



*City of Stirling*

## Ordinary Meeting of the 40th Council

17 October 2023

# AGENDA

### Notice of Meeting

To: The Mayor and Councillors

The next Ordinary Meeting of Council of the City of Stirling will be held on Tuesday 17 October 2023 in the City of Stirling Council Chamber, 25 Cedric Street, Stirling commencing at 6.30pm.

A handwritten signature in black ink, appearing to read 'S. Rodic'.

**Stevan Rodic | Acting Chief Executive Officer**

## **Our Vision, Mission and Values**

### **Vision**

A sustainable City with a local focus.

### **Mission**

To serve our community by delivering efficient, responsive and sustainable service.

### **Values**

The City of Stirling's core values are:

- Approachable
- Responsive
- Transparent
- Innovative.

### **Disclaimer**

Members of the public should note that in any discussion regarding any planning or other application that any statement or intimation of approval made by any member or officer of the City during the course of any meeting is not intended to be and is not to be taken as notice of approval from the City. No action should be taken on any item discussed at a Council meeting prior to written advice on the resolution of the Council being received.

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<b>Mayor Mark Irwin</b>	
<b>Balga Ward</b>	
Councillor Andrea Creado	Councillor Michael Dudek
<b>Coastal Ward</b>	
Councillor Felicity Farrelly	Councillor Tony Krsticevic
<b>Doubleview Ward</b>	
Councillor Stephanie Proud JP ( <i>Deputy Mayor</i> )	Councillor Elizabeth Re
<b>Hamersley Ward</b>	
Councillor Chris Hatton	Councillor Karlo Perkov
<b>Inglewood Ward</b>	
Councillor David Lagan	Councillor Bianca Sandri
<b>Lawley Ward</b>	
Councillor Joe Ferrante	Councillor Suzanne Migdale
<b>Osborne Ward</b>	
Councillor Teresa Olow	Councillor Lisa Thornton

## PRELIMINARIES

1. Opening prayer:

*"Almighty God we ask you to guide us in all our discussions to show goodness, honesty, understanding and wisdom in all that we undertake to do. May we respect each other's views at all times and we ask all of this in your name."*

2. Acknowledgement of Country:

*"On behalf of Councillors, we would like to acknowledge the traditional custodians of this land, the Wadjak people of the Nyoongar nation, on which this meeting is taking place and show our respect for Elders past, present and emerging."*

3. Councillors and visitors are requested to turn off mobile phones.

4. Councillors and City officers are reminded to disclose any declarations of financial interest and interests affecting impartiality.

5. All Councillors are requested to activate their microphones when addressing the meeting.

6. Councillors and visitors are reminded that audio recording of the Council meeting proceedings is prohibited unless prior approval has been granted.

## 1. OFFICIAL OPENING

The Presiding Member to declare the Ordinary Meeting of Council open.

## 2. ATTENDANCE AND APOLOGIES

Nil.

## 3. APPROVED LEAVE OF ABSENCE

Councillor Andrea Creado (granted a leave of absence for the period 16 October 2023 to 28 October 2023 inclusive).

Councillor Tony Krsticevic (granted a leave of absence for the period 28 August 2023 to 17 October 2023 inclusive).

Councillor Teresa Olow (granted a leave of absence for the period 16 October 2023 to 29 October 2023 inclusive).

## 4. DISCLOSURES OF INTEREST

Where a member has disclosed a financial or proximity interest in an item, they must leave the Chamber for consideration of that item.

Where a member has disclosed an impartiality interest in an item, they may remain in the Chamber. The member is required to bring an independent mind to the item and decide impartially on behalf of the City of Stirling and its community.

Nil.

**5. PETITIONS**

Nil.

**6. RESPONSES TO PREVIOUS QUESTIONS FROM MEMBERS OF THE PUBLIC TAKEN ON NOTICE**

All Public Question Time responses from the previous Council meeting were published in the minutes of that meeting.

Nil.

**7. PUBLIC QUESTION TIME**

Public Question Time is included in the live stream. Members of the public are only required to state their name and suburb when addressing the meeting.

Members of the public who wish to ask question/s at the Council meeting are requested to submit these through the City's online Public Question Time submission form ([click here](#)).



**8. APPLICATIONS FOR LEAVE OF ABSENCE**

Nil.

**9. CONFIRMATION OF MINUTES**

That the Minutes of the Ordinary Meeting of Council of 3 October 2023 be confirmed as a true and correct record of proceedings.

**10. ANNOUNCEMENTS BY THE PRESIDING MEMBER****11. UNRESOLVED BUSINESS FROM PREVIOUS MEETING**

Nil.

**12. REPORTS AND RECOMMENDATIONS OF COMMITTEES**

Nil.

### 13. REPORTS FOR CONSIDERATION IN ACCORDANCE WITH CLAUSE 4.2(4) OF THE MEETING PROCEDURES LOCAL LAW 2021

In accordance with Clause 4.2(4) of the City of Stirling Meeting Procedures Local Law 2021, the Chief Executive Officer may include on the agenda of a Council meeting, in an appropriate place within the order of business, any matter which must be decided, or which he considers is appropriate to be decided, by that meeting.

#### 13.1 PROPOSED WORKS-IN-KIND DEVELOPMENT CONTRIBUTION TO UPGRADE NAUTILUS PEARL SPRAY RESERVE, SCARBOROUGH

Business Unit:	Development Services	Service: Planning Services
Ward:	Coastal	Location: <a href="#">Nautilus Pearl Spray Reserve - Lot 8614, House Number 7A, Pearl Parade, Scarborough</a> and <a href="#">Lot 103, House Number 10, Nautilus Crescent, Scarborough</a>
Applicant:	Northerly Group Australia and 10 Nautilus Pty Ltd	Reference: DA18/1747 (MRA-09752)

#### Role

Quasi-Judicial - *Determining applications from the community.*

#### Recommendation

That Council **AGREES** to accept a works-in-kind development contribution to the value of not less than \$101,559.19, as detailed in Option 1 of this report, from the owner or developer of the Seven Storey Aged Persons Accommodation Development at Lot 103, House Number 10, Nautilus Crescent, Scarborough, to upgrade Nautilus Pearl Spray Reserve, in lieu of a monetary development contribution of \$101,559.19 paid to the City, to satisfy condition 5 of the development approval granted by the Metropolitan Redevelopment Authority on 10 February 2019.

## Purpose

**Decision Required:** Agree to Accept a Works-in-Kind Development Contribution

**Location Plan / Photograph:** As per Attachment 1

**Proposal:** Works-in-Kind Development Contribution to Upgrade Nautilus Pearl Spray Reserve, Scarborough

## Background

The Metropolitan Redevelopment Authority (now DevelopmentWA) granted development approval under the Scarborough Redevelopment Scheme for a Seven Storey Aged Persons Accommodation development at House Number 10, Nautilus Crescent, Scarborough, on 10 February 2019 (references DA18/1747 and MRA-09752). Condition 5 of this development approval requires a development contribution payment, in accordance with the Scarborough Development Contribution Plan. The contribution payable for the site has been calculated by DevelopmentWA at \$101,559.19 and was outlined in an advice note on the approval. The development approval conditions are contained in Attachment 2.

The transfer of planning authority for the Scarborough Redevelopment Area, from DevelopmentWA to the City, occurred on 9 August 2023. The City is now responsible for the clearance for all conditions of development approval granted by DevelopmentWA under the Scarborough Redevelopment Scheme. Development contributions required by approvals granted under the Scarborough Redevelopment Scheme that were not paid to DevelopmentWA prior to the transfer of planning authority are now required to be made to the City. All new development applications submitted since 9 August 2023 will be determined under the City's Local Planning Scheme No.3 (LPS3).

The Scarborough Development Contribution Plan is a funding mechanism to recoup costs associated with the upgrades to the Scarborough beachfront and streetscape upgrades east of West Coast Highway within the Scarborough Special Control Area (formerly the Scarborough Redevelopment Area). The granting of development approval under the Scarborough Redevelopment Scheme, or under LPS3 for developments within Development Contribution Area 6 / the Scarborough Special Control Area, excluding minor developments, triggers the owner's liability to pay a development contribution required by the Scarborough Development Contribution Plan.

The Scarborough Development Contribution Plan was originally adopted and applied by DevelopmentWA under the Scarborough Redevelopment Scheme. Through the gazettal of Amendment No.124 to LPS3 on 9 August 2023, which was concurrent with the transfer of planning authority, the Scarborough Development Contribution Plan was amended and transferred to the City as new LPS3 Schedule 11B.

The developer for House Number 10, Nautilus Crescent has proposed to upgrade the adjacent Nautilus Pearl Spray Reserve, as a works-in-kind development contribution, in lieu of making a monetary payment (\$101,559.19) to the City, to satisfy condition 5, the development contribution condition, of development approval. The final detail and design of the proposed upgrades to Nautilus Pearl Spray Reserve is subject to the further approval of the City, though these works may include, but are not limited to, incorporation of public art, the planting of new trees, shrubs, turf and other landscaping, the construction of a new realigned footpath, and the installation of bench seats.

The City is aware of one previous example in Scarborough where DevelopmentWA accepted works-in-kind to satisfy an owner's development contribution obligations. The development at House Number 20, Hastings Street paid to underground approximately 120m of powerlines on Hastings Street.

Nautilus Pearl Spray Reserve is a 2,046m<sup>2</sup> linear Public Open Space reserve located between Nautilus Crescent and Pearl Parade. Nautilus Pearl Spray Reserve contains a footpath linking Nautilus Crescent and Pearl Parade, trees, grasses, electrical transformers, underground electrical infrastructure and underground sewerage infrastructure. The topography of Nautilus Pearl Spray Reserve includes steep slopes across much of the Reserve.

## Consultation

The acceptance of a works-in-kind development contribution is not required to be advertised for public consultation.

Should Council agree to accept a works-in-kind development contribution, the City will consult with neighbouring owners and residents on the landscape design proposal for Nautilus Pearl Spray Reserve at a later time.

## Planning Comment

Condition 5 of the development approval for House Number 10, Nautilus Crescent (DA18/1747 refers) requires a development contribution in accordance with the Scarborough Development Contribution Plan.

The Scarborough Development Contribution Plan was amended and transferred to the City as new LPS3 Schedule 11B on 9 August 2023. The DevelopmentWA version of the Scarborough Development Contribution Plan has now been incorporated into LPS3 Scarborough Development Contribution Plan. The key change to the Scarborough Development Contribution Plan at the time of this transfer was the deletion of the works-in-kind section. The reason for not specifically including a works-in-kind development contribution section in LPS3 Schedule 11B was outlined in the supporting reports for Amendment No.124 to LPS3. This reason was that the intent of the Scarborough Development Contribution Plan is to recoup money invested by the City and most works undertaken in lieu of a monetary contribution generally form part of the redevelopment of any site, such as the undergrounding of powerlines.

It is common for a major development, such as a larger scale apartment building or mixed-use development, to propose upgrades to the verge immediately in front of the development, for aesthetic and practical reasons. Examples of typical upgrades to the verge undertaken as part of the construction of a major development include the provision of a new footpath or paving, the planting of new street trees and other landscaping, the inclusion of embayed on-street parking bays or the replacement of aboveground powerlines with underground powerlines. The works-in-kind development contribution proposal for the House Number 10, Nautilus Crescent development is for a different purpose, that being an upgrade to a public open space reserve.

#### Existing Head of Power

LPS3 Part 6B applies to all Development Contribution Areas operating under LPS3. LPS3 Clause 6B.14.1 outlines the manner that an owner can pay their development contribution obligations to the City, which includes cash or cheque, transferring land to the City, the provision of physical infrastructure or some other method acceptable to Council. There is no provision in LPS3 Schedule 11B that specifically excludes works-in-kind development contributions that would override LPS3 Clause 6B.14.1 and accordingly Council is permitted to consider accepting a works-in-kind development contribution to upgrade a public open space reserve in lieu of a monetary contribution.

#### Options

City officers have identified two possible options on how to proceed with the works-in-kind proposal and subsequently clearing the condition of approval, as described below.

<b>Option 1</b>	<p>A works-in-kind developer contribution to the value of not less than \$101,559.19 from the owner or developer of the Seven Storey Aged Persons Accommodation Development at Lot 103, House Number 10, Nautilus Crescent, Scarborough, to upgrade Nautilus Pearl Spray Reserve (subject to the City’s approval of the design), in lieu of a monetary development contribution paid to the City, to satisfy condition 5 of the development approval granted by the Metropolitan Redevelopment Authority on 10 February 2019.</p> <p>Any public art provided within Nautilus Pearl Spray Reserve or within the road reserve, to satisfy condition 10 of the development approval granted by the Metropolitan Redevelopment Authority on 10 February 2019, is excluded from the calculation of the value of the works-in-kind development contribution.</p> <p>The final detail and design of the upgrades to Nautilus Pearl Spray Reserve is subject to the further approval of the City. The upgrades may include, but are not limited to, the planting of new trees, shrubs, turf and other landscaping, the construction of a new realigned footpath, and the installation of bench seats.</p>
<b>Option 2</b>	<p>A works-in-kind development contribution to upgrade Nautilus Pearl Spray Reserve is not accepted. Accordingly, the owner or developer of the Seven Storey Aged Persons Accommodation Development at Lot 103, House Number 10, Nautilus Crescent, Scarborough is required to make a monetary development contribution to the City to the value of \$101,559.19, to satisfy condition 5 of the development approval granted by the Metropolitan Redevelopment Authority on 10 February 2019.</p>

Nautilus Pearl Spray Reserve currently provides limited amenity benefits to the community, noting the existing landscape design and that there are few recreational facilities provided within the Reserve. An upgrade to Nautilus Pearl Spray Reserve would provide a public benefit to residents of properties within the surrounding locality and wider Scarborough Development Contribution Area.

While the development approval did not grant approval for any landscaping proposed within Nautilus Pearl Spray Reserve or the road reserve, the development was approved based on the applicant committing to provide landscaping within the adjoining reserves, as contained on the landscaping plan submitted with the development application. The development approval notes a separate agreement and approval with the City is required to provide the landscaping.

The proposed works-in-kind would need to be of the same or greater value as a monetary contribution that would otherwise be paid to the City, to satisfy the condition requirements.

Public Art

Separate to the development contribution condition, condition 10 of the approval requires this development to provide public art. The minimum value of the public art contribution required is \$220,000. DevelopmentWA has approved a public art proposal report for this development, though the City’s consent is also required for any installations on public land. Any public art installations in Nautilus Pearl Spray Reserve or the road reserve will be excluded from the calculation of the value of the works-in-kind development contribution.

## Recommended Action

### Summary

The key consideration is whether to accept a works-in-kind development contribution from the owner or developer to upgrade Nautilus Pearl Spray Reserve, or require a monetary contribution to be paid, to satisfy the development contribution condition of development approval. It is considered that accepting the works-in-kind proposal will result in an upgrade to a local reserve and an overall improved amenity outcome for the broader locality.

To the City's understanding, DevelopmentWA has previously accepted works-in-kind where there is a clear and enduring benefit to the local community.

### Recommended Action

It is recommended that Council accepts a works-in-kind development contribution to the same or greater value as the monetary developer contribution otherwise payable as per Option 1.

## Policy Implications

The development approval requires a development contribution payment, in accordance with the Scarborough Development Contribution Plan, to be provided to the satisfaction of the City. The contribution payable for this site is calculated by DevelopmentWA at \$101,559.19, which is based upon the 3,019m<sup>2</sup> developable lot area and the \$33.64 cost per square metre for lots subject to the four storeys / 15m maximum building height (base). The method of calculating development contributions and the contribution rate has not been amended since the required payment was originally calculated by DevelopmentWA.

## Financial Implications

Accepting a works-in-kind development contribution will mean the City will forgo \$101,559.19 cash contribution towards the Scarborough Development Contribution Plan.

## Sustainable Stirling 2022-2032

**Key Result Area:** Our built environment

**Objective:** A liveable City

**Priority:** Improve the quality, liveability and identity of local areas

**Objective:** An attractive and well-maintained City

**Priority:** Provide quality well-maintained sporting reserves, parks and open spaces for the community

## Strategic Risk

Strategic Risk	Risk Appetite
Governance	The City will act with integrity and implement appropriate processes and controls to avoid breach of legislation.

## Previous Council Resolutions

Nil.

## Relevant Documents and Information

### Attachments

Attachment 1 - Location Plan and Aerial Photograph [↓](#)

Attachment 2 - Metropolitan Redevelopment Authority Approval and Conditions - 10 February 2019 [↓](#)

### Available for viewing at meeting

Nil

### Linked Documents

Nil.





