



Metro North-West Joint Development Assessment Panel Agenda

Meeting Date and Time: Wednesday 26 February 2014; 3:30pm
Meeting Number: MNWJDAP/48
Meeting Venue: City of Wanneroo
23 Dundobar Road Wanneroo
Lechenaultia Room

Attendance

DAP Members

Ms Karen Hyde (Presiding Member)
Mr Ian Birch (Alternate Deputy Presiding Member)
Mr Fred Zuideveld (Specialist Member)
Mayor Tracey Roberts (Local Government Member, City of Wanneroo)
Cr Mike Norman (Local Government Member, City of Joondalup)

Officers in attendance

Ms Ivin Lim (Department of Planning)
Ms Melinda Bell (City of Joondalup)
Mr Andrew McBride (City of Joondalup)
Mr Pas Bracone (City of Wanneroo)
Ms Catriona Tatam (City of Wanneroo)

Local Government Minute Secretary

Ms Grace Babudri (City of Wanneroo)

Applicants and Submitters

Mr Daniel Lees (TPG)
Mr Sean Fairfoul (Rowe Group)
Mr Mike Allen (Mike Allen Planning)

Members of the Public

Nil

1. Declaration of Opening

The Presiding Member declares the meeting open and acknowledges the past and present traditional owners and custodians of the land on which the meeting is being held.

2. Apologies

Mr Paul Drechsler (Deputy Presiding Member)



3. Members on Leave of Absence

Nil

4. Noting of Minutes

Note the Minutes of the Metro North-West JDAP meeting no.47 held on the 13 February 2014.

5. Disclosure of Interests

Nil

6. Declarations of Due Consideration

Any member who is not familiar with the substance of any report or other information provided for consideration at the DAP meeting must declare that fact before the meeting considers the matter.

7. Deputations and Presentations

Nil

8. Form 1 - Responsible Authority Reports – DAP Applications

- 8.1** Property Location: Lot 929 (1244) Marmion Avenue, Currambine
Application Details: Shop; Restaurant; Cinema Complex (Marketplace and Cinema Additions)
Applicant: TPG Town Planning
Owner: Davidson Pty Ltd, Roman Catholic Archbishop City of Joondalup (Road Reserve)
Responsible authority: City of Joondalup
Report date: 18 February 2014
DoP File No: DP/13/00791
- 8.2** Property Location: Lot 803 (15) Hocking Parade, Sorrento (Sacred Heart College)
Application Details: Educational Establishment (Gymnasium addition)
Applicant: MGA Town Planners
Owner: Roman Catholic Archbishop of Perth
Responsible authority: City of Joondalup
Report date: 18 February 2014
DoP File No: DP/13/00954
- 8.3** Property Location: Lots 9111 (156) and 9112 (170) Gnangara Road, Landsdale
Application Details: 'Hardware Store' (Masters Home Improvement)
Applicant: Rowe Group
Owner: Hydrox Nominees Pty Ltd
Responsible authority: City of Wanneroo
Report date: 14 February 2014
DoP File No: DP/13/00856



9. Form 2 – Responsible Authority Reports - Amending or cancelling DAP development approval

Nil

10. Appeals to the State Administrative Tribunal

Nil

11. Meeting Closure



Minutes of the Metro North-West Joint Development Assessment Panel

Meeting Date and Time: Thursday 13 February 2014; 3.30pm
Meeting Number: MNWJDAP/47
Meeting Venue: City of Wanneroo
Eucalyptus Room
23 Dundee Road, Wanneroo

Attendance

DAP Members

Mr Karen Hyde (Presiding Member)
Mr Paul Drechsler (Deputy Presiding Member)
Mr Fred Zuideveld (Specialist Member)
Mayor Tracey Roberts (Local Government Member, City of Wanneroo)
Cr Frank Cvitan (Local Government Member, City of Wanneroo)

Officers in attendance

Mr Pas Bracone (City of Wanneroo)
Ms Catriona Tatam (City of Wanneroo)

Local Government Minute Secretary

Ms Grace Babudri (City of Wanneroo)

Applicant and Submitters

Mr Roland Howell (Masters Home Improvement Stores)

Members of the Public

Nil

1. Declaration of Opening

The Presiding Member, Ms Karen Hyde declared the meeting open at 3.34pm on 13 February 2014 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.

