engaged a contractor.
- 6) Progressed clearance of conditions of planning approval associated with Stage 1 forward works building permit, namely conditions 2, 8, 9, 15, 16, 20 and 21. These have been cleared by the SDAU and include the following:
 - a) Prepared and received approval for the Construction Management Plan.
 - b) Prepared and received approval for the Traffic Management Plan.
 - c) Finalised the Waste Management Plan.
 - d) Prepared a Forward Works Plan.

- e) Prepared an Arborist Report.
- f) Prepared a Geotechnical Report.
- g) Prepared a Stormwater Management Plan.

As outlined above, the proponent has made substantial progress toward implementing and commencing the approval.

CONCLUSION

This application seeks approval to extend the period of substantial commencement for a period of two additional years. No amendments to the approved development plans, use class, or conditions of approval are proposed.

It is considered the request should be favourably determined, on individual merit, recognising that the extension of time satisfies all three considerations as set out in Georgiou. The additional two years will allow the proponent to continue to progress the development in an efficient and effective manner given the capacity constraints currently being suffered by the construction industry.

In considering the above, we respectfully request the application to amend the period of development approval be considered on its merits and favourably determined by the WAPC.

Should you have any queries or require further clarification in regard to the above, please do not hesitate to contact the writer.

Yours faithfully,

p.p



TAYNE EVERSHERD
DIRECTOR

ATTACHMENT 1
ORIGINAL SDAU APPROVAL

WAPC Ref: SDAU-004-20
Enquiries: Paola Di Perna (Ph. 6551 9492)

Mr Tayne Evershed
Planning Solutions
GPO Box 2709
Cloisters Square WA 6850

Dear Mr Evershed

APPROVAL OF FORM 17B SIGNIFICANT DEVELOPMENT APPLICATION

WAPC Ref:	SDAU-004-20
Property Location:	Lots 10 and 11 (16-18) Betty Street, and Lots 18 and 19 (73-75) Doonan Road, Nedlands
Application Details:	Residential Aged Care Facility and Consulting Rooms

Thank you for your Form 17B Application for Development Approval and plans submitted to the Department of Planning, Lands and Heritage on 29 July 2020 for the above-mentioned development.

This application was considered by the Western Australian Planning Commission at its meeting held on **11 March 2021**, where in accordance with Section 274(2) of the *Planning and Development Act 2005*, 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 development approval in accordance with Section 279 of the *Planning and Development Act 2005*. Please also be advised that there is a right of review by the State Administrative Tribunal in accordance with Section 283 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*.

The Western Australian Planning Commission is responsible for the clearance of any conditions of approval. The Commission's clearance will be required prior to an application being made to a permit authority for a building permit. Should you have any queries with respect to the conditions of approval, or the process for the clearance of conditions, please contact Paola Di Perna, on 6551 9492 or via email at Paola.DiPerna@dplh.wa.gov.au.

Yours sincerely,



Ms Sam Fagan
Secretary
Western Australian Planning Commission
29 March 2021

Encl. WAPC Determination Notice
Approved Plans

Planning and Development Act 2005

Section 274(2)

APPROVAL of Form 17B Significant Development Application

WAPC Ref: SDAU-004-20
Property Location: Lots 10 and 11 (16-18) Betty Street, and Lots 18 and 19 (73-75) Doonan Road, Nedlands
Application Details: Residential Aged Care Facility and Consulting Rooms

In accordance with Section 274(2) *Planning and Development Act 2005*, the above application for development approval was **APPROVED** on 11 March 2021, subject to the following conditions:

Conditions

Approval Timeframe

1. This decision constitutes planning approval only and is valid for a period of 18 months from the date of approval. If the development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.

Conformity with Plans

2. The development shall be undertaken in accordance with the approved plans and documents date-stamped 25 February 2021 attached to this approval, final details of which are to be provided at working drawings stage to the satisfaction of the Western Australian Planning Commission with the following modification:
 - a. A 1.6m high privacy screen shall be erected to the northern side of the Level 3 balconies.

Clearance of Conditions of Approval

3. A covering letter and a copy of the final working drawings (prepared for submission of an application for a building permit) and all associated reports and information that address the conditions of approval shall be submitted to, and cleared by, the Western Australian Planning Commission.

Land Use

4. The wellness centre (consulting rooms) shall be used by a maximum of two fulltime-equivalent health practitioners at any one time.
5. Use of the wellness centre (consulting rooms) by people/patients who are not residents of the Aged Care facility shall not exceed 30% of the daily appointments. A wellness centre management plan addressing but not limited to: the extent of external referrals to health practitioners reflected in this condition and hours of operation shall be submitted to, and approved by, the Western Australian Planning Commission and thereafter implemented.

6. The cafe and hairdresser activities, as depicted on the approved plan, shall be operated as incidental uses to the Residential Aged Care Facility use and shall be limited to use by residents and staff of the Residential Aged Care Facility and their visitors.

Construction

7. Arrangements being made prior to the occupation of the development, for Lots 10 and 11 Betty Street, Nedlands and Lots 18 and 19 Doonan Road, Nedlands to be legally amalgamated on one Certificate of Title, or such other alternative, at the expense of the owner, to the satisfaction of the Western Australian Planning Commission.
8. Prior to the submission of the relevant building permit application, a Construction Management Plan for the proposed development shall be submitted to, and approved by, the Western Australian Planning Commission on advice from the City of Nedlands, addressing but not limited to: the control of vibration, dust, noise, waste, dewatering, sand and sediment; temporary fencing; hoardings and gantries; site access/egress; deliveries of construction materials; heavy construction machinery; parking for contractors and tradespersons; and traffic control. The approved Plan shall be implemented and adhered to at all times during the construction phase, unless otherwise approved by the Western Australian Planning Commission on advice from the City of Nedlands.
9. Prior to the submission of the relevant building permit application, the applicant shall submit a geotechnical engineering report certifying that the land is physically capable of accommodating the development, to the satisfaction of the Western Australian Planning Commission, on advice from the City of Nedlands.
10. Prior to the commencement of development, a dilapidation report prepared by a suitably qualified professional shall be submitted to, and approved by, the Western Australian Planning Commission on advice from the City of Nedlands, detailing the current condition and status of all buildings, surrounding paved areas and ancillary structures located on, but not limited to, the following properties:
 - a. 14 Betty Street
 - b. 71 Doonan Road
 - c. 69 Melvista Avenue and No. 20 Betty Street

In the event that access for undertaking the dilapidation survey is denied by an adjoining owner, the applicant must demonstrate in writing to the satisfaction of the Western Australian Planning Commission that all reasonable steps have been taken to obtain access and advise the affected property owner of the reason for the survey and that these steps have failed. Dilapidation reports shall be prepared to the satisfaction of the Western Australian Planning Commission.

Parking

11. The on-site car parking bays shall be marked on site as indicated on the approved plans and such marking shall be subsequently maintained so that the delineation of parking bays remains clearly visible. Hard-stand areas approved for the purpose of car parking or vehicle access shall be maintained in good condition to the satisfaction of the Western Australian Planning Commission.
12. Prior to the occupation of the development, the applicant shall supply certification of compliance by an architect or engineer confirming that the constructed design of all car parks, vehicle access-ways, ramps and bicycle bays complies with Australian Standards AS2890.1 and AS2890.3 and is consistent with the approved plans, to the satisfaction of the Western Australian Planning Commission.
13. Prior to the occupation of the development, a Parking and Access Management Plan shall be submitted to, and approved by, the Western Australian Planning Commission on advice from the City of Nedlands. The Parking and Access Management Plan is to include detailed management measures for the location of staff bays, visitor parking, basement vehicular entry gate and service and/or deliveries times to ensure vehicle access is readily available and safe at all times. The approved Parking and Access Management Plan shall be implemented by the owners/occupiers/strata managers of the development to the satisfaction of the Western Australian Planning Commission.

Lighting

14. Prior to the submission of the relevant building permit application, an external lighting plan shall be submitted to, and approved by, the Western Australian Planning Commission on advice from the City of Nedlands. The lighting is to be designed and located to ensure light spill is considered appropriate in a residential context.

Waste Management

15. Prior to submission of the relevant building permit application, the Waste Management Plan by Talis (ref. TW20019 dated 1 October 2020) shall be amended on advice from the City of Nedlands and shall be submitted to, and approved by, the Western Australian Planning Commission. The approved Waste Management Plan shall be implemented and adhered to at all times by the owners and/or operators of the development, to the satisfaction of the Western Australian Planning Commission.

Water Management

16. Prior to the submission of the relevant building permit application, a Stormwater Management Plan shall be submitted to and approved by the Western Australian Planning Commission, on advice from the City of Nedlands, and thereafter implemented.

Acoustic Report

17. Prior to the submission of the relevant building permit application, all of the recommended measures included in the Acoustic Report prepared by Gabriels Hearne Farrell, dated 15 October 2020 (Rev: 3), shall be implemented in full unless otherwise approved by the Western Australian Planning Commission, on advice from the City of Nedlands.
18. Prior to the occupation of the development, the final plans shall be certified by a qualified acoustic consultant confirming the development incorporates the recommendations outlined in the approved Acoustic Report.
19. Prior to the submission of the relevant building permit application, the landowner shall provide a detailed acoustic assessment on the chosen mechanical plant equipment which demonstrates compliance with the requirements of the Environmental Protection (Noise) Regulations 1997.

Landscaping

20. The four existing trees located adjacent to the northern boundary of the site shall be retained and protected during development works with a tree protection zone being established and maintained during the construction period to the satisfaction of the Western Australian Planning Commission, on advice from the City of Nedlands.
21. Prior to the submission of the relevant building permit application, an Arboriculture Report shall be prepared by a suitably qualified professional, at the developer/owners' cost, providing details of the required tree protection zone and demonstrating how the development will be undertaken to mitigate impacts to the retained trees, with the report being submitted to, and approved by, the Western Australian Planning Commission on advice from the City of Nedlands.
22. Prior to the occupation of the development, all landscaping areas shall be installed in accordance with the approved landscaping plan stamped 25 February 2021. All landscaping areas shall be maintained thereafter to the satisfaction of the Western Australia Planning Commission.
23. Prior to the occupation of the development, the portion of the road verge adjacent to the development site shall be made good, to the satisfaction of the Western Australian Planning Commission on advice from the City of Nedlands.

Materials and Finishes

24. The development being constructed with high quality and durable materials and finishes and to a level of detailing that is consistent with the elevations and perspectives date stamped 25 February 2021. Prior to the submission of the relevant building permit application, the applicant is to submit final details, including a sample board, of the materials, colours and finishes of the exterior of the building to the satisfaction of the Western Australian Planning Commission, on advice from the State Design Review Panel.

Utilities and Facilities

25. Any proposed external fixtures including, but not limited to television and radio antennae, satellite dishes, plumbing vents and pipes, solar panels, air conditioners, hot water systems and lift overruns shall be integrated into the design of the building and located or screened to minimise any visual and noise impact on the residents of the neighbouring properties and public realm, with details of the location and screening of such plant and services being submitted to, and approved by, the Western Australian Planning Commission prior to applying for the relevant building permit;

Advice Notes

- a. With regard to condition 1, and in accordance with s.279(4) of the Planning and Development Act 2005, the Commission cannot do anything that would have the effect of extending the period within which the development must be substantially commenced.
- b. This is a development approval only. The applicant/owner is advised that it is their responsibility to ensure that the proposed development complies with all other applicable legislation, local laws and/or licence/permit requirements that may relate to the development.
- c. A demolition permit from the City of Nedlands is required prior to demolition works occurring. All works are required to comply with relevant statutory provisions
- d. With regard to condition 3, working drawings are to comply with all of the relevant conditions of development approval, as confirmed by the Western Australian Planning Commission, and any variations from the approved plans are required to be clearly identified. Following satisfactory assessment of the working drawings, the Western Australian Planning Commission will provide a clearance letter and copies of the plans to the City of Nedlands to assist with building permit assessment. Where works and/or building permits are proposed to be staged, the Commission may agree to a staged clearance of working drawings and associated conditions of approval.
- e. The final plans and details submitted to the Western Australian Planning Commission to satisfy the conditions of this approval will be verified by the Department of Planning, Lands and Heritage officers, and any other Local or State government agency where applicable. Approval for any substantial changes to the approved plans will need to be obtained in writing from the Commission, made via an amended application process (Form 17C).
- f. Where building works proposes a “notifiable event” or are likely to affect neighbouring land or property, then the ‘Work affecting other land’ provisions of the Building Act 2011 will apply. This information sets out the requirements for managing building work on or close to a boundary. This process is used to confirm agreement with the work and with the effects it may have on neighbouring land or property.

- g. With regards to condition 8, in the event that that dewatering is required at the site during construction the applicant is to prepare a Dewatering Management Plan with advice provided by the Department of Biodiversity, Conservation and Attractions and the City of Nedlands.
- h. With regards to condition 13, the management of parking bays 14-17 and the associated loading/ambulance area is to be addressed to ensure that the bays are designated as all day parking bays and/or staff bays to manage the impact of when manoeuvring is temporarily obstructed due to the use of loading/ambulance area.
- i. With regard to condition 13, the parking and access management plan is to address and provide suitable arrangements for staff and visitors accessing the site by private vehicle, particularly in the evenings and early mornings, to use the basement car parking rather than any available on-street parking, to minimise noise and disturbance for surrounding residents and occupants of the development.
- j. With regard to condition 15, further information including details of bins storage layout, management of FOGO and medical waste and the type and movement of waste collection vehicles (including swept path analysis) is to be incorporated into the updated waste management plan.
- k. With regard to condition 16, all downpipes from guttering are required to discharge into drains that empty into a soak-well on-site. Each soak-well must be located at least 1.8m from any building and lot boundary. Soak-wells are required to have a minimum capacity of 1.0m³ for every 80m² of calculated surface area of the development and should have capacity to contain runoff from a 20-year recurrent storm event.
- l. In relation to conditions 17 to 19, the Acoustic Report outlines that the condenser units are to operate in night mode during the overnight period (10pm to 7am) in order to comply with the applicable requirements. This mode is to be programmed onsite by the installer and shall not be altered by the building occupants or maintenance staff.
- m. Prior to commencement of site works, a Nature Strip Works Permit shall be submitted to and approved by the City of Nedlands, to the City's satisfaction. The application shall include a detailed infrastructure plan to the City's satisfaction. The landowner shall be liable for any ongoing maintenance and cost of the works.
- n. The existing crossover is to be removed and the nature-strip / verge reinstated in accordance with the City of Nedlands' Nature Strip Improvement Guidelines. A new crossover, temporary crossover or modification to an existing crossover will require a separate Vehicle Crossover Permit to be obtained from the City of Nedlands prior to construction commencing.
- o. Prior to commencement of site works, a Nature Strip Works Permit shall be submitted to and approved by the City of Nedlands, to the City's satisfaction. The application shall include a detailed infrastructure plan to the City's satisfaction. The landowner shall be liable for any ongoing maintenance and cost of the works.

- p. The existing crossover is to be removed and the nature-strip / verge reinstated in accordance with the City of Nedlands' Nature Strip Improvement Guidelines. A new crossover, temporary crossover or modification to an existing crossover will require a separate Vehicle Crossover Permit to be obtained from the City of Nedlands prior to construction commencing.
- q. The development is required to provide access to buildings for people with disabilities in accordance with the National Construction Code Building Code of Australia, AS1428.1 and Disability (Access to Premises – Buildings) Standards 2010. Detailed drawings are to be submitted with the Building Permit application identifying means of access from carparking areas to the entrance of the building and throughout the building, as required by AS1428.1 and the Disability (Access to Premises – Buildings) Standards 2010.
- r. The existing verge levels at the front property boundary and verge assets (inclusive of street trees) shall not be altered without prior approval of the City of Nedlands.
- s. If an applicant or owner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with Part 17 of the Planning and Development Act 2005.

Reasons for determination:

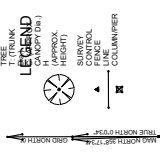
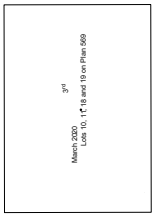
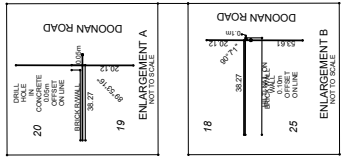
Commission members resolved that the application met the criteria to be determined as a significant development, as prescribed under Part 17 of the Planning and Development Act 2005 (as amended by the Planning and Development Act 2020) and approved the application.