Figure 1: Location Plan



Telephone (08) 9205 8555 | Enquiries [www.stirling.wa.gov.au/enquiries](http://www.stirling.wa.gov.au/enquiries) | Web [www.stirling.wa.gov.au](http://www.stirling.wa.gov.au) | [f](#) [@](#) [in](#) [t](#) [v](#) /citystirlingwa  
This information is available in alternative formats on request. Please contact the Customer Contact Centre on (08) 9205 8555



Figure 2: Aerial Photograph (August 2023)





**METROPOLITAN REDEVELOPMENT AUTHORITY  
SCARBOROUGH REDEVELOPMENT SCHEME  
FORM 2**

APPLICATION NO: MRA-09752

**Approval to Undertake Development**

Applicant's Name:	Planning Solutions
Address of Applicant:	GPO Box 2709, Cloisters Square, PO 6850
Address of Development:	10 Nautilus Crescent, Scarborough, WA 6019
	Lot: 103                      Plan/Diagram: 3827
	Vol: 375                      Folio: 39A
Application Received:	3 October 2018
Description of Development:	Demolition of Existing Buildings and Construction of Seven Storey Aged Persons Accommodation Development

The application for approval to undertake development in accordance with the plans attached thereto is granted subject to the following conditions:

**CONDITIONS:**

- The development is to be undertaken in accordance with the approved plans and documents attached to this approval, details of which are to be provided at working drawings stage, to the satisfaction of the Metropolitan Redevelopment Authority (MRA), prior to the commencement of construction. The approved plans and documents of development approval are listed as follows:

<b>Plan / Document Name</b>	<b>Ref.</b>	<b>Date Received</b>
Site Plan	SD-A090 Rev D	18 December 2018
Demolition Plan	SD-A091 Rev B	18 December 2018
GA Plan – Lower Basement	SD-A100 Rev D	18 December 2018
GA Plan – Upper Basement	SD-A101 Rev D	18 December 2018
GA Plan – Ground Floor	SD-A102 Rev D	18 December 2018
GA Plan – Level 1	SD-A103 Rev D	18 December 2018
GA Plan – Level 2	SD-A104 Rev D	18 December 2018
GA Plan – Level 3	SD-A105 Rev D	18 December 2018
GA Plan – Level 4	SD-A106 Rev D	18 December 2018
GA Plan – Level 5	SD-A107 Rev D	18 December 2018
GA Plan – Level 6	SD-A108 Rev C	18 December 2018
GA Plan – Roof	SD-A109 Rev D	18 December 2018
Apartment Plans L1-4	SD-A151 Rev D	18 December 2018
Apartment Plans L1-5	SD-A152 Rev C	18 December 2018
Apartment Plan L6	SD-A153 Rev C	18 December 2018
Building Elevations A and B	SD-A200 Rev D	18 December 2018
Building Elevations C and D	SD-A201 Rev D	18 December 2018
Overall Section 1 and 2	SD-A300 Rev D	18 December 2018
Overall Section 3 and 4	SD-A301 Rev D	18 December 2018
Detailed Sections A and B	SD-A320 Rev A	18 December 2018
Detailed Sections C and D	SD-A321 Rev A	18 December 2018



Detailed Elevation	SD-A330 Rev C	18 December 2018
Building Materiality	SD-A400 Rev C	12 December 2018
Building Materiality	SD-A401 Rev C	12 December 2018
Site Sections	SD-A450 Rev A	18 December 2018
Glazed Balustrade Study – Key Plan	SD-SK163 Rev A	11 January 2019
Nautilus Retirement Living Liveable		18 December 2019
Housing Design Guidelines Checklist		

2. Plans, elevations and specifications for the development (including colour swatches and/or material samples) are to be provided at working drawings stage to the satisfaction of the MRA in consultation with its Design Review Panel, addressing the following:
  - i. details, including sections, of curved and faceted glass to be installed to demonstrate a cohesive approach to achieve visually convincing curved balcony forms, inclusive of the balcony edge, upstand and hand rail, consistent with the approved plans and perspective imagery;
  - ii. details of high quality screening to all balconies located within 6 metres of the western boundary of the site to protect the privacy of adjoining properties within the 6m cone of vision, in accordance with section 4.6 of the Scarborough Design Guidelines;
  - iii. details of screening and other measures to be implemented to protect the privacy and amenity of residents adjacent to the internal link/courtyard through the site;
  - iv. use of high quality, durable materials, finishes and colours which are reflective of a coastal vernacular and appropriate for the coastal location, in accordance with sections 1.3 and 2.1 of the Scarborough Design Guidelines; and
  - v. use of high quality, durable materials for roof forms, particularly the lower-level roof forms of the development, in order to provide an attractive and interesting roof scape for residents to look down upon and that does not result in glare or heat impacts on residents, consistent with section 4.5 of the Scarborough Design Guidelines

(Refer to Advice Note b)
3. A Car Parking Allocation and Access Management Plan demonstrating compliance with the car parking standards under section 5.2 – ‘Car Parking’ of the MRA’s Scarborough Design Guidelines, is to be submitted at working drawings stage to the satisfaction of the MRA. (Refer to Advice Note c)
4. End of trip facilities shall be provided in accordance with the Scarborough Design Guidelines, details of which are to be submitted at working drawings stage to the satisfaction of the MRA. (Refer Advice Note d)
5. A development contribution payment, in accordance with the Scarborough Development Contribution Plan, is to be provided at working drawings stage, to the satisfaction of the MRA. (Refer to Advice Note e)
6. A Design Review Certificate from the Green Building Council of Australia demonstrating that the proposal has been designed to achieve a minimum 5 Star



Green Star rating in accordance with the MRA's Development Policy 1 – Green Building is to be provided at working drawings stage to the satisfaction of the MRA.

7. A report and certification from the Green Building Council of Australia is to be provided within six months of practical completion, confirming the building has achieved the minimum 5 Star Green Star 'as built' certification, to the satisfaction of the MRA.
8. An Acoustic Attenuation Report and certification from a qualified acoustic consultant, confirming that the design and construction of the building will achieve an appropriate level of sound attenuation in accordance with Development Policy 3 – Sound Attenuation is to be provided at working drawing stage to the satisfaction of the MRA, in consultation with Main Roads Western Australia. (Refer Advice Note g)
9. A report and certification from a qualified acoustic consultant is to be submitted at practical completion stage and prior to occupation of the building, confirming that all recommendations of the Acoustic Attenuation Report integral to achieving compliance with Development Policy 3 – Sound and Vibration Attenuation, have been implemented, to the satisfaction of the MRA. (Refer Advice Note h)
10. Public art is to be provided in accordance with the MRA's Development Policy 4 – Providing Public Art, details of which are to be provided at working drawings stage to the satisfaction of the MRA. (Refer Advice Note i)
11. All service areas, service related hardware and piped or wired services (such as car park gates, plant areas, fire booster cabinets, service meters, exhaust systems and air-conditioning units) are to be designed as an integral component of the development or screened from public view, to minimise any detrimental impact on the architectural quality of the building and the public realm, details of which are to be submitted at working drawings stage to the satisfaction of the MRA. (Refer Advice Note j)
12. A Landscape Plan detailing both 'soft' and 'hard' landscaping elements for the development, is to be submitted at working drawings stage to the satisfaction of the MRA, in consultation with the City of Stirling. (Refer Advice Note k)
13. A Lighting Strategy, detailing lighting of the building exterior and ground floor public areas to enhance building features, amenity and security is to be submitted at working drawings stage to the satisfaction of the MRA. (Refer Advice Note l)
14. A revised Delivery and Waste Management Plan is to be prepared for the development demonstrating that deliveries, bin collection and waste management services can be adequately provided for and managed within the development, details of which are to be provided at working drawings stage to the satisfaction of the MRA, in consultation with the City of Stirling. (Refer Advice Note m)
15. A report prepared by a suitably qualified person confirming the development has been designed in accordance with Crime Prevention Through Environmental Design (CPTED) principles is to be provided at working drawings stage to the satisfaction of the MRA. (Refer to Advice Note n)
16. All exposed parapet walls or walls adjacent to boundaries are to be finished to the same standard as the remainder of the development, details of which are to be



- provided at working drawing stage to the satisfaction of the MRA. (Refer to Advice Note o)
17. A Construction Management Plan is to be submitted at working drawings stage to the satisfaction of the MRA, in consultation with the City of Stirling. (Refer to Advice Note p)
  18. A Stormwater Management Plan demonstrating compliance with best practice water sensitive urban design principles including minimising potable water usage and maximising water reuse through stormwater harvesting, is to be submitted at working drawings stage to the satisfaction of the MRA, in consultation with the City of Stirling. (Refer to Advice Note q)
  19. A Wind Amelioration Report demonstrating acceptable environmental wind conditions in the public realm, outdoor areas and all apartment balconies is to be provided at working drawings stage to the satisfaction of the MRA. (Refer to Advice Note r)
  20. Stores are to be provided for each Aged Persons Accommodation apartment in accordance with section 5.4 of the Scarborough Design Guidelines, details of which are to be provided at working drawing stage to the satisfaction of the MRA. (Refer to Advice Note s)
  21. A dilapidation survey of the footpaths, kerbs, roads, buildings and open space areas adjacent to the site is to be carried out and submitted at working drawings stage to the satisfaction of the MRA in consultation with the City of Stirling. Any damage caused to the footpaths, kerbs, roads, buildings and open space areas is to be made good at the applicant's expense prior to occupation of the development.

If the development the subject of this approval is not substantially commenced within a period of two (2) years from the date of this form, the approval shall lapse and be of no further effect.

Where an approval has so lapsed, no development shall be carried out without the further approval of the MRA having first been sought and obtained.

  
A/ **Chief Executive Officer**  
**Metropolitan Redevelopment Authority**

**Date** 10/2/19



**ADVICE NOTES:**

- a) A covering letter and six (6) copies (hard and digital/USB) of final working drawings are to be submitted to the MRA prior to an application being made to the City of Stirling for a building permit and must be cleared prior to the commencement of works on-site. Working drawings are to comply with all of the above conditions and any variations from the approved drawings are required to be clearly identified.

In accordance with section 62(3) of the *Metropolitan Redevelopment Authority Act 2011*, no works are to be undertaken prior to obtaining development approval or in contravention of any condition to which the approval is subject.

On satisfactory assessment of the working drawings, including referral to any stakeholders as required, the MRA will provide a clearance letter and copies of the plans to the City of Stirling to assist building permit assessment.

- b) With regard to Condition 2, section 4.1 'Height' of the Scarborough Design Guidelines require Design Excellence to be achieved in order to be eligible for additional storeys above the 4 storey base height for the site.

The applicant is advised that the expression of true curves is considered fundamental to the achievement of Design Excellence (based on the approved plans). A 1:20 scale section and related design details are to be provided at working drawings stage to demonstrate a cohesive approach to achieving visually convincing curved balcony forms has been met.

The screens are to ensure they protect the privacy of the adjoining properties and are located on the balcony edge, in a fixed position, where it is located within 6m of the western lot boundary while ensuring the overriding design aesthetic is maintained.

Separation between windows and balconies within the internal link/courtyard of the development should achieve the minimum combined separation identified in draft State Planning Policy 7.3 – Apartment Design (Design WA) Objective 3.6.1 being a minimum 6m between non-habitable spaces, 9m between bedrooms and 12m between habitable rooms or balconies. Where not achieved the design is to incorporate appropriate privacy and amenity measures within the development such as highlight windows, obscure glazing and/or high quality fixed external screens designed and installed to complement the design and finishes of the buildings.

The proposed materials and finishes are to meet, or exceed, the benchmark quality identified in the Reference Images of Proposed Building Materiality submitted to the MRA on 12 December 2018, to ensure the development is equivalent to the high quality and durability necessary to maintain the standard of Design Excellence.

- c) With regard to Condition 3, the Car Parking Allocation and Access Management Plan is to demonstrate allocation of car parking bays in accordance with the MRA's Scarborough Design Guidelines, and detail the following:
- a maximum of 76 residential bays and minimum 13 visitor car parking spaces;



- effective and safe management of traffic movements to, from and within the parking areas of the development;
- traffic management techniques for the development, including details of measures for the management of two-way vehicle movements (where applicable);
- the identification and management of ACROD/Universal Access bay(s);
- the identification and management of shared electric vehicle charging bays;
- allocation of loading, delivery, servicing, waste management (if applicable based on the revised Delivery and Waste Management Plan required by condition 16) and storage areas for the non-residential uses;
- compliance with car park ventilation requirements of *Australian Standard AS 1668.2* and the provisions of the *Health Act (Carbon Monoxide) Regulations 1975*; and
- identification of clear, safe, legible and accessible pedestrian paths through car parking and delivery areas.

All car parking bays are to be marked and operated in accordance with the approved Car Parking Allocation and Access Management Plan.

- d) With regard to Condition 4, bicycle parking facilities are to be provided in accordance with section 5.3 of the Scarborough Design Guidelines in an accessible location with safe and legible access to such facilities clearly demonstrated.

All bicycle parking facilities are to be designed, located and constructed in accordance with AS2890.3 and Austroads Guide to Traffic Engineering Practice Part 14 – Bicycles.

- e) With regard to Condition 5, the development contribution payment is calculated on the total developable site area (excluding areas required to be ceded for road widening or otherwise) and a maximum 'base height' permitted to be delivered on the site, in accordance with the following table and Schedule 2 – Maximum Building Heights Plan in the Development Contribution Plan.

The contribution payable for the site is calculated at **\$101,559.19**, based on an estimated developable lot area of **3019m<sup>2</sup>** and permitted maximum (base) building height of 4 storeys.

Maximum Building Height (Base)	Cost (\$/m2)
2 storeys / 8 metres	\$16.82
3 storeys / 11.5 metres	\$25.23
<b>4 storeys / 15 metres</b>	<b>\$33.64</b>
8 storeys / 29 metres	\$67.29
12 storeys / 43 metres	\$100.93

- f) With regard to Conditions 6 and 7, the applicant is advised that the development was approved with additional height under section 4.1 of the Scarborough Design Guidelines on the basis of it achieving a 5 Star Green Star rating, including Green Building Council of Australia Registration and 'Design





Review' certification at working drawings stage and 'As Built' certification of the development from the GBCA at practical completion stage.

The proposal should demonstrate a "whole of building" approach to sustainable design, consistent with the *CADDIS Green Star Pathway Report* dated 25 September 2018, through the design, construction and ongoing operation of the building and address, as a minimum:

- utilisation of solar passive design principles;
- strategies to demonstrate best practice water sensitive urban design and minimise potable water usage including but not limited to rain water capture and reuse and/or waste water recycling for irrigation of soft landscaping;
- water efficiency measures, including:
  - all fittings and appliances, including showers, having a minimum 4 Stars Rating in accordance with the Australian Government's Water Efficiency Labelling and Standards (WELS) scheme; and
  - install at least 5 Star rated dual flush toilets, 6 Star rated urinals or waterless urinals in accordance with the WELS scheme;
- methodology to minimise use of non-renewable energy sources, including the provision of a solar array and efficient design and operation and use of energy efficient fixtures (minimum 70% of all lighting to be >70 lumens/watt) and appliances, inclusive of batteries for energy storage captured by the solar array; and
- a naturally comfortable indoor environment including access to natural light and ventilation as well as thermal comfort levels.

- g) With regard to Condition 8, the applicant is advised that the report is to certify that the construction of the building will achieve an appropriate level of sound attenuation in accordance with the MRA's Development Policy 3 – Sound Attenuation.

The subject site is located in proximity to West Coast Highway and the upper level dwellings may be affected by Transport Noise implications. The development should incorporate appropriate measures (building acoustic treatments), informed by noise modelling, to ameliorate the potential impacts of noise and vibration, in accordance with the guidelines of the *Western Australian Planning Commission State Planning Policy 5.4 Road and Rail Noise*. The noise modelling must be based on the most recent traffic count data and future traffic data available from Main Roads Western Australia.

All construction works, and levels of noise emanating from all fixed plant and equipment installed at the premises are to comply with the requirements of the *Environmental Protection Act 1986* and the *Environmental Protection (Noise) Regulations 1997*.

- h) With regard to Condition 9, the certification submitted at practical completion stage should include results of onsite testing to confirm appropriate levels of sound attenuation/mitigation have been achieved.
- i) With regard to Condition 10, the provision of public art is to be in accordance with the MRA's Development Policy 4 – Providing Public Art, with a minimum contribution, either as public art or cash-in-lieu, of \$220,000 based on the development value of \$22 million.



The applicant is advised of the requirement to obtain consent from the City of Stirling for any proposed public art piece(s)/or projection(s) within the public realm, accompanied by an engineer's certification and relevant public liability insurance.

The applicant is encouraged to discuss the approach to the provision of the required public art with the MRA's Urban Design Directorate.

- j) With regard to Condition 11, services and service related infrastructure includes but is not limited to all piped and wired services, car parking areas, roof plant/plant areas, bin storage areas, service meters and related infrastructure and hardware, fire booster cabinets, exhaust systems, air-conditioning units, antennae and satellite dishes.

Car park entry doors, service and plant areas, and service infrastructure are to be integrated into the development in a manner that does not undermine the overall architectural quality of the development.

Fire booster hydrants and service meter boxes proposed should be designed, located, oriented and finished to minimise any visual impact on the adjacent streetscape and maximise visual interaction between the development and the street.

- k) With regard to Condition 12, the Landscape Plan should include (but not limited to):
- details of the how the landscape design, materials, plantings and levels will effectively integrate with the adjacent public realm;
  - existing and proposed site levels and provision of universal access;
  - species, sizes and types of plantings;
  - details of seating, paving and other infrastructure;
  - reticulation to plantings including rain/grey water capture and re-use;
  - paving, kerbs and other surface treatments; and
  - details of the ongoing maintenance requirements for the landscaped spaces.

While this approval does not grant approval for any landscaping proposed within Nautilus Pearl Spray Reserve adjoining the site's eastern boundary or the Nautilus Crescent road reserve (Norfolk Island Pine trees in-particular), the development was approved on the basis of the applicant committing to provide landscaping within the adjoining reserves based on the landscaping plan submitted (Landscape Plan – SD-LA100 Rev B) on 18 December 2018, and subject to separate agreement by the City of Stirling. The applicant is advised to liaise the City of Stirling in this regard, with full documentation for landscaping and (temporary) irrigation to Nautilus Pearl Spray Reserve to be provided to the satisfaction of the MRA and City of Stirling prior to the commencement of works.

The applicant is advised to liaise with the City of Stirling to ensure the integration of paving materials and landscaping between the public and private realm and any ongoing maintenance requirements are appropriately considered. It is the City's expectation that any modifications to the landscaping within the verge area, and ongoing maintenance are to be undertaken at the application's expense.



- l) With regard to Condition 13, the Lighting Strategy is to:
- include a plan which illustrates how the building will be illuminated to highlight key architectural elements, including balconies, to provide an attractive night time environment without being visually intrusive;
  - demonstrate how lighting will be provided to the entrances of development and adjoining public space/landscaped areas to contribute to creating safe, secure and inviting environments;
  - ensure lighting is designed to comply with Australian Standard 1158 (Public Lighting Code) and Australian Standard 4282 (Control of the Effects of Outdoor Lighting) in order to ensure that any nuisance light to adjoining properties and to passing vehicular traffic are controlled to an acceptable level; and
  - lighting to be provided under all awnings, in all parking areas, service areas, of all footpaths of all entry points and of key elements and features of the building and landscaping, prior to occupation of the development.

- m) With regard to Condition 14, the revised Delivery and Waste Management Plan is to, as a minimum, demonstrate that the waste collection point on the road reserve is reduced in scope to reflect actual need as outlined in the *Encycle Consulting Waste Management Plan* dated 28 September 2018 and a best practise approach to the minimisation of waste and give further consideration to the use of private contractors that may enable use of the proposed basement.

The revised Waste Management Plan is to demonstrate how deliveries and collections for the development will occur in a manner that minimises any impact on the surrounding area, including the provision of adequate loading, storage and vehicle manoeuvring space for such functions and adequate wash down facilities for the cleaning of bins.

The bin enclosures and location are to comply with City of Stirling's Waste Management Local Law 2010 and ensure that the receptacles do not cause a nuisance to the occupiers of adjoining properties.

- n) With regard to Condition 15, the report is to demonstrate that CPTED principles are achieved across the development, including the site layout, building design, detailing and landscape design. The CPTED Report should also inform the Landscape Plan and Lighting Strategy.
- o) With regard to Condition 16, Section 4.2 'Podiums' of the Scarborough Design Guidelines requires exposed parapet or boundary walls to be finished to the same standard as the remainder of the development to ensure an appropriate outlook from the public realm and the adjoining lot.
- p) With regard to Condition 17, the Construction Management Plan is to address the following matters:
- construction operation days/hours, with consideration for surrounding premises and residents;
  - management of dust, noise, vibration and other construction activities;
  - details of deliveries, collections and on site storage;
  - workers car parking arrangements;
  - traffic management, including management of all construction works traffic and all measures to minimise disruption to traffic and pedestrian movements within the vicinity of the site, including West Coast Highway;



**MRA** Metropolitan  
Redevelopment  
Authority

- details of all signage and fencing, including high quality site hoardings, and any gantry arrangements;
- measures to limit the impact of disturbance to the operation and amenity of surrounding buildings;
- community consultation to notify surrounding premises of the works, contact details to manage enquiries and complaints and details of complaint resolution procedures; and
- any other matters deemed appropriate by the MRA, City of Stirling or Main Roads Western Australia at the time of assessment.

