

**DA0570/17**



Our Ref: 17-866

16 November 2017

Chief Executive Officer  
City of Fremantle  
PO Box 807  
Fremantle WA 6959

Attention: Justin Lawrence

Dear Justin,

**NO. 29 LEIGHTON BEACH BOULEVARD, NORTH FREMANTLE - DEVELOPMENT APPLICATION FOR CHANGE OF USE**

TPG + Place Match, on behalf of Mirvac, is pleased to enclose this application seeking approval for a change of use for one of the ground floor tenancies facing Leighton Beach Boulevard to allow for a small bar and café/deli to operate at No. 29 Leighton Beach Boulevard, North Fremantle (the subject site).

In accordance with the City of Fremantle's requirements for minor development applications please find enclosed:

- A completed and signed 'Application for Development Approval' form;
- A current copy of the Certificate of Title;
- Four (4) sets of the development plans, including three (3) copies at scale;
- Two (2) electronic copies of all submitted plans and documentation; and
- A cheque payable to the City of Fremantle for \$295.

**Subject Site**

The subject site is described as No. 29 Leighton Beach Boulevard, North Fremantle, and is located within the City of Fremantle local government area.

The site has a total land area of 11,180m<sup>2</sup>, and maintains an 86.59 metre frontage to Leighton Beach Boulevard to the west and a 101.45 metre frontage to Freeman Loop.

The Certificate of Title details for the subject site are summarised in the following table. A copy of the Certificate of Title is enclosed.

Lot	Plan	Volume/Folio	Area	Registered Proprietor
9100	405766	2895/676	11,180m <sup>2</sup>	Mirvac (WA) Pty Ltd

**Proposed Development**

This application proposes a change of use to allow for the operation of a small bar and café/deli at the ground level facing Leighton Beach Boulevard and Freeman Loop. The proposal will involve the amalgamation of the two tenancies. The small bar will be operating between 5pm and 12pm and will cater for 75 patrons. The café/deli will cater for locals wanting to buy pre-prepared meals to take home and will

PERTH OFFICE  
Level 7, 182 St Georges Tce  
Perth Western Australia 6000

PO Box 7375 Cloisters Square  
Perth Western Australia 6850

Telephone +61 8 9289 8300  
planning@tpgwa.com.au  
www.tpgwa.com.au

The Planning Group Australia Pty Ltd  
ABN 36 097 273 222

**21 Nov 2017**

City of Fremantle

NO. 29 LEIGHTON BEACH BOULEVARD, NORTH FREMANTLE - DEVELOPMENT APPLICATION FOR CHANGE OF USE

provide coffee/tea/drinks and pre-prepared meals for sit down clients (up to 75 patrons at any one time) and takeaways during the hours of operation, which will be 6:30am to 6:30pm. The operation will be catered for by eight staff members during summer and five staff members during winter. The development also provides two bathrooms, one female and one male and a disabled bathroom, one staff bathroom is also proposed. The two tenancies subject to this application, as per the previous planning approvals, have access to two car parking bays and two storerooms. Though the proposed operations are unique with two district uses operating from one tenancy, the land use definitions under LPS4 that allow for the total operation would be a Small Bar.

Refer to Appendix B – Development Plans

### **Planning Discussion/Assessment**

#### Metropolitan Region Scheme

The site is zoned 'Urban' under the provisions of the Metropolitan Region Scheme (MRS), which is appropriate to the nature of the proposed development. The site abuts the Curtin Avenue 'Primary Regional Roads' reserve to the east and land reserved for 'Parks and Recreation', associated with Leighton Beach foreshore reserve, to the west.

#### City of Fremantle Local Planning Scheme No. 4

The site is zoned 'Development' in the City of Fremantle Local Planning Scheme No. 4 (LPS4) and is subject to 'Development Area 5 – Leighton Marshalling Yards' and 'Development Plan 17'.

LPS4 states "*The purpose of the Development Zone is to provide for future residential, industrial, commercial or other uses in accordance with a comprehensive structure plan or detailed area plan prepared in accordance with the provisions of the Scheme*". The Leighton Development Area Structure Plan was prepared for the site and is contained within Development Plan 17.

#### Car parking

LPS4 sets out the car parking requirements for the site. The car parking requirement for a small bar use is not listed under Table 2 of LPS4, therefore it is up to the City to determine the appropriate requirement. As a basis for assessing the car parking the public bar area of a hotel would be similar to a small bar. This requirement is one bay for every 2.5m<sup>2</sup>. For the proposed development, the bar area for the total tenancy would be based on an area of 71.7m<sup>2</sup>, which relates to 28.68 car parking bays. It should be noted that during the day the operations is more akin to a restaurant use under LPS4 which will reduce the car parking requirement during the day (which is the busiest time) to 14.34 bays. It should be noted that the small bar as per the liquor licence that would be obtained would only operate out of part of the tenancy, which reduces the floor area to 33.7m<sup>2</sup>, which would reduce parking to 13.48 bays. Taking this into account the car parking required for the actual use of the site would be at most 15 bays.

The intent of the café/deli, being only pre-prepared meals that would be takeaway friendly is that the clientele would be beachgoers that have already parked for that purpose or the local residents that would like a pre-prepared meal. As such, the car parking would be reciprocal and would not increase the number of people needing to park, as they are already in the area. In addition to this, the location is within walking distance of a train station. The actual small bar operation will occur after the busy period and therefore will not significantly impact the car parking availability in the area.

#### Development Plan 17

The Leighton Development Area Structure Plan (LDASP) and the Detailed Precinct Plan (DPP) are contained within DP17. Under the LDASP the site is within the commercial and residential precinct and under the DPP the site is within the DP3A and DP3B precinct.

The building subject to this application is within the DP3A area. The preferred uses are listed as; Multiple Dwelling, Restaurant, Shop and Office. Although the development will have different functions during the day and night, the best suited land use as per the definitions of LPS4 would be a 'Small Bar' which is defined as "*means premises licensed as a small bar under the Liquor Control Act 1988 and used to sell liquor for*

21 Nov 2017

City of Fremantle

NO. 29 LEIGHTON BEACH BOULEVARD, NORTH FREMANTLE - DEVELOPMENT APPLICATION FOR CHANGE OF USE

*consumption on the premises, but not including the sale of packaged liquor and with the number of persons who may be on the licensed premises limited to a maximum of 120."*

A small bar is very closely aligned with a restaurant use which is a preferred use for the site and therefore is considered appropriate.

DP17 states "Development applications for and uses not categorised as preferred or potential uses may be considered at the discretion of Council based on the merits of each application."

The proposed change of use does not significantly change the operations of the approved development, as it still provides an activated use at the ground level that will provide amenity and street appeal along Leighton Beach Boulevard and Freeman Loop, both during the day and night.

#### City of Fremantle Local Planning Policies

The City of Fremantle has adopted a number of Local Planning Policies relevant to development on the subject site. However, it is noted that a Local Planning Policy is not part of the Scheme and therefore does not bind the Council in respect of any application for planning approval and, where a provision of a Local Planning Policy is inconsistent with the Scheme, the Scheme prevails. Therefore, where inconsistencies exist between the below policies and the above framework under LPS4, the provisions of LPS4 would prevail. The Council is also able to vary the requirements of the below policies providing due regard is given to the objectives of the policy.

The following Local Planning Policies are applicable to the proposed development.

#### *Leighton Development Area – Design Guidelines*

The Leighton Development Area Design Guidelines (the guidelines) were prepared to ensure that development with the Leighton Development Area (LDA) is consistent with the vision for the area.