THE MELVISTA NEDLANDS

ARCHITECTURAL DRAWINGS

16-18 BETTY ST & 73-75 DOONAN RD

Western Australian
Planning Commission
APPROVED
11-Mar-2021 SDAU-004-20

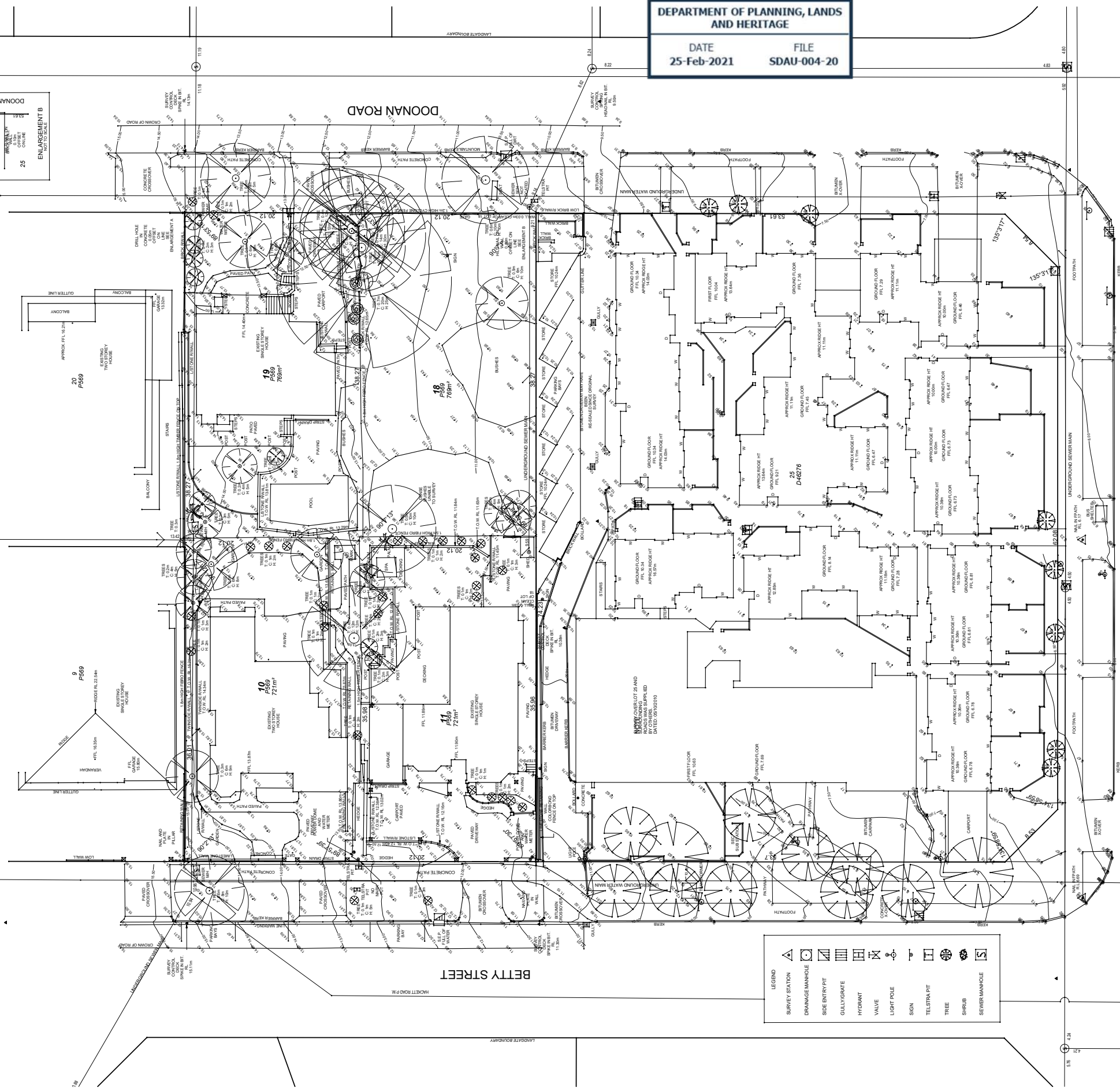


APPROVED - This drawing is approved for construction in accordance with the conditions of the Development Approval (DA) issued by the relevant authority.

UNCONTROLLED COPY - This drawing is an uncontrolled copy. It is not to be used for construction purposes. Only the original drawing should be used.

REVISIONS - All changes to this drawing must be recorded in the revision table. No changes should be made to the drawing without the approval of the relevant authority.

NOTES - This drawing is an uncontrolled copy. Unless noted otherwise, all dimensions are in millimeters. This drawing must be read in conjunction with all relevant contracts, specifications and drawings.



Western Australian Planning Commission

APPROVED

11-Mar-2021 SDAU-004-20

HACKETT ROAD

H

CONSULTANT

Hassell

Hassell LTD ABN 24 007 711 435
Level 1
Commonwealth Bank Building
242 Murray Street
Perth WA 6000 Australia
T +61 8 6477 6000
perth@hassellstudio.com

REFERENCE

0m 1m 2m 3m 4m

NORTH

NOTES

1. Do not scale drawing. Written dimensions govern
2. All dimensions are in millimeters unless noted otherwise
3. All dimensions shall be verified on site before proceeding with the work. Hassell shall be notified in writing of any discrepancies.
4. This drawing must be read in conjunction with all relevant contracts, specifications and drawings

This drawing is an uncontrolled copy. Unless noted otherwise © Copyright of this drawing is vested in Hassell Ltd.

REV DESCRIPTION

A WAPC DEVELOPMENT APPLICATION

DATE

16/10/2020

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE

SITE SURVEY PRECINCT

REVIEWED

MJ

APPROVED

MJ

DRAWING NO.

SK_0010

SCALE @ A3

1 : 500

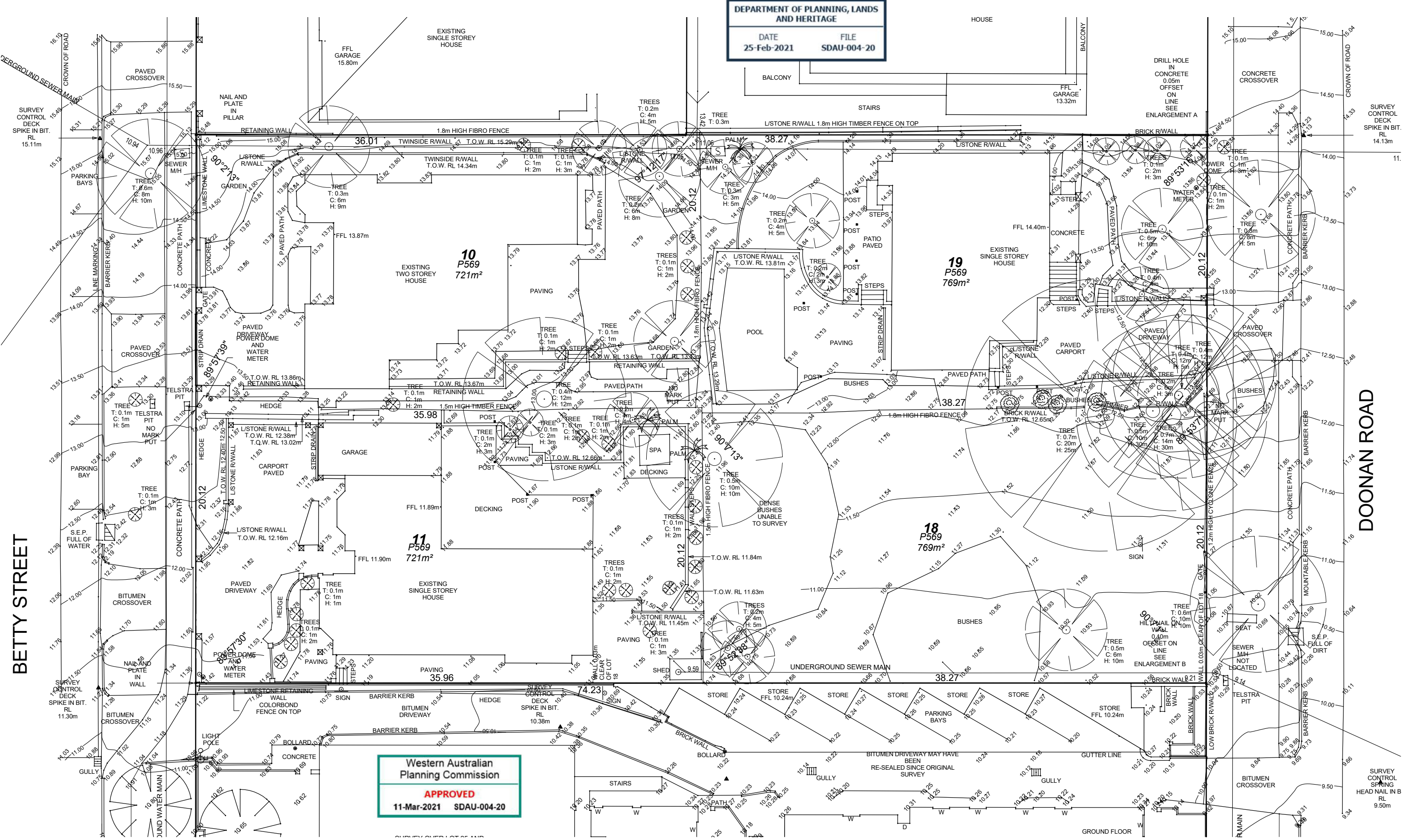
PROJECT NO.

013409

REV NO.

A

DEPARTMENT OF PLANNING, LANDS AND HERITAGE
 DATE 25-Feb-2021 FILE SDAU-004-20




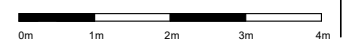
Western Australian Planning Commission
APPROVED
 11-Mar-2021 SDAU-004-20

BETTY STREET

DOONAN ROAD

CONSULTANT

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
REV	DESCRIPTION	DATE
A	WAPC DEVELOPMENT APPLICATION	16/10/2020

CLIENT
 ORYX COMMUNITIES
PROJECT
 THE MELVISTA, NEDLANDS


STATUS
DRAWING TITLE
 SITE SURVEY

REVIEWED
 MJ
APPROVED
 MJ
DRAWING NO.
 SK_0011
SCALE @ A3
 1 : 250
PROJECT NO.
 013409
REV NO.
 A

SITE CONTEXT

-  PARK LAND
-  1 STOREY
-  2 STOREY +



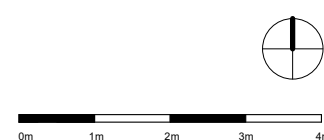
DEPARTMENT OF PLANNING, LANDS AND HERITAGE
 DATE: 25-Feb-2021 FILE: SDAU-004-20

Western Australian Planning Commission
APPROVED
 11-Mar-2021 SDAU-004-20



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REV DESCRIPTION

A WAPC DEVELOPMENT APPLICATION

DATE

16/10/2020

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
 SITE - CONTEXT

REVIEWED

MJ

APPROVED

MJ

DRAWING NO.

SK_0012

SCALE @ A3

1 : 1000

PROJECT NO.

013409

REV NO.

A

SITE TREES

-  EXISTING TREES
-  EXISTING TREES TO BE REMOVED
-  NEW VERGE TREES
-  EXISTING BUILDING TO BE REMOVED



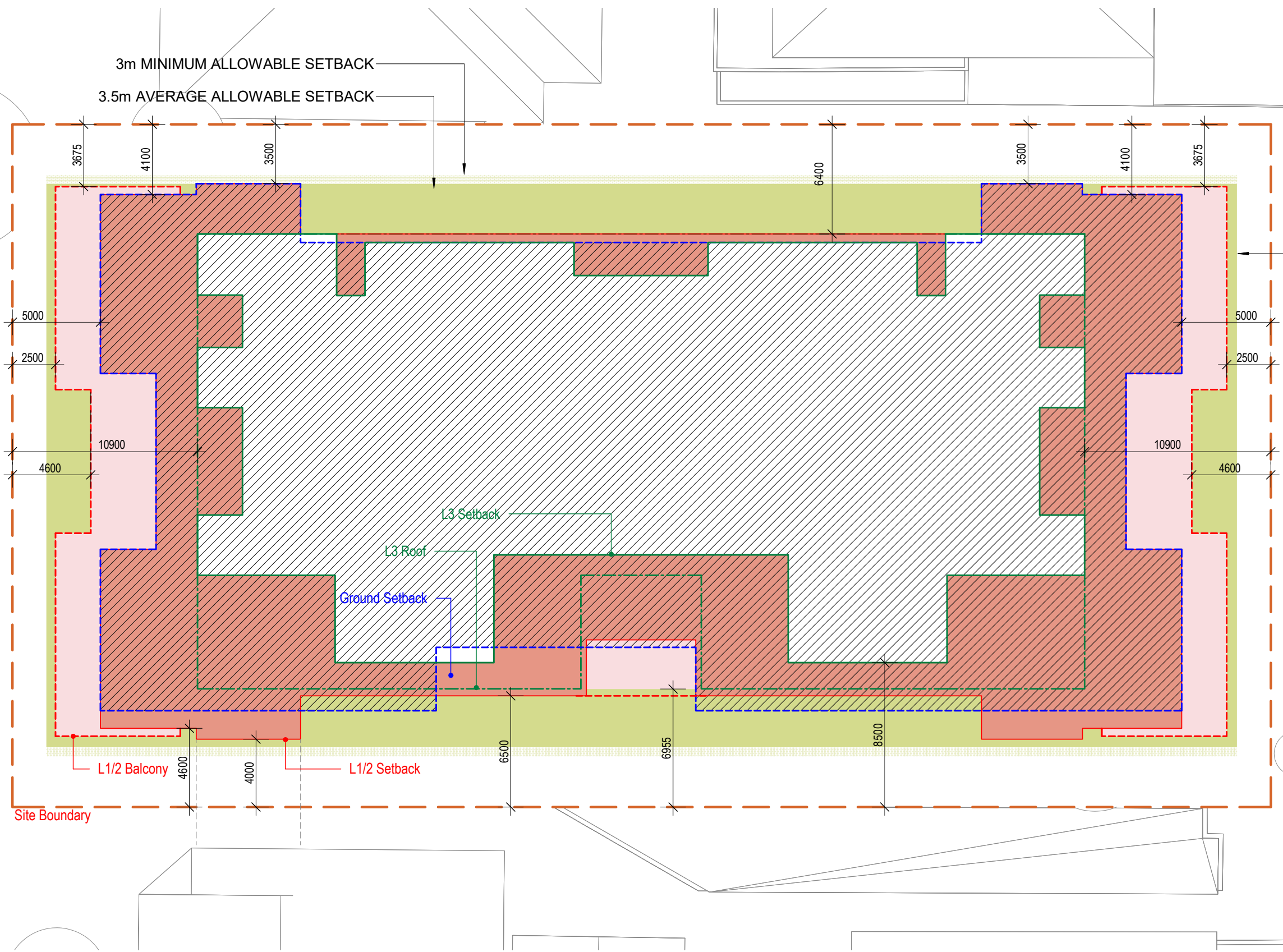
DEPARTMENT OF PLANNING, LANDS AND HERITAGE
 DATE: 25-Feb-2021 FILE: SDAU-004-20

Western Australian Planning Commission
APPROVED
 11-Mar-2021 SDAU-004-20

	CONSULTANT	Hassell LTD ABN 24 007 711 435 Level 1 Commonwealth Bank Building 242 Murray Street Perth WA 6000 Australia T +61 8 6477 6000 perth@hassellstudio.com	REFERENCE	NORTH 	NOTES 1. Do not scale drawing. Written dimensions govern 2. All dimensions are in millimeters unless noted otherwise 3. All dimensions shall be verified on site before proceeding with the work. Hassell shall be notified in writing of any discrepancies. 4. This drawing must be read in conjunction with all relevant contracts, specifications and drawings This drawing is an uncontrolled copy. Unless noted otherwise © Copyright of this drawing is vested in Hassell Ltd.	REV DESCRIPTION A WAPC DEVELOPMENT APPLICATION	DATE 16/10/2020	CLIENT ORYX COMMUNITIES PROJECT THE MELVISTA, NEDLANDS	STATUS DRAWING TITLE SITE - TREES	REVIEWED MJ APPROVED MJ DRAWING NO. SK_0013	SCALE @ A3 As indicated PROJECT NO. 013409 REV NO. A
											