Construction work outside the period 7.00 am to 7.00 pm Monday to Saturday and at any time on Sundays and Public Holidays is not permitted unless a Noise Management Plan for the construction site has been approved in writing by the City of Stirling.

Demolition works are to comply with the *Health (Asbestos) Regulations 1992*. A soil stabiliser is to be applied immediately after the demolition.

- q) With regard to Condition 18, the applicant is advised that all stormwater is to be retained on site and utilised to be reused to assist with minimising potable water usage in accordance with best practice water sensitive urban design principles. The onsite stormwater management system should be fully incorporated into the development without compromising the design quality.

The applicant is advised to liaise with the City of Stirling regarding stormwater drainage design.

- r) With regard to Condition 19, wind amelioration strategies are to be integrated into the building design, detailing and function, particularly as it relates to those balconies which may require modification, as identified in the *Wind Assessment* report prepared by GHD dated September 2018, to address wind issues, while also not impacting on the aesthetic and amenity of the development.
- s) With regard to Condition 20, it is noted that some of the stores illustrated on the development plans do not include access doors or may not be accessible if the stores adjacent to car bays are not allocated to the same occupant. Resolution of these matters is required to be confirmed at working drawings stage.

In accordance with section 5.4 of the Scarborough Design Guidelines, all apartments are to be provided with a readily accessible, secure store room with a minimum internal floor area of 4m<sup>2</sup> and a minimum dimension of 1.5m.

- t) The removal of the street tree as indicated on the approved plan and the listing of its replacement will be undertaken by the City of Stirling upon payment of the associated contribution costs as outlined in the City of Stirling's Street and Reserve Tree Policy. The associated costs are to be paid by the owner/applicant prior to commencement of development and are a 90% contribution of the total cost. The replacement tree(s) will be scheduled for planting in the next available planting season after the completion of the development.

The associated contribution costs for the removal of the existing street trees for this development are as follows:

- i. Helliwell value of the tree: \$1,310.00



- ii. Tree removal cost: \$250.00
- iii. Replacement cost: \$0.00
- iv. Total for the associated works: \$1,560.00
- v. Contribution payment required: \$1,404.00 (90% of the total including GST).

Please note this is only an estimate which is subject to change and the amount payable will need to be confirmed with the City prior to payment.

All street trees adjoining the subject land that are not conditioned for removal are to be retained and protected throughout the duration of the development. Should these trees die, decline, be damaged or are removed, charges will apply as per the City's Street and Reserve Tree Policy. Part of or all of your Verge Bond may be retained to cover the associated costs and further penalties and/or legal action may occur.

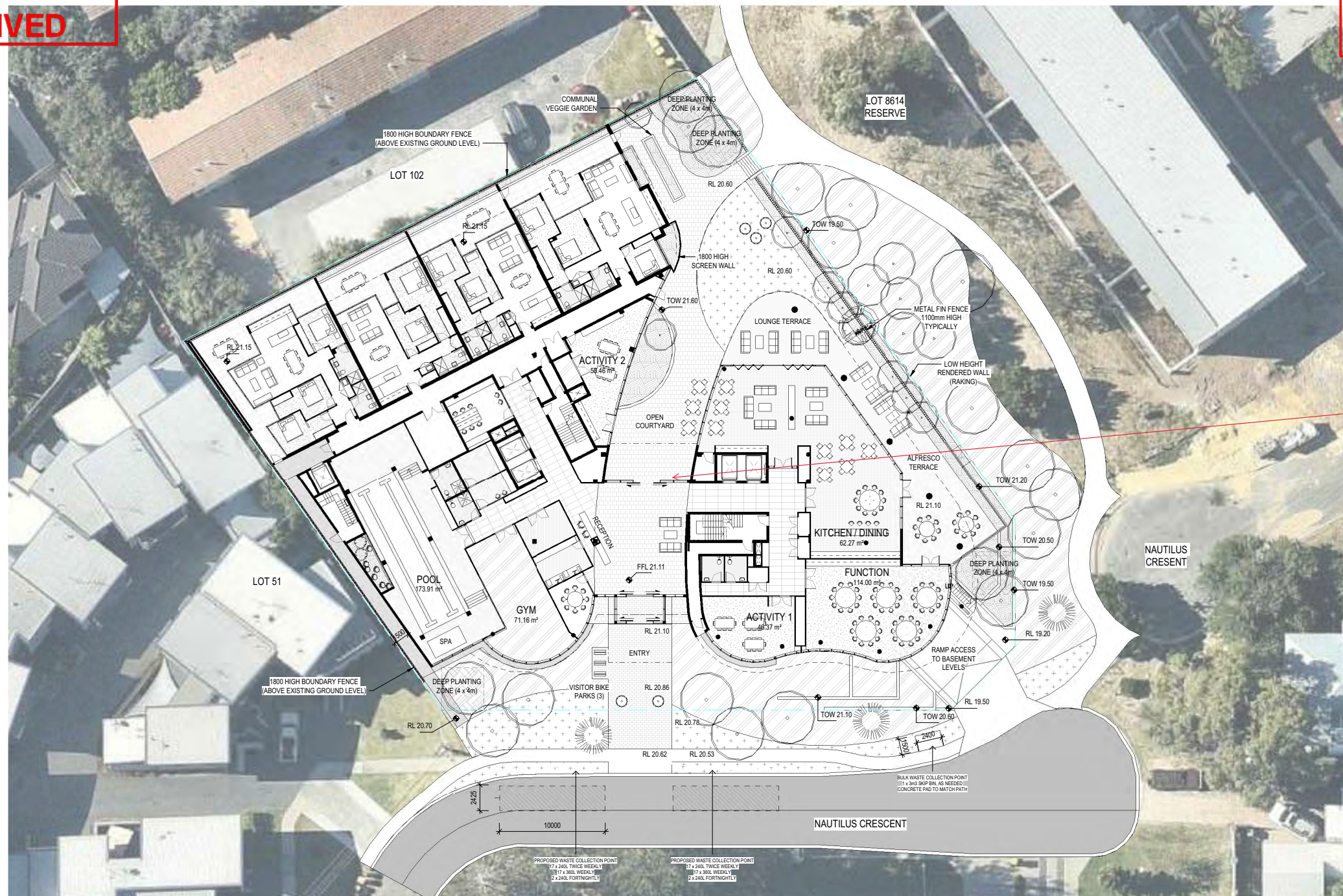
- u) The proposed crossover configuration is subject to the approval of the City of Stirling's Verge Control Business Unit. A "Crossover Installation Application" is required to be submitted and approved prior to the commencement of the crossover installation.

The pram ramp impacted by the crossover will need to be relocated at the owners/applicant's expense and to the satisfaction of the City. The payment must be made to the City at or before the time an application is made for a building permit.

- v) Delivery and service vehicles are not permitted to enter the site outside of the hours 7:00am to 7:00pm Monday to Saturday and 9:00am to 5:00pm Sundays and public holidays.
- w) The development is to comply with the provisions of the *Sewerage (Lighting, Ventilation & Construction) Regulations 1971*.
- x) The communal kitchen is to comply with the provisions of the Australian New Zealand Food Standards Code and be licenced by the City of Stirling prior to opening.
- y) The Swimming Pool is to comply with the provisions of the *Health (Aquatic Facilities) Regulations 2007* and requires approval from the Department of Health before opening.
- z) Public areas are to comply with the *Health (Public Building) Regulations 1992*.

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AUTHORITY  
18 DEC 2018  
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METROPOLITAN REDEVELOPMENT  
AUTHORITY  
10 FEBRUARY 2019  
**APPROVED PLANS**



REFER TO CONDITION 2.3  
AND ADVICE NOTE B

NOTE: ALL NOTED LEVELS INDICATE  
PROPOSED RLs. REFER TO SURVEY  
DRAWING FOR EXISTING SITE LEVELS.



**SITE PLAN WITH SURVEY**  
SCALE 1:200

**PRELIMINARY**

No	Revision	Note	Drawn	Job Manager	Project Director	Date
D	DA SUBMISSION - REVISED		JS	JS	CM	11.12.18
C	DA SUBMISSION		JS	JS	CM	28.09.18
B	FOR INFORMATION		JS	JS	CM	21.09.18
A	FOR INFORMATION		JS	CM	CM	20.06.18

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Plot Date: 11/12/2018 11:35:26 AM  
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Drawn JS Designer MP  
Drafting Check CM Design Check CM  
Approved (Project Director) CM  
Date  
Scale 1:200  
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Client **NORTHERLY GROUP AUSTRALIA**  
Project **NAUTILUS CRESCENT RETIREMENT LIVING**  
Title **SITE PLAN SCHEMATIC DESIGN**  
Drawing No: **61-37026-SD-A090** Rev: **D**



**METROPOLITAN REDEVELOPMENT  
AUTHORITY**  
  
**10 FEBRUARY 2019**  
  
**APPROVED PLANS**

**DEMOLITION PLAN**  
SCALE 1:200



**PRELIMINARY**

No	Revision	Note	Drawn	Job Manager	Project Director	Date
B	DA SUBMISSION - REVISED		JS	JS	CM	11.12.18
A	DA SUBMISSION		JS	JS	CM	28.09.18

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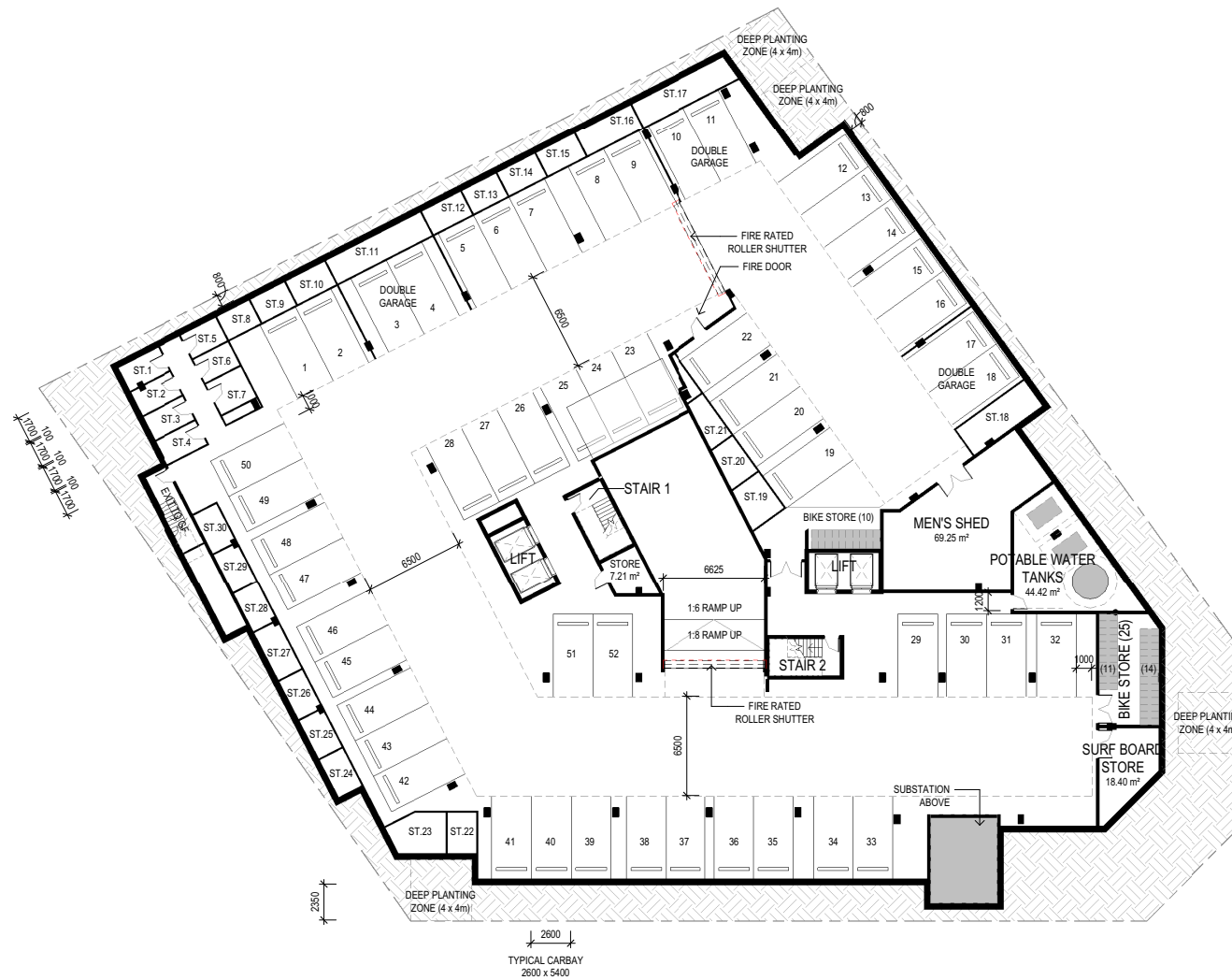


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Drafting Check Design Check CM  
Approved (Project Director) CM  
Date  
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Client **NORTHERLY GROUP AUSTRALIA**  
Project **NAUTILUS CRESCENT RETIREMENT LIVING**  
Title **DEMOLITION PLAN SCHEMATIC DESIGN**  
Drawing No: **61-37026-SD-A091** Rev: **B**

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10 FEBRUARY 2019  
  
APPROVED PLANS



GENERAL ARRANGEMENT PLAN - LOWER  
BASEMENT  
SCALE 1 : 200

LOWER BASEMENT STORAGE	
NAME	DESIGNED AREA
LOWER BASEMENT	
ST.1	5.02 m²
ST.2	5.02 m²
ST.3	5.02 m²
ST.4	5.02 m²
ST.5	4.36 m²
ST.6	4.36 m²
ST.7	5.75 m²
ST.8	4.01 m²
ST.9	4.25 m²
ST.10	4.84 m²
ST.11	11.79 m²
ST.12	4.84 m²
ST.13	4.25 m²
ST.14	4.67 m²
ST.15	4.76 m²
ST.16	6.87 m²
ST.17	11.71 m²
ST.18	11.18 m²
ST.19	6.83 m²
ST.20	5.26 m²
ST.21	4.56 m²
ST.22	5.10 m²
ST.23	8.98 m²
ST.24	4.86 m²
ST.25	4.73 m²
ST.26	4.73 m²
ST.27	5.90 m²
ST.28	4.76 m²
ST.29	4.75 m²
ST.30	4.75 m²
	172.52 m²



TRUE NORTH 90° 22' 20"

**PRELIMINARY**

No	Revision	Note	Drawn	Job Manager	Project Director	Date
D	DA SUBMISSION - REVISED		JS	JS	CM	11.12.18
C	DA SUBMISSION		JS	JS	CM	28.09.18
B	FOR INFORMATION		JS	JS	CM	21.09.18
A	FOR INFORMATION		JS	JS	CM	20.06.18

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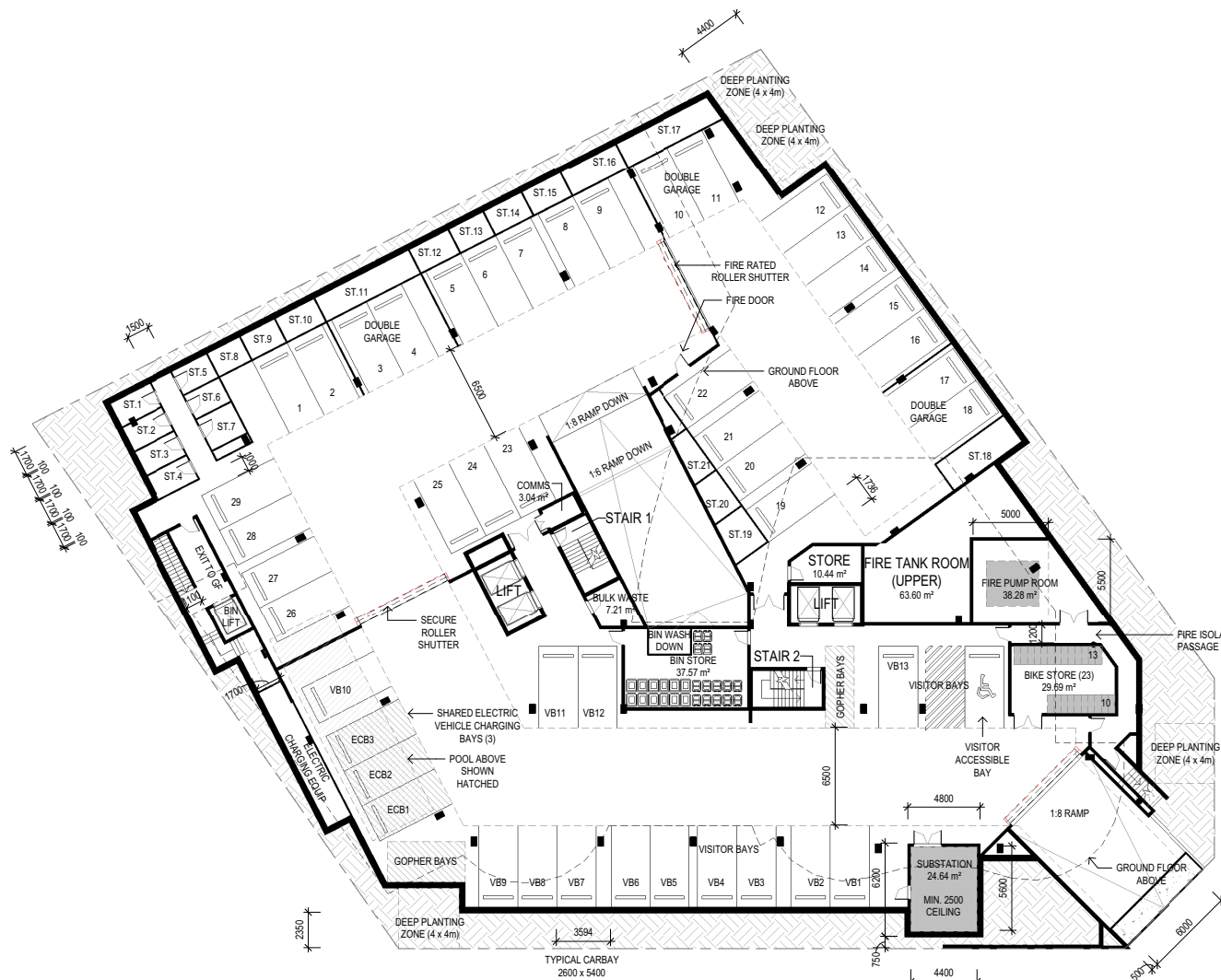
Client **NORTHERLY GROUP AUSTRALIA**  
Project **NAUTILUS CRESCENT RETIREMENT LIVING**  
Title **GA PLAN - LOWER BASEMENT SCHEMATIC DESIGN**  
Drawing No: **61-37026-SD-A100** Rev: **D**