The Presiding Member announced the meeting would be run in accordance with the *Development Assessment Panel Standing Orders 2012* under the *Planning and Development (Development Assessment Panels) Regulations 2011*.

The Presiding Member advised that in accordance with Section 5.16 of the Standing Orders 2012; No Recording of Meeting, which states: 'A person must not use any electronic, visual or audio recording device or instrument to record

Ms Karen Hyde

Page 1

Presiding Member, Metro North-West JDAP



the proceedings of the DAP meeting unless the Presiding Member has given permission to do so., the meeting would not be recorded.

2. Apologies

Nil

3. Members on Leave of absence

Nil

4. Noting of minutes

Minutes of the Metro North-West JDAP meeting no.45 and 46 held on 23 January 2014 and 30 January 2014 were noted by DAP members.

5. Disclosure of interests

Nil

6. Declaration of Due Consideration

All members declared that they had duly considered the documents.

7. Deputations and presentations

7.1 Mr Roland Howell (Masters Home Improvement Stores) gave a presentation for the application at Item 9.1. The presentation provided an overview of the minor variation to the building appearance, the operation of the loading and servicing of the store.

8. Form 1 – Responsible Authority Reports – DAP Application

Nil

9. Form 2 – Responsible Authority Reports - Amending or cancelling DAP development approval

9.1 Property Location:	1 Butler Boulevard, Butler
Application Details:	Amendment to 'Hardware Store' (Masters Home Improvement)
Applicant:	Rowe Group
Owner:	Hydrox Nominees Pty Ltd
Responsible authority:	City of Wanneroo
Report date:	27 January 2014
DoP File No:	DP/12/01135

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Mr Paul Drechsler

Seconded by: Cr Frank Cvitan

That the Metropolitan North-West Joint Development Assessment Panel resolves to:

Ms Karen Hyde

Presiding Member, Metro North-West JDAP

Karen Hyde



1. **Accept** that the Development Assessment Panel (DAP) Application reference DP/12/01135 as detailed on the DAP Form 2 dated 18 November 2013 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*; and
2. **Approve** the DAP Application reference DP/12/01135 as detailed on the DAP Form 2 dated 18 November 2013 and accompanying plans SK022 Pages 1 - 4 of 11 dated November 2013 in accordance with the provisions of the City of Wanneroo District Planning Scheme No. 2 for the proposed minor amendments to the approved Hardware Store (Masters Home Improvement) at Lot 2075 (1) Butler Boulevard, Butler, subject to:
 - a) Replacing plans SK015 page 1 of 11 dated December 2012, SK015 page 2 of 11 dated October 2012, SK015 page 3 of 11 dated October 2012, and SK021 page 4 of 11 dated August 2013 with plans SK022 Pages 1 – 4 of 11 dated November 2013, as contained in Attachment 6; and
 - b) Imposing a new condition (v) on the original development approval dated 17 December 2012 (included as Attachment 2), as follows:
 - v) A revised Servicing Management Plan shall be submitted for approval by the City of Wanneroo prior to the occupancy of the development, detailing the provision of adequate gates and/or appropriate signage to the Service Driveway to ensure that the Service Driveway is not used by vehicles at any time, except where required for emergency access. The development shall thereafter be operated and maintained in complete accordance with the Service Management plan, as approved by the City.
 - c) Advising the applicant that:
 - i 2(a) has been required as a result of recommendations of the Acoustic Report, dated 27 May 2013, which requires additional acoustic barriers should trucks servicing the development use the Service Driveway to exit out onto Marmion Avenue.
 - ii All other conditions and requirements detailed on the previous approval (LG ref. DA2012/1082, approved by the Metropolitan North-West Metro Joint Development Assessment Panel on 7 December 2012) and subsequent amendment (LG ref. DA2013/949, approved by the Metropolitan North-West Metro Joint Development Assessment Panel on 11 September 2013) shall remain unless altered by this application.