The stated vision for the LDA under the guidelines is as follows:

"The vision for the Leighton Development Area is an accessible village of contemporary design, with high quality landscape and buildings that address the streets and parks. The village will consist predominantly of residential use to accommodate at least 1000 people (the land is coded R-IC), retail/commercial use, and Public Open Space. Housing diversity and a range of prices for dwellings are elements required to support a lively social mix. Building heights are limited to three and five storeys to preserve key westward vistas from North Fremantle. A contemporary coastal aesthetic for the village that is informed by the context of the beach, North Fremantle, the port, and local industry is essential."

The Design Guidelines further state that it is the developer's responsibility to "create a distinct coastal and community-orientated experience – one that contributes to the vibrancy of this special coastal place".

In addition, the Design Guidelines prescribe the following objectives for the LDA:

- To establish a vibrant and attractive mixed use development that incorporates medium to high density residential and commercial development;
- To promote housing choice by providing a range of apartment types and sizes, a range of prices including options for a public housing component;
- To achieve a sustainable urban village with at least 1000 residents within the development to support commercial uses and generate a vibrant atmosphere;
- To promote commercial uses that serve local residents and beach users;
- To achieve transit orientated development on the site consistent with State Government planning policy that supports ridership from the North Fremantle railway station and the metropolitan rail network;
- To achieve a financial return that will fund the construction of the North Quay rail loop and the rehabilitation of the 13ha balance of the Leighton Marshalling Yards;
- To ensure that 25% of the site is dedicated to public spaces including public open space and access;
- To provide a high level of pedestrian and cyclist amenity;

**21 Nov 2017**

City of Fremantle

NO. 29 LEIGHTON BEACH BOULEVARD, NORTH FREMANTLE - DEVELOPMENT APPLICATION FOR  
CHANGE OF USE

- *To maximise ocean views from the site and maintain significant vistas and view corridors to the ocean from the existing North Fremantle area;*
- *To facilitate direct and improved access from the North Fremantle railway station to the beach;*
- *To protect the regional road system including the removal of Port Beach Road and the construction of Curtin Avenue;*
- *To maintain linkages between existing development in North Fremantle and the new community;*
- *To minimise any conflicts between site development and surrounding land uses including the industrial and port activities to the south and the railway line to the east;*
- *To promote a visually interesting built form that achieves a balance between the need to achieve a sustainable development outcome and the desires of the local community; and*
- *To facilitate development consistent with the Leighton Regional Guidelines.*

The proposed change of use still allows the development to meet the above objectives and the vision for the area. The provision of a daytime cafe/deli offering and a night time small bar offering will provide activation along the street and amenity to the locals and beachgoers. Overall, the proposal will assist in creating an active and vibrant streetscape. Given this, the proposed change of use is considered appropriate for the location and can be approved.

#### **Summary and Conclusion**

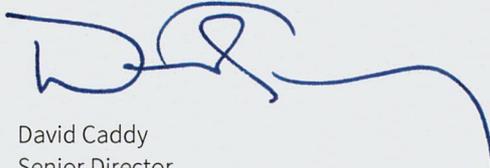
The principles of orderly and proper planning require that new development is a logical and efficient extension of existing development in the locality and consistent with the planning vision for the area. The key points regarding the proposed development are as follows:

- The proposed development represents a logical and efficient extension of existing development in the locality, providing for activity in an area of high amenity and with excellent access to existing public transport services;
- The proposed use of the site is in-line with the objectives and vision for the Development Area; and
- The proposed change of use will add amenity to the western boundary of the site and will assist in providing an attractive environment for residents and visitors to enjoy.

On the basis of the above, the proposed application for a change of use is consistent with the principles of orderly and proper planning, and constitutes an appropriate and desirable use for the subject site.

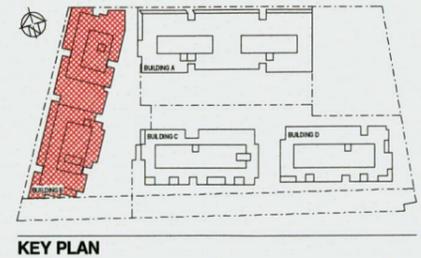
We trust the information provided will assist the City in assessing the proposed change of use, and we look forward to the City's favourable consideration of this application. Should you have any queries or require clarification on any of the matters presented herein please do not hesitate to contact the undersigned on (08) 9289 8300.

Yours sincerely  
**TPG + PLACE MATCH**

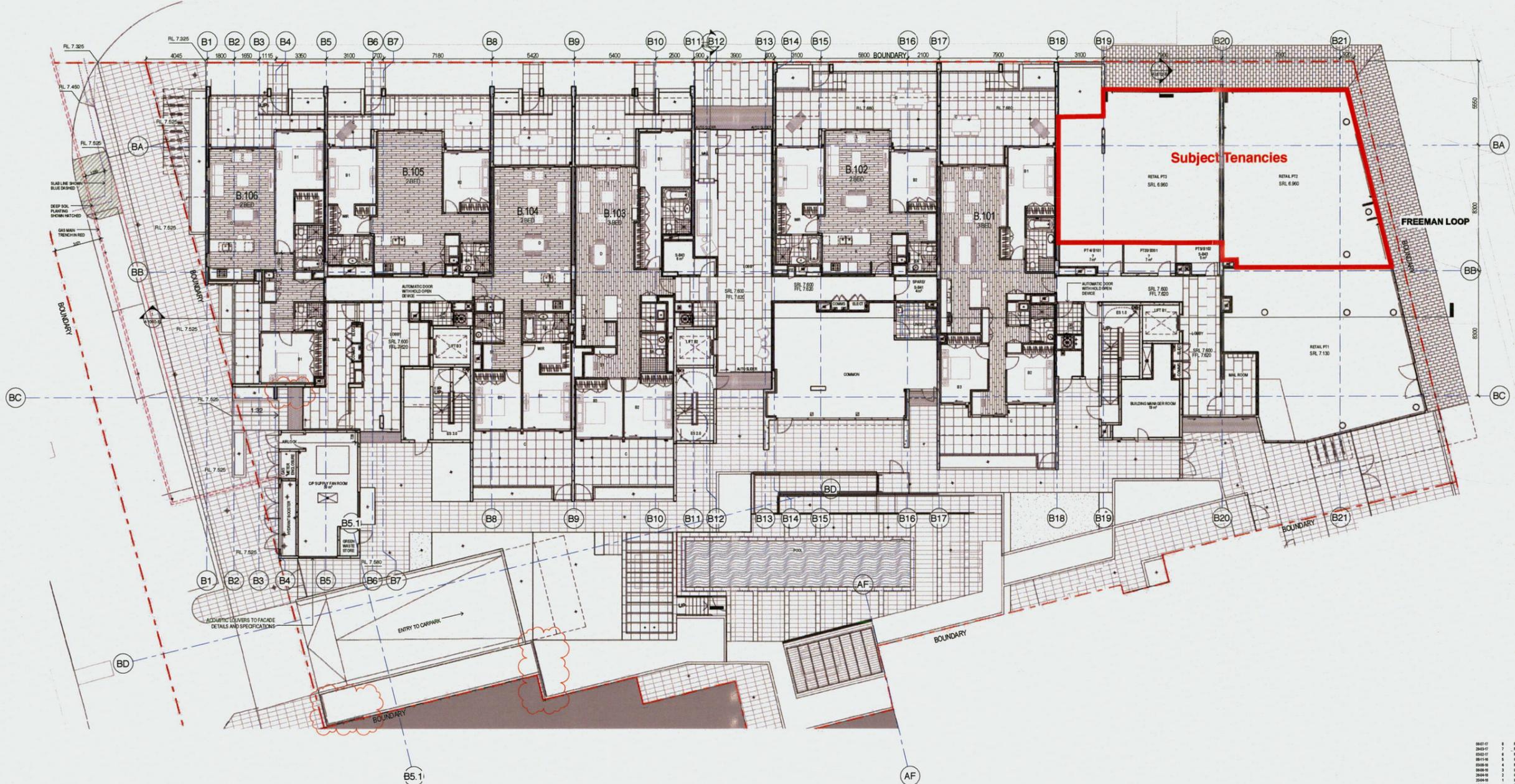


David Caddy  
Senior Director

**CITY OF FREMANTLE**  
**These Plans Form Part of**  
**DA0570/17**  
**21 Nov 2017**



LEIGHTON BEACH BOULEVARD



GENERAL NOTES - SHEET NUMBER	GENERAL ABBREVIATIONS
<p>Rule to 1:100 series drawings for Concrete Structural Particularisation</p> <p>Rule to 1:200 series drawings for Wall and Ceiling Structural Information</p> <p>Rule to 1:400 series drawings for Electrical Single Lines</p> <p>Rule to 1:200 series drawings for Plumbing Ceiling Plans</p> <p>Rule to 1:200 series drawings for Floor Finishes &amp; Water Proof Membrane Drawings</p> <p>Rule to 1:200 series drawings for Wood Joists &amp; Joist Details</p> <p>Rule to 1:200 series drawings for Windows, Doors, Metalwork &amp; other details</p> <p>Rule to 1:200 series drawings for External Walls &amp; Sillage Details</p>	<p><b>Room</b></p> <p>BA - Bathroom 1</p> <p>BB - Bathroom 2</p> <p>BC - Bathroom 3</p> <p>BD - Bathroom 4</p> <p>BE - Bathroom 5</p> <p>BF - Bathroom 6</p> <p>BG - Bathroom 7</p> <p>BH - Bathroom 8</p> <p>BI - Bathroom 9</p> <p>BJ - Bathroom 10</p> <p>BK - Bathroom 11</p> <p>BL - Bathroom 12</p> <p>BM - Bathroom 13</p> <p>BN - Bathroom 14</p> <p>BO - Bathroom 15</p> <p>BP - Bathroom 16</p> <p>BQ - Bathroom 17</p> <p>BR - Bathroom 18</p> <p>BS - Bathroom 19</p> <p>BT - Bathroom 20</p> <p>BV - Bathroom 21</p> <p>BW - Bathroom 22</p> <p>BX - Bathroom 23</p> <p>BY - Bathroom 24</p> <p>BZ - Bathroom 25</p> <p>CA - Bathroom 26</p> <p>CB - Bathroom 27</p> <p>CC - Bathroom 28</p> <p>CD - Bathroom 29</p> <p>CE - Bathroom 30</p> <p>CF - Bathroom 31</p> <p>CG - Bathroom 32</p> <p>CH - Bathroom 33</p> <p>CI - Bathroom 34</p> <p>CJ - Bathroom 35</p> <p>CK - Bathroom 36</p> <p>CL - Bathroom 37</p> <p>CM - Bathroom 38</p> <p>CN - Bathroom 39</p> <p>CO - Bathroom 40</p> <p>CP - Bathroom 41</p> <p>CQ - Bathroom 42</p> <p>CR - Bathroom 43</p> <p>CS - Bathroom 44</p> <p>CT - Bathroom 45</p> <p>CU - Bathroom 46</p> <p>CV - Bathroom 47</p> <p>CW - Bathroom 48</p> <p>CX - Bathroom 49</p> <p>CY - Bathroom 50</p> <p>CZ - Bathroom 51</p> <p>DA - Bathroom 52</p> <p>DB - Bathroom 53</p> <p>DC - Bathroom 54</p> <p>DD - Bathroom 55</p> <p>DE - Bathroom 56</p> <p>DF - Bathroom 57</p> <p>DG - Bathroom 58</p> <p>DH - Bathroom 59</p> <p>DI - Bathroom 60</p> <p>DJ - Bathroom 61</p> <p>DK - Bathroom 62</p> <p>DL - Bathroom 63</p> <p>DM - Bathroom 64</p> <p>DN - Bathroom 65</p> <p>DO - Bathroom 66</p> <p>DP - Bathroom 67</p> <p>DQ - Bathroom 68</p> <p>DR - Bathroom 69</p> <p>DS - Bathroom 70</p> <p>DT - Bathroom 71</p> <p>DU - Bathroom 72</p> <p>DV - Bathroom 73</p> <p>DW - Bathroom 74</p> <p>DX - Bathroom 75</p> <p>DY - Bathroom 76</p> <p>DZ - Bathroom 77</p> <p>EA - Bathroom 78</p> <p>EB - Bathroom 79</p> <p>EC - Bathroom 80</p> <p>ED - Bathroom 81</p> <p>EE - Bathroom 82</p> <p>EF - Bathroom 83</p> <p>EG - Bathroom 84</p> <p>EH - Bathroom 85</p> <p>EI - Bathroom 86</p> <p>EJ - Bathroom 87</p> <p>EK - Bathroom 88</p> <p>EL - Bathroom 89</p> <p>EM - Bathroom 90</p> <p>EN - Bathroom 91</p> <p>EO - Bathroom 92</p> <p>EP - Bathroom 93</p> <p>EQ - Bathroom 94</p> <p>ER - Bathroom 95</p> <p>ES - Bathroom 96</p> <p>ET - Bathroom 97</p> <p>EU - Bathroom 98</p> <p>EV - Bathroom 99</p> <p>EW - Bathroom 100</p> <p>EX - Bathroom 101</p> <p>EY - Bathroom 102</p> <p>EZ - Bathroom 103</p> <p>FA - Bathroom 104</p> <p>FB - Bathroom 105</p> <p>FC - Bathroom 106</p> <p>FD - Bathroom 107</p> <p>FE - Bathroom 108</p> <p>FF - Bathroom 109</p> <p>FG - Bathroom 110</p> <p>FH - Bathroom 111</p> <p>FI - Bathroom 112</p> <p>FJ - Bathroom 113</p> <p>FK - Bathroom 114</p> <p>FL - Bathroom 115</p> <p>FM - Bathroom 116</p> <p>FN - Bathroom 117</p> <p>FO - Bathroom 118</p> <p>FP - Bathroom 119</p> <p>FQ - Bathroom 120</p> <p>FR - Bathroom 121</p> <p>FS - Bathroom 122</p> <p>FT - Bathroom 123</p> <p>FU - Bathroom 124</p> <p>FV - Bathroom 125</p> <p>FW - Bathroom 126</p> <p>FX - Bathroom 127</p> <p>FY - Bathroom 128</p> <p>FZ - Bathroom 129</p> <p>GA - Bathroom 130</p> <p>GB - Bathroom 131</p> <p>GC - Bathroom 132</p> <p>GD - Bathroom 133</p> <p>GE - Bathroom 134</p> <p>GF - Bathroom 135</p> <p>GG - Bathroom 136</p> <p>GH - Bathroom 137</p> <p>GI - Bathroom 138</p> <p>GO - Bathroom 139</p> <p>GP - Bathroom 140</p> <p>GQ - Bathroom 141</p> <p>GR - Bathroom 142</p> <p>GS - Bathroom 143</p> <p>GT - Bathroom 144</p> <p>GU - Bathroom 145</p> <p>GV - Bathroom 146</p> <p>GW - Bathroom 147</p> <p>GX - Bathroom 148</p> <p>GY - Bathroom 149</p> <p>GZ - Bathroom 150</p> <p>HA - Bathroom 151</p> <p>HB - Bathroom 152</p> <p>HC - Bathroom 153</p> <p>HD - Bathroom 154</p> <p>HE - Bathroom 155</p> <p>HF - Bathroom 156</p> <p>HG - Bathroom 157</p> <p>HH - Bathroom 158</p> <p>HI - Bathroom 159</p> <p>HJ - Bathroom 160</p> <p>HK - Bathroom 161</p> <p>HL - Bathroom 162</p> <p>HM - Bathroom 163</p> <p>HN - Bathroom 164</p> <p>HO - Bathroom 165</p> <p>HP - Bathroom 166</p> <p>HQ - Bathroom 167</p> <p>HR - Bathroom 168</p> <p>HS - Bathroom 169</p> <p>HT - Bathroom 170</p> <p>HU - Bathroom 171</p> <p>HV - Bathroom 172</p> <p>HW - Bathroom 173</p> <p>HX - Bathroom 174</p> <p>HY - Bathroom 175</p> <p>HZ - Bathroom 176</p> <p>IA - Bathroom 177</p> <p>IB - Bathroom 178</p> <p>IC - Bathroom 179</p> <p>ID - Bathroom 180</p> <p>IE - Bathroom 181</p> <p>IF - Bathroom 182</p> <p>IG - Bathroom 183</p> <p>IH - Bathroom 184</p> <p>II - Bathroom 185</p> <p>IJ - Bathroom 186</p> <p>IK - Bathroom 187</p> <p>IL - Bathroom 188</p> <p>IM - Bathroom 189</p> <p>IN - Bathroom 190</p> <p>IO - Bathroom 191</p> <p>IP - Bathroom 192</p> <p>IQ - Bathroom 193</p> <p>IR - Bathroom 194</p> <p>IS - Bathroom 195</p> <p>IT - Bathroom 196</p> <p>IU - Bathroom 197</p> <p>IV - Bathroom 198</p> <p>IW - Bathroom 199</p> <p>IX - Bathroom 200</p> <p>IY - Bathroom 201</p> <p>IZ - Bathroom 202</p> <p>JA - Bathroom 203</p> <p>JB - Bathroom 204</p> <p>JC - Bathroom 205</p> <p>JD - Bathroom 206</p> <p>JE - Bathroom 207</p> <p>JF - Bathroom 208</p> <p>JG - Bathroom 209</p> <p>JH - Bathroom 210</p> <p>JI - Bathroom 211</p> <p>BJ - Bathroom 212</p> <p>JK - Bathroom 213</p> <p>JL - Bathroom 214</p> <p>JM - Bathroom 215</p> <p>JN - Bathroom 216</p> <p>JO - Bathroom 217</p> <p>JP - Bathroom 218</p> <p>JQ - Bathroom 219</p> <p>JR - Bathroom 220</p> <p>JS - Bathroom 221</p> <p>JT - Bathroom 222</p> <p>JU - Bathroom 223</p> <p>JV - Bathroom 224</p> <p>JW - Bathroom 225</p> <p>JX - Bathroom 226</p> <p>JY - Bathroom 227</p> <p>JZ - Bathroom 228</p> <p>KA - Bathroom 229</p> <p>KB - Bathroom 230</p> <p>KC - Bathroom 231</p> <p>KD - Bathroom 232</p> <p>KE - Bathroom 233</p> <p>KF - Bathroom 234</p> <p>KG - Bathroom 235</p> <p>KH - Bathroom 236</p> <p>KI - Bathroom 237</p> <p>KJ - Bathroom 238</p> <p>KK - Bathroom 239</p> <p>KL - Bathroom 240</p> <p>KM - Bathroom 241</p> <p>KN - Bathroom 242</p> <p>KO - Bathroom 243</p> <p>KP - Bathroom 244</p> <p>KQ - Bathroom 245</p> <p>KR - Bathroom 246</p> <p>KS - Bathroom 247</p> <p>KT - Bathroom 248</p> <p>KU - Bathroom 249</p> <p>KV - Bathroom 250</p> <p>KW - Bathroom 251</p> <p>KX - Bathroom 252</p> <p>KY - Bathroom 253</p> <p>KZ - Bathroom 254</p> <p>LA - Bathroom 255</p> <p>LB - Bathroom 256</p> <p>LC - Bathroom 257</p> <p>LD - Bathroom 258</p> <p>LE - Bathroom 259</p> <p>LF - Bathroom 260</p> <p>LG - Bathroom 261</p> <p>LH - Bathroom 262</p> <p>LI - Bathroom 263</p> <p>LJ - Bathroom 264</p> <p>LK - Bathroom 265</p> <p>LL - Bathroom 266</p> <p>LM - Bathroom 267</p> <p>LN - Bathroom 268</p> <p>LO - Bathroom 269</p> <p>LP - Bathroom 270</p> <p>LQ - Bathroom 271</p> <p>LR - Bathroom 272</p> <p>LS - Bathroom 273</p> <p>LT - Bathroom 274</p> <p>LU - Bathroom 275</p> <p>LV - Bathroom 276</p> <p>LW - Bathroom 277</p> <p>LX - Bathroom 278</p> <p>LY - Bathroom 279</p> <p>LZ - Bathroom 280</p> <p>MA - Bathroom 281</p> <p>MB - Bathroom 282</p> <p>MC - Bathroom 283</p> <p>MD - Bathroom 284</p> <p>ME - Bathroom 285</p> <p>MF - Bathroom 286</p> <p>MG - Bathroom 287</p> <p>MH - Bathroom 288</p> <p>MI - Bathroom 289</p> <p>MJ - Bathroom 290</p> <p>MK - Bathroom 291</p> <p>ML - Bathroom 292</p> <p>MM - Bathroom 293</p> <p>MN - Bathroom 294</p> <p>MO - Bathroom 295</p> <p>MP - Bathroom 296</p> <p>MQ - Bathroom 297</p> <p>MR - Bathroom 298</p> <p>MS - Bathroom 299</p> <p>MT - Bathroom 300</p> <p>MU - Bathroom 301</p> <p>MV - Bathroom 302</p> <p>MW - Bathroom 303</p> <p>MX - Bathroom 304</p> <p>MY - Bathroom 305</p> <p>MZ - Bathroom 306</p> <p>NA - Bathroom 307</p> <p>NB - Bathroom 308</p> <p>NC - Bathroom 309</p> <p>ND - Bathroom 310</p> <p>NE - Bathroom 311</p> <p>NF - Bathroom 312</p> <p>NG - Bathroom 313</p> <p>NH - Bathroom 314</p> <p>NI - Bathroom 315</p> <p>NJ - Bathroom 316</p> <p>NK - Bathroom 317</p> <p>NL - Bathroom 318</p> <p>NM - Bathroom 319</p> <p>NO - Bathroom 320</p> <p>NP - Bathroom 321</p> <p>NQ - Bathroom 322</p> <p>NR - Bathroom 323</p> <p>NS - Bathroom 324</p> <p>NT - Bathroom 325</p> <p>NU - Bathroom 326</p> <p>NV - Bathroom 327</p> <p>NW - Bathroom 328</p> <p>NX - Bathroom 329</p> <p>NY - Bathroom 330</p> <p>NZ - Bathroom 331</p> <p>OA - Bathroom 332</p> <p>OB - Bathroom 333</p> <p>OC - Bathroom 334</p> <p>OD - Bathroom 335</p> <p>OE - Bathroom 336</p> <p>OF - Bathroom 337</p> <p>OG - Bathroom 338</p> <p>OH - Bathroom 339</p> <p>OI - Bathroom 340</p> <p>OJ - Bathroom 341</p> <p>OK - Bathroom 342</p> <p>OL - Bathroom 343</p> <p>OM - Bathroom 344</p> <p>ON - Bathroom 345</p> <p>OO - Bathroom 346</p> <p>OP - Bathroom 347</p> <p>OQ - Bathroom 348</p> <p>OR - Bathroom 349</p> <p>OS - Bathroom 350</p> <p>OT - Bathroom 351</p> <p>OU - Bathroom 352</p> <p>OV - Bathroom 353</p> <p>OW - Bathroom 354</p> <p>OX - Bathroom 355</p> <p>OY - Bathroom 356</p> <p>OZ - Bathroom 357</p> <p>PA - Bathroom 358</p> <p>PB - Bathroom 359</p> <p>PC - Bathroom 360</p> <p>PD - Bathroom 361</p> <p>PE - Bathroom 362</p> <p>PF - Bathroom 363</p> <p>PG - Bathroom 364</p> <p>PH - Bathroom 365</p> <p>PI - Bathroom 366</p> <p>PJ - Bathroom 367</p> <p>PK - Bathroom 368</p> <p>PL - Bathroom 369</p> <p>PM - Bathroom 370</p> <p>PN - Bathroom 371</p> <p>PO - Bathroom 372</p> <p>PP - Bathroom 373</p> <p>PQ - Bathroom 374</p> <p>PR - Bathroom 375</p> <p>PS - Bathroom 376</p> <p>PT - Bathroom 377</p> <p>PU - Bathroom 378</p> <p>PV - Bathroom 379</p> <p>PW - Bathroom 380</p> <p>PX - Bathroom 381</p> <p>PY - Bathroom 382</p> <p>PZ - Bathroom 383</p> <p>QA - Bathroom 384</p> <p>QB - Bathroom 385</p> <p>QC - Bathroom 386</p> <p>QD - Bathroom 387</p> <p>QE - Bathroom 388</p> <p>QF - Bathroom 389</p> <p>QG - Bathroom 390</p> <p>QH - Bathroom 391</p> <p>QI - Bathroom 392</p> <p>QJ - Bathroom 393</p> <p>QK - Bathroom 394</p> <p>QL - Bathroom 395</p> <p>QM - Bathroom 396</p> <p>QN - Bathroom 397</p> <p>QO - Bathroom 398</p> <p>QP - Bathroom 399</p> <p>QQ - Bathroom 400</p> <p>QR - Bathroom 401</p> <p>QS - Bathroom 402</p> <p>QT - Bathroom 403</p> <p>QU - Bathroom 404</p> <p>QV - Bathroom 405</p> <p>QW - Bathroom 406</p> <p>QX - Bathroom 407</p> <p>QY - Bathroom 408</p> <p>QZ - Bathroom 409</p> <p>RA - Bathroom 410</p> <p>RB - Bathroom 411</p> <p>RC - Bathroom 412</p> <p>RD - Bathroom 413</p> <p>RE - Bathroom 414</p> <p>RF - Bathroom 415</p> <p>RG - Bathroom 416</p> <p>RH - Bathroom 417</p> <p>RI - Bathroom 418</p> <p>RJ - Bathroom 419</p> <p>RK - Bathroom 420</p> <p>RL - Bathroom 421</p> <p>RM - Bathroom 422</p> <p>RN - Bathroom 423</p> <p>RO - Bathroom 424</p> <p>RP - Bathroom 425</p> <p>RQ - Bathroom 426</p> <p>RR - Bathroom 427</p> <p>RS - Bathroom 428</p> <p>RT - Bathroom 429</p> <p>RU - Bathroom 430</p> <p>RV - Bathroom 431</p> <p>RW - Bathroom 432</p> <p>RX - Bathroom 433</p> <p>RY - Bathroom 434</p> <p>RZ - Bathroom 435</p> <p>SA - Bathroom 436</p> <p>SB - Bathroom 437</p> <p>SC - Bathroom 438</p> <p>SD - Bathroom 439</p> <p>SE - Bathroom 440</p> <p>SF - Bathroom 441</p> <p>SG - Bathroom 442</p> <p>SH - Bathroom 443</p> <p>SI - Bathroom 444</p> <p>SJ - Bathroom 445</p> <p>SK - Bathroom 446</p> <p>SL - Bathroom 447</p> <p>SM - Bathroom 448</p> <p>SN - Bathroom 449</p> <p>SO - Bathroom 450</p> <p>SP - Bathroom 451</p> <p>SQ - Bathroom 452</p> <p>SR - Bathroom 453</p> <p>SS - Bathroom 454</p> <p>ST - Bathroom 455</p> <p>SU - Bathroom 456</p> <p>SV - Bathroom 457</p> <p>SW - Bathroom 458</p> <p>SX - Bathroom 459</p> <p>SY - Bathroom 460</p> <p>SZ - Bathroom 461</p> <p>TA - Bathroom 462</p> <p>TB - Bathroom 463</p> <p>TC - Bathroom 464</p> <p>TD - Bathroom 465</p> <p>TE - Bathroom 466</p> <p>TF - Bathroom 467</p> <p>TG - Bathroom 468</p> <p>TH - Bathroom 469</p> <p>TI - Bathroom 470</p> <p>TJ - Bathroom 471</p> <p>TK - Bathroom 472</p> <p>TL - Bathroom 473</p> <p>TM - Bathroom 474</p> <p>TN - Bathroom 475</p> <p>TO - Bathroom 476</p> <p>TP - Bathroom 477</p> <p>TQ - Bathroom 478</p> <p>TR - Bathroom 479</p> <p>TS - Bathroom 480</p> <p>TT - Bathroom 481</p> <p>TU - Bathroom 482</p> <p>TV - Bathroom 483</p> <p>TW - Bathroom 484</p> <p>TX - Bathroom 485</p> <p>TY - Bathroom 486</p> <p>TZ - Bathroom 487</p> <p>UA - Bathroom 488</p> <p>UB - Bathroom 489</p> <p>UC - Bathroom 490</p> <p>UD - Bathroom 491</p> <p>UE - Bathroom 492</p> <p>UF - Bathroom 493</p> <p>UG - Bathroom 494</p> <p>UH - Bathroom 495</p> <p>UI - Bathroom 496</p> <p>UJ - Bathroom 497</p> <p>UK - Bathroom 498</p> <p>UL - Bathroom 499</p> <p>UM - Bathroom 500</p> <p>UN - Bathroom 501</p> <p>UO - Bathroom 502</p> <p>UP - Bathroom 503</p> <p>UQ - Bathroom 504</p> <p>UR - Bathroom 505</p> <p>US - Bathroom 506</p> <p>UT - Bathroom 507</p> <p>UU - Bathroom 508</p> <p>UV - Bathroom 509</p> <p>UW - Bathroom 510</p> <p>UX - Bathroom 511</p> <p>UY - Bathroom 512</p> <p>UZ - Bathroom 513</p> <p>VA - Bathroom 514</p> <p>VB - Bathroom 515</p> <p>VC - Bathroom 516</p> <p>VD - Bathroom 517</p> <p>VE - Bathroom 518</p> <p>VF - Bathroom 519</p> <p>VG - Bathroom 520</p> <p>VH - Bathroom 521</p> <p>VI - Bathroom 522</p> <p>VJ - Bathroom 523</p> <p>VK - Bathroom 524</p> <p>VL - Bathroom 525</p> <p>VM - Bathroom 526</p> <p>VN - Bathroom 527</p> <p>VO - Bathroom 528</p> <p>VP - Bathroom 529</p> <p>VQ - Bathroom 530</p> <p>VR - Bathroom 531</p> <p>VS - Bathroom 532</p> <p>VT - Bathroom 533</p> <p>VU - Bathroom 534</p> <p>VV - Bathroom 535</p> <p>VW - Bathroom 536</p> <p>VX - Bathroom 537</p> <p>VY - Bathroom 538</p> <p>VZ - Bathroom 539</p> <p>WA - Bathroom 540</p> <p>WB - Bathroom 541</p> <p>WC - Bathroom 542</p> <p>WD - Bathroom 543</p> <p>WE - Bathroom 544</p> <p>WF - Bathroom 545</p> <p>WG - Bathroom 546</p> <p>WH - Bathroom 547</p> <p>WI - Bathroom 548</p> <p>WJ - Bathroom 549</p> <p>WK - Bathroom 550</p> <p>WL - Bathroom 551</p> <p>WM - Bathroom 552</p> <p>WN - Bathroom 553</p> <p>WO - Bathroom 554</p> <p>WP - Bathroom 555</p> <p>WQ - Bathroom 556</p> <p>WR - Bathroom 557</p> <p>WS - Bathroom 558</p> <p>WT - Bathroom 559</p> <p>WU - Bathroom 560</p> <p>WV - Bathroom 561</p> <p>WW - Bathroom 562</p> <p>WX - Bathroom 563</p> <p>WY - Bathroom 564</p> <p>WZ - Bathroom 565</p> <p>XA - Bathroom 566</p> <p>XB - Bathroom 567</p> <p>XC - Bathroom 568</p> <p>XD - Bathroom 569</p> <p>XE - Bathroom 570</p> <p>XF - Bathroom 571</p> <p>XG - Bathroom 572</p> <p>XH - Bathroom 573</p> <p>XI - Bathroom 574</p> <p>XJ - Bathroom 575</p> <p>XK - Bathroom 576</p> <p>XL - Bathroom 577</p> <p>XM - Bathroom 578</p> <p>XN - Bathroom 579</p> <p>XO - Bathroom 580</p> <p>XP - Bathroom 581</p> <p>XQ - Bathroom 582</p> <p>XR - Bathroom 583</p> <p>XS - Bathroom 584</p> <p>XT - Bathroom 585</p> <p>XU - Bathroom 586</p> <p>XV - Bathroom 587</p> <p>XW - Bathroom 588</p> <p>XX - Bathroom 589</p> <p>XY - Bathroom 590</p> <p>XZ - Bathroom 591</p> <p>YA - Bathroom 592</p> <p>YB - Bathroom 593</p> <p>YC - Bathroom 594</p> <p>YD - Bathroom 595</p> <p>YE - Bathroom 596</p> <p>YF - Bathroom 597</p> <p>YG - Bathroom 598</p> <p>YH - Bathroom 599</p> <p>YI - Bathroom 600</p> <p>YJ - Bathroom 601</p> <p>YK - Bathroom 602</p> <p>YL - Bathroom 603</p> <p>YM - Bathroom 604</p> <p>YN - Bathroom 605</p> <p>YO - Bathroom 606</p> <p>YP - Bathroom 607</p> <p>YQ - Bathroom 608</p> <p>YR - Bathroom 609</p> <p>YS - Bathroom 610</p> <p>YT - Bathroom 611</p> <p>YU - Bathroom 612</p> <p>YV - Bathroom 613</p> <p>YW - Bathroom 614</p> <p>YX - Bathroom 615</p> <p>YZ - Bathroom 616</p> <p>ZA - Bathroom 617</p> <p>ZB - Bathroom 618</p> <p>ZC - Bathroom 619</p> <p>ZD - Bathroom 620</p> <p>ZE - Bathroom 621</p> <p>ZF - Bathroom 622</p> <p>ZG - Bathroom 623</p> <p>ZH - Bathroom 624</p> <p>ZI - Bathroom 625</p> <p>ZJ - Bathroom 626</p> <p>ZK - Bathroom 627</p> <p>ZL - Bathroom 628</p> <p>ZM - Bathroom 629</p> <p>ZN - Bathroom 630</p> <p>ZO - Bathroom 631</p> <p>ZP - Bathroom 632</p> <p>ZQ - Bathroom 633</p> <p>ZR - Bathroom 634</p> <p>ZS - Bathroom 635</p> <p>ZT - Bathroom 636</p> <p>ZU - Bathroom 637</p> <p>ZV - Bathroom 638</p> <p>ZW - Bathroom 639</p> <p>ZX - Bathroom 640</p> <p>ZY - Bathroom 641</p> <p>ZZ - Bathroom 642</p>