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AUTHORITY**

**10 FEBRUARY 2019**

**APPROVED PLANS**



**GENERAL ARRANGEMENT PLAN - UPPER  
BASEMENT**  
SCALE 1:200

**PROJECT INFORMATION**

**APARTMENT NUMBERS**  
GROUND FLOOR 4 APARTMENTS  
LEVELS 1-4 36 APARTMENTS (9 per floor)  
LEVEL 5 6 PENTHOUSES  
LEVEL 6 5 PENTHOUSES  
**51 TOTAL**

**REQUIRED PARKING**  
1.5 x TOTAL APARTMENTS 77 REQUIRED

**VISITOR PARKING**  
0.25 x TOTAL APARTMENTS 13 REQUIRED

**OVERALL PARKING**  
LOWER BASEMENT 52  
UPPER BASEMENT 29 + 3 SHARED + 1 DDA  
13 VISITOR BAYS

**PARKING TOTALS**  
APARTMENT CARBAYS 81  
DDA CARBAYS 1  
SHARED (CHARGING) 3  
VISITOR CARBAYS 13

**STORAGE UNITS**  
LOWER BASEMENT 30  
UPPER BASEMENT 21  
**51 TOTAL**

UPPER BASEMENT STORAGE	
NAME	DESIGNED AREA
UPPER BASEMENT	
ST.1	5.02 m <sup>2</sup>
ST.2	5.02 m <sup>2</sup>
ST.3	5.02 m <sup>2</sup>
ST.4	5.02 m <sup>2</sup>
ST.5	4.36 m <sup>2</sup>
ST.6	4.36 m <sup>2</sup>
ST.7	5.75 m <sup>2</sup>
ST.8	4.01 m <sup>2</sup>
ST.9	4.25 m <sup>2</sup>
ST.10	4.84 m <sup>2</sup>
ST.11	11.78 m <sup>2</sup>
ST.12	4.84 m <sup>2</sup>
ST.13	4.25 m <sup>2</sup>
ST.14	4.67 m <sup>2</sup>
ST.15	4.76 m <sup>2</sup>
ST.16	6.87 m <sup>2</sup>
ST.17	11.71 m <sup>2</sup>
ST.18	11.18 m <sup>2</sup>
ST.19	6.83 m <sup>2</sup>
ST.20	5.27 m <sup>2</sup>
ST.21	4.58 m <sup>2</sup>
<b>124.18 m<sup>2</sup></b>	



TRUE NORTH 90° 22' 20"

**PRELIMINARY**

D	DA SUBMISSION - REVISED	JS	JS	CM 11.12.18
C	DA SUBMISSION	JS	JS	CM 28.09.18
B	FOR INFORMATION	JS	JS	CM 21.09.18
A	FOR INFORMATION	JS	JS	CM 20.06.18
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Client **NORTHERLY GROUP AUSTRALIA**  
Project **NAUTILUS CRESCENT RETIREMENT LIVING**  
Title **GA PLAN - UPPER BASEMENT SCHEMATIC DESIGN**

Original Date  
Drawing No: **61-37026-SD-A101**

Rev: **D**

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**GENERAL ARRANGEMENT PLAN - GROUND**  
SCALE 1:200

LEGEND

	2 BED 1 BATH APARTMENT
	2 BED 2 BATH APARTMENT
	3 BED 2 BATH APARTMENT

GROUND FLOOR AREAS		
NUMBER	TYPE	DESIGNED AREA
GF-1	3 BED 2 BATH APARTMENT	112.25 m <sup>2</sup>
GF-2	2 BED 1 BATH APARTMENT	91.13 m <sup>2</sup>
GF-3	2 BED 2 BATH APARTMENT	92.77 m <sup>2</sup>
GF-4	3 BED 2 BATH APARTMENT	115.70 m <sup>2</sup>
		411.85 m <sup>2</sup>



TRUE NORTH 90° 22' 20"  
**PRELIMINARY**

No	Revision	Note	Drawn	Job Manager	Project Director	Date
D	DA SUBMISSION - REVISION		JS	JS	CM	11.12.18
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Client **NORTHERLY GROUP AUSTRALIA**  
Project **NAUTILUS CRESCENT RETIREMENT LIVING**  
Title **GA PLAN - GROUND FLOOR SCHEMATIC DESIGN**  
Drawing No: **61-37026-SD-A102** Rev: **D**

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AUTHORITY**  
  
**10 FEBRUARY 2019**  
  
**APPROVED PLANS**



**GENERAL ARRANGEMENT PLAN - LEVEL 1**  
SCALE 1 : 200

**LEGEND**

- 2 BED 1.5 BATH + SN APARTMENT
- 2 BED 1.5 BATH APARTMENT
- 2 BED 2 BATH + SN APARTMENT
- 2 BED 2 BATH APARTMENT
- 3 BED 2 BATH APARTMENT

LEVEL 1 AREAS		
NUMBER	TYPE	DESIGNED AREA
1.1	3 BED 2 BATH APARTMENT	135.61 m <sup>2</sup>
1.2	2 BED 2 BATH + SN APARTMENT	107.53 m <sup>2</sup>
1.3	3 BED 2 BATH APARTMENT	125.43 m <sup>2</sup>
1.4	3 BED 2 BATH APARTMENT	121.18 m <sup>2</sup>
1.5	2 BED 1.5 BATH APARTMENT	98.72 m <sup>2</sup>
1.6	3 BED 2 BATH APARTMENT	131.45 m <sup>2</sup>
1.7	2 BED 2 BATH APARTMENT	102.41 m <sup>2</sup>
1.8	3 BED 2 BATH APARTMENT	121.80 m <sup>2</sup>
1.9	2 BED 1.5 BATH + SN APARTMENT	92.05 m <sup>2</sup>
		1036.18 m <sup>2</sup>

LEVEL 1 AREAS - BALCONIES		
NUMBER	TYPE	DESIGNED AREA
B1.1	BALCONY	40.72 m <sup>2</sup>
B1.2	BALCONY	24.79 m <sup>2</sup>
B1.3	BALCONY	64.53 m <sup>2</sup>
B1.4	BALCONY	39.18 m <sup>2</sup>
B1.5	BALCONY	17.23 m <sup>2</sup>
B1.6	BALCONY	41.49 m <sup>2</sup>
B1.7	BALCONY	26.88 m <sup>2</sup>
B1.8	BALCONY	63.05 m <sup>2</sup>
B1.9	BALCONY	26.35 m <sup>2</sup>
		344.21 m <sup>2</sup>



TRUE NORTH 90° 22' 20"

**PRELIMINARY**

No	Revision	Note	Drawn	Job Manager	Project Director	Date
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C	DA SUBMISSION		JS	JS	CM	28.09.18
B	FOR INFORMATION		JS	JS	CM	21.09.18
A	FOR INFORMATION		JS	JS	CM	20.06.18

Plot Date: 11/12/2018 12:03:46 PM  
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Client **NORTHERLY GROUP AUSTRALIA**  
Project **NAUTILUS CRESCENT RETIREMENT LIVING**  
Title **GA PLAN - LEVEL 1 SCHEMATIC DESIGN**

Original Date  
Drawing No: **61-37026-SD-A103**

Rev: **D**

**METROPOLITAN REDEVELOPMENT  
AUTHORITY**  
  
**10 FEBRUARY 2019**  
  
**APPROVED PLANS**



**GENERAL ARRANGEMENT PLAN - LEVEL 2**  
SCALE 1 : 200

LEGEND

- 2 BED 1.5 BATH + SN APARTMENT
- 2 BED 1.5 BATH APARTMENT
- 2 BED 2 BATH + SN APARTMENT
- 2 BED 2 BATH APARTMENT
- 3 BED 2 BATH APARTMENT

LEVEL 2 AREAS		
NUMBER	TYPE	DESIGNED AREA
2.1	3 BED 2 BATH APARTMENT	135.59 m <sup>2</sup>
2.2	2 BED 2 BATH + SN APARTMENT	107.53 m <sup>2</sup>
2.3	3 BED 2 BATH APARTMENT	125.43 m <sup>2</sup>
2.4	3 BED 2 BATH APARTMENT	121.18 m <sup>2</sup>
2.5	2 BED 1.5 BATH APARTMENT	98.72 m <sup>2</sup>
2.6	3 BED 2 BATH APARTMENT	131.45 m <sup>2</sup>
2.7	2 BED 2 BATH APARTMENT	102.41 m <sup>2</sup>
2.8	3 BED 2 BATH APARTMENT	121.80 m <sup>2</sup>
2.9	2 BED 1.5 BATH + SN APARTMENT	92.05 m <sup>2</sup>
		1036.17 m <sup>2</sup>

LEVEL 2 AREAS - BALCONIES		
NUMBER	TYPE	DESIGNED AREA
B2.1	BALCONY	39.06 m <sup>2</sup>
B2.2	BALCONY	24.09 m <sup>2</sup>
B2.3	BALCONY	34.73 m <sup>2</sup>
B2.4	BALCONY	20.86 m <sup>2</sup>
B2.5	BALCONY	16.49 m <sup>2</sup>
B2.6	BALCONY	39.92 m <sup>2</sup>
B2.7	BALCONY	26.11 m <sup>2</sup>
B2.8	BALCONY	60.71 m <sup>2</sup>
B2.9	BALCONY	25.15 m <sup>2</sup>
B2.10	BOH	2.26 m <sup>2</sup>
B2.11	BOH	2.29 m <sup>2</sup>
B2.12		2.54 m <sup>2</sup>
		294.22 m <sup>2</sup>



TRUE NORTH 90° 22' 20"

**PRELIMINARY**

No	Revision	Note	Drawn	Job Manager	Project Director	Date
D	DA SUBMISSION - REVISED		JS	JS	CM	11.12.18
C	DA SUBMISSION		JS	JS	CM	28.09.18
B	FOR INFORMATION		JS	JS	CM	21.09.18
A	FOR INFORMATION		JS	JS	CM	20.06.18

Plot Date: 11/12/2018 12:03:51 PM  
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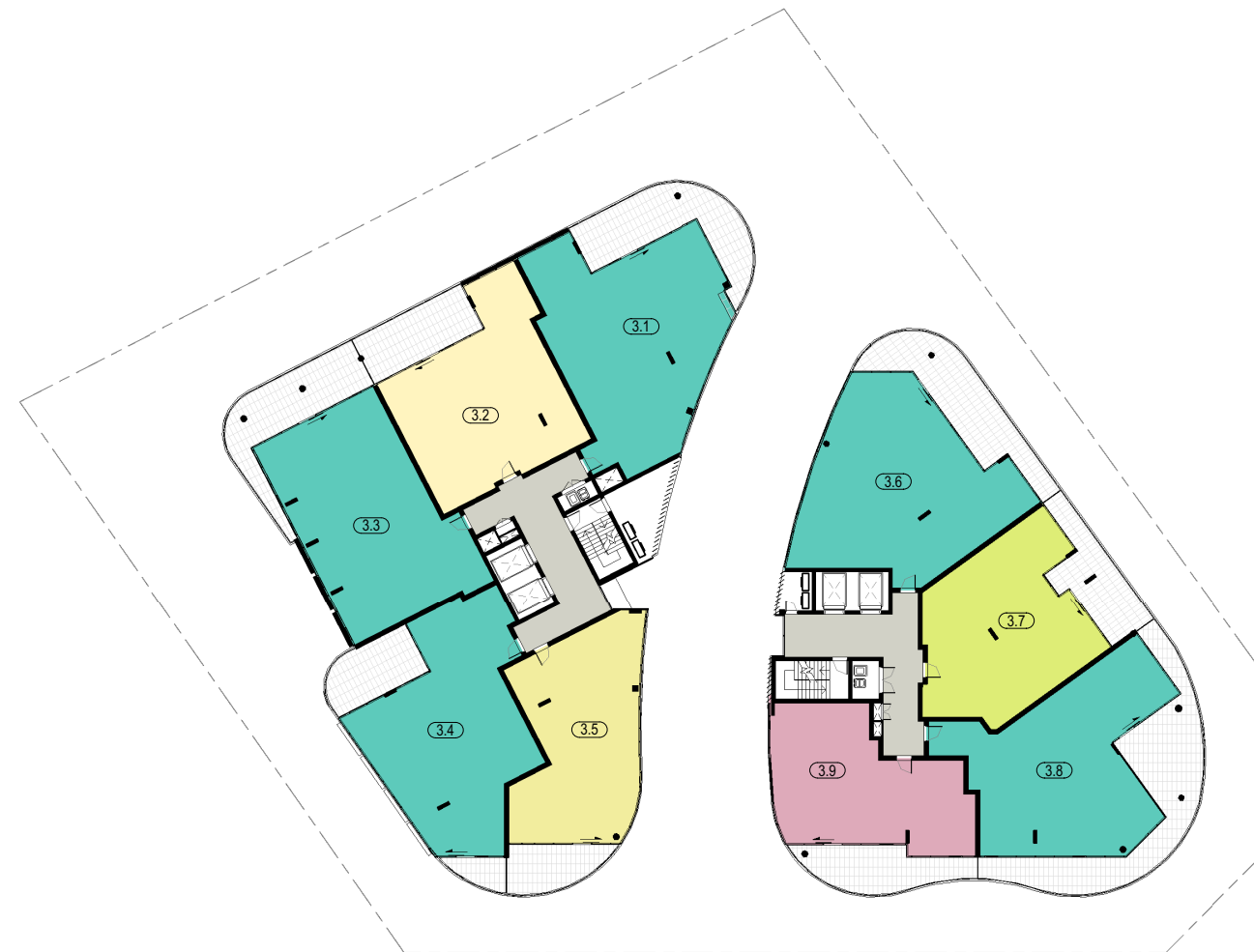


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Client **NORTHERLY GROUP AUSTRALIA**  
Project **NAUTILUS CRESCENT RETIREMENT LIVING**  
Title **GA PLAN - LEVEL 2 SCHEMATIC DESIGN**  
Drawing No: **61-37026-SD-A104** Rev: **D**

**METROPOLITAN REDEVELOPMENT  
AUTHORITY**  
  
**10 FEBRUARY 2019**  
  
**APPROVED PLANS**



**GENERAL ARRANGEMENT PLAN - LEVEL 3**  
SCALE 1:200

**LEGEND**

- 2 BED 1.5 BATH + SN APARTMENT
- 2 BED 1.5 BATH APARTMENT
- 2 BED 2 BATH + SN APARTMENT
- 2 BED 2 BATH APARTMENT
- 3 BED 2 BATH APARTMENT

LEVEL 3 AREAS		
NUMBER	TYPE	DESIGNED AREA
3.1	3 BED 2 BATH APARTMENT	135.59 m <sup>2</sup>
3.2	2 BED 2 BATH + SN APARTMENT	107.53 m <sup>2</sup>
3.3	3 BED 2 BATH APARTMENT	125.43 m <sup>2</sup>
3.4	3 BED 2 BATH APARTMENT	121.19 m <sup>2</sup>
3.5	2 BED 1.5 BATH APARTMENT	98.72 m <sup>2</sup>
3.6	3 BED 2 BATH APARTMENT	131.66 m <sup>2</sup>
3.7	2 BED 2 BATH APARTMENT	102.41 m <sup>2</sup>
3.8	3 BED 2 BATH APARTMENT	121.80 m <sup>2</sup>
3.9	2 BED 1.5 BATH + SN APARTMENT	92.05 m <sup>2</sup>
		1036.38 m <sup>2</sup>

LEVEL 3 AREAS - BALCONIES		
NUMBER	TYPE	DESIGNED AREA
B3.1	BALCONY	39.06 m <sup>2</sup>
B3.2	BALCONY	24.09 m <sup>2</sup>
B3.3	BALCONY	34.88 m <sup>2</sup>
B3.4	BALCONY	20.93 m <sup>2</sup>
B3.5	BALCONY	16.44 m <sup>2</sup>
B3.6	BALCONY	39.79 m <sup>2</sup>
B3.7	BALCONY	25.98 m <sup>2</sup>
B3.8	BALCONY	60.45 m <sup>2</sup>
B3.9	BALCONY	25.19 m <sup>2</sup>
		286.81 m <sup>2</sup>



TRUE NORTH 90° 22' 20"

**PRELIMINARY**

No	Revision	Note	Drawn	Job Manager	Project Director	Date
D	DA SUBMISSION - REVISED		JS	JS	CM	11.12.18
C	DA SUBMISSION		JS	JS	CM	28.09.18
B	FOR INFORMATION		JS	JS	CM	21.09.18
A	FOR INFORMATION		JS	JS	CM	20.06.18

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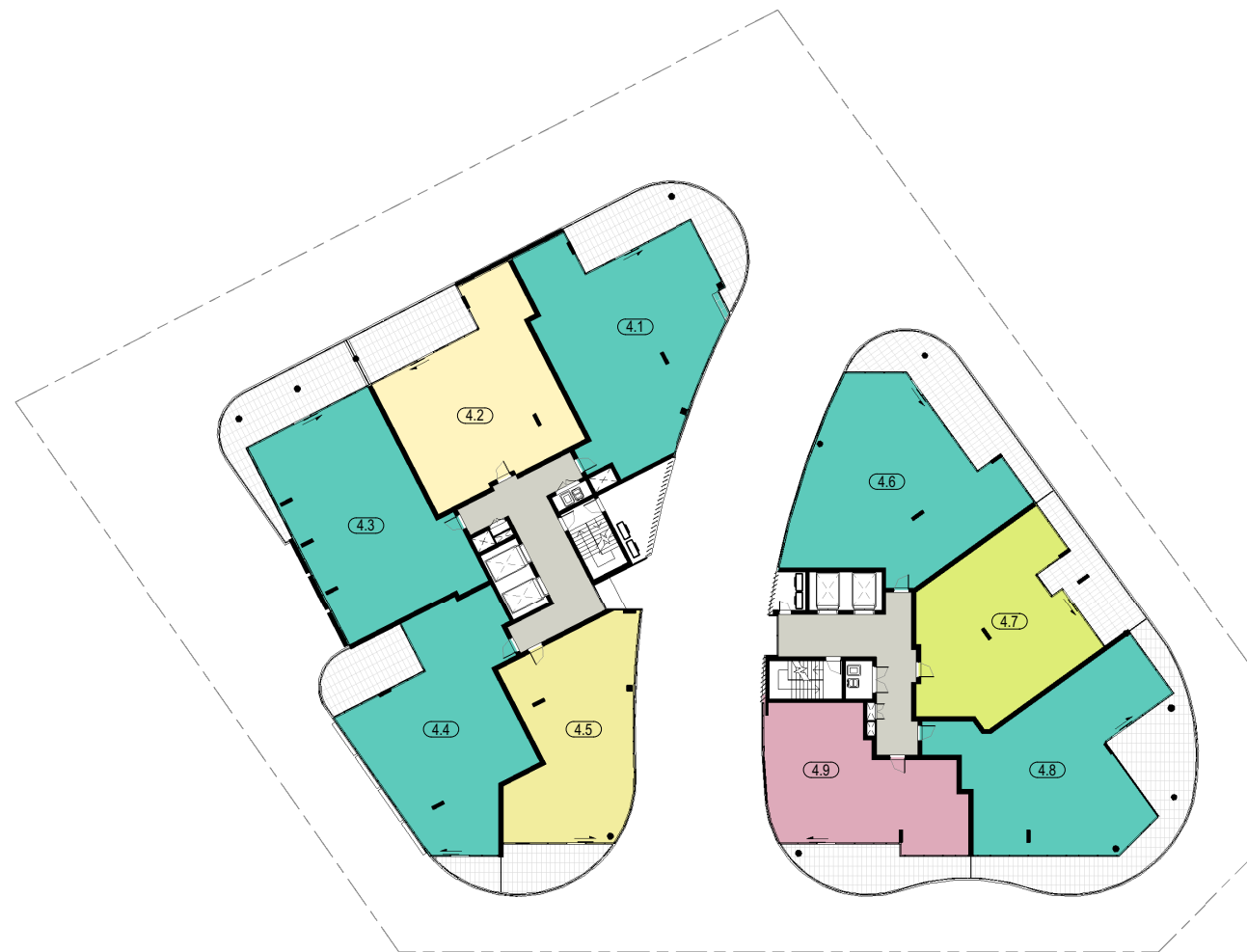
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Approved (Project Director) CM  
Date  
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Client **NORTHERLY GROUP AUSTRALIA**  
Project **NAUTILUS CRESCENT RETIREMENT LIVING**  
Title **GA PLAN - LEVEL 3 SCHEMATIC DESIGN**

Original Date  
Drawing No: **61-37026-SD-A105**

Rev: **D**

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AUTHORITY**  
  
**10 FEBRUARY 2019**  
  
**APPROVED PLANS**



**GENERAL ARRANGEMENT PLAN - LEVEL 4**  
SCALE 1 : 200

LEGEND

- 2 BED 1.5 BATH + SN APARTMENT
- 2 BED 1.5 BATH APARTMENT
- 2 BED 2 BATH + SN APARTMENT
- 2 BED 2 BATH APARTMENT
- 3 BED 2 BATH APARTMENT

LEVEL 4 AREAS		
NUMBER	TYPE	DESIGNED AREA
4.1	3 BED 2 BATH APARTMENT	135.59 m <sup>2</sup>
4.2	2 BED 2 BATH + SN APARTMENT	107.53 m <sup>2</sup>
4.3	3 BED 2 BATH APARTMENT	125.43 m <sup>2</sup>
4.4	3 BED 2 BATH APARTMENT	121.19 m <sup>2</sup>
4.5	2 BED 1.5 BATH APARTMENT	98.72 m <sup>2</sup>
4.6	3 BED 2 BATH APARTMENT	131.66 m <sup>2</sup>
4.7	2 BED 2 BATH APARTMENT	102.41 m <sup>2</sup>
4.8	3 BED 2 BATH APARTMENT	121.80 m <sup>2</sup>
4.9	2 BED 1.5 BATH + SN APARTMENT	92.05 m <sup>2</sup>
		1036.38 m <sup>2</sup>

LEVEL 4 AREAS - BALCONIES		
NUMBER	TYPE	DESIGNED AREA
B4.1	BALCONY	39.06 m <sup>2</sup>
B4.2	BALCONY	24.09 m <sup>2</sup>
B4.3	BALCONY	34.88 m <sup>2</sup>
B4.4	BALCONY	20.93 m <sup>2</sup>
B4.5	BALCONY	16.44 m <sup>2</sup>
B4.6	BALCONY	39.79 m <sup>2</sup>
B4.7	BALCONY	25.98 m <sup>2</sup>
B4.8	BALCONY	60.45 m <sup>2</sup>
B4.9	BALCONY	25.19 m <sup>2</sup>
		286.81 m <sup>2</sup>



TRUE NORTH 90° 22' 20"

**PRELIMINARY**

No	Revision	Note	Drawn	Job Manager	Project Director	Date
D	DA SUBMISSION - REVISED		JS	JS	CM	11.12.18
C	DA SUBMISSION		JS	JS	CM	28.09.18
B	FOR INFORMATION		JS	JS	CM	21.09.18
A	FOR INFORMATION		JS	JS	CM	20.06.18

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Approved (Project Director) CM  
Date  
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Client **NORTHERLY GROUP AUSTRALIA**  
Project **NAUTILUS CRESCENT RETIREMENT LIVING**  
Title **GA PLAN - LEVEL 4 SCHEMATIC DESIGN**  
Drawing No: **61-37026-SD-A106** Rev: **D**

**METROPOLITAN REDEVELOPMENT  
AUTHORITY**  
  
**10 FEBRUARY 2019**  
  
**APPROVED PLANS**



LEGEND

<span style="color: cyan;">■</span>	3 BED 2 BATH + SN APARTMENT
<span style="color: teal;">■</span>	3 BED 2 BATH APARTMENT
<span style="color: lightblue;">■</span>	3 BED 2.5 BATH + SN APARTMENT
<span style="color: lightteal;">■</span>	3 BED 2.5 BATH APARTMENT

LEVEL 5 AREAS		
NUMBER	TYPE	DESIGNED AREA
5.1	3 BED 2.5 BATH + SN APARTMENT	171.66 m <sup>2</sup>
5.2	3 BED 2.5 BATH APARTMENT	158.67 m <sup>2</sup>
5.3	3 BED 2 BATH APARTMENT	146.82 m <sup>2</sup>
5.4	3 BED 2 BATH APARTMENT	131.85 m <sup>2</sup>
5.5	3 BED 2.5 BATH APARTMENT	134.99 m <sup>2</sup>
5.6	3 BED 2 BATH + SN APARTMENT	144.48 m <sup>2</sup>
		888.27 m <sup>2</sup>

LEVEL 5 AREAS - BALCONIES		
NUMBER	TYPE	DESIGNED AREA
B5.1	BALCONY	66.79 m <sup>2</sup>
B5.2	BALCONY	73.36 m <sup>2</sup>
B5.3	BALCONY	92.53 m <sup>2</sup>
B5.4	BALCONY	39.78 m <sup>2</sup>
B5.5	BALCONY	73.78 m <sup>2</sup>
B5.7	BALCONY	93.86 m <sup>2</sup>
		440.10 m <sup>2</sup>

GENERAL ARRANGEMENT PLAN - LEVEL 5  
SCALE 1:200



TRUE NORTH 90° 22' 20"

**PRELIMINARY**

No	Revision	Note	Drawn	Job Manager	Project Director	Date
D	DA SUBMISSION - REVISED		JS	JS	CM	11.12.18
C	DA SUBMISSION		JS	JS	CM	28.09.18
B	FOR INFORMATION		JS	JS	CM	21.09.18
A	FOR INFORMATION		JS	JS	CM	20.06.18

Plot Date: 11/12/2018 12:05:37 PM  
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Client **NORTHERLY GROUP AUSTRALIA**  
Project **NAUTILUS CRESCENT RETIREMENT LIVING**  
Title **GA PLAN - LEVEL 5 SCHEMATIC DESIGN**

Original Date  
Drawing No: **61-37026-SD-A107**

Rev: **D**

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AUTHORITY**  
  
**10 FEBRUARY 2019**  
  
**APPROVED PLANS**



**GENERAL ARRANGEMENT PLAN - LEVEL 6**  
SCALE 1:200

**LEGEND**

- 3 BED 2 BATH + SN APARTMENT
- 3 BED 2 BATH APARTMENT
- 3 BED 2.5 BATH + SN APARTMENT
- 3 BED 2.5 BATH APARTMENT

LEVEL 6 AREAS		
NUMBER	TYPE	DESIGNED AREA
6.1	3 BED 2.5 BATH + SN APARTMENT	172.02 m <sup>2</sup>
6.2	3 BED 2.5 BATH APARTMENT	182.40 m <sup>2</sup>
6.3	3 BED 2 BATH APARTMENT	131.96 m <sup>2</sup>
6.4	3 BED 2.5 BATH APARTMENT	135.21 m <sup>2</sup>
6.5	3 BED 2 BATH + SN APARTMENT	142.63 m <sup>2</sup>
		764.22 m <sup>2</sup>

LEVEL 6 AREAS - BALCONIES		
NUMBER	TYPE	DESIGNED AREA
B6.1	BALCONY	66.37 m <sup>2</sup>
B6.2	BALCONY	83.81 m <sup>2</sup>
B6.3	BALCONY	41.52 m <sup>2</sup>
B6.4	BALCONY	51.62 m <sup>2</sup>
B6.5	BALCONY	55.11 m <sup>2</sup>
		298.43 m <sup>2</sup>



TRUE NORTH 90° 22' 20"

**PRELIMINARY**

No	Revision	Note	Drawn	Job Manager	Project Director	Date
C	DA SUBMISSION - REVISED		JS	JS	CM	11.12.18
B	DA SUBMISSION		JS	JS	CM	28.09.18
A	FOR INFORMATION		JS	JS	CM	21.09.18

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Project **NAUTILUS CRESCENT RETIREMENT LIVING**  
Title **GA PLAN - LEVEL 6 SCHEMATIC DESIGN**

Original Date  
Drawing No: **61-37026-SD-A108**

Rev: **C**



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APPROVED PLANS



**GENERAL ARRANGEMENT PLAN - ROOF**  
SCALE 1 : 200



TRUE NORTH 90° 22' 20"

**PRELIMINARY**

No	Revision	Note	Drawn	Job Manager	Project Director	Date
D	DA SUBMISSION - REVISED		JS	JS	CM	11.12.18
C	DA SUBMISSION		JS	JS	CM	28.09.18
B	FOR INFORMATION		JS	JS	CM	21.09.18
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Client **NORTHERLY GROUP AUSTRALIA**  
Project **NAUTILUS CRESCENT RETIREMENT LIVING**  
Title **GA PLAN - ROOF SCHEMATIC DESIGN**

Original Date  
Drawing No: **61-37026-SD-A109** Rev: **D**

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REFER TO CONDITION 2.3  
AND ADVICE NOTE B



GENERAL ARRANGEMENT PLAN - LEVEL 1 - LEVEL 4  
APARTMENTS  
SCALE 1 : 100

PRELIMINARY

No	Revision	Note	Drawn	Job Manager	Project Director	Date
D	DA SUBMISSION - REVISED		JS	JS	CM	11.12.18
C	DA SUBMISSION		JS	JS	CM	28.09.18
B	FOR INFORMATION		JS	JS	CM	21.09.18
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Client **NORTHERLY GROUP AUSTRALIA**  
 Project **NAUTILUS CRESCENT RETIREMENT LIVING**  
 Title **APARTMENT PLANS L1-4 SCHEMATIC DESIGN**  
 Drawing No: **61-37026-SD-A151** Rev: **D**



**METROPOLITAN REDEVELOPMENT  
AUTHORITY**

**10 FEBRUARY 2019**

**APPROVED PLANS**

**REFER TO CONDITION 2.3  
AND ADVICE NOTE B**

**GENERAL ARRANGEMENT PLAN - LEVEL 5  
APARTMENTS**  
SCALE 1:100

**PRELIMINARY**

No	Revision	Note	Drawn	Job Manager	Project Director	Date
C	DA SUBMISSION - REVISED		JS	JS	CM	11.12.18
B	DA SUBMISSION		JS	JS	CM	28.09.18
A	FOR INFORMATION		JS	JS	CM	21.09.18



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Client **NORTHERLY GROUP AUSTRALIA**  
Project **NAUTILUS CRESCENT RETIREMENT LIVING**  
Title **APARTMENT PLAN L5 SCHEMATIC DESIGN**

Original Date  
Drawing No: **61-37026-SD-A152** Rev: **C**

Plot Date: 11/12/2018 3:05:59 PM  
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AUTHORITY  
  
10 FEBRUARY 2019  
  
APPROVED PLANS

REFER TO CONDITION 2.3  
AND ADVICE NOTE B

GENERAL ARRANGEMENT PLAN - LEVEL 6  
APARTMENTS  
SCALE 1:100

PRELIMINARY

**UNDER REVISION**

No	Revision	Note	Drawn	Job Manager	Project Director	Date
C	FOR SUBMISSION / REVISED		JS	JS	CM	11.12.18
B	FOR SUBMISSION		JS	JS	CM	28.09.18
A	FOR INFORMATION		JS	JS	CM	21.09.18

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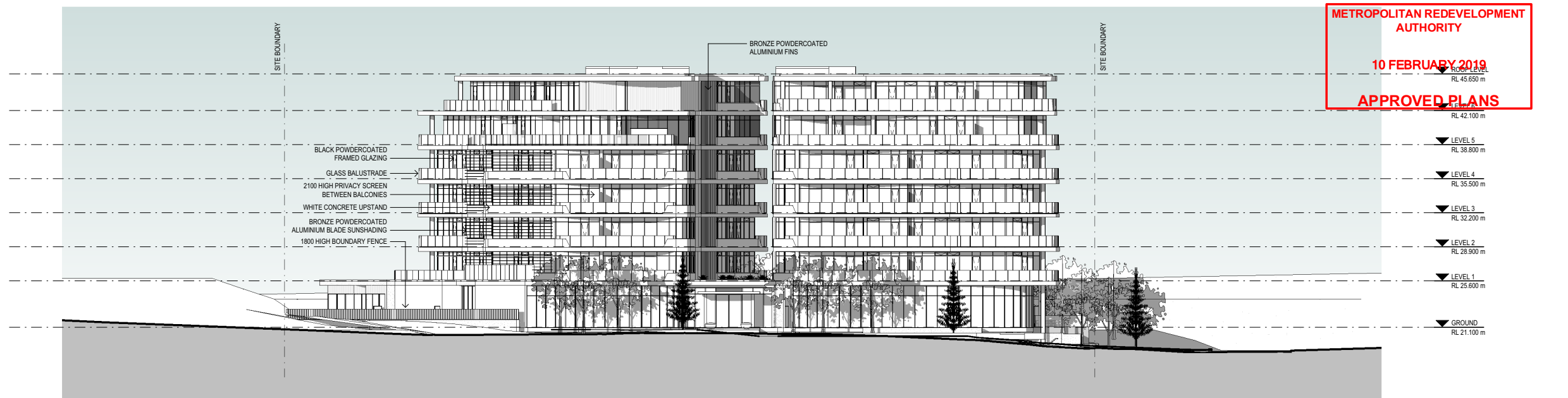
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Client **NORTHERLY GROUP AUSTRALIA**  
Project **NAUTILUS CRESCENT RETIREMENT LIVING**  
Title **APARTMENT PLAN L6 SCHEMATIC DESIGN**  
Drawing No: **61-37026-SD-A153**  
Rev: **C**



**ELEVATION A**  
SCALE 1 : 200



**ELEVATION B**  
SCALE 1 : 200

**PRELIMINARY**

No	Revision	Note	Drawn	Job Manager	Project Director	Date
D	DA SUBMISSION - REVISED		JS	JS	CM	11.12.18
C	DA SUBMISSION		JS	JS	CM	28.09.18
B	FOR INFORMATION		JS	JS	CM	21.09.18
A	FOR INFORMATION		JS	JS	CM	20.06.18

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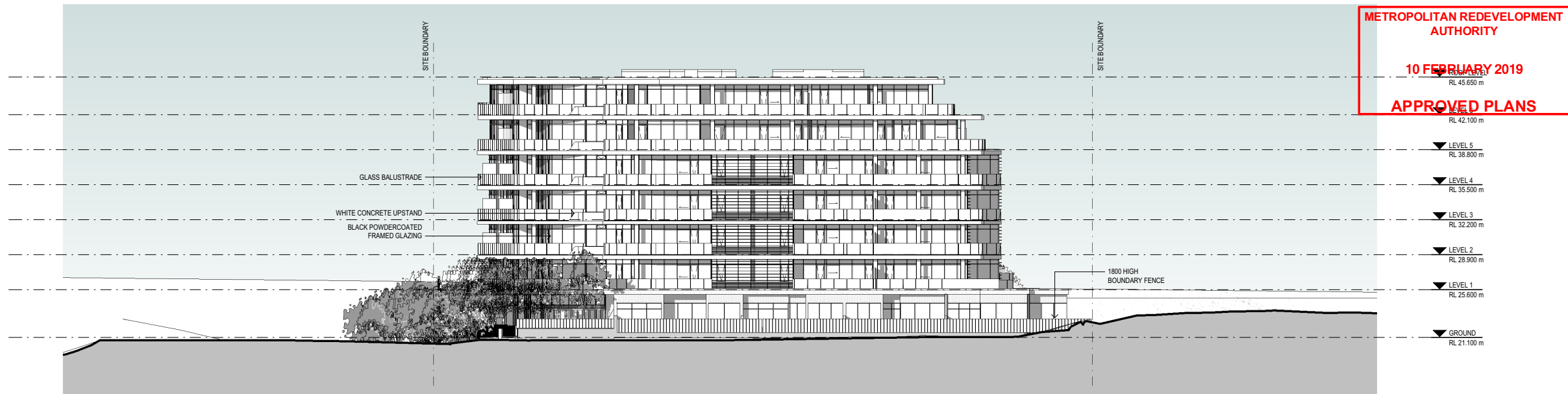


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Drafting Check  
Approved (Project Director) CM  
Date  
Scale 1 : 200

Designer MP  
Design Check CM

Client **NORTHERLY GROUP AUSTRALIA**  
Project **NAUTILUS CRESCENT RETIREMENT LIVING**  
Title **BUILDING ELEVATIONS SCHEMATIC DESIGN**  
Drawing No: **61-37026-SD-A200**  
Rev: **D**



**ELEVATION C**  
SCALE 1:200



**ELEVATION D**  
SCALE 1:200

**PRELIMINARY**

No	Revision	Note	Drawn	Job Manager	Project Director	Date
D	DA SUBMISSION - REVISED		JS	JS	CM	11.12.18
C	DA SUBMISSION		JS	JS	CM	28.09.18
B	FOR INFORMATION		JS	JS	CM	21.09.18
A	FOR INFORMATION		JS	JS	CM	20.06.18

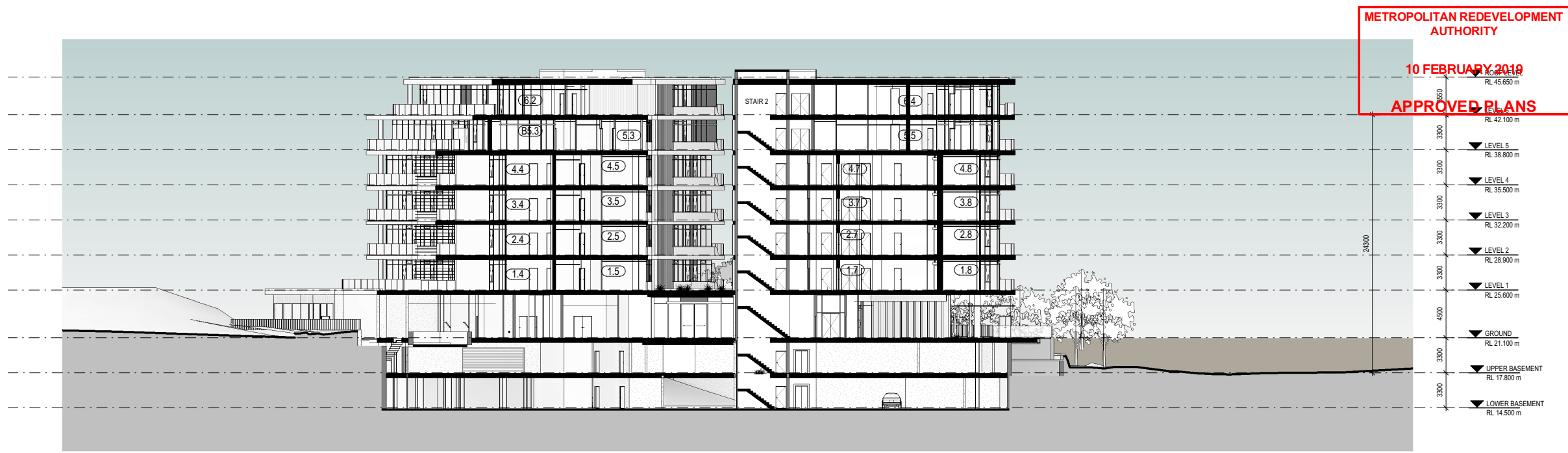
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Client **NORTHERLY GROUP AUSTRALIA**  
Project **NAUTILUS CRESCENT RETIREMENT LIVING**  
Title **BUILDING ELEVATIONS SCHEMATIC DESIGN**  
Drawing No: **61-37026-SD-A201** Rev: **D**