SETBACKS

DEPARTMENT OF PLANNING, LANDS AND HERITAGE	
DATE	FILE
25-Feb-2021	SDAU-004-20



Western Australian
Planning Commission

APPROVED
11-Mar-2021 SDAU-004-20

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REV	DESCRIPTION	DATE
A	WAPC DEVELOPMENT APPLICATION	16/10/2020

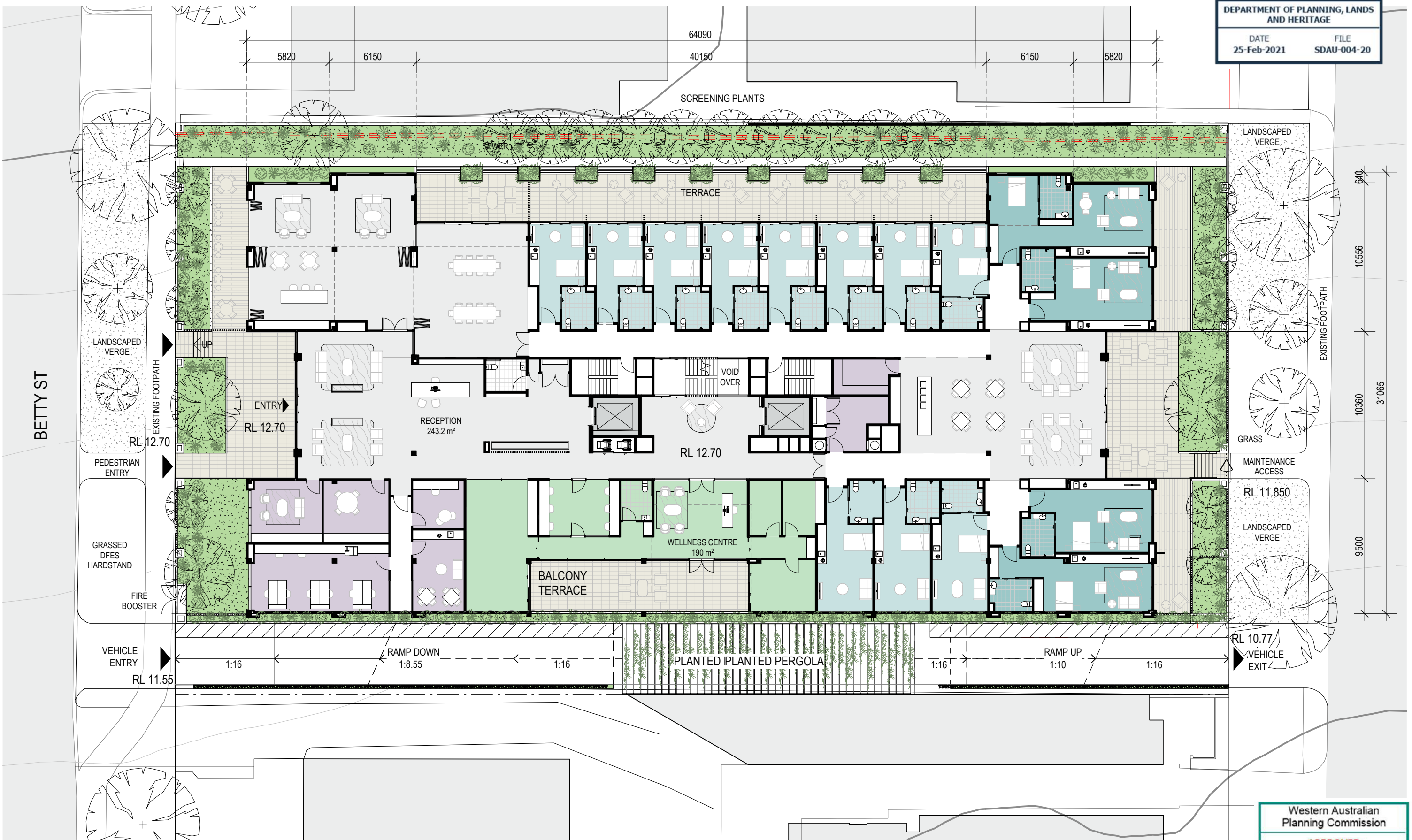
CLIENT
ORYX COMMUNITIES

PROJECT
THE MELVISTA, NEDLANDS

STATUS

DRAWING TITLE
SITE - SETBACKS

REVIEWED MJ	SCALE @ A3 1 : 250
APPROVED MJ	PROJECT NO. 013409
DRAWING NO. SK_0014	REV NO. A



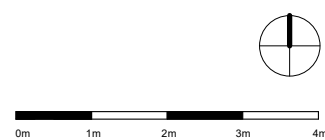
GA PLAN - SITE
1:250

Western Australian
Planning Commission
APPROVED
11-Mar-2021 SDAU-004-20



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REV DESCRIPTION

A WAPC DEVELOPMENT APPLICATION

DATE

16/10/2020

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
SITE PLAN

REVIEWED

MJ

APPROVED

MJ

DRAWING NO.

SK_0015

SCALE @ A3

1 : 250

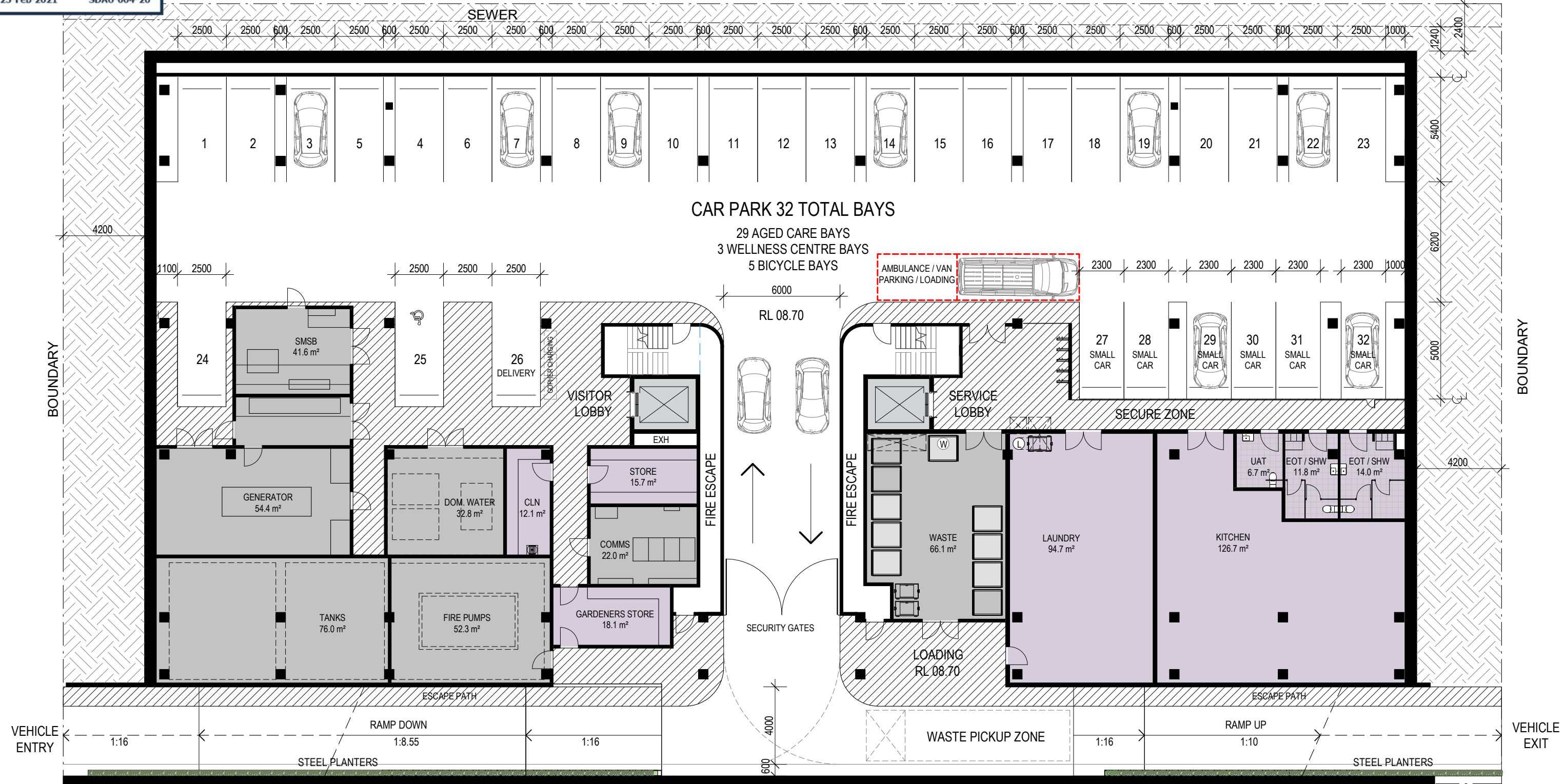
PROJECT NO.

013409

REV NO.

A

BOUNDARY

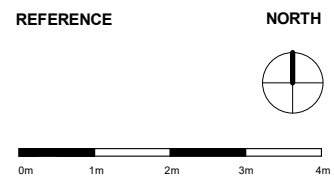


GA PLAN - LEVEL 01
1:200

Western Australian Planning Commission
APPROVED
11-Mar-2021 SDAU-004-20



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REV	DESCRIPTION
A	WAPC DEVELOPMENT APPLICATION
B	WAPC DEVELOPMENT APPLICATION

DATE
16/10/2020
19/01/2021

CLIENT
ORYX COMMUNITIES

PROJECT
THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
GA PLAN - BASEMENT

REVIEWED
MJ

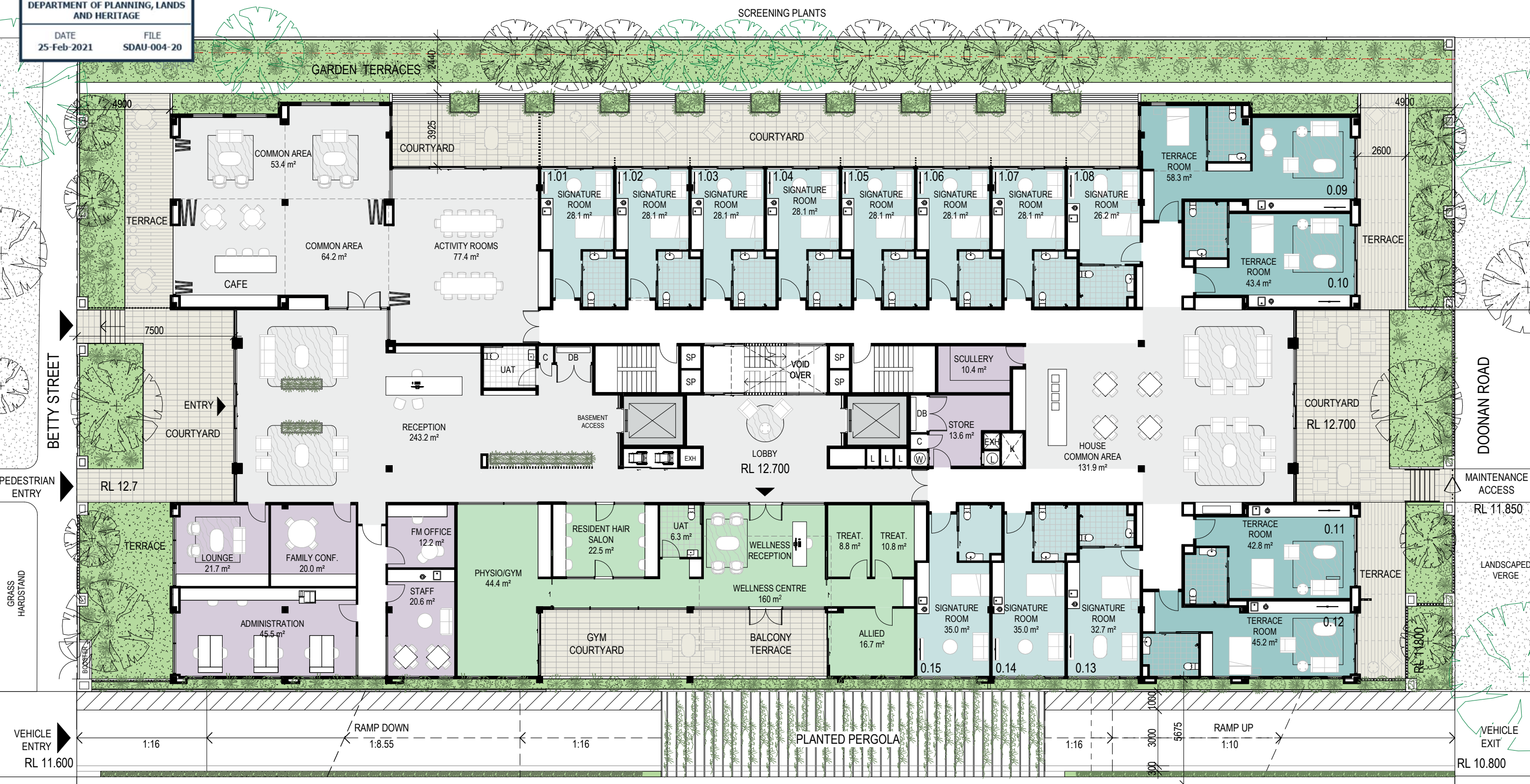
APPROVED
MJ

DRAWING NO.
SK_0020

SCALE @ A3
1 : 200

PROJECT NO.
013409

REV NO.
B



GA PLAN - L00(Ground)
 1:200

EXISTING SITE TREES
 Western Australian Planning Commission
APPROVED
 11-Mar-2021 SDAU-004-20

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REFERENCE
 NORTH

 0m 1m 2m 3m 4m

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REV	DESCRIPTION	DATE
A	WAPC DEVELOPMENT APPLICATION	16/10/2020

CLIENT
 ORYX COMMUNITIES
 PROJECT
 THE MELVISTA, NEDLANDS

STATUS
 DRAWING TITLE
 GA PLAN - LEVEL 00

REVIEWED MJ	SCALE @ A3 1 : 200
APPROVED MJ	PROJECT NO. 013409
DRAWING NO. SK_0021	REV NO. A



GA PLAN - LEVEL 01-02
1:200

Western Australian Planning Commission
APPROVED
11-Mar-2021 SDAU-004-20

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REFERENCE
NORTH

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REV	DESCRIPTION	DATE
A	WAPC DEVELOPMENT APPLICATION	16/10/2020

CLIENT
ORYX COMMUNITIES

PROJECT
THE MELVISTA, NEDLANDS



STATUS
DRAWING TITLE
GA PLAN - LEVEL 01

REVIEWED
MJ

APPROVED
MJ

DRAWING NO.
SK_0022

SCALE @ A3
1 : 200

PROJECT NO.
013409

REV NO.
A



GA PLAN - LEVEL 02

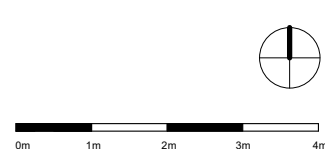
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Western Australian Planning Commission
APPROVED
11-Mar-2021 SDAU-004-20



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REV DESCRIPTION

A WAPC DEVELOPMENT APPLICATION

DATE

16/10/2020

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
GA PLAN - LEVEL 02

REVIEWED

MJ

APPROVED

MJ

DRAWING NO.
SK_0023

SCALE @ A3

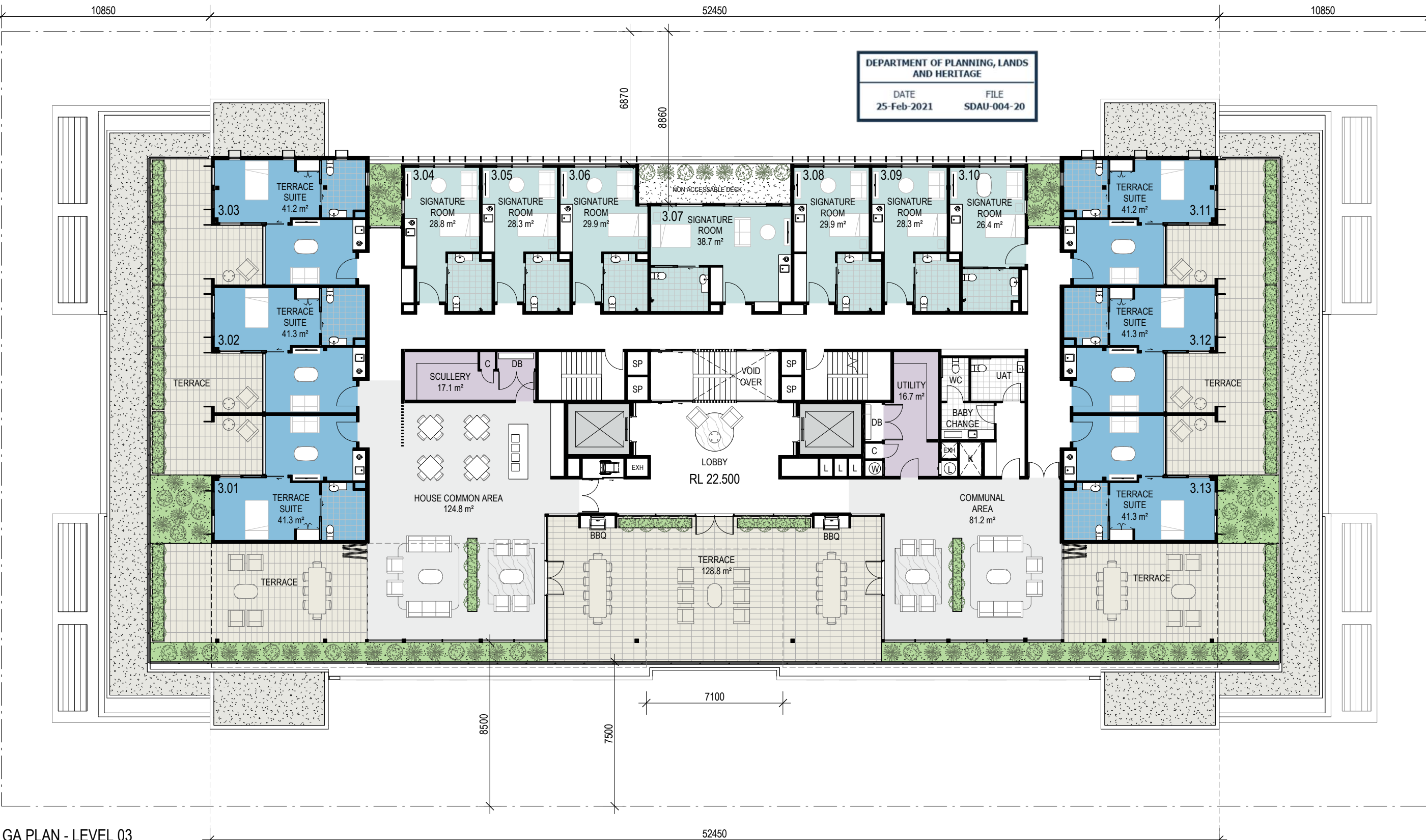
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PROJECT NO.

013409

REV NO.

A



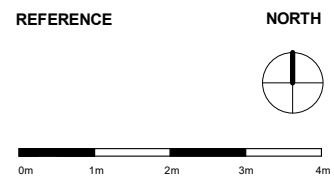
GA PLAN - LEVEL 03
1:200

DEPARTMENT OF PLANNING, LANDS
AND HERITAGE
DATE 25-Feb-2021 FILE SDAU-004-20

Western Australian
Planning Commission
APPROVED
11-Mar-2021 SDAU-004-20



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REV DESCRIPTION
A WAPC DEVELOPMENT APPLICATION

DATE
16/10/2020

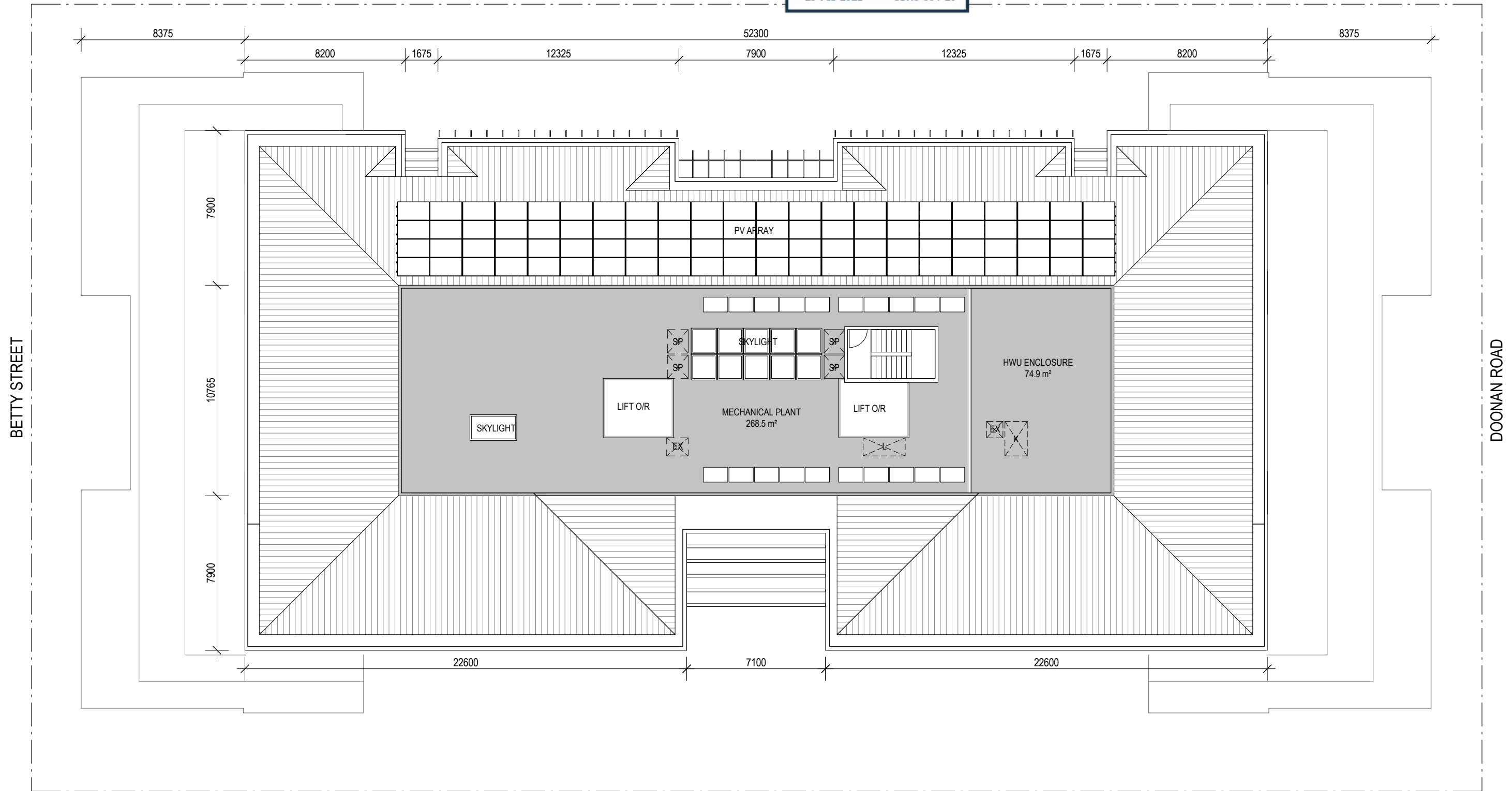
CLIENT
ORYX COMMUNITIES
PROJECT
THE MELVISTA, NEDLANDS



STATUS
DRAWING TITLE
GA PLAN - LEVEL 03

REVIEWED
MJ
APPROVED
MJ
DRAWING NO.
SK_0024

SCALE @ A3
1 : 200
PROJECT NO.
013409
REV NO.
A

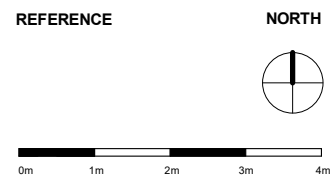


GA PLAN - ROOF
1:200

Western Australian
Planning Commission
APPROVED
11-Mar-2021 SDAU-004-20



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REV DESCRIPTION

A	WAPC DEVELOPMENT APPLICATION
---	------------------------------

DATE
16/10/2020

CLIENT
ORYX COMMUNITIES

PROJECT
THE MELVISTA, NEDLANDS



STATUS
DRAWING TITLE
GA PLAN - ROOF

REVIEWED
MJ

APPROVED
MJ

DRAWING NO.
SK_0025

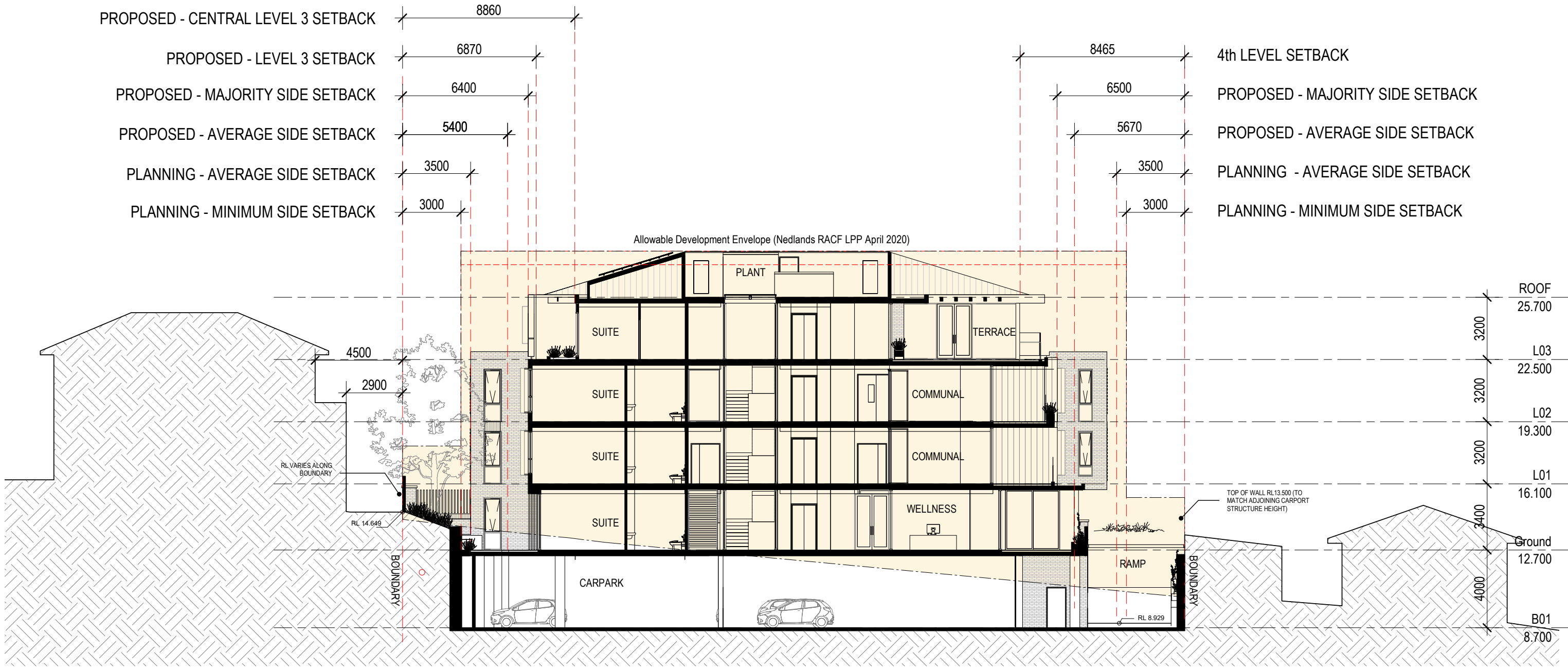
SCALE @ A3
1 : 200

PROJECT NO.
013409

REV NO.
A

62.5% @ 6.4m Setback
 19.50% @ 4.1m Setback
 18.5% @ 3.5m Setback

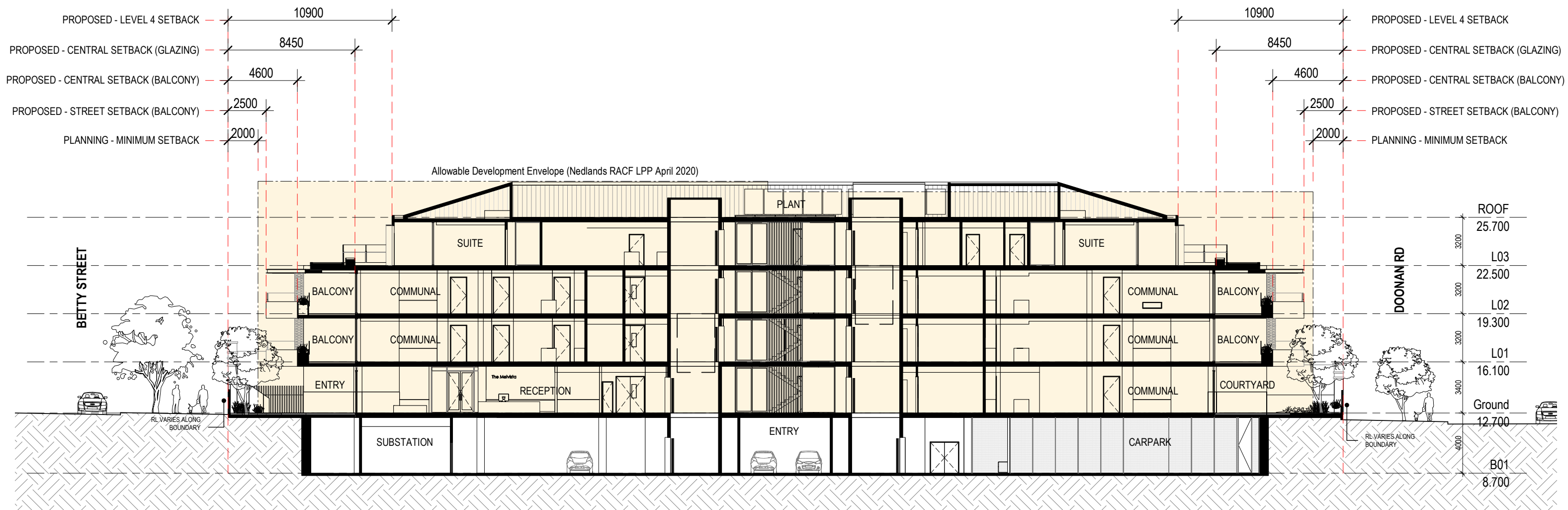
62.5% @ 5.2m Setback
 19% @ 4.6m Setback
 18.5% @ 3.5m Setback



SECTION - NORTH/SOUTH
 1:200

Western Australian
 Planning Commission
APPROVED
 11-Mar-2021 SDAU-004-20

<p>CONSULTANT Hassell LTD ABN 24 007 711 435 Level 1 Commonwealth Bank Building 242 Murray Street Perth WA 6000 Australia T +61 8 6477 6000 perth@hassellstudio.com</p>	<p>REFERENCE</p>	<p>NOTES</p> <ol style="list-style-type: none"> Do not scale drawing. Written dimensions govern All dimensions are in millimeters unless noted otherwise All dimensions shall be verified on site before proceeding with the work. Hassell shall be notified in writing of any discrepancies. This drawing must be read in conjunction with all relevant contracts, specifications and drawings <p>This drawing is an uncontrolled copy. Unless noted otherwise © Copyright of this drawing is vested in Hassell Ltd.</p>	<p>REV DESCRIPTION</p> <p>A WAPC DEVELOPMENT APPLICATION</p>	<p>DATE</p> <p>16/10/2020</p>	<p>CLIENT</p> <p>ORYX COMMUNITIES</p> <p>PROJECT</p> <p>THE MELVISTA, NEDLANDS</p>	<p>STATUS</p> <p>DRAWING TITLE</p> <p>SHORT SECTION</p>	<p>REVIEWED</p> <p>MJ</p> <p>APPROVED</p> <p>MJ</p> <p>DRAWING NO.</p> <p>SK_0030</p>	<p>SCALE @ A3</p> <p>1 : 200</p> <p>PROJECT NO.</p> <p>013409</p> <p>REV NO.</p> <p>A</p>



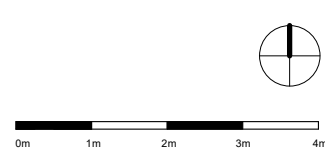
SECTION - EAST WEST
1:200

Western Australian
Planning Commission
APPROVED
11-Mar-2021 SDAU-004-20



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REV DESCRIPTION

A WAPC DEVELOPMENT APPLICATION

DATE

16/10/2020

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
LONG SECTION

REVIEWED

MJ

APPROVED

MJ

DRAWING NO.
SK_0031

SCALE @ A3

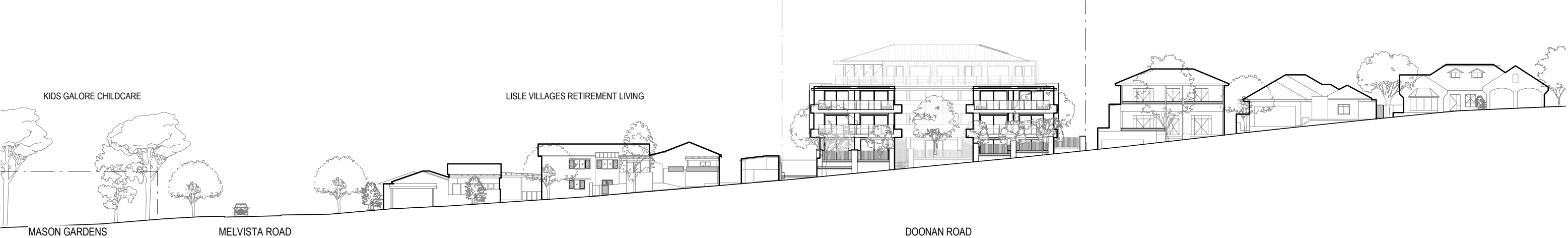
1 : 250

PROJECT NO.

013409

REV NO.

A



ELEVATION - DOONAN ROAD CONTEXT
1:500



ELEVATION - BETTY STREET CONTEXT
1:500

The street facades have been layered to create two “houses” which softens the development within the street context. Setting back the communal spaces between the houses & providing a significant tree creates a modest street presence. The upper floor is obscured in the street context by implementing a significant setback to reduce the scale of the development.