AMENDING MOTION

Moved by: Ms Karen Hyde

Seconded by: Mayor Tracey Roberts

That Condition v) be amended to delete “/or” to read as follows -

- “v) A revised Servicing Management Plan shall be submitted for approval by the City of Wanneroo prior to the occupancy of the development, detailing the provision of adequate gates and

Ms Karen Hyde

Karen Hyde



appropriate signage to the Service Driveway to ensure that the Service Driveway is not used by vehicles at any time, except where required for emergency access. The development shall thereafter be operated and maintained in complete accordance with the Service Management plan, as approved by the City."

REASON: To provide certainty and clarity to the condition.

The Amending Motion was put and CARRIED UNANIMOUSLY.

REPORT RECOMMENDATION / PRIMARY MOTION (AS AMENDED)

That the Metropolitan North-West Joint Development Assessment Panel resolves to:

1. **Accept** that the Development Assessment Panel (DAP) Application reference DP/12/01135 as detailed on the DAP Form 2 dated 18 November 2013 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*; and
2. **Approve** the DAP Application reference DP/12/01135 as detailed on the DAP Form 2 dated 18 November 2013 and accompanying plans SK022 Pages 1 - 4 of 11 dated November 2013 in accordance with the provisions of the City of Wanneroo District Planning Scheme No. 2 for the proposed minor amendments to the approved Hardware Store (Masters Home Improvement) at Lot 2075 (1) Butler Boulevard, Butler, subject to:
 - a) Replacing plans SK015 page 1 of 11 dated December 2012, SK015 page 2 of 11 dated October 2012, SK015 page 3 of 11 dated October 2012, and SK021 page 4 of 11 dated August 2013 with plans SK022 Pages 1 – 4 of 11 dated November 2013, as contained in Attachment 6; and
 - b) Imposing a new condition (v) on the original development approval dated 17 December 2012 (included as Attachment 2), as follows:
 - v) A revised Servicing Management Plan shall be submitted for approval by the City of Wanneroo prior to the occupancy of the development, detailing the provision of adequate gates and appropriate signage to the Service Driveway to ensure that the Service Driveway is not used by vehicles at any time, except where required for emergency access. The development shall thereafter be operated and maintained in complete accordance with the Service Management plan, as approved by the City.
 - c) Advising the applicant that:
 - iii 2(a) has been required as a result of recommendations of the Acoustic Report, dated 27 May 2013, which requires additional acoustic barriers should trucks servicing the development use the Service Driveway to exit out onto Marmion Avenue.
 - iv All other conditions and requirements detailed on the previous approval (LG ref. DA2012/1082, approved by the Metropolitan North-West Metro Joint Development Assessment Panel on 7 December 2012) and subsequent amendment (LG ref.

Ms Karen Hyde

Karen Hyde



DA2013/949, approved by the Metropolitan North-West Metro Joint Development Assessment Panel on 11 September 2013) shall remain unless altered by this application.

The Report Recommendation/Primary Motion (as amended) was put and CARRIED UNANIMOUSLY.

10. Appeals to the State Administrative Tribunal

Nil

11. Meeting Close

The Presiding Member reminded the meeting that in accordance with Standing Order 7.3 only the Presiding Member may publicly comment on the operations or determinations of a DAP and other DAP members should not be approached to make comment.

There being no further business, the presiding member declared the meeting closed at 3.40pm.