**OVERALL SECTION 1**  
SCALE 1:200



**OVERALL SECTION 2**  
SCALE 1:200

**PRELIMINARY**

No	Revision	Note	Drawn	Job Manager	Project Director	Date
D	DA SUBMISSION - REVISED		JS	JS	CM	11.12.18
C	DA SUBMISSION		JS	JS	CM	28.09.18
B	FOR INFORMATION		JS	JS	CM	21.09.18
A	FOR INFORMATION		JS	CM	CM	20.06.18

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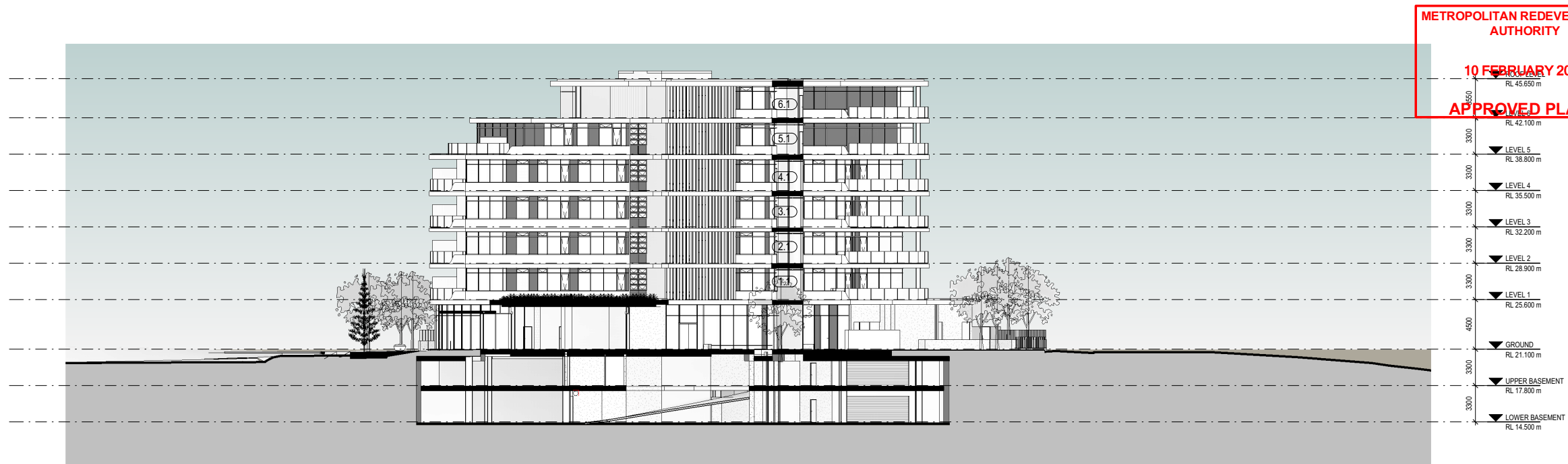
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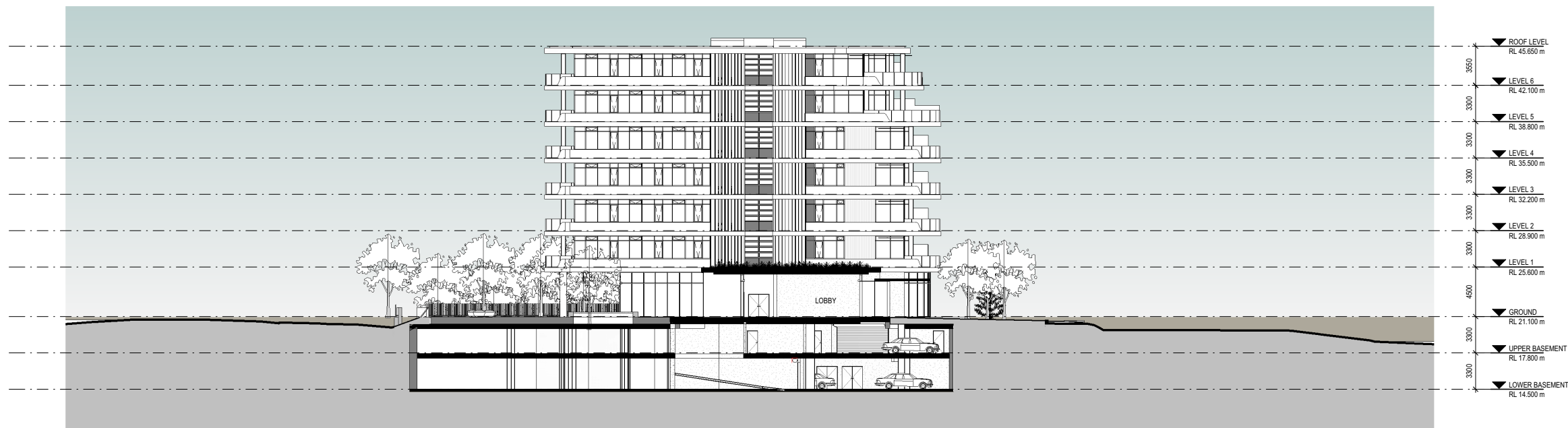
Drawn JS Designer MP  
Drafting Check Design Check CM  
Approved (Project Director) CM  
Date  
Scale 1:200  
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Client **NORTHERLY GROUP AUSTRALIA**  
Project **NAUTILUS CRESCENT RETIREMENT LIVING**  
Title **BUILDING SECTIONS SCHEMATIC DESIGN**

Drawing No: **61-37026-SD-A300** Rev: **D**



**OVERALL SECTION 3**  
SCALE 1:200



**OVERALL SECTION 4**  
SCALE 1:200

**PRELIMINARY**

No	Revision	Note	Drawn	Job Manager	Project Director	Date
D	DA SUBMISSION - REVISED		JS	JS	CM	11.12.18
C	DA SUBMISSION		JS	JS	CM	28.09.18
B	FOR INFORMATION		JS	JS	CM	21.09.18
A	FOR INFORMATION		JS	CM	CM	20.06.18

No Revision Note: \* Indicates signatures on original issue of drawing or last revision of drawing Drawn Job Manager Project Director Date  
Plot Date: 11/12/2018 7:08:07 AM Cad File No: C:\Users\jstarevich\Documents\Revit 2018 Local Files\61-37026-GHDW-ARCH-BUILDING\_LATEST\_R18\_jstarevich.rvt

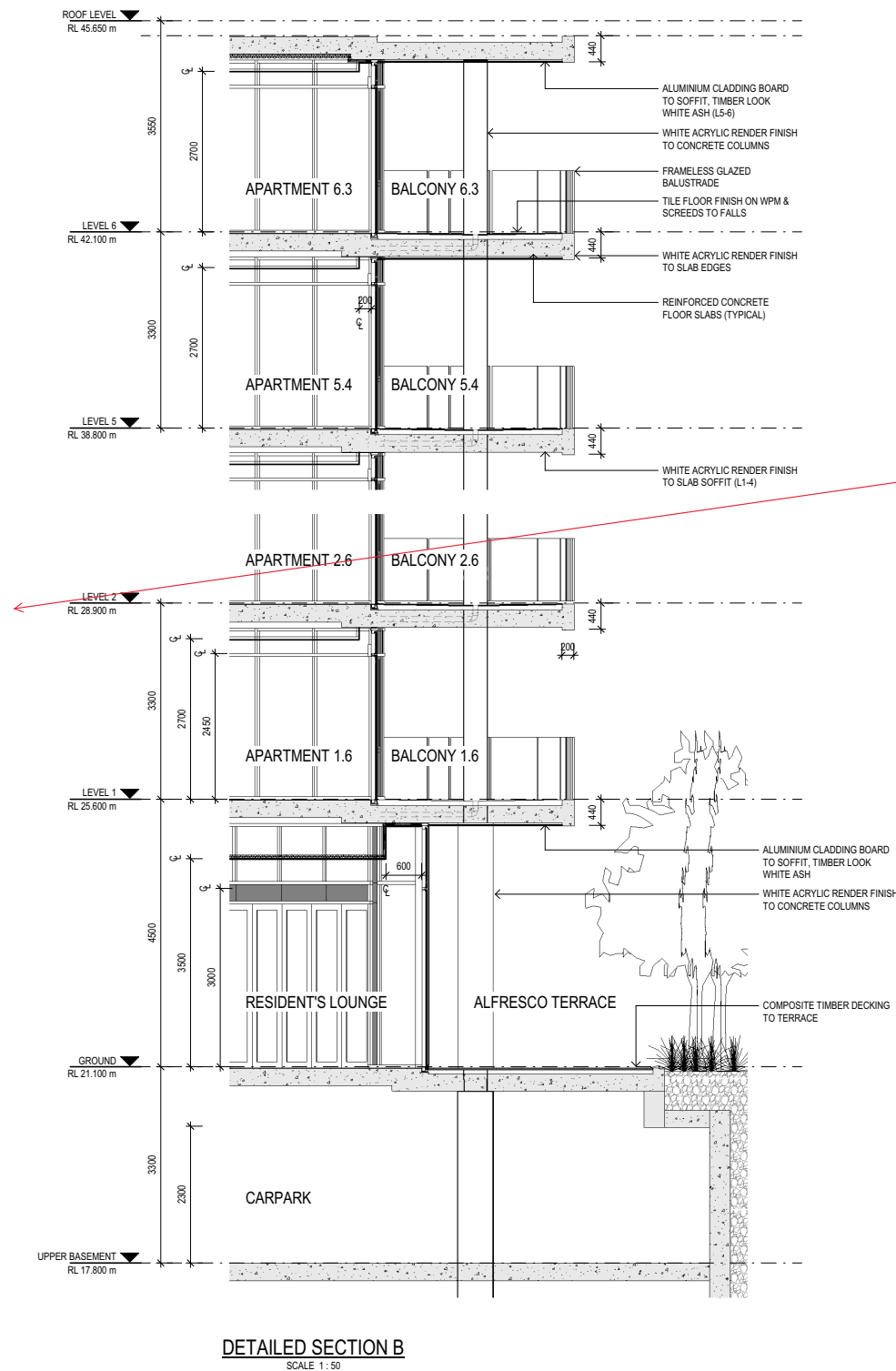
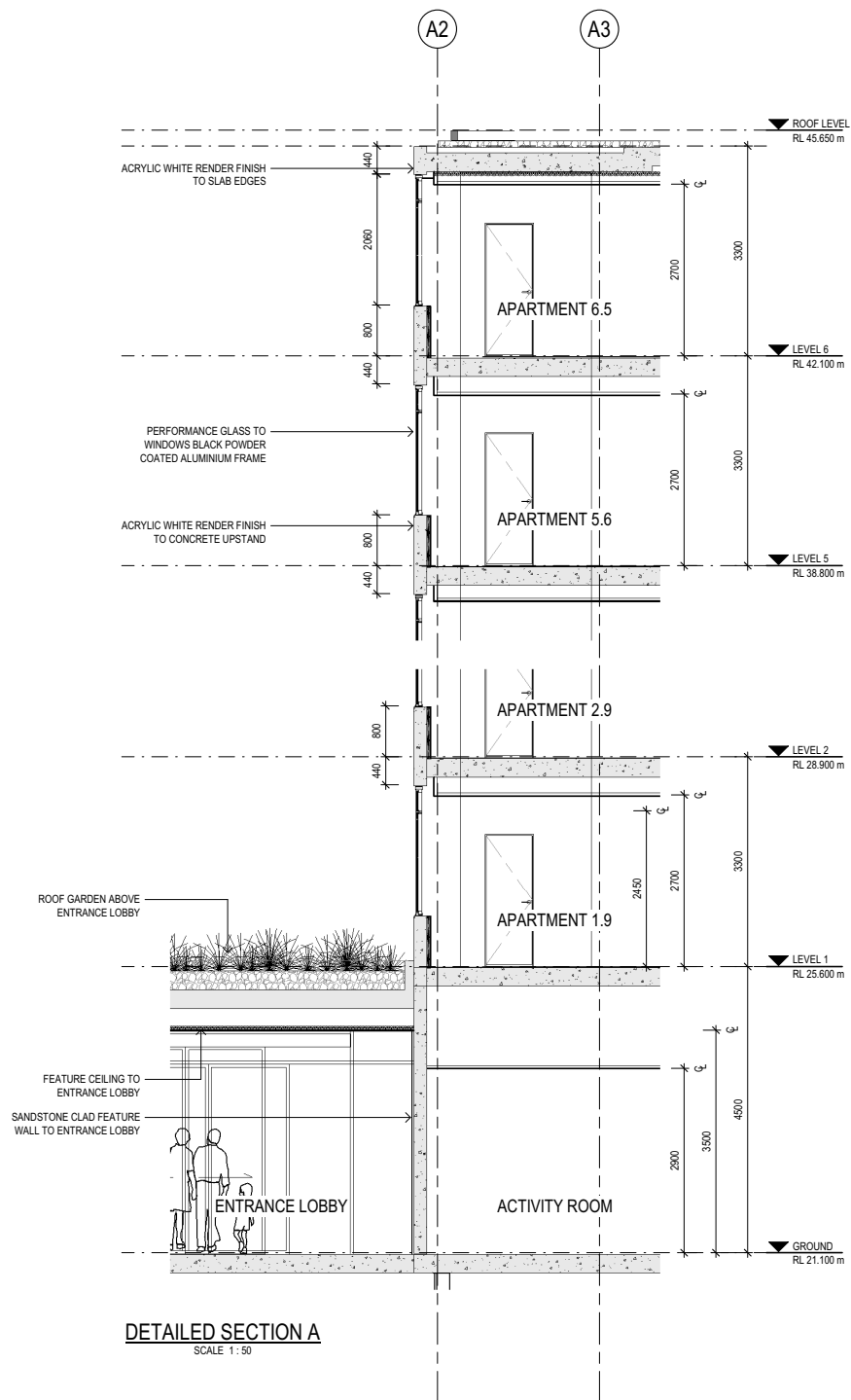


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Drafting Check Design Check CM  
Approved (Project Director) CM  
Date  
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Client **NORTHERLY GROUP AUSTRALIA**  
Project **NAUTILUS CRESCENT RETIREMENT LIVING**  
Title **BUILDING SECTIONS SCHEMATIC DESIGN**  
Drawing No: **61-37026-SD-A301** Rev: **D**





METROPOLITAN REDEVELOPMENT  
AUTHORITY  
  
10 FEBRUARY 2019  
  
APPROVED PLANS

REFER TO CONDITION 2.3  
AND ADVICE NOTE B

PRELIMINARY

No	Revision	Note	Drawn	Job Manager	Project Director	Date
A	DA SUBMISSION - REVISED		JS	JS	CM	11.12.18