Western Australian
Planning Commission

APPROVED

11-Mar-2021 SDAU-004-20

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				A	WAPC DEVELOPMENT APPLICATION				
<p>CONTRACT WAPC DEVELOPMENT APPLICATION</p>									



ELEVATION - EAST
1:250

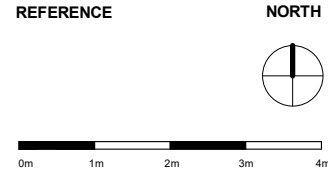


ELEVATION - NORTH
1:250

Western Australian
Planning Commission
APPROVED
11-Mar-2021 SDAU-004-20



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REV DESCRIPTION
A WAPC DEVELOPMENT APPLICATION
B WAPC DEVELOPMENT APPLICATION

DATE
16/10/2020
19/01/2021

CLIENT
ORYX COMMUNITIES
PROJECT
THE MELVISTA, NEDLANDS



STATUS
DRAWING TITLE
NORTH & EAST ELEVATION

REVIEWED
MJ
APPROVED
MJ
DRAWING NO.
SK_0041

SCALE @ A3
1 : 250
PROJECT NO.
013409
REV NO.
B



ELEVATION - WEST
1:250



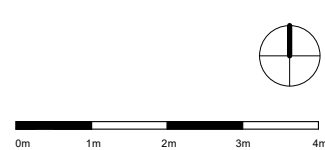
ELEVATION - SOUTH
1:250

Western Australian
Planning Commission
APPROVED
11-Mar-2021 SDAU-004-20



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REFERENCE



NORTH

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REV DESCRIPTION

REV	DESCRIPTION
A	WAPC DEVELOPMENT APPLICATION
B	WAPC DEVELOPMENT APPLICATION

DATE

16/10/2020
19/01/2021

CLIENT

ORYX COMMUNITIES

PROJECT
THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
SOUTH & WEST ELEVATION

REVIEWED

MJ

APPROVED

MJ

DRAWING NO.
SK_0042

SCALE @ A3

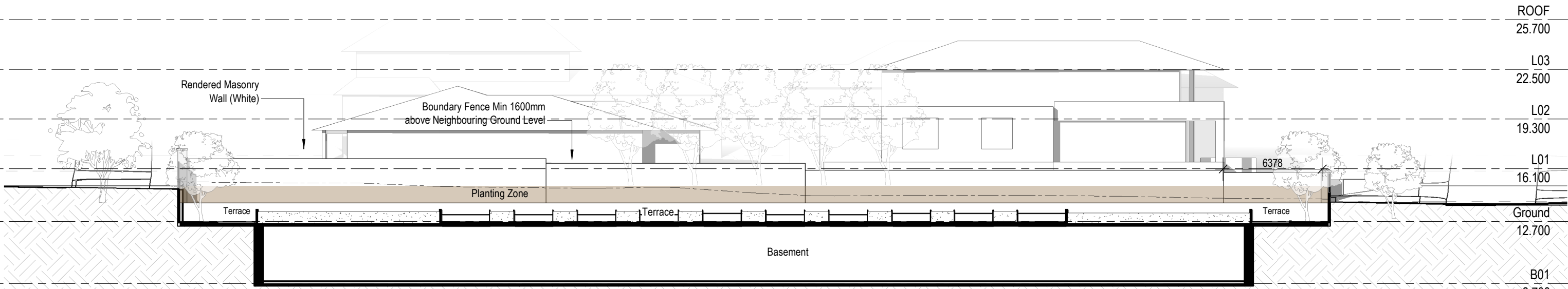
1 : 250

PROJECT NO.

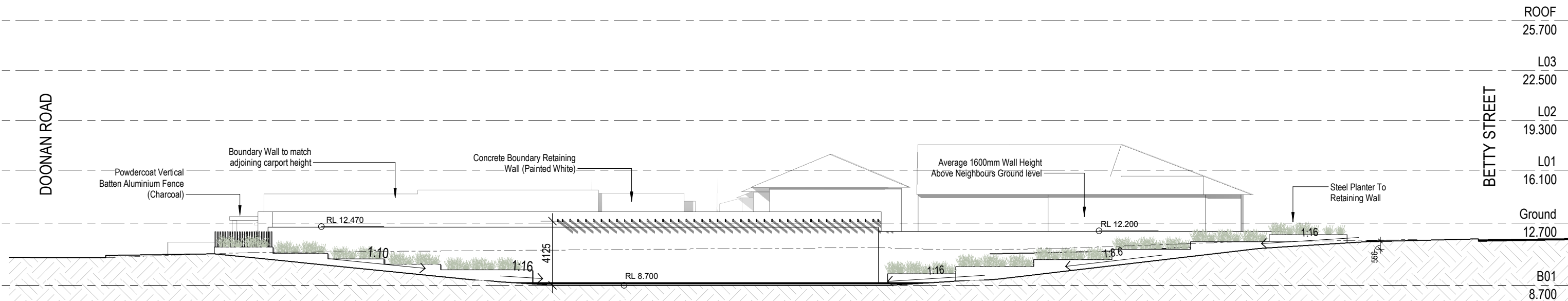
013409

REV NO.

B



BOUNDARY ELEVATION - FACING NORTH
1:250



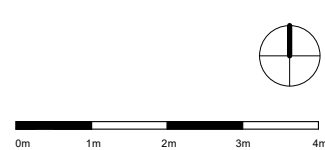
BOUNDARY ELEVATION - FACING SOUTH
1:250

Western Australian Planning Commission
APPROVED
11-Mar-2021 SDAU-004-20



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REV DESCRIPTION

A WAPC DEVELOPMENT APPLICATION

DATE

16/10/2020

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

BOUNDARY ELEVATIONS

REVIEWED

MJ

APPROVED

MJ

DRAWING NO.
SK_0043

SCALE @ A3

1 : 250

PROJECT NO.

013409

REV NO.

A



DOONAN ROAD VIEW - FACING WEST
NTS

Western Australian
Planning Commission
APPROVED
11-Mar-2021 SDAU-004-20



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REV DESCRIPTION

A	WAPC DEVELOPMENT APPLICATION
B	WAPC DEVELOPMENT APPLICATION

DATE

16/10/2020
19/01/2021

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
DOONAN ROAD VIEW

REVIEWED

MJ

APPROVED

MJ

DRAWING NO.

SK_0050

SCALE @ A3

PROJECT NO.

013409

REV NO.

B



BETTY STREET VIEW - FACING NORTH
NTS

Western Australian
Planning Commission
APPROVED
11-Mar-2021 SDAU-004-20

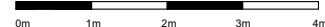


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REV DESCRIPTION

REV	DESCRIPTION
A	WAPC DEVELOPMENT APPLICATION
B	WAPC DEVELOPMENT APPLICATION

DATE

16/10/2020
19/01/2021

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
BETTY STREET VIEW - NORTH

REVIEWED

MJ

APPROVED

MJ

DRAWING NO.

SK_0051

SCALE @ A3

PROJECT NO.

013409

REV NO.

B



BETTY STREET ENTRY VIEW - FACING EAST
NTS

Western Australian
Planning Commission
APPROVED
11-Mar-2021 SDAU-004-20

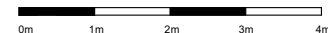


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A	WAPC DEVELOPMENT APPLICATION
B	WAPC DEVELOPMENT APPLICATION

DATE

16/10/2020
19/01/2021

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE

BETTY STREET - ENTRY

REVIEWED

MJ

APPROVED

MJ

DRAWING NO.

SK_0052

SCALE @ A3

PROJECT NO.

013409

REV NO.

B



VIEW FROM BETTY STREET ENTRY

DEPARTMENT OF PLANNING, LANDS AND HERITAGE
 DATE 25-Feb-2021 FILE SDAU-004-20



VIEW FROM RECEPTION



VIEW FROM NORTHERN COURTYARD



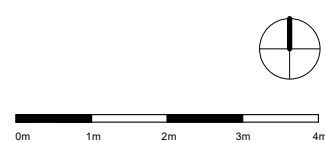
VIEW FROM LEVEL 3 WELLNESS TERRACE

Western Australian Planning Commission
APPROVED
 11-Mar-2021 SDAU-004-20



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REV DESCRIPTION

A WAPC DEVELOPMENT APPLICATION

DATE

16/10/2020

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
 GROUND FLOOR VIEWS

REVIEWED

Checker

APPROVED

Approver

DRAWING NO.

SK_0053

SCALE @ A3

PROJECT NO.

013409

REV NO.

A



VIEW FROM LEVEL 2 SOUTH COMMUNAL



VIEW FROM LEVEL 2 EAST COMMUNAL



VIEW FROM LEVEL 3 WESTERN TERRACE

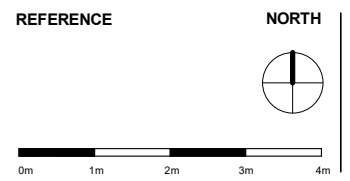


VIEW FROM LEVEL 3 HOUSE COMMUNAL AREA

DEPARTMENT OF PLANNING, LANDS AND HERITAGE
 DATE: 25-Feb-2021 FILE: SDAU-004-20

Western Australian Planning Commission
APPROVED
 11-Mar-2021 SDAU-004-20

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REV DESCRIPTION

A	WAPC DEVELOPMENT APPLICATION
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DATE
16/10/2020

CLIENT
ORYX COMMUNITIES

PROJECT
THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
UPPER FLOORS VIEWS

REVIEWED
Checker

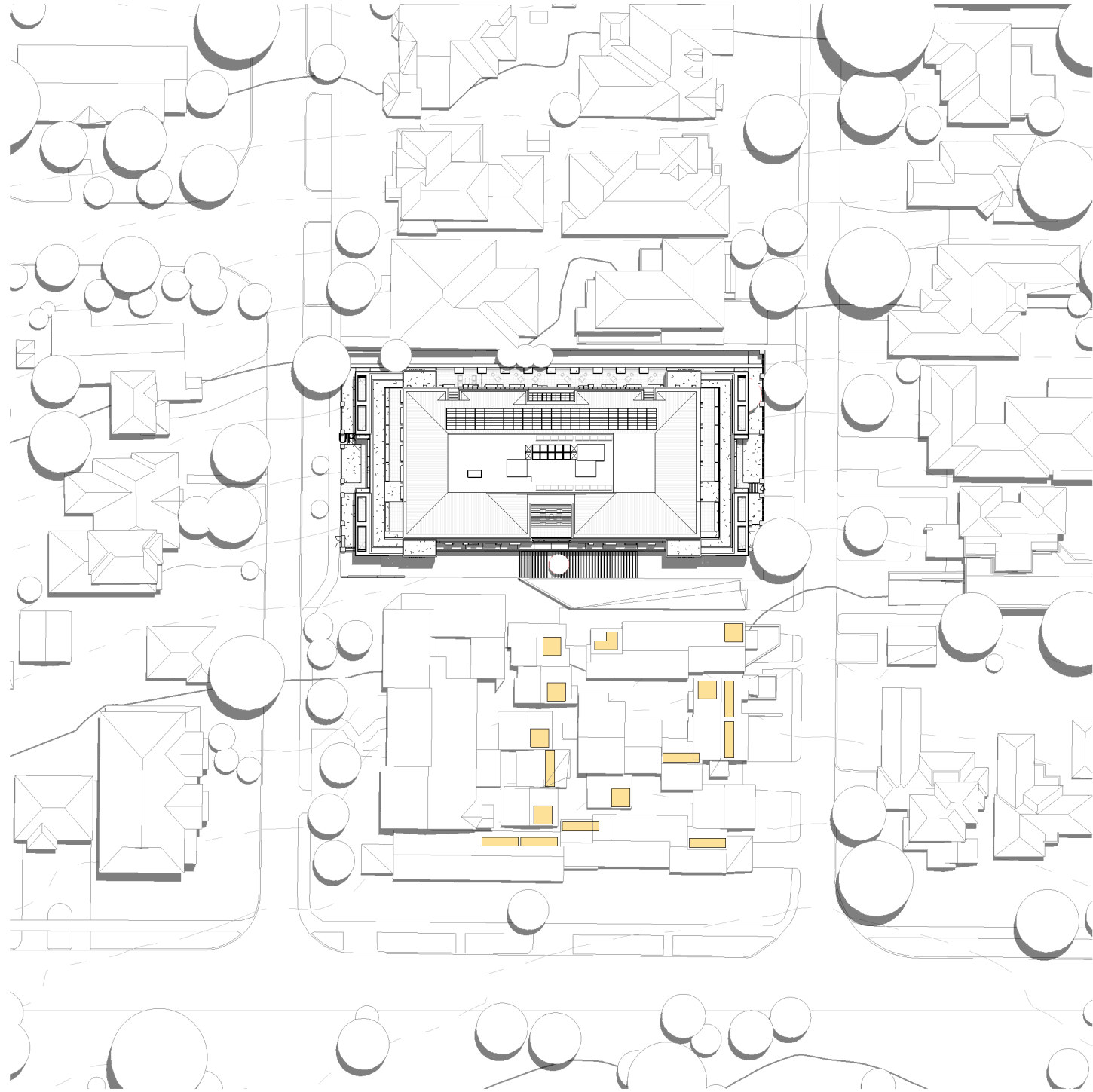
APPROVED
Approver

DRAWING NO.
SK_0054

SCALE @ A3

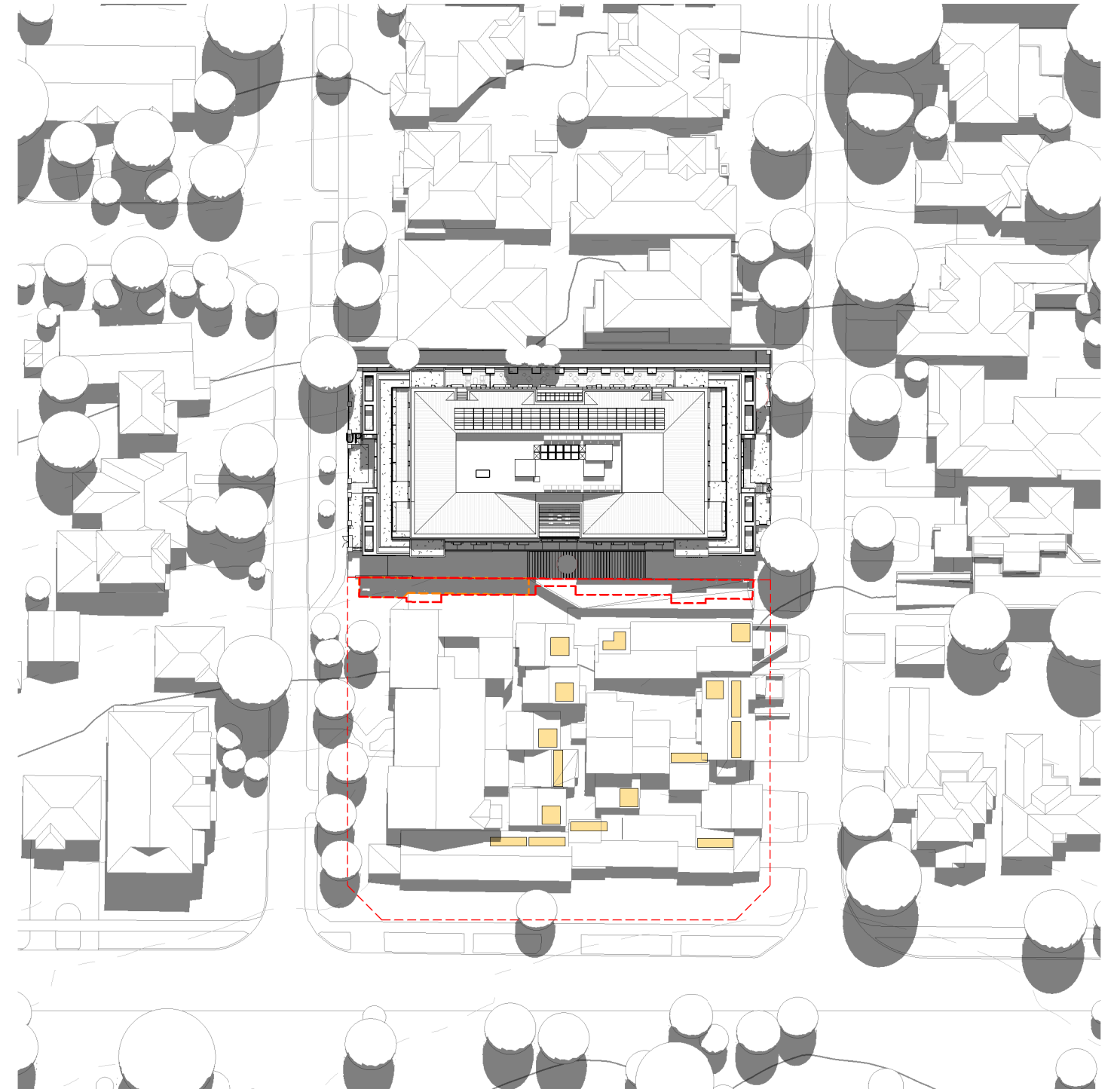
PROJECT NO.
013409

REV NO.
A



21ST DECEMBER - 12PM

0m² OF SHADOW ON ADJOINING PROPERTY
0% OVERSHADOWING ON LOT 25



21ST SEPTEMBER - 12PM

209.6m² OF SHADOW ON ADJOINING PROPERTY
--- 4.78% OVERSHADOWING ON LOT 25
--- 2.0% NEW OVERSHADOWING ON GROUND PLAIN

Western Australian
Planning Commission

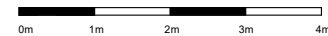
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11-Mar-2021 SDAU-004-20



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REV DESCRIPTION

A WAPC DEVELOPMENT APPLICATION

DATE

16/10/2020

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE

DA Sun Study 1

REVIEWED

MJ

APPROVED

MJ

DRAWING NO.

SK_0070

SCALE @ A3

1 : 1000

PROJECT NO.

013409

REV NO.

A



21ST JUNE - 12PM

1070m2 OF SHADOW ON ADJOINING PROPERTY

24.3% OVERALL OVERSHADOWING ON LOT 25

7.9% NEW OVERSHADOWING ON GROUND PLAIN

Western Australian Planning Commission

APPROVED

11-Mar-2021 SDAU-004-20

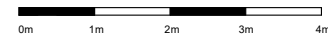


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REV DESCRIPTION

A WAPC DEVELOPMENT APPLICATION

DATE

16/10/2020

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
DA Sun Study 2

REVIEWED

MJ

APPROVED

MJ

DRAWING NO.

SK_0071

SCALE @ A3

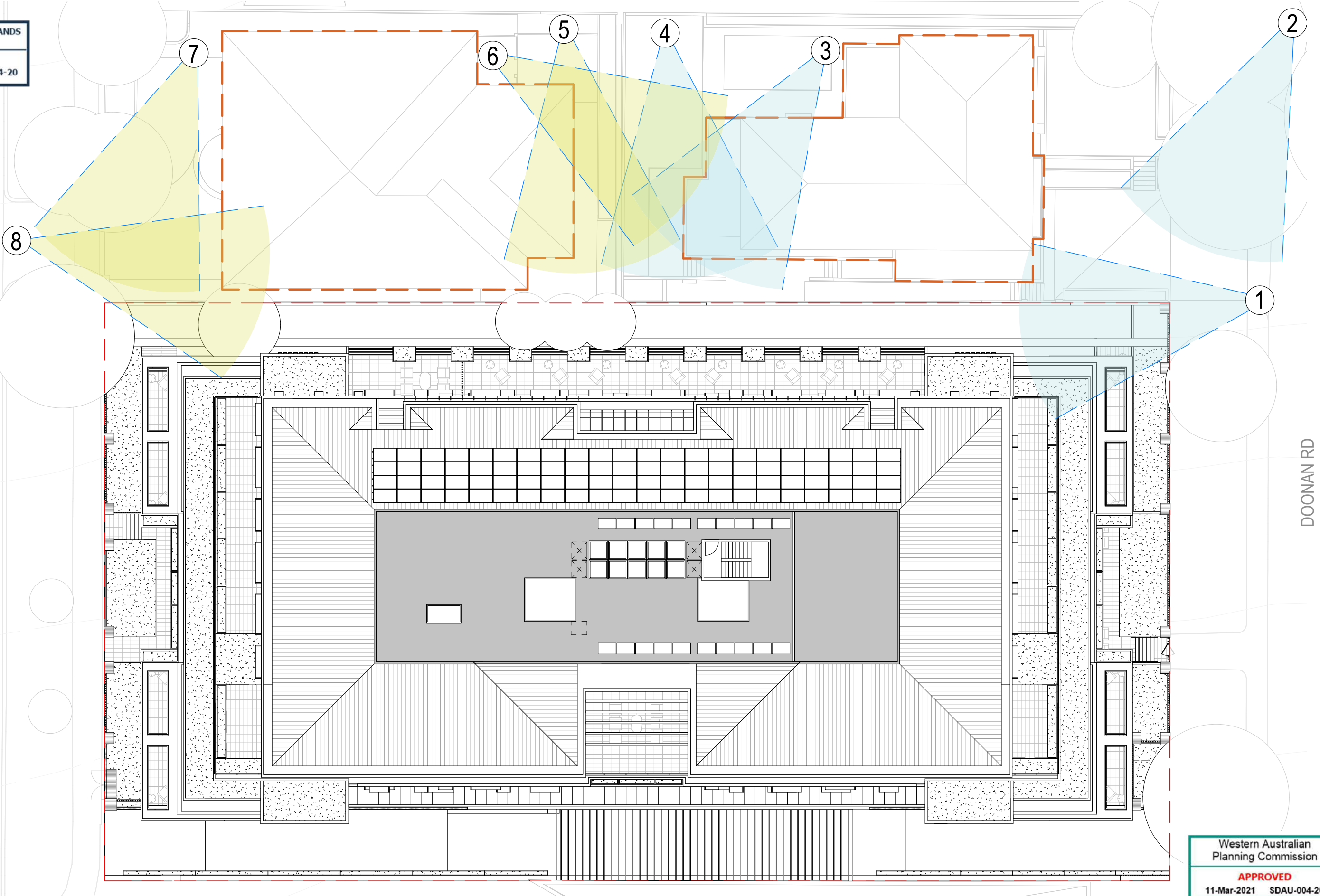
1 : 1000

PROJECT NO.

013409

REV NO.

A



BETTY ST

DOONAN RD

Western Australian
Planning Commission

APPROVED

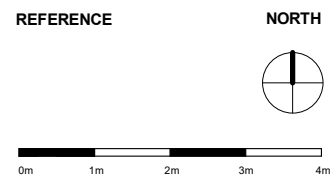
11-Mar-2021 SDAU-004-20



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REV	DESCRIPTION
A	WAPC DEVELOPMENT APPLICATION

DATE
19/01/2021

CLIENT
ORYX COMMUNITIES

PROJECT
THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
VIEW ANALYSIS

REVIEWED
Checker

APPROVED
Approver

DRAWING NO.
SK_0101

SCALE @ A3
1 : 250

PROJECT NO.
013409

REV NO.
A



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Western Australian
Planning Commission

APPROVED

11-Mar-2021 SDAU-004-20

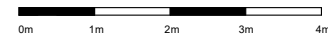


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REV DESCRIPTION

A WAPC DEVELOPMENT APPLICATION

DATE

19/01/2021

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE

VIEW 1_71 Doonan Rd

REVIEWED

Checker

APPROVED

Approver

DRAWING NO.

SK_0102

SCALE @ A3

PROJECT NO.

013409

REV NO.

A



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Western Australian
Planning Commission
APPROVED
11-Mar-2021 SDAU-004-20

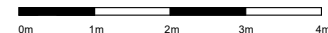


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DATE

19/01/2021

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
VIEW 2_71 Doonan Rd

REVIEWED

Checker

APPROVED

Approver

DRAWING NO.

SK_0103

SCALE @ A3

PROJECT NO.

013409

REV NO.

A



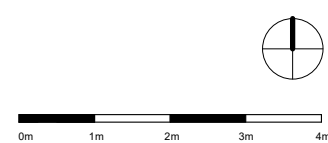
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Planning Commission
APPROVED
11-Mar-2021 SDAU-004-20



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REV DESCRIPTION

A WAPC DEVELOPMENT APPLICATION

DATE

19/01/2021

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
VIEW 3_71 Doonan Rd

REVIEWED

Checker

APPROVED

Approver

DRAWING NO.

SK_0104

SCALE @ A3

PROJECT NO.

013409

REV NO.

A



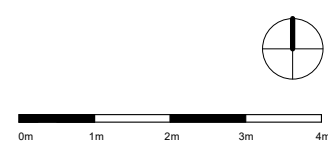
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Western Australian
Planning Commission
APPROVED
11-Mar-2021 SDAU-004-20



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DATE

19/01/2021

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
VIEW 4_71 Doonan Rd

REVIEWED

Checker

APPROVED

Approver

DRAWING NO.

SK_0105

SCALE @ A3

PROJECT NO.

013409

REV NO.

A



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Western Australian
Planning Commission
APPROVED
11-Mar-2021 SDAU-004-20

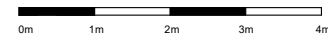


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REV DESCRIPTION

A WAPC DEVELOPMENT APPLICATION

DATE

19/01/2021

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
VIEW 5_14 Betty Street

REVIEWED

Checker

APPROVED

Approver

DRAWING NO.

SK_0106

SCALE @ A3

PROJECT NO.

013409

REV NO.

A

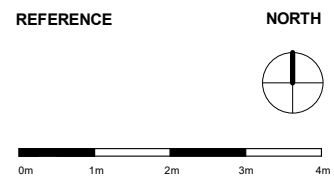


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Western Australian
Planning Commission
APPROVED
11-Mar-2021 SDAU-004-20



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REV	DESCRIPTION	DATE
A	WAPC DEVELOPMENT APPLICATION	19/01/2021

CLIENT
ORYX COMMUNITIES

PROJECT
THE MELVISTA, NEDLANDS

STATUS

DRAWING TITLE
VIEW 6_14 Betty Street

REVIEWED Checker	SCALE @ A3
APPROVED Approver	PROJECT NO. 013409
DRAWING NO. SK_0107	REV NO. A

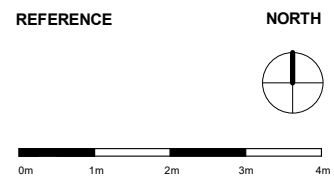


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Western Australian
Planning Commission
APPROVED
11-Mar-2021 SDAU-004-20



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REV DESCRIPTION
A WAPC DEVELOPMENT APPLICATION

DATE
19/01/2021

CLIENT
ORYX COMMUNITIES

PROJECT
THE MELVISTA, NEDLANDS

STATUS

DRAWING TITLE
VIEW 7_14 Betty Street

REVIEWED
Checker

APPROVED
Approver

DRAWING NO.
SK_0108

SCALE @ A3

PROJECT NO.
013409

REV NO.
A



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Western Australian
Planning Commission
APPROVED
11-Mar-2021 SDAU-004-20

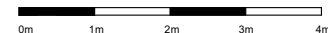


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REFERENCE



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REV DESCRIPTION

A WAPC DEVELOPMENT APPLICATION

DATE

19/01/2021

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

DRAWING TITLE
VIEW 8_14 Betty Street

REVIEWED

Checker

APPROVED

Approver

DRAWING NO.

SK_0109

SCALE @ A3

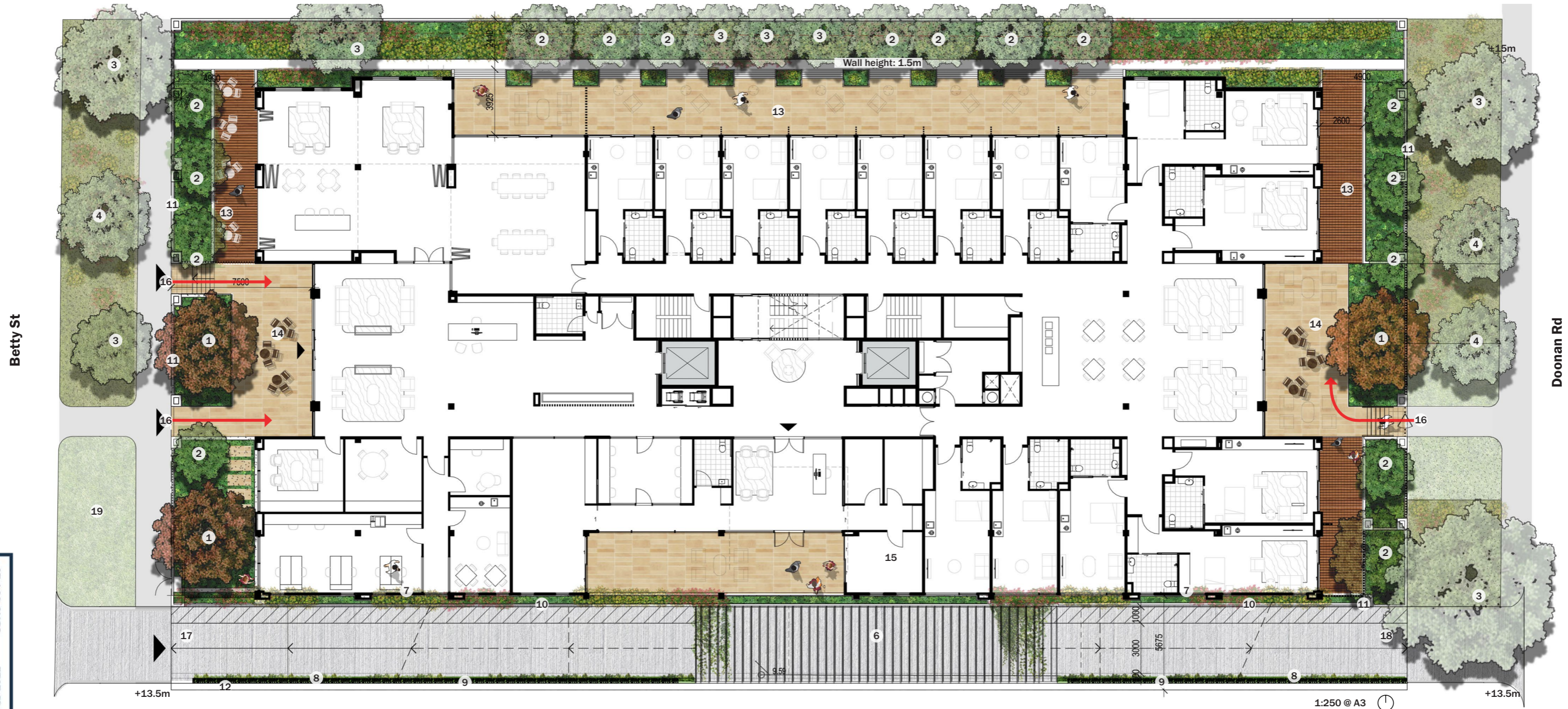
PROJECT NO.

013409

REV NO.

A

Landscape Quality



DEPARTMENT OF PLANNING, LANDS AND HERITAGE
 FILE SDAU-004-20
 DATE 25-Feb-2021

The aim: To create layered and experiential landscape spaces that provide sensory richness and a quality setting for the facility.

Trees

1. Proposed feature tree (Chinese tallow)
2. Proposed small trees (Magnolia Little Gem)
3. Existing street trees (TPZ to be confirmed by arborist)
4. Proposed new street trees

Features

5. Retaining wall garden terraces
6. Pergola with climbers (depth 400mm)
7. White rendered brick planters (depth 400mm)
8. Steel edge planter with climbers
9. Green wall with wire trellis and climbers
10. Vertical driveway greening with hanging plants
11. Exposed brick retaining wall with steel batten fence
12. White rendered brick front retaining wall

Spaces

13. Private courtyards
14. Communal breakout space
15. Terrace seating and meeting space

Access

16. Secure staff/maintenance access
17. Vehicle entry
18. Vehicle exit
19. Grassed hardstand for fire services



Western Australian Planning Commission
APPROVED
 11-Mar-2021 SDAU-004-20



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 perth@hassellstudio.com

REFERENCE

NORTH



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REV DESCRIPTION

A WAPC DEVELOPMENT APPLICATION

DATE

25/02/2021

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

Development Application

DRAWING TITLE

Ground Floor Landscape Plan

REVIEWED

Checker

APPROVED

Approver

DRAWING NO.

SK_0110

SCALE @ A3

1:250

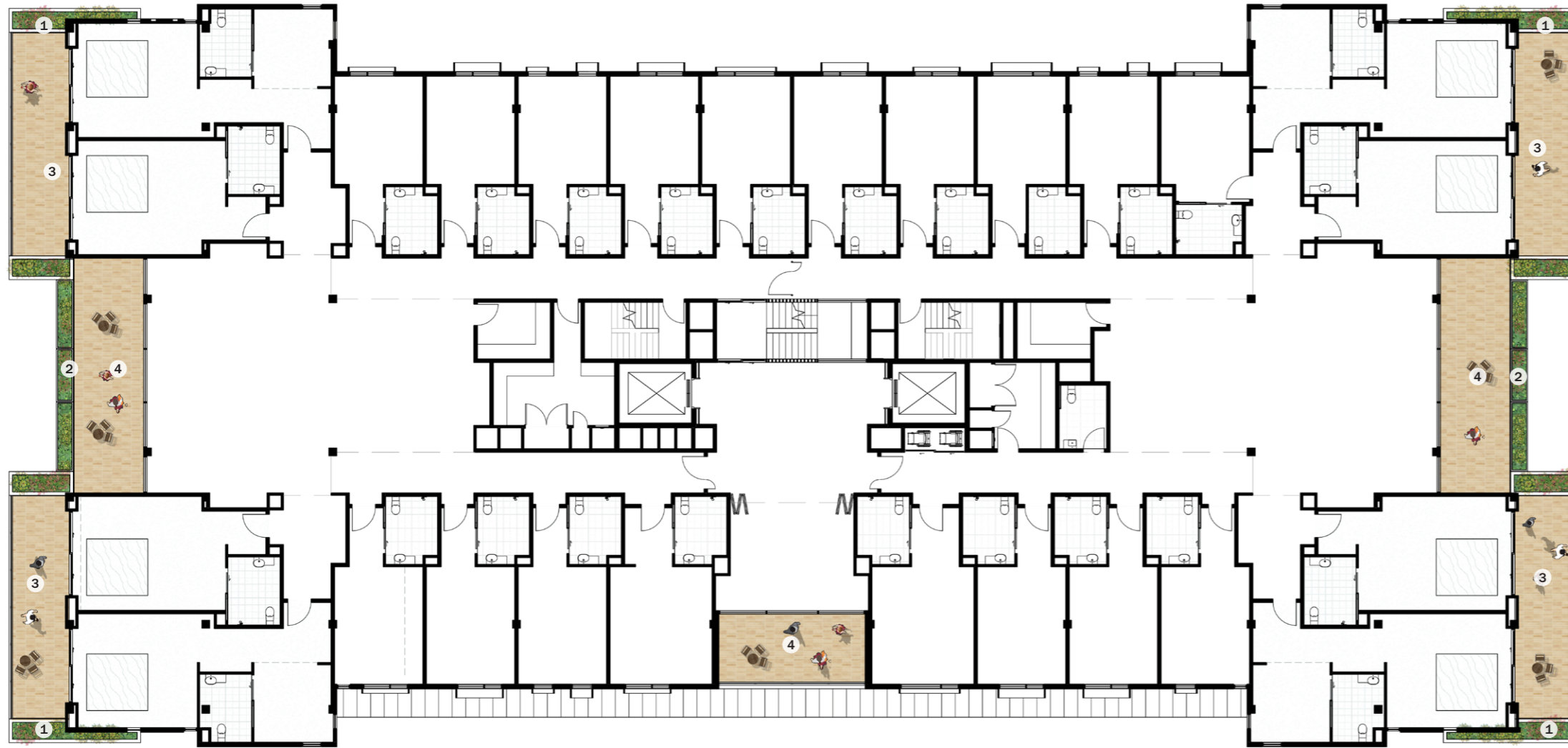
PROJECT NO.

013409

REV NO.

A

Landscape Quality - Levels 1 + 2



Features and Spaces

1. Integrated planter-beds (900x600mm WxD)
2. Integrated feature planters with trailing plants to building edges(depth: 600mm)
3. Private balconies
4. Communal breakout space

1:250 @ A3

DEPARTMENT OF PLANNING, LANDS AND HERITAGE
 DATE 25-Feb-2021
 FILE SDAU-004-20

Western Australian Planning Commission
APPROVED
 11-Mar-2021 SDAU-004-20

	CONSULTANT Hassell LTD ABN 24 007 711 435 Level 1 Commonwealth Bank Building 242 Murray Street Perth WA 6000 Australia T +61 8 6477 6000 perth@hassellstudio.com	REFERENCE	NORTH 	NOTES 1. Do not scale drawing. Written dimensions govern 2. All dimensions are in millimeters unless noted otherwise 3. All dimensions shall be verified on site before proceeding with the work. Hassell shall be notified in writing of any discrepancies. 4. This drawing must be read in conjunction with all relevant contracts, specifications and drawings This drawing is an uncontrolled copy. Unless noted otherwise © Copyright of this drawing is vested in Hassell Ltd.	REV DESCRIPTION A WAPC DEVELOPMENT APPLICATION	DATE 25/02/2021	CLIENT ORYX COMMUNITIES PROJECT THE MELVISTA, NEDLANDS		STATUS Development Application DRAWING TITLE Levels 1 & 2 - Landscape Plan	REVIEWED Checker	SCALE @ A3 1:250
	APPROVED Approver	DRAWING NO. SK_0112	PROJECT NO. 013409	REV NO. A							

Landscape Quality - Level 3



1:250 @ A3



Features and Spaces

1. Integrated planter-beds (900x600mm WxD)
2. Integrated feature planters with trailing plants to building edges(depth: 600mm)
3. Private balconies
4. Communal breakout space

DEPARTMENT OF PLANNING, LANDS AND HERITAGE
 DATE 25-Feb-2021
 FILE SDAU-004-20

Western Australian Planning Commission
APPROVED
 11-Mar-2021 SDAU-004-20



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REV DESCRIPTION

A WAPC DEVELOPMENT APPLICATION

DATE

25/02/2021

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

Development Application

DRAWING TITLE

Level 3 - Landscape Plan

REVIEWED

Checker

APPROVED

Approver

DRAWING NO.

SK_0113

SCALE @ A3

1:250

PROJECT NO.






013409

REV NO.

A

Landscape Quality - Planting and Materials

PLANTING

-  Bird attracting
-  Sensory
-  Climbing + hanging
-  Shade tolerant
-  Sun tolerant



Feature Tree

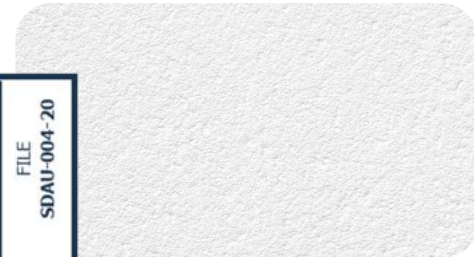


Small + screening



MATERIALS

White Rendered Brick



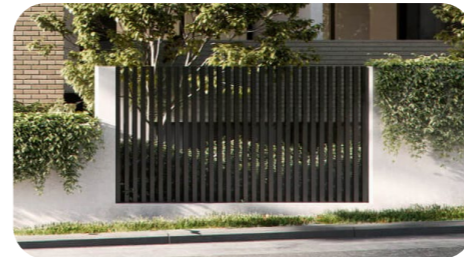
Large Travertine Pavers



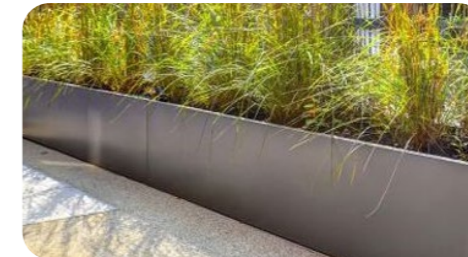
Bowral Murray Grey Brick



Vertical Steel Batten Fence



Steel Planter



Jarrah Decking



DEPARTMENT OF PLANNING, LANDS AND HERITAGE
 FILE SDAU-004-20
 DATE 25-Feb-2021

Western Australian
 Planning Commission
APPROVED
 11-Mar-2021 SDAU-004-20



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REV DESCRIPTION

A WAPC DEVELOPMENT APPLICATION

DATE

25/02/2021

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

Development Application

DRAWING TITLE

Planting & Materials Palette

REVIEWED

Checker

APPROVED

Approver

DRAWING NO.

SK_0114

SCALE @ A3

NTS

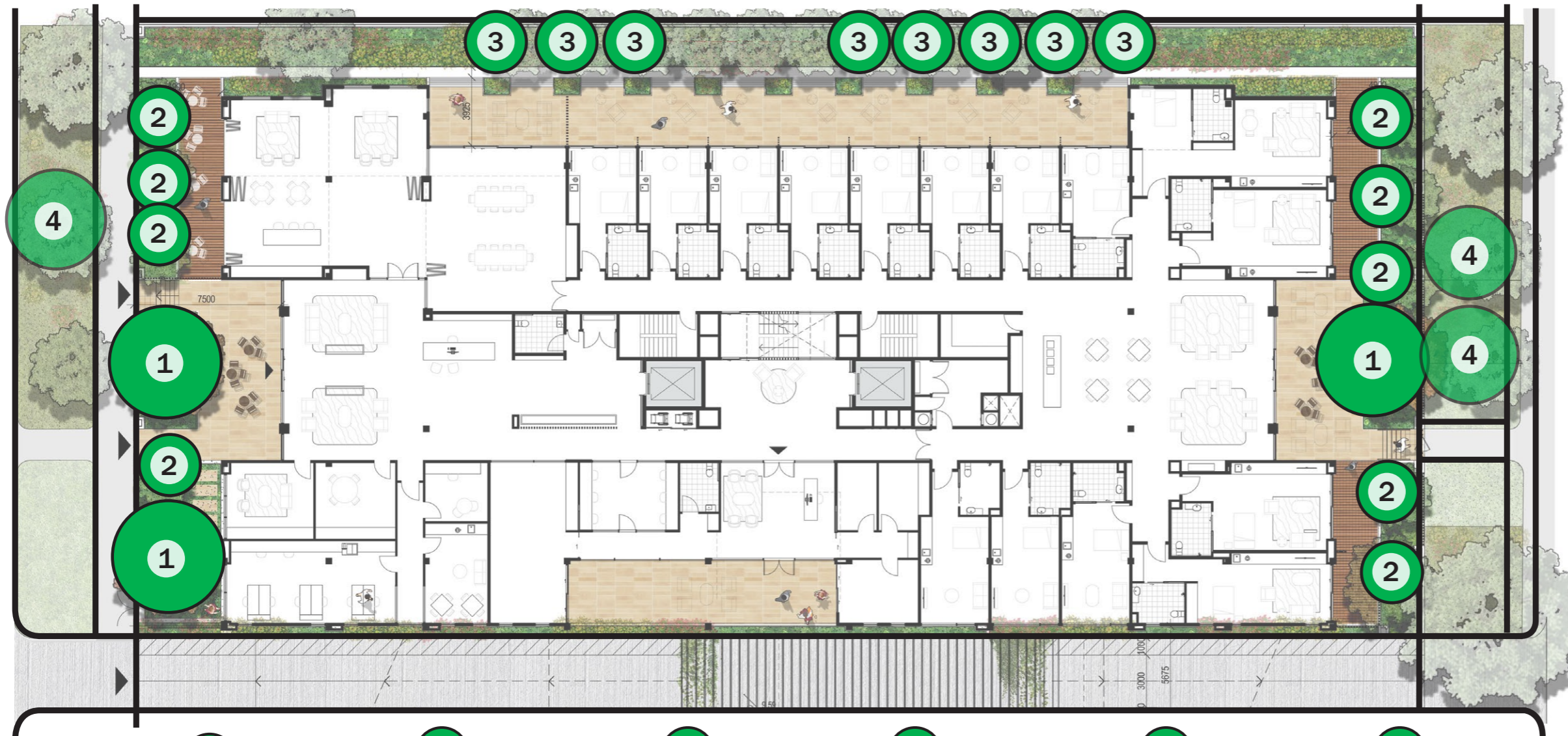
PROJECT NO.

013409

REV NO.

A

Landscape - Trees New



1

2

2

3

3

4



1. Mature Feature Tree
Chinsese Tallow



2. Small Tree
Magnolia Little Gem



2. Small Tree
Citrus trees
Orange and Lemon



3. Northern Retained bed trees
Bottle Brush
Callistemon Kings Park Special



3. Small Tree
Magnolia Little Gem



4. Verge Tree
Agonis flexuosa – Peppermint
Tree

DEPARTMENT OF PLANNING, LANDS AND HERITAGE
DATE 25-Feb-2021
FILE SDAU-004-20

Western Australian Planning Commission
APPROVED
11-Mar-2021 SDAU-004-20



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REV DESCRIPTION

A WAPC DEVELOPMENT APPLICATION

DATE

25/02/2021

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

Development Application

DRAWING TITLE

Landscape Planting - Trees

REVIEWED

Checker

APPROVED

Approver

DRAWING NO.

SK_0115

SCALE @ A3

NTS

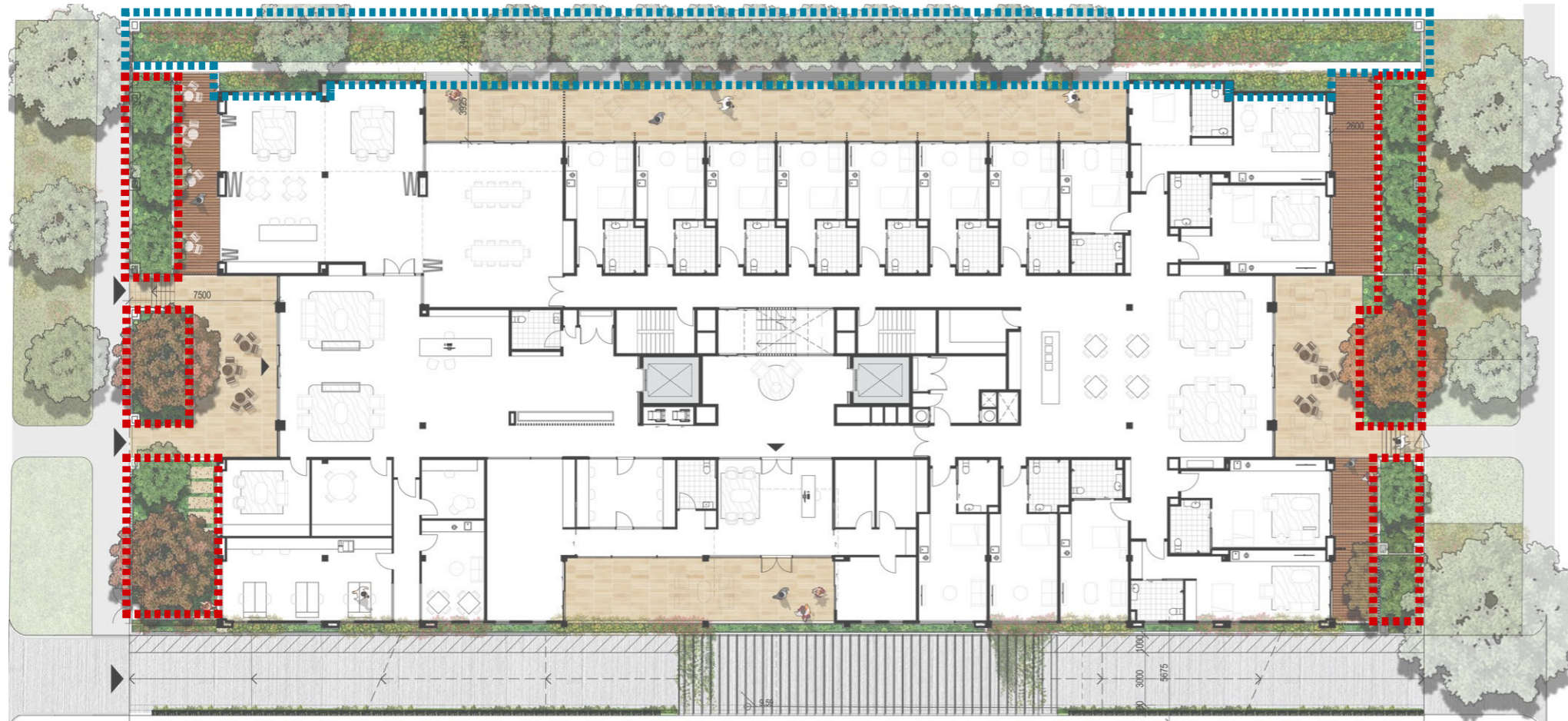
PROJECT NO.

013409

REV NO.