0602-07	1	Prepared Issue for Construction
0603-07	2	Prepared Issue for Construction
0604-07	3	Prepared Issue for Construction
0605-07	4	Prepared Issue for Construction
0606-07	5	Prepared Issue for Construction
0607-07	6	Prepared Issue for Construction
0608-07	7	Prepared Issue for Construction
0609-07	8	Prepared Issue for Construction
0610-07	9	Prepared Issue for Construction
0611-07	10	Prepared Issue for Construction
0612-07	11	Prepared Issue for Construction
0613-07	12	Prepared Issue for Construction
0614-07	13	Prepared Issue for Construction
0615-07	14	Prepared Issue for Construction
0616-07	15	Prepared Issue for Construction
0617-07	16	Prepared Issue for Construction
0618-07	17	Prepared Issue for Construction
0619-07	18	Prepared Issue for Construction
0620-07	19	Prepared Issue for Construction
0621-07	20	Prepared Issue for Construction

**Mirvac Design**

Level 10, 100 Market Street  
 Perth, Western Australia 6000  
 Tel: (08) 9447 1000  
 Fax: (08) 9447 1001  
 Email: info@mirvac.com.au

client: **LEIGHTON BEACH LOT 3**  
 North Fremantle, WA

project: **GENERAL ARRANGEMENT PLAN**  
**BUILDING B**  
**LEVEL 01**

scale: A4: 1:100

date: 05/28/14

drawing: A1000-B rev: 8



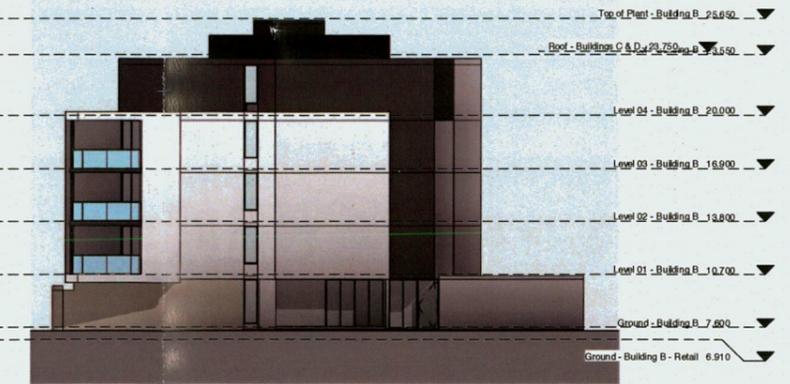
2 DA - BUILDING B - EAST  
1 : 200



4 DA - BUILDING B - NORTH  
1 : 200



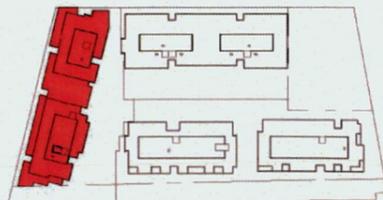
1 DA - BUILDING B - WEST  
1 : 200



3 DA - BUILDING B - SOUTH  
1 : 200

NOTES: DA

1. DESIGN RESOLUTION
  - 1.1 This design represents general architectural intent for the purpose of the development application only.
  - 1.2 The information is shown 'indicatively' and is subject to further design development.
  - 1.3 The dimensions shown are general only and are subject to further design resolution.
  - 1.4 Location of car park entry point is general only and will be confirmed and dimensioned at a later stage.
  - 1.5 The size and position of doors are general only and will be confirmed and dimensioned at a later stage.
  - 1.6 Colour (S) (Other shown) indicates general siding design details, which does not account for services bulkheads or other related building products.
  - 1.7 Landscape component is shown 'indicatively' only and subject to further design development at a later stage.
  - 1.8 Location of plant, equipment and services on drawings is general and indicative only, and does not include other elements, such as vent pipes, fans, vents, etc.
2. GRAPHIC PRESENTATION
  - 2.1 Colours presented on drawings are general only and indicative of the architect's design intent. Some colour distortion may also occur in the printing process.
3. EXISTING STRUCTURES AND SERVICES
  - 3.1 Existence and location of existing structures and services is shown on drawings for information only and will not be verified on site at a later stage.
  - 3.2 All underground services are as per the existing survey information.
4. TELECOMMUNICATIONS EQUIPMENT
  - 4.1 Dependent on the location of telecommunications equipment.