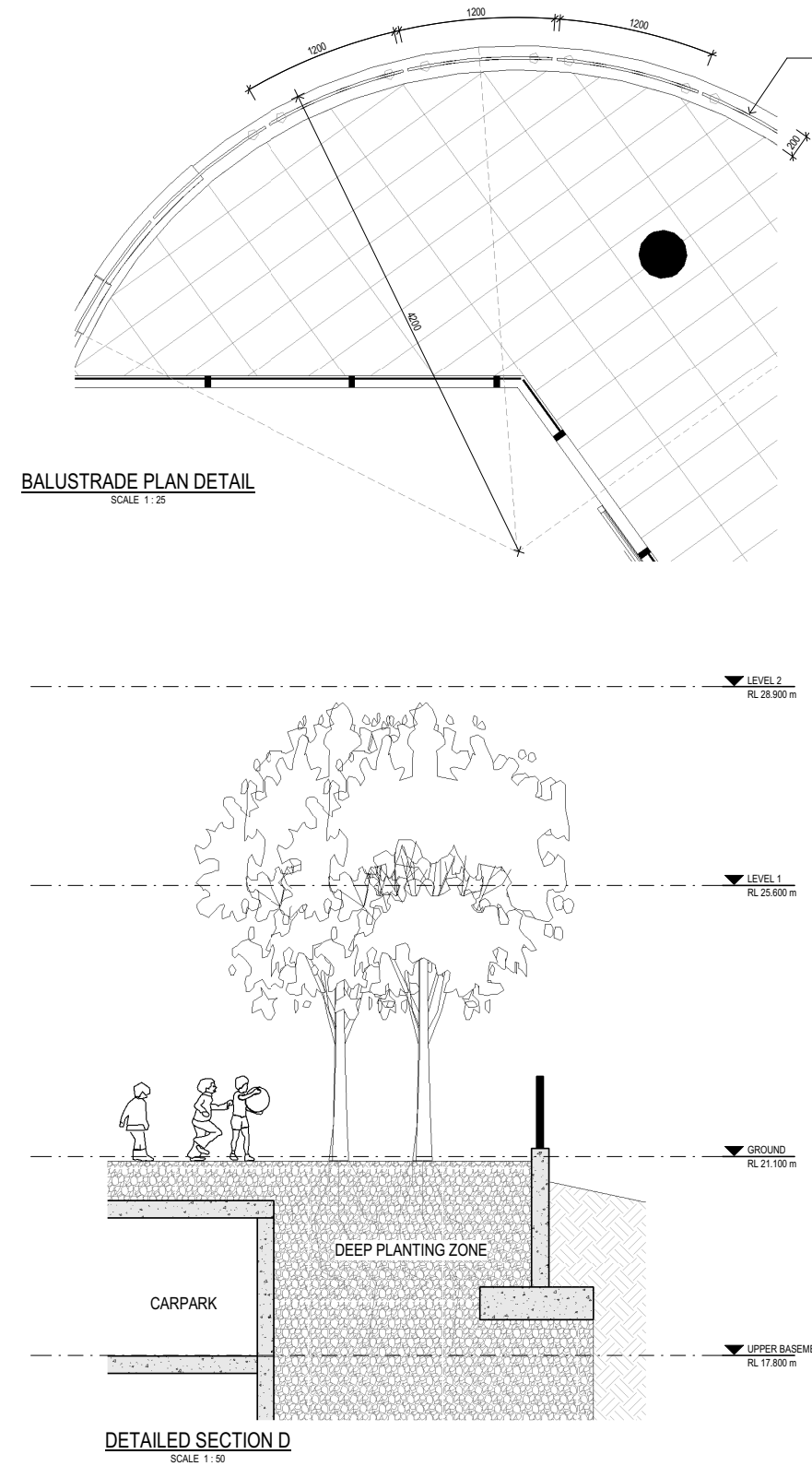
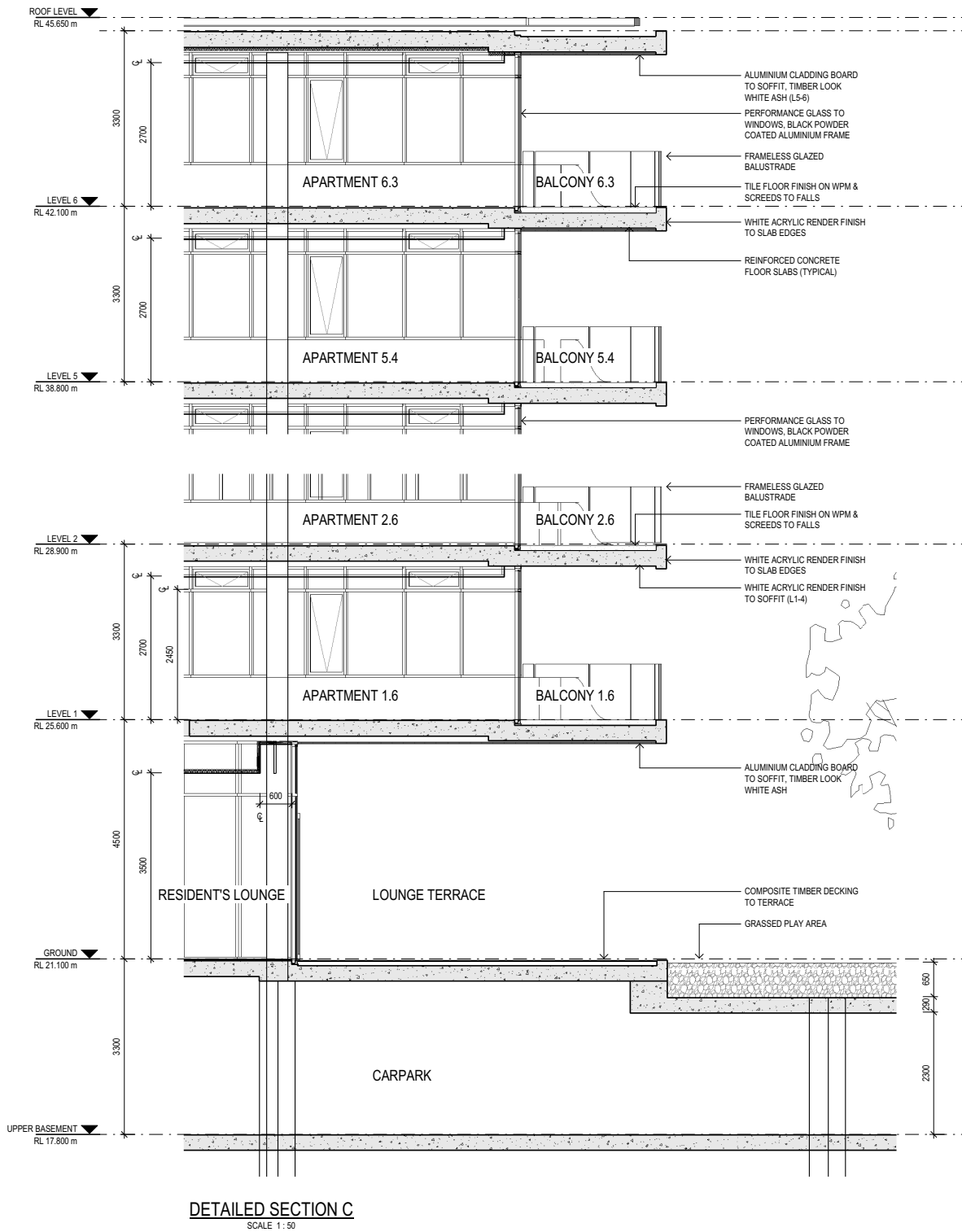
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Drafting Check	Design Check	Checker	Checker
Approved (Project Director)	Approver		
Date			
Scale	1:50		

Client	NORTHERLY GROUP AUSTRALIA
Project	NAUTILUS CRESCENT RETIREMENT LIVING
Title	DETAILED SECTIONS
Original Size	A1
Drawing No:	61-37026-SD-A320
Rev:	A



METROPOLITAN REDEVELOPMENT AUTHORITY  
10 FEBRUARY 2019  
APPROVED PLANS

DA SUBMISSION - REVISED	JS	JS	CM	11.12.18			
No	Revision	Note	Indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
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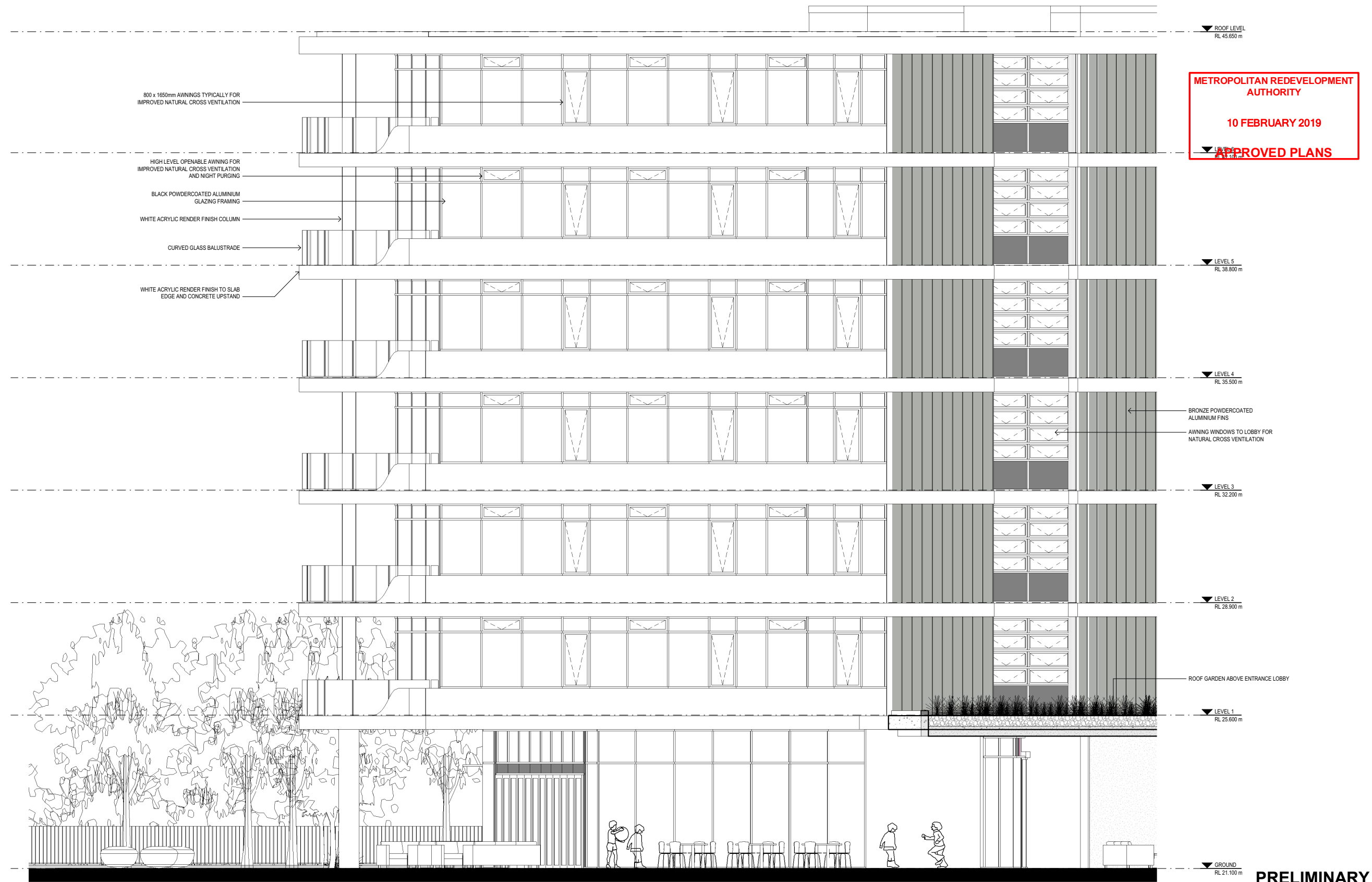
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Drafting	Check	Design	Checker
Approved	(Project Director)	Approver	
Date			
Scale	As indicated	This Drawing must not be used for Construction unless signed as Approved	

**PRELIMINARY**

Client: **NORTHERLY GROUP AUSTRALIA**  
Project: **NAUTILUS CRESCENT RETIREMENT LIVING**  
Title: **DETAILED SECTIONS**

Original Size: **A1** Drawing No: **61-37026-SD-A321** Rev: **A**



**PRELIMINARY**

A DA SUBMISSION - REVISED				JS	JS	CM	11.12.18
No	Revision	Note: * indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date	
Plot Date: 11/12/2018 7:08:25 AM							
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Date  
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Design Check CM  
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Client **NORTHERLY GROUP AUSTRALIA**  
Project **NAUTILUS CRESCENT RETIREMENT LIVING**  
Title **DETAILED ELEVATION**

Original Size  
Drawing No: **61-37026-SD-A330**

Rev: **A**



**METROPOLITAN REDEVELOPMENT  
AUTHORITY**  
  
**10 FEBRUARY 2019**  
  
**APPROVED PLANS**

WHITE ACRYLIC RENDER TO CURVED CONCRETE UPSTAND

CURVED GLASS BALUSTRADE

COMPOSITE TIMBER DECKING AND TIMBER LOOK SOFFIT TO OUTDOOR LOUNGE

BLACK POWDERCOATED FRAMED GLAZING

BRONZE POWDERCOATED ALUMINIUM FINIS

BLACK AND BRONZE POWDERCOATED PANELS TO FACADE

ROOF GARDEN ABOVE ENTRANCE LOBBY

SANDSTONE FEATURE CLADDING TO ENTRANCE LOBBY

COGNAC GRANITE PAVING TO COURTYARD AND ENTRY

**PRELIMINARY**

C	DA SUBMISSION - REVISED	JS	JS	CM	11.12.18	
B	DA SUBMISSION	JS	JS	CM	28.09.18	
A	FOR INFORMATION	JS	JS	CM	21.09.18	
No	Revision	Note: * Indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date

Plot Date: 11/12/2018 7:04:45 AM  
Cad File No: C:\Users\jstarevich\Documents\Revit 2018 Local Files\61-37026-GHDW-ARCH-BUILDING\_LATEST\_R18\_jstarevich.rvt



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Drawn JS  
Drafting Check  
Approved (Project Director)  
Date  
Scale

Designer MP  
Design Check CM  
CM

Client **NORTHERLY GROUP AUSTRALIA**  
Project **NAUTILUS CRESCENT RETIREMENT LIVING**  
Title **BUILDING MATERIALITY SCHEMATIC DESIGN**

Original Size **A1** Drawing No: **61-37026-SD-A400**

Rev: **C**



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10 FEBRUARY 2019  
  
APPROVED PLANS

REFERENCE IMAGES OF PROPOSED BUILDING MATERIALITY

PRELIMINARY

No	Revision	Note	Drawn	Job Manager	Project Director	Date
C	DA SUBMISSION - REVISED		JS	JS	CM	11.12.18
B	DA SUBMISSION		JS	JS	CM	28.09.18
A	FOR INFORMATION		JS	JS	CM	21.09.18

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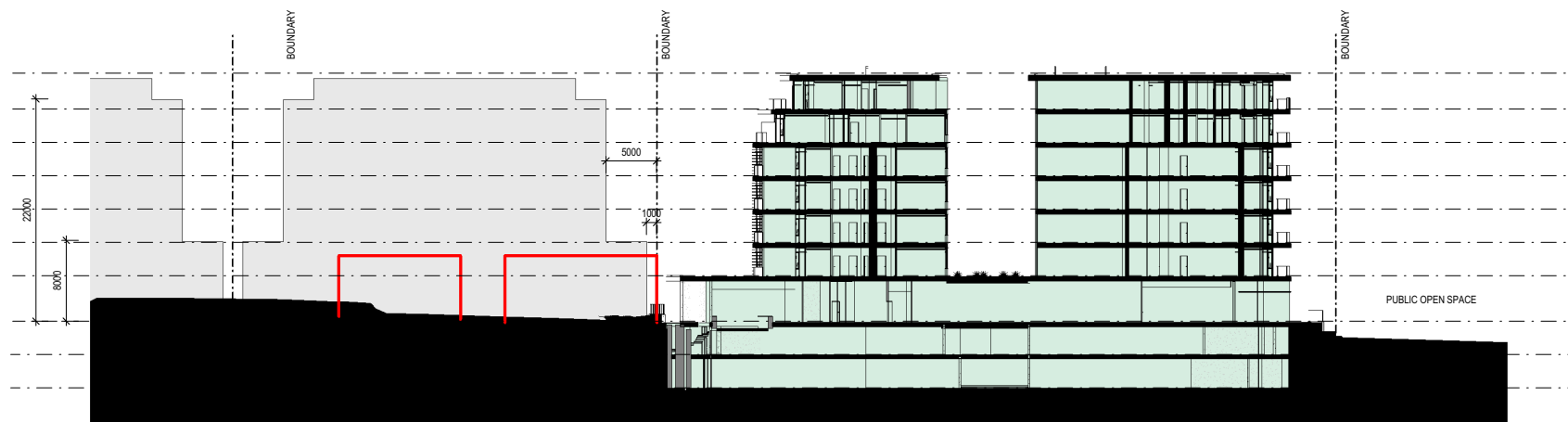
Drawn	JS	Designer	MP
Drafting Check		Design Check	CM
Approved (Project Director)	CM		
Date			
Scale		This Drawing must not be used for Construction unless signed as Approved	

Client **NORTHERLY GROUP AUSTRALIA**  
Project **NAUTILUS CRESCENT RETIREMENT LIVING**  
Title **BUILDING MATERIALITY REFERENCE IMAGES SCHEMATIC DESIGN**

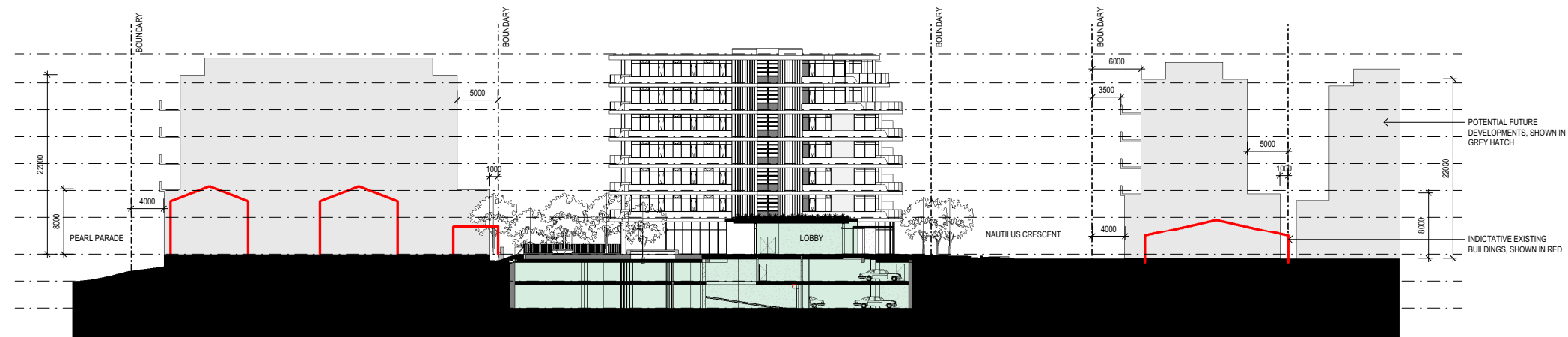
Original Size **A1** Drawing No: **61-37026-SD-A401** Rev: **C**



**SITE SECTION NORTH BOUNDARY**  
SCALE 1 : 300



**SITE SECTION EAST WEST**  
SCALE 1 : 300



**SITE SECTION SOUTH BOUNDARY**  
SCALE 1 : 300



**PRELIMINARY**

A DA SUBMISSION - REVISED				JS	JS	CM	11.12.18
No	Revision	Note: * Indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date	
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**GHDWOODHEAD**

Level 10, 999 Hay Street Perth WA 6000  
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T 61 8 6222 8222 F 61 8 6222 8555  
E permain@ghd.com.au W www.ghd.com

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Drafting Check  
Approved (Project Director)  
Date  
Scale 1 : 300

Designer MP  
Design Check MP  
CM  
This Drawing must not be used for Construction unless signed as Approved