A

Landscape - Planting - Ground Floor



Front gardens East and West



Salvia rosmarinus



Curio talinoides



Zamia furfuracea



Buxus sempervirens 'English Box'



Carpobrotus rossii



Lomandra 'Seascape'



Eremophila glabra



Metrosideros collina 'Tahiti'



T. jasminoide



Hibertia scandens



Assorted Succulents



Senecio rowleyanus

Northern Retained garden beds



Casuarina glauca



Cycas revoluta



Zamia furfuracea



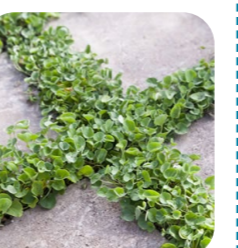
Philodendron xanadu



Bougainvillea glabra



Ficus pumila



Dichondra repens



Philodendron



Buxus sempervirens



Canna Indica 'Yellow'



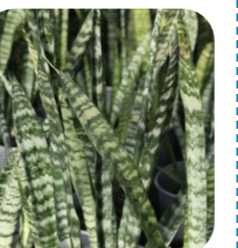
Banksia nivea



Assorted Succulents



Dichondra argentea 'Silver Falls'



Sansevieria trifasciata Mother in laws toungues

Western Australian
Planning Commission
APPROVED
11-Mar-2021 SDAU-004-20

DEPARTMENT OF PLANNING, LANDS AND HERITAGE
FILE SDAU-004-20
DATE 25-Feb-2021

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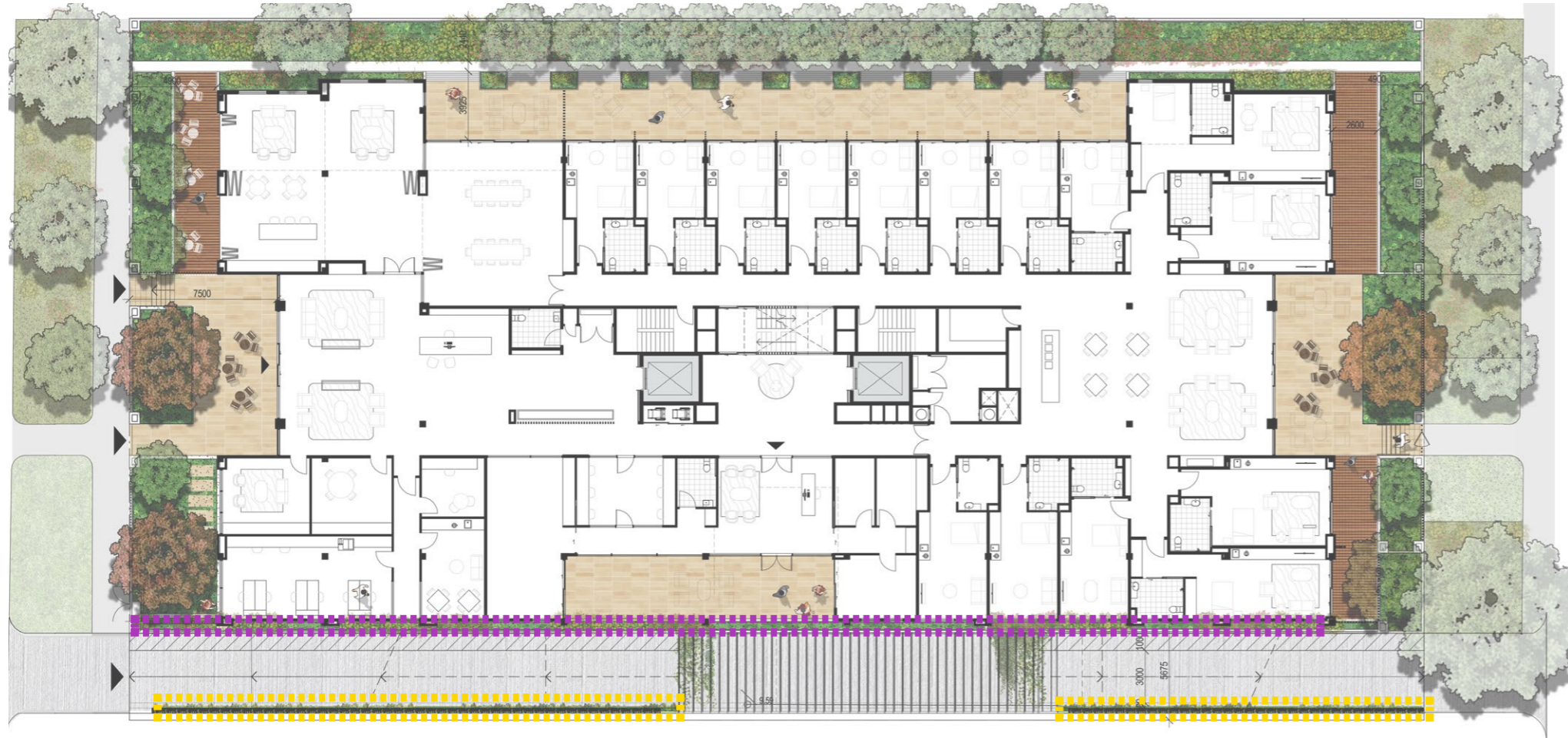
REV DESCRIPTION
A WAPC DEVELOPMENT APPLICATION
DATE 25/02/2021
CLIENT ORYX COMMUNITIES
PROJECT THE MELVISTA, NEDLANDS



STATUS Development Application
DRAWING TITLE Landscape Planting - Ground Floor

REVIEWED Checker
APPROVED Approver
DRAWING NO. SK_0116
SCALE @ A3 NTS
PROJECT NO. 013409
REV NO. A

Landscape Quality - Planting - Ground Floor



Southern Planter



Dichondra argentea



Clivia miniata



Zamia furfuracea



Philodendron xanadu



Philodendron 'Rojo Congo'



Buxus sempervirens 'English Box'



Canna Indica 'Yellow'



Liriope muscari

Driveway Vertical Greening



Hedera canariensis



Bougainvillea glabra

Western Australian
Planning Commission

APPROVED
11-Mar-2021 SDAU-004-20

DEPARTMENT OF PLANNING, LANDS
AND HERITAGE
DATE 25-Feb-2021
FILE SDAU-004-20



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REV DESCRIPTION

A WAPC DEVELOPMENT APPLICATION

DATE

25/02/2021

CLIENT

ORYX COMMUNITIES

PROJECT

THE MELVISTA, NEDLANDS



STATUS

Development Application

DRAWING TITLE

Landscape Planting - Entry Ramp Zone

REVIEWED

Checker

APPROVED

Approver

DRAWING NO.

SK_0117

SCALE @ A3

NTS

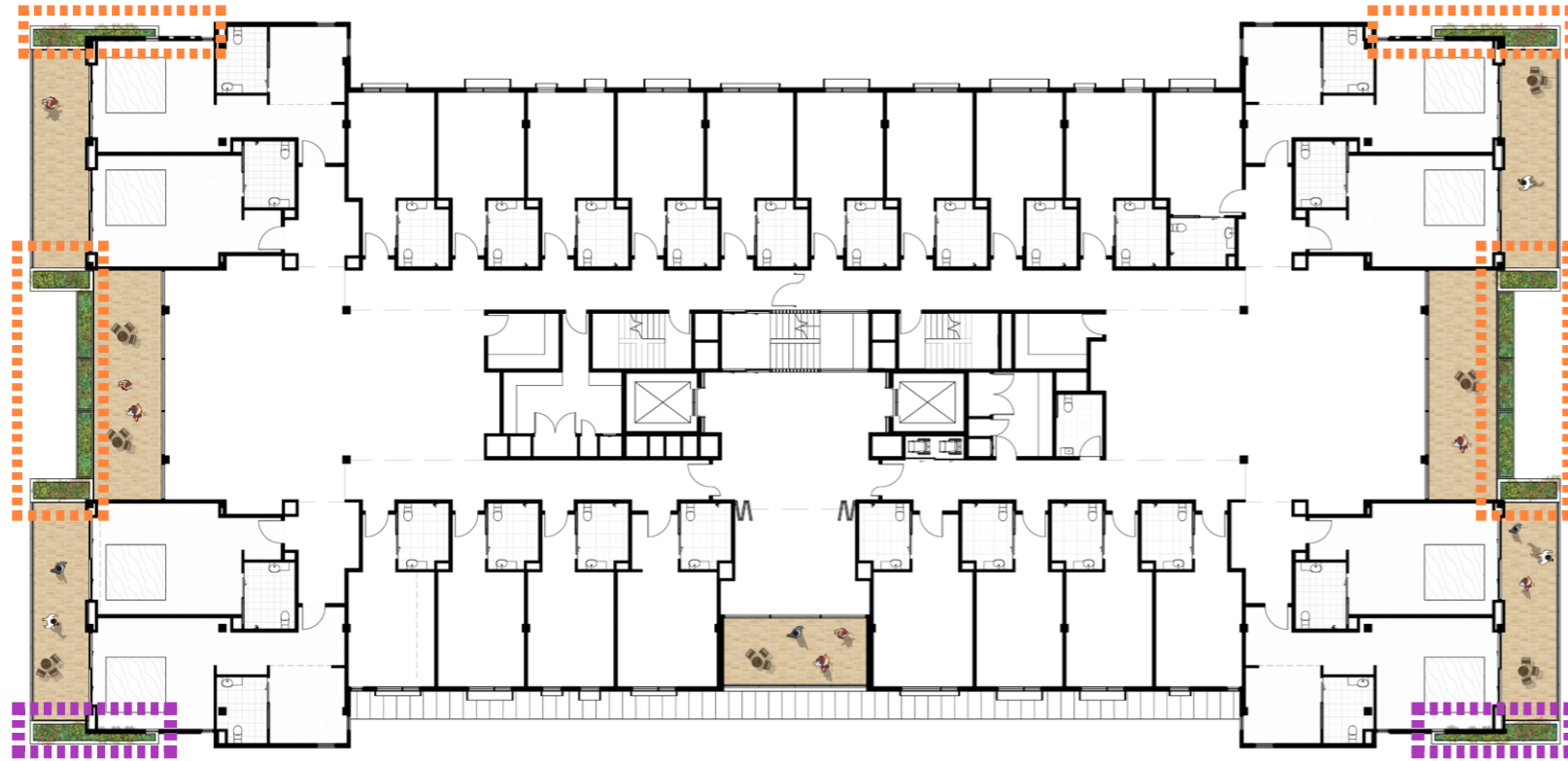
PROJECT NO.

013409

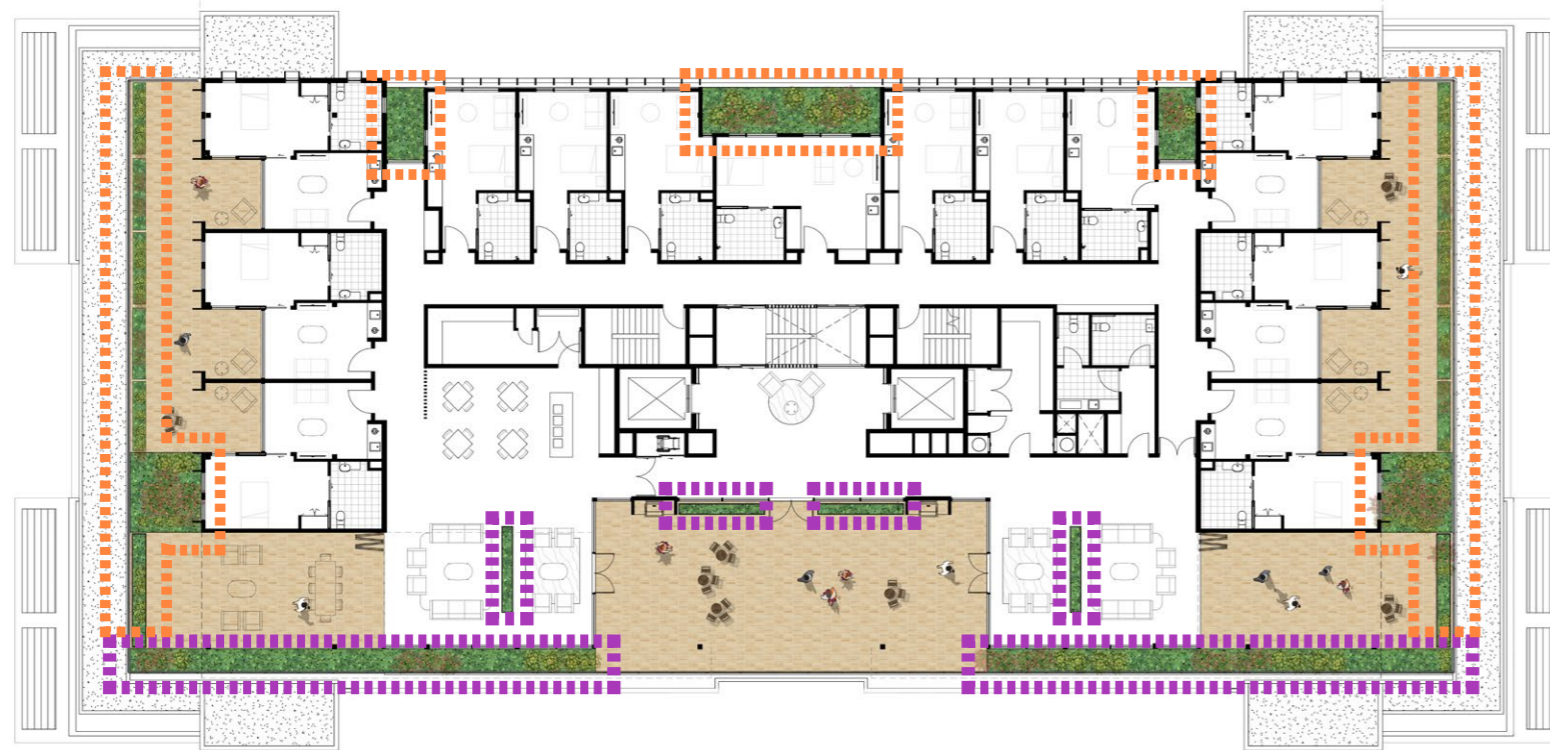
REV NO.

A

Landscape Quality - Planting - Levels 1 + 2



Landscape Quality - Planting - Level 3



Southern Planters



Dichondra argentea



Clivia miniata



Philodendron 'Rojo Congo'



T. jasminoide



Canna Indica 'Yellow'



Liriope muscari

Sunny Planters



Carpobrotus rossii



Casuarina glauca



Dichondra argentea



Hibertia scandens



Curio talinoides



Senecio rowleyanus



Banksia nivea



Sansevieria trifasciata
Mother in laws tongues



Eremophila glabra



Assorted Succulents

Western Australian
Planning Commission

APPROVED
11-Mar-2021 SDAU-004-20

DEPARTMENT OF PLANNING, LANDS
AND HERITAGE
DATE 25-Feb-2021 FILE SDAU-004-20

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REV DESCRIPTION
A WAPC DEVELOPMENT APPLICATION
DATE 25/02/2021
CLIENT ORYX COMMUNITIES
PROJECT THE MELVISTA, NEDLANDS

STATUS Development Application
DRAWING TITLE Landscape Planting - Levels 2,3,4
THE MELVISTA NEDLANDS

REVIEWED Checker
APPROVED Approver
DRAWING NO. SK_0118

SCALE @ A3 NTS
PROJECT NO. 013409
REV NO. A

ATTACHMENT 2
CERTIFICATES OF TITLE

WESTERN



AUSTRALIA

REGISTER NUMBER 18/P569	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 25/6/2018

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1253 FOLIO 848

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

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 18 ON PLAN 569

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

DEUKE INVESTMENTS PTY LTD OF SUITE 14 23 RAILWAY ROAD SUBIACO WA 6008
(T N926558) REGISTERED 22/6/2018

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

1. *N947090 MORTGAGE TO CHARLES ANDREW PERKINS OF 19 VENN STREET PEPPERMINT GROVE WA 6011 REGISTERED 20/7/2018.

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

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

STATEMENTS:

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

SKETCH OF LAND: 1253-848 (18/P569)
PREVIOUS TITLE: 62-194
PROPERTY STREET ADDRESS: 75 DOONAN RD, NEDLANDS.
LOCAL GOVERNMENT AUTHORITY: CITY OF NEDLANDS

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING N947090

WESTERN



AUSTRALIA

REGISTER NUMBER 11/P569	
DUPLICATE EDITION 4	DATE DUPLICATE ISSUED 12/8/2008

RECORD OF CERTIFICATE OF TITLE
 UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1124 FOLIO 960

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

BGRoberts
 REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 11 ON PLAN 569

REGISTERED PROPRIETOR:
 (FIRST SCHEDULE)

DEUKE INVESTMENTS PTY LTD OF 3 WAVELL ROAD, DALKEITH

(T N054958) REGISTERED 7/7/2015

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

- *N054959 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 7/7/2015.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
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-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

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

SKETCH OF LAND: 1124-960 (11/P569)
 PREVIOUS TITLE: 61-157
 PROPERTY STREET ADDRESS: 18 BETTY ST, NEDLANDS.
 LOCAL GOVERNMENT AUTHORITY: CITY OF NEDLANDS

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING L685164

WESTERN



AUSTRALIA

REGISTER NUMBER 19/P569	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 5/2/2016

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1776 FOLIO 319

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BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 19 ON PLAN 569

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

JAMES TURNBULL PTY LTD OF PO BOX 6250 SWANBOURNE

(T N241910) REGISTERED 3/2/2016

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

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
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-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

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SKETCH OF LAND: 1776-319 (19/P569)
PREVIOUS TITLE: 1092-168
PROPERTY STREET ADDRESS: 73 DOONAN RD, NEDLANDS.
LOCAL GOVERNMENT AUTHORITY: CITY OF NEDLANDS

WESTERN



AUSTRALIA

REGISTER NUMBER 10/P569	
DUPLICATE EDITION 2	DATE DUPLICATE ISSUED 14/8/2019

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1926 FOLIO 989

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

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 10 ON PLAN 569

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

DEUKE INVESTMENTS PTY LTD OF SUITE 14 LEVEL 2 23 RAILWAY ROAD SUBIACO WA 6008
(T O200698) REGISTERED 24/7/2019

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

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

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

STATEMENTS:

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SKETCH OF LAND: 1926-989 (10/P569)
PREVIOUS TITLE: 1092-169
PROPERTY STREET ADDRESS: 16 BETTY ST, NEDLANDS.
LOCAL GOVERNMENT AUTHORITY: CITY OF NEDLANDS