date	rev	issued for	amendment
22/05/14	A	Issued For Approval	

project:  
**LEIGHTON BEACH  
LOT 3**

architect:  
**Mirvac Design**  
architects  
planners  
interior designers

Level 20, 60 Margaret St.  
Sydney, NSW, 2000  
tel: 02 9290 9500  
fax: 02 9290 9561  
Mirvac Design Pty. Ltd.  
ABN 78 002 259 150



title:  
Development Application  
**ELEVATIONS- BUILDING B**

drawn: EN  
approved: MV  
job no: 3.0044  
lot no:

scale 1:200  
date: 2003/2014  
scale @ A1: As indicated  
drawing no: DA-023  
rev: A

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

STRATA PLAN  
**69777**

SHEET 2 OF 8 SHEETS



**BASEMENT FLOOR PLAN**

AS TO THIS SHEET ONLY:  
 THE BOUNDARIES OF THE LOTS OR PARTS OF THE LOTS WHICH ARE BUILDINGS SHOWN ON THE STRATA PLAN ARE THE INNER SURFACES OF THE WALLS, THE UPPER SURFACE OF THE FLOOR AND THE UNDER SURFACE OF THE CEILING, AS PROVIDED BY SECTION 3(2)(a) OF THE STRATA TITLES ACT 1985.

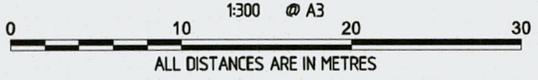
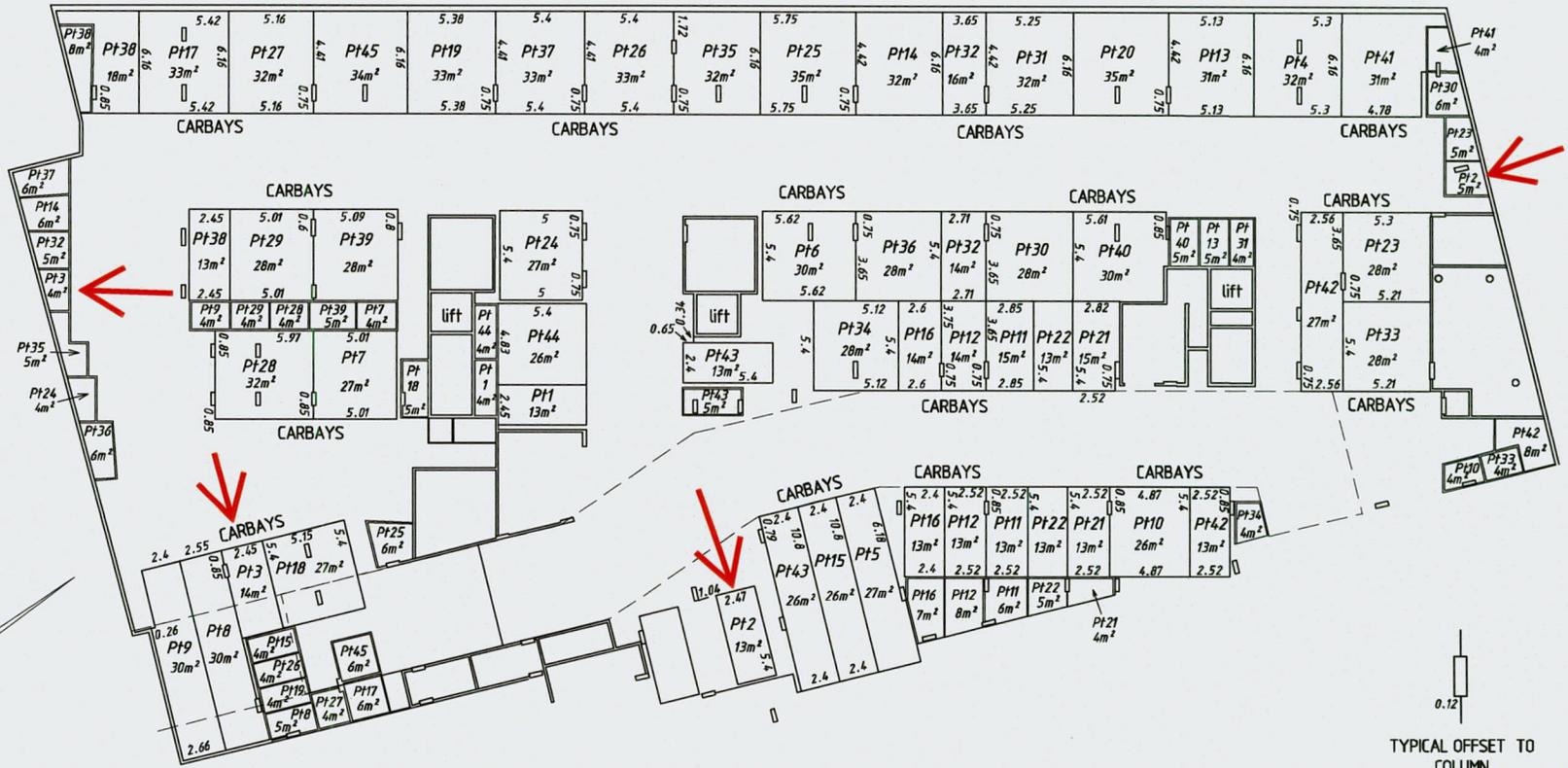
THE STRATUM OF THE CARBAYS EXTENDS FROM THE UPPER SURFACE OF THEIR FLOOR TO THE UNDER SURFACE OF THEIR CEILING.

ALL STRUCTURAL CUBIC SPACE AND WALLS EXTERNAL TO THE BUILDING ARE COMMON PROPERTY.

ALL DIMENSIONS FROM BUILDINGS ARE FROM EXTERNAL FACE OF WALLS UNLESS OTHERWISE STATED.

ALL ANGLES ON THE PLAN ARE MULTIPLES OF 45° UNLESS DEFINED BY STRUCTURES, PARCEL BOUNDARIES OR OTHERWISE STATED.

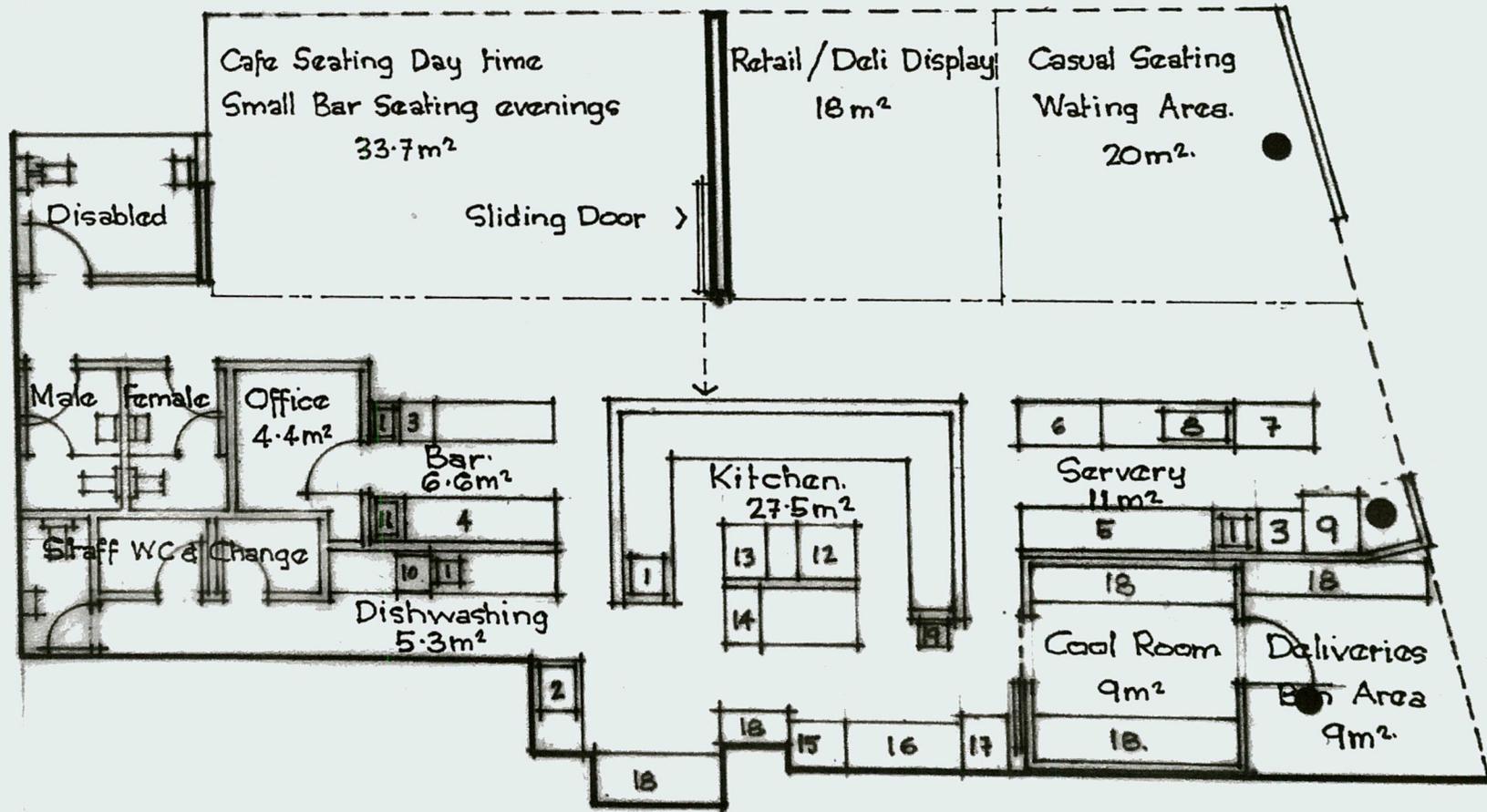
FOR OTHER PARTS OF LOTS 1 - 9 (incl.) SEE SHEET 3.  
 FOR OTHER PARTS OF LOTS 10 - 19 (incl.) SEE SHEET 4.  
 FOR OTHER PARTS OF LOTS 21 - 29 (incl.) SEE SHEET 5.  
 FOR OTHER PARTS OF LOTS 30 - 39 (incl.) SEE SHEET 6.  
 FOR OTHER PARTS OF LOTS 40 - 45 (incl.) SEE SHEET 7.  
 FOR OTHER PARTS OF LOT 20 SEE SHEETS 3 & 5.



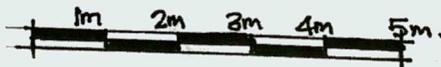
TYPICAL OFFSET TO COLUMN ENLARGEMENT NOT TO SCALE

DA0570/17

21 Nov 2017

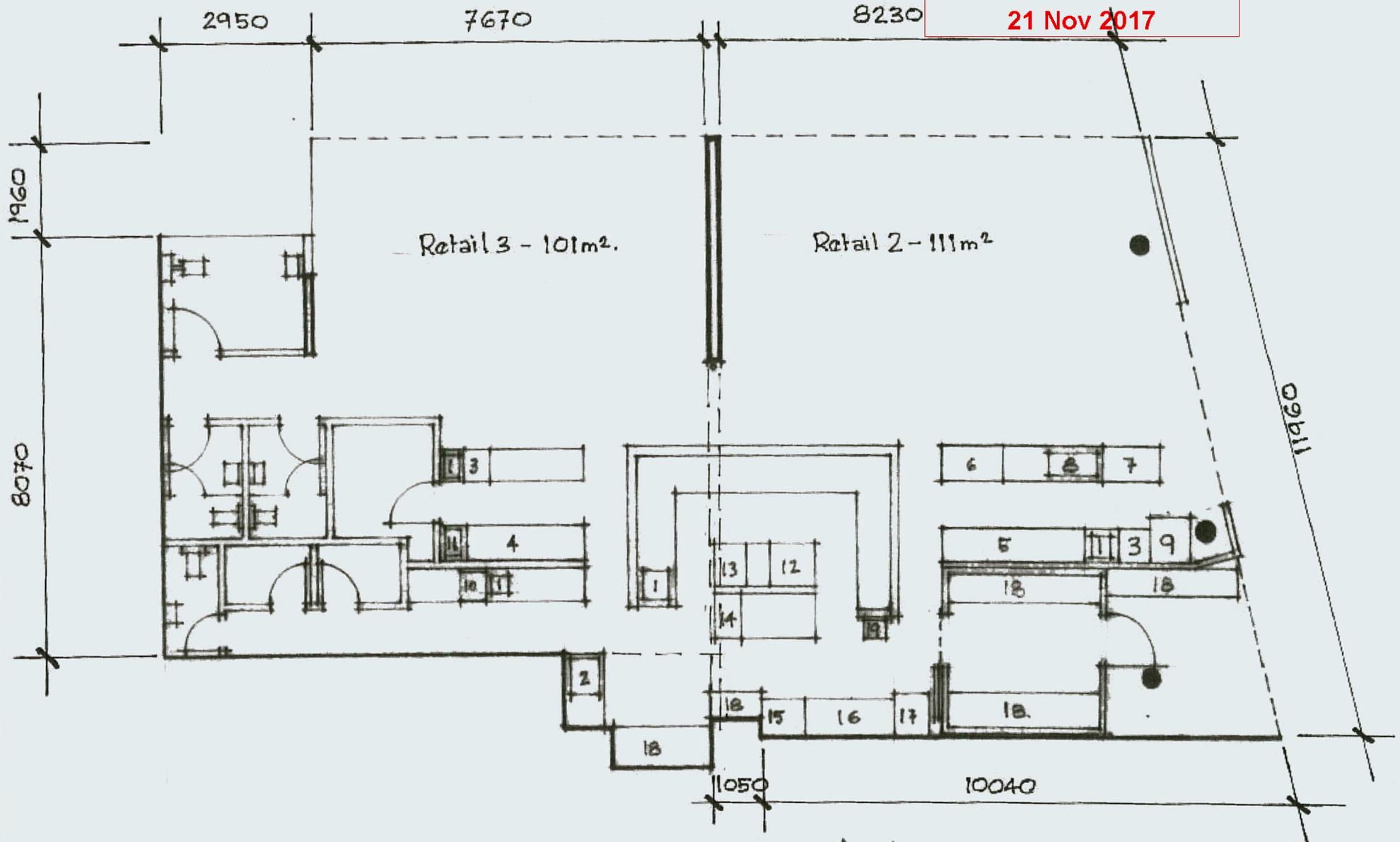


FLOOR PLAN 1:100



DA0570/17

21 Nov 2017



1:100

Total leasable area - 212m²