Client **NORTHERLY GROUP AUSTRALIA**  
Project **NAUTILUS CRESCENT RETIREMENT LIVING**  
Title **SITE SECTIONS**

Original Size  
Drawing No: **61-37026-SD-A450**

Rev: **A**

METROPOLITAN REDEVELOPMENT  
AUTHORITY

11 JAN 2019

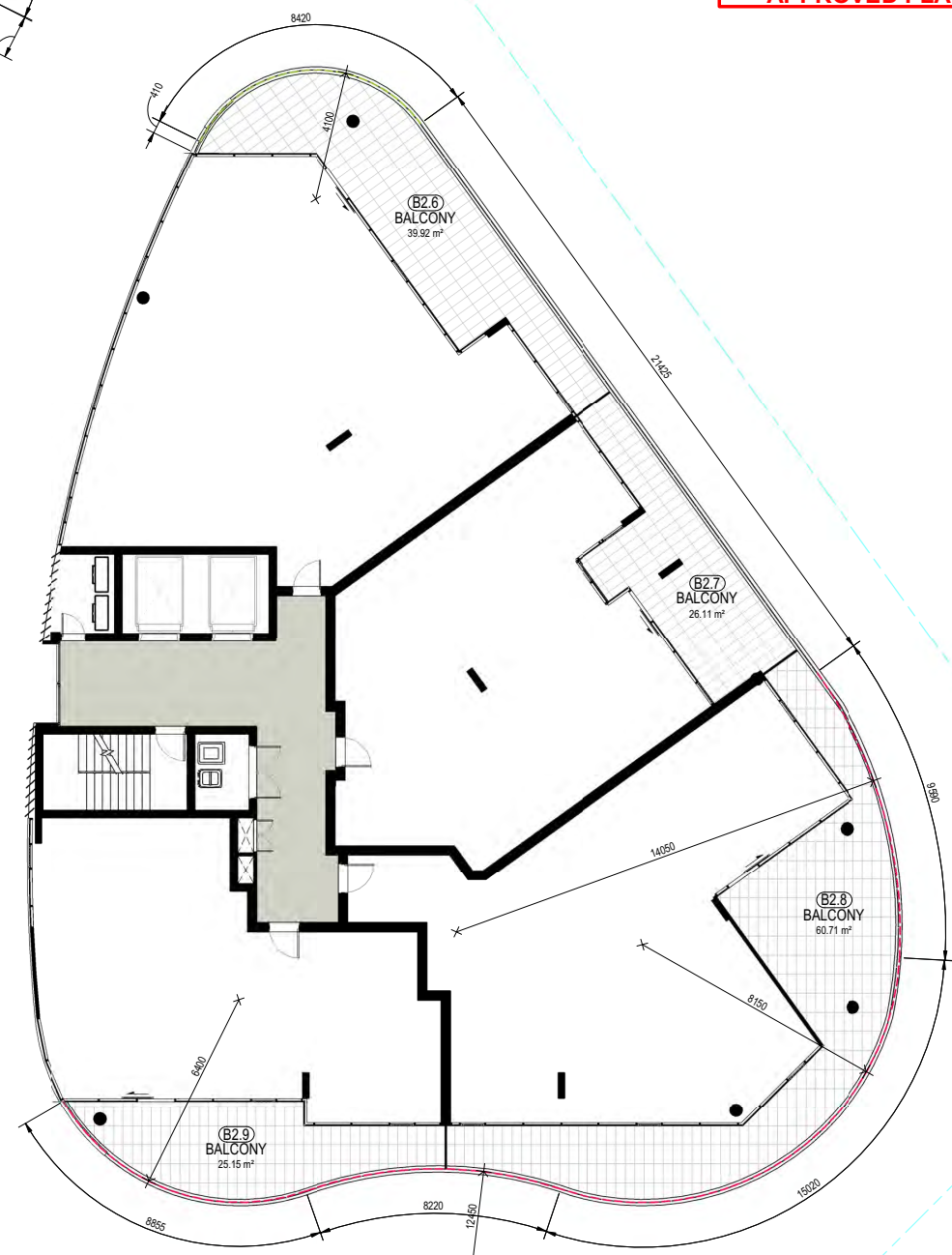
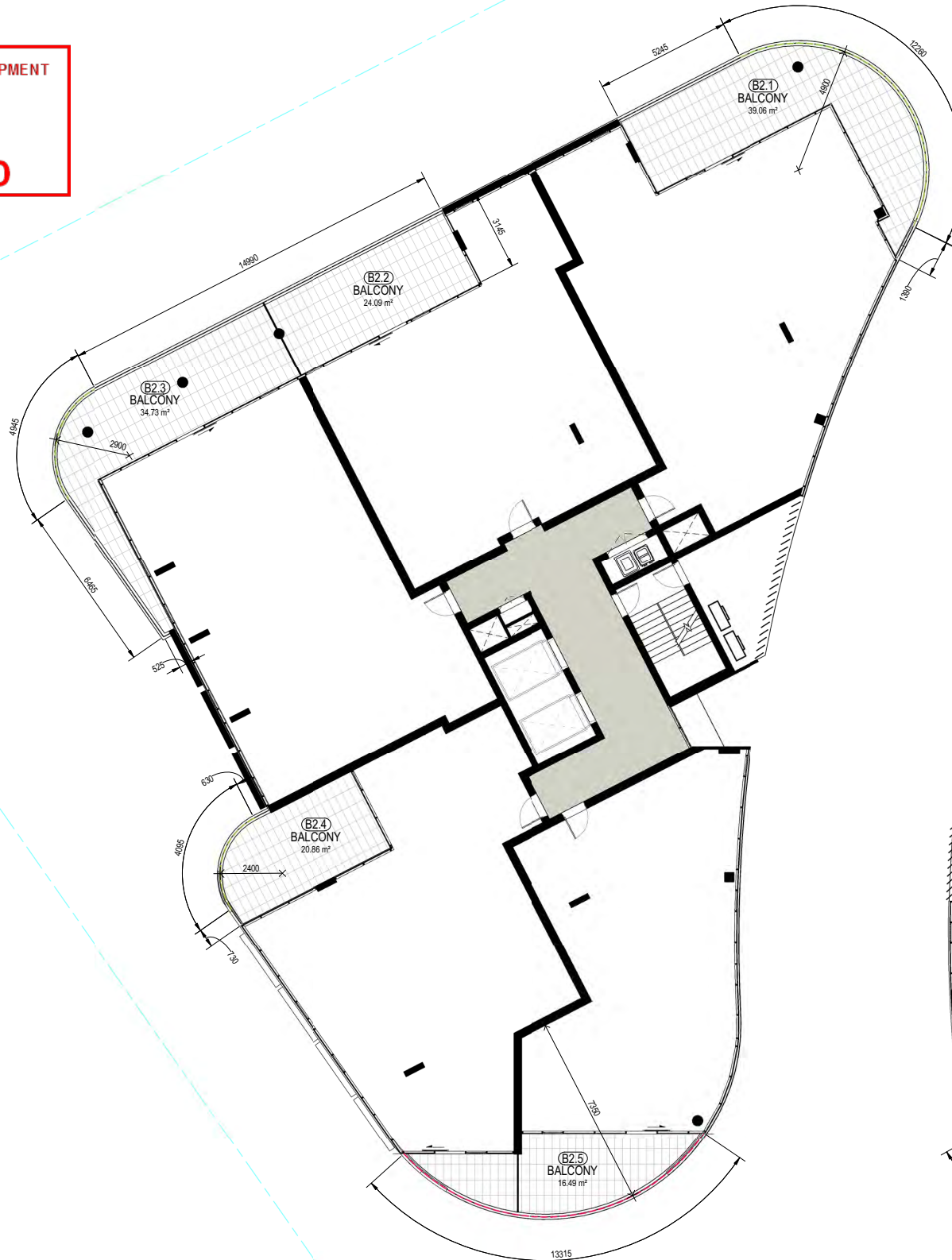
**RECEIVED**

LEGEND  
1200mm WIDE CURVED CLEAR  
GLASS PANELS  
STRAIGHT CLEAR GLASS PANELS

METROPOLITAN REDEVELOPMENT  
AUTHORITY

10 FEBRUARY 2019

**APPROVED PLANS**



**BALUSTRADE KEY PLAN - LEVEL 2**  
SCALE 1:100

**PRELIMINARY**

A FOR INFORMATION				SH	JS	CM	07.01.19	
No	Revision	Note	*	Indicates signatures on original issue of drawing or last revision of drawing	Drawn	Job Manager	Project Director	Date
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Approved (Project Director) CM  
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Client **NORTHERLY GROUP AUSTRALIA**  
Project **NAUTILUS CRESCENT RETIREMENT LIVING**  
Title **GLAZED BALUSTRADE STUDY - KEY PLAN SCHEMATIC DESIGN**  
Drawing No: **61-37026-SD-SK163** Rev: **A**

## Nautilus Retirement Living

### Livable Housing Design Guidelines Checklist (target performance per element)

		Ground Floor				Levels 1-4		
		GF.1	GF.2	GF.3	GF.4	1.1,2.1,3.1,4.1	1.2,2.2,3.2,4.2	1.3,2.3,3.3,4.3
<b>Design Elements</b>		3Bedx2Bath	2Bedx1Bath	2Bedx2Bath	3Bedx2Bath	3Bedx2Bath	2Bedx2Bath + Study Nook	3Bedx2Bath
<b>Quantity</b>		1	1	1	1	4	4	4
<b>Item</b>	<b>Design Element</b>							
1	<b>Dwelling Access</b>	Platinum	Platinum	Platinum	Platinum	Platinum	Platinum	Platinum
2	<b>Dwelling Entrance</b>	Gold	Gold	Gold	Gold	Gold	Gold	Gold
3	<b>Internals Doors &amp; Corridors</b>	Silver	Silver	Silver	Silver	Silver	Silver	Silver
4	<b>Toilet</b>							
	All visitors & occupants	Silver	Silver	Silver	Silver	Silver	Silver	Silver
	Master bed occupants	Silver	Silver	Silver	Silver	Silver	Silver	Silver
5	<b>Shower</b>							
	All occupants (Bathroom)	Silver	Silver	Silver	Silver	Silver	Silver	Silver
	Master bed occupants (Ensuite)	Silver	Silver	Silver	Silver	Silver	Silver	Silver
6	<b>Reinforcement of Bathroom &amp; Toilet Walls</b>							
	All visitors & occupants	Silver	Silver	Silver	Silver	Silver	Silver	Silver
	Master bed occupants	Silver	Silver	Silver	Silver	Silver	Silver	Silver
7	<b>Internal Stairways (1000mm Silver)</b>	Silver	Silver	Silver	Silver	Silver	Silver	Silver
8	<b>Kitchen Space</b>	Gold	Gold	Gold	Gold	Gold	Gold	Gold
9	<b>Laundry Space</b>	Gold	Gold	Gold	Gold	Gold	Gold	Gold
10	<b>Ground (or Entry Level) Bedroom Space</b>	Gold	Gold	Gold	Gold	Gold	Gold	Gold
11	<b>Switches &amp; Power Points</b>	Platinum	Platinum	Platinum	Platinum	Platinum	Platinum	Platinum
12	<b>Door &amp; Tapware</b>	Gold	Gold	Gold	Gold	Gold	Gold	Gold
13	<b>Family/Living Room Space</b>							
14	<b>Window Sills</b>	Platinum	Platinum	Platinum	Platinum	Platinum	Platinum	Platinum
15	<b>Flooring</b> (subject to final resident selection)	Platinum	Platinum	Platinum	Platinum	Platinum	Platinum	Platinum
<b>Targeted design rating</b>		<b>Silver</b>	<b>Silver</b>	<b>Silver</b>	<b>Silver</b>	<b>Silver</b>	<b>Silver</b>	<b>Silver</b>
46	<b>Silver</b>	1	1	1	1	4	4	4
5	<b>Gold</b>							



Livable Housing Design Guidelines Checklist\_FINAL (11.12.2018).xlsx



## Nautilus Retirement Living

### Livable Housing Design Guidelines Checklist (target)

		1,4,2,4,3,4,4,4	1,5,2,5,3,5,4,5	1,6,2,6,3,6,4,6	1,7,2,7,3,7,4,7	1,8,2,8,3,8,4,8	1,9,2,9,3,9,4,9
<b>Design Elements</b>		3Bedx2Bath	2Bedx1.5Bath	3Bedx2Bath	2Bedx2Bath	3Bedx2Bath	2Bedx1.5Bath + Study Nook
<b>Quantity</b>		4	4	4	4	4	4
<b>Item</b>	<b>Design Element</b>						
1	<b>Dwelling Access</b>	Platinum	Platinum	Platinum	Platinum	Platinum	Platinum
2	<b>Dwelling Entrance</b>	Gold	Gold	Gold	Gold	Gold	Gold
3	<b>Internals Doors &amp; Corridors</b>	Silver	Silver	Silver	Silver	Silver	Silver
4	<b>Toilet</b>						
	All visitors & occupants	Silver	Silver	Silver	Silver	Silver	Silver
	Master bed occupants	Silver	Silver	Silver	Silver	Silver	Silver
5	<b>Shower</b>						
	All occupants (Bathroom)	Silver	Silver	Silver	Silver	Silver	Silver
	Master bed occupants (Ensuite)	Silver	Silver	Silver	Silver	Silver	Silver
6	<b>Reinforcement of Bathroom &amp; Toilet Walls</b>						
	All visitors & occupants	Silver	Silver	Silver	Silver	Silver	Silver
	Master bed occupants	Silver	Silver	Silver	Silver	Silver	Silver
7	<b>Internal Stairways (1000mm Silver)</b>	Silver	Silver	Silver	Silver	Silver	Gold
8	<b>Kitchen Space</b>	Gold	Gold	Gold	Gold	Gold	Gold
9	<b>Laundry Space</b>	Gold	Gold	Gold	Gold	Gold	Gold
10	<b>Ground (or Entry Level) Bedroom Space</b>	Gold	Gold	Gold	Gold	Gold	Gold
11	<b>Switches &amp; Power Points</b>	Platinum	Platinum	Platinum	Platinum	Platinum	Platinum
12	<b>Door &amp; Tapware</b>	Gold	Gold	Gold	Gold	Gold	Gold
13	<b>Family/Living Room Space</b>						
14	<b>Window Sills</b>	Platinum	Platinum	Platinum	Platinum	Platinum	Platinum
15	<b>Flooring</b> (subject to final resident selection)	Platinum	Platinum	Platinum	Platinum	Platinum	Platinum
<b>Targeted design rating</b>		<b>Silver</b>	<b>Silver</b>	<b>Silver</b>	<b>Silver</b>	<b>Silver</b>	<b>Silver</b>
46	<b>Silver</b>	4	4	4	4	4	4
5	<b>Gold</b>						

Livable Housing Design Guidelines Checklist\_FINAL (11.12.2018).xlsx

## Nautilus Retirement Living

### Livable Housing Design Guidelines Checklist (target)

		Level 5					
		5.1	5.2	5.3	5.4	5.5	5.6
Design Elements		3Bedx2.5Bath + Study Nook	3Bedx2.5Bath	3Bedx2Bath	3Bedx2Bath	3Bedx2.5Bath	3Bedx2.5Bath + Study Nook
Quantity		1	1	1	1	1	1
Item	Design Element						
1	Dwelling Access	Platinum	Platinum	Platinum	Platinum	Platinum	Platinum
2	Dwelling Entrance	Gold	Gold	Gold	Gold	Gold	Gold
3	Internals Doors & Corridors	Gold	Gold	Gold	Silver	Silver	Silver
4	Toilet						
	All visitors & occupants	Gold	Gold	Gold	Gold	Silver	Silver
	Master bed occupants	Gold	Gold	Gold	Gold	Silver	Silver
5	Shower						
	All occupants (Bathroom)	Gold	Gold	Gold	Silver	Silver	Silver
	Master bed occupants (Ensuite)	Gold	Gold	Gold	Silver	Silver	Silver
6	Reinforcement of Bathroom & Toilet Walls						
	All visitors & occupants	Gold	Gold	Gold	Silver	Silver	Silver
	Master bed occupants	Silver	Silver	Silver	Silver	Silver	Silver
7	Internal Stairways (1000mm Silver)	Gold	Gold	Gold	Gold	Gold	Gold
8	Kitchen Space	Gold	Gold	Gold	Gold	Gold	Gold
9	Laundry Space	Gold	Gold	Gold	Gold	Gold	Gold
10	Ground (or Entry Level) Bedroom Space	Gold	Gold	Gold	Gold	Gold	Gold
11	Switches & Power Points	Platinum	Platinum	Platinum	Platinum	Platinum	Platinum
12	Door & Tapware	Gold	Gold	Gold	Gold	Gold	Gold
13	Family/Living Room Space	Platinum	Platinum	Platinum	Platinum	Platinum	Platinum
14	Window Sills	Platinum	Platinum	Platinum	Platinum	Platinum	Platinum
15	Flooring (subject to final resident selection)	Platinum	Platinum	Platinum	Platinum	Platinum	Platinum
Targeted design rating		Gold	Gold	Gold	Silver	Silver	Silver
46	Silver				1	1	1
5	Gold	1	1	1			

Livable Housing Design Guidelines Checklist\_FINAL (11.12.2018).xlsx

## Nautilus Retirement Living

### Livable Housing Design Guidelines Checklist (target)

		Level 6				
		6.1	6.2	6.3	6.4	6.5
<b>Design Elements</b>		<b>3Bedx2.5Bath + Study Nook</b>	<b>3Bedx2.5Bath</b>	<b>3Bedx2Bath</b>	<b>3Bedx2.5Bath</b>	<b>3Bedx2.5Bath + Study Nook</b>
<b>Quantity</b>		<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>
<b>Item</b>	<b>Design Element</b>					
1	<b>Dwelling Access</b>	Platinum	Platinum	Platinum	Platinum	Platinum
2	<b>Dwelling Entrance</b>	Gold	Gold	Gold	Gold	Gold
3	<b>Internals Doors &amp; Corridors</b>	Gold	Gold	Gold	Silver	Silver
4	<b>Toilet</b>					
	All visitors & occupants	Gold	Gold	Silver	Silver	Silver
	Master bed occupants	Gold	Gold	Silver	Silver	Silver
5	<b>Shower</b>					
	All occupants (Bathroom)	Silver	Silver	Silver	Silver	Silver
	Master bed occupants (Ensuite)	Gold	Gold	Silver	Silver	Silver
6	<b>Reinforcement of Bathroom &amp; Toilet Walls</b>					
	All visitors & occupants	Gold	Gold	Silver	Silver	Silver
	Master bed occupants	Silver	Silver	Silver	Silver	Silver
7	<b>Internal Stairways (1000mm Silver)</b>	Gold	Gold	Gold	Gold	Gold
8	<b>Kitchen Space</b>	Gold	Gold	Gold	Gold	Gold
9	<b>Laundry Space</b>	Gold	Gold	Gold	Gold	Gold
10	<b>Ground (or Entry Level) Bedroom Space</b>	Gold	Gold	Gold	Gold	Gold
11	<b>Switches &amp; Power Points</b>	Platinum	Platinum	Platinum	Platinum	Platinum
12	<b>Door &amp; Tapware</b>	Gold	Gold	Gold	Gold	Gold
13	<b>Family/Living Room Space</b>	Platinum	Platinum	Platinum	Platinum	Platinum
14	<b>Window Sills</b>	Platinum	Platinum	Platinum	Platinum	Platinum
15	<b>Flooring</b> (subject to final resident selection)	Platinum	Platinum	Platinum	Platinum	Platinum
<b>Targeted design rating</b>		<b>Gold</b>	<b>Gold</b>	<b>Silver</b>	<b>Silver</b>	<b>Silver</b>
46	<b>Silver</b>			<b>1</b>	<b>1</b>	<b>1</b>
5	<b>Gold</b>	<b>1</b>	<b>1</b>			

Livable Housing Design Guidelines Checklist\_FINAL (11.12.2018).xlsx

**14. NOTICES OF MOTION FOR CONSIDERATION**

'Notices of Motion for Consideration' include a brief report to assist Council in deciding to approve or not approve the Motion.

A further and more detailed report will be submitted at a future Ordinary Council meeting for Motions that are approved, in accordance with Clause 4.5(2)(c) of the City of Stirling Meeting Procedures Local Law 2021.

Clause 3.1 of the City's Election Caretaker Policy currently applies.

**15. NOTICE OF MOTION FOR CONSIDERATION AT THE NEXT MEETING**

Clause 3.1 of the City's Election Caretaker Policy currently applies.

**16. QUESTIONS BY MEMBERS OF WHICH DUE NOTICE HAS BEEN GIVEN**

Nil.

**17. NEW BUSINESS OF AN URGENT NATURE**

Nil.

**18. MATTERS BEHIND CLOSED DOORS**

Nil.

**19. CLOSURE**

The Presiding Member to declare the meeting closed.