

No Problem

I'll forward to Guy. The Lift and fire stair we can look at if needed. (it's a bit of a problem across the board with Roof Access in general but on a larger site Lift Core and Stairs are located in the center of a building and the impact is not really an issue)

We have looked at the Lift Spec already and have a 3.5m option we can consider, haven't discussed with Guy as yet.

Thanks

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**LOT 189**





**SOUTH ELEVATION**  
**1 : 100**



REAR PERSPECTIVE



NORTH / EAST PERSPECTIVE

VIEW ROAD

LOT 188

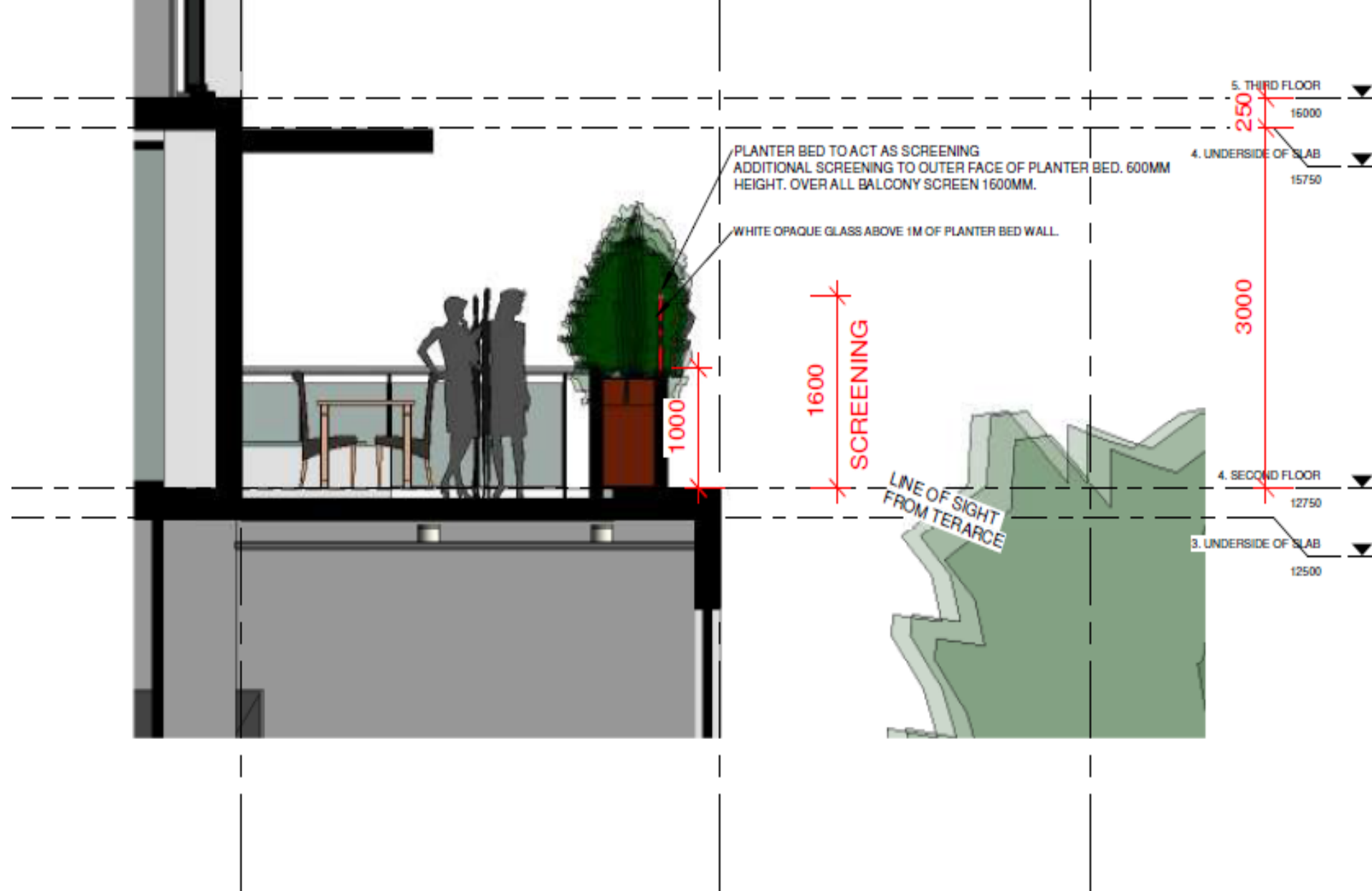
**LOT 189**

## LOT 1



5.8 Development of any third or fourth storey on any site (in Q1 and Q2) adjoining residential zoned land outside of the Canning Bridge Activity Centre Plan shall be setback a minimum of 8 metres from that common boundary.

5.5 Open sided balconies and roof terraces which are not within the structure of the building façade and do not add to the overall bulk of the building are allowed to extend into the side setback of development proposed in the M15 or M10 Zones.



**SECTION 22 - Callout 1**  
**1 : 50**

DO NOT APPLY **WITHIN** THE CBACP AREA

5.7 Provisions of privacy and solar access and overshadowing do not apply within the CBACP area.

**DOES NOT PROVIDE AN EXEMPTION OUTSIDE THE CBACP AREA**





PL410\*

**PLANNING AND DEVELOPMENT ACT 2005**  
**DECLARATION OF PLANNING CONTROL AREA 117**  
*Cities of Melville and South Perth*

Canning Highway between Riseley Street and Henley Street

File: 835/2/17/2

**General description**

The Minister for Planning has granted approval to the declaration of a planning control area over the land identified for the proposed Canning Highway planning design concept between Riseley Street and Henley Street as shown on Western Australian Planning Commission (WAPC) plan numbers 1.7369, 1.7370, 1.371, 1.7372 and 1.7373.

**Purpose**

The purpose of the Planning Control Area is to protect the land required for future road upgrading of Canning Highway to ensure that Canning Highway would operate effectively in the long term and continue to provide the regional road functionality that is needed to support the overall development and viability of the centres that it connects such as Fremantle, Perth and Canning Bridge.

The WAPC considers that the planning control area is required to ensure that no development occurs on this land which might prejudice this purpose until it may be reserved for regional roads in the Metropolitan Region Scheme.

**Duration and effects**

The declaration remains in effect for a period of five years from the date of publication of this notice in the *Government Gazette* or until revoked by the WAPC with approval by the Minister, whichever is the sooner.

A person shall not commence and carry out development in a planning control area without the prior approval of the WAPC. The penalty for failure to comply with this requirement is \$200,000 and, in the case of a continuing offence, a further fine of \$25,000 for each day during which the offence continues.

Compensation is payable in respect of land injuriously affected by this declaration, and land so affected may be acquired by the WAPC in the same circumstances and in the same manner as if the land had been reserved in the Metropolitan Region Scheme for a public purpose.

**Display locations**

- Western Australian Planning Commission, 140 William Street, Perth
- J S Battye Library, Level 3 Alexander Library Building, Perth Cultural Centre
- City of Melville
- City of South Perth

ANDREW HAWKINS, Secretary,  
Western Australian Planning Commission.

# PCA 117 KINTAIL ROAD FORBES ROAD INTERSECTION

Element 2.2 - min 1800 sqm – above 10 Storeys

Element 2.3 - min 1200 sqm above 6 Storeys

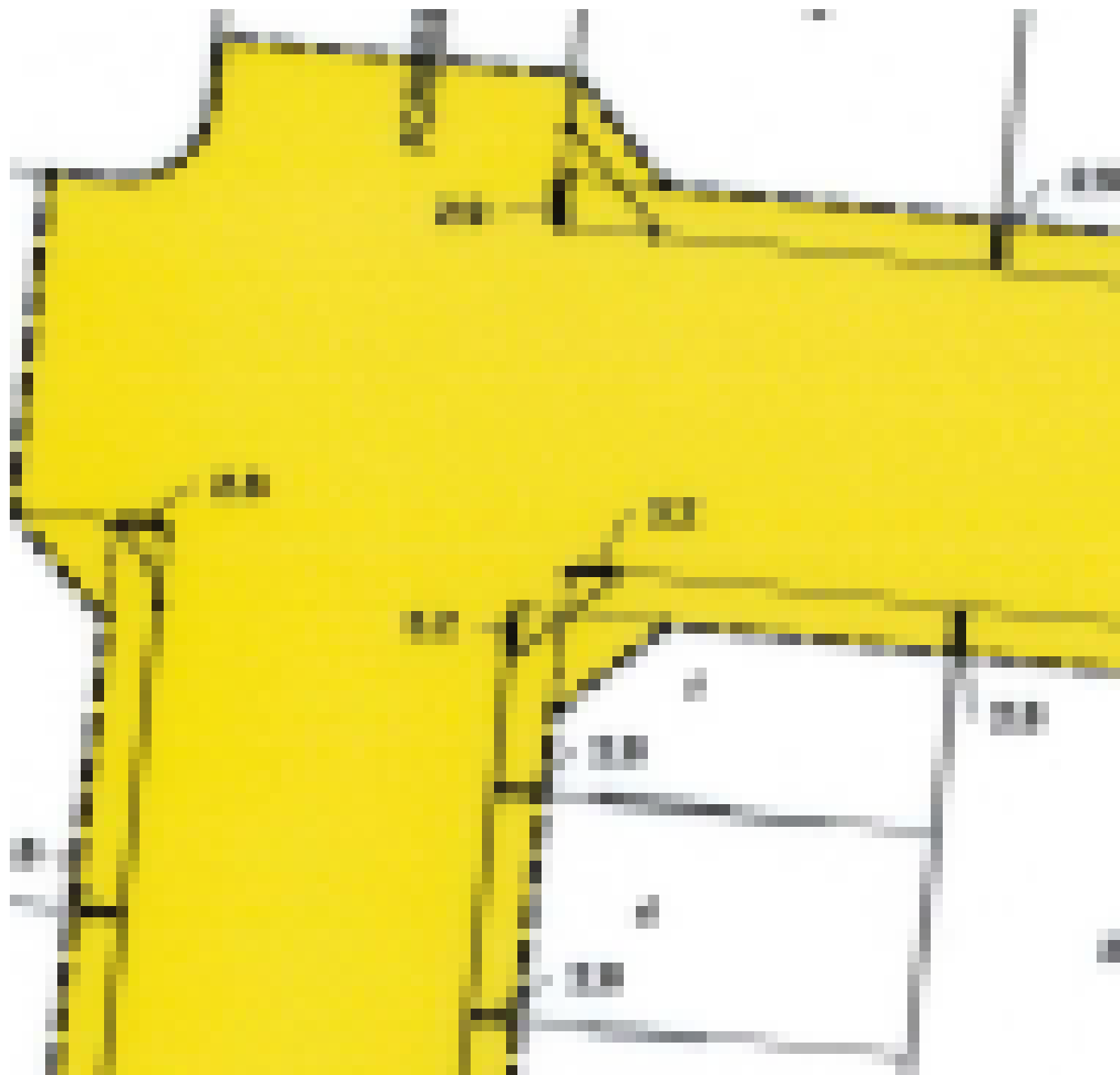
Element 21.2 – 2000 sqm M10

Element 21.3 - min 2600 sqm M15

Assume Lot size based on cadastral boundaries is 1200 sqm, M10 zone, qualifies to build a 10 storey building.

But due to PCA 117 - say 300 sqm is in PCA 117.

Area available for building is reduced to 900 sqm.







City of  
**Melville**

# Street View (looking east towards Point Walter Road)

## North side aspects

- Power poles and street lights
- Greater slope (kerb to verge)

## South side aspects

- Shady trees
- Less crossovers





DEE ROAD  
APPLECROSS  
NEAR FRASER ROAD





KINTAIL ROAD  
APPLECROSS  
NEAR FRASER ROAD