Ms Karen Hyde

Presiding Member, Metro North-West JDAP

Karen Hyde

Page 5



Form 1 - Responsible Authority Report (Regulation 12)

Property Location:	Lot 929 (1244) Marmion Avenue, Currambine
Application Details:	SHOP; RESTAURANT; CINEMA COMPLEX (Marketplace and Cinema Additions)
DAP Name:	Metro North-west JDAP
Applicant:	TPG Town Planning
Owner:	Davidson Pty Ltd, Roman Catholic Archbishop City of Joondalup (Road Reserve)
LG Reference:	DA13/1165
Responsible Authority:	City of Joondalup
Authorising Officer:	Dale Page Director Planning and Community Development
Department of Planning File No:	DP/13/00791
Report Date:	21 February 2014
Application Receipt Date:	17 September 2013
Application Process Days:	90 days
Attachment(s):	1: Location plan 2: Development plans 3: Perspective drawings 4: Environmentally Sustainable Design Checklist

Recommendation:

That the Metro North-West JDAP resolves to:

Approve DAP Application reference DA/13/00791 and accompanying plans in accordance with Clause 6.9 of the City of Joondalup District Planning Scheme No. 2, subject to the following conditions:

Conditions

- 1. This decision constitutes planning approval only and is valid for a period of two (2) years from the date of approval. If the subject development is not substantially commenced within the two (2) year period, the approval shall lapse and be of no further effect.**
- 2. A dual use path adjacent to Marmion Avenue shall be constructed at the cost of the owners of Lot 929 Marmion Avenue, Currambine, to the satisfaction of the City. Detailed drawings showing the location, alignment and specifications of the path and associated structures shall be submitted to the City for approval prior to the commencement of construction.**
- 3. A continuous footpath with a minimum width of 3.0 metres shall be provided along the eastern and northern edge of the marketplace building to the satisfaction of the City.**

4. The terraced retaining wall and associated landscaping is permitted in the Marmion Avenue road reservation on a temporary basis only. In the event that the road is to be upgraded these structures shall be removed at the expense of the owners of Lot 929 Marmion Avenue, Currambine. No compensation or improvements costs will be paid by the City or the Western Australian Planning Commission at any such time when the land is required.
5. The proposed retaining wall within the subject site, along the western boundary is to be designed and engineered such that it is capable of supporting the development on site without modification, in the event the wall in the road reserve requires removal. Detailed engineering drawings demonstrating how this is to be achieved are to be submitted to the City for approval prior to the commencement of development.
6. The car parking bays, driveways and access points shown on the approved plans are to be designed, constructed, drained and marked in accordance with the Australian Standard for Off-street Car Parking (AS/NZS 2890.1 2004), Off-street Parking for People with Disabilities (AS/NZS 2890.6 2009) and Off-street Commercial Vehicle Facilities (AS2890.2:2002), prior to the occupation of the development. These bays are to be thereafter maintained to the satisfaction of the City;
7. The car bays for people with disabilities within the cinema complex car park (P3) shall be relocated closer to the building entrance to the satisfaction of the City. Amended plans demonstrating how this is to be achieved are to be submitted to the City for approval prior to the commencement of development.
8. The pedestrian crossing relating to the cinema complex car park (P3) and northern entry are to include appropriate pedestrian and disability access facilities in accordance with Australian Standards 1428 (as amended).
9. Detailed engineering drawings concerning the modification of the cinema complex car park (P3) entry layout shall be submitted to the City for approval prior to the commencement of development. All works shall be undertaken in accordance with the approved plans to the satisfaction of the City.
10. A Construction Management Plan being submitted and approved prior to the commencement of development. The management plan shall detail how it is proposed to manage:
 - all forward works for the site;
 - the delivery of materials and equipment to the site;
 - the storage of materials and equipment on the site;
 - the parking arrangements for the contractors and subcontractors;
 - the management of sand and dust during the construction process;

- other matters likely to impact on the surrounding properties;
11. A Refuse Management Plan indicating the method of rubbish collection is to be submitted to and approved by the City, prior to the commencement of development.
 12. Any proposed external building plant, including air conditioning units, piping, ducting and water tanks, being located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and where practicable from adjoining buildings, with details of the location of such plant being submitted for approval by the City prior to the commencement of development.
 13. An onsite stormwater drainage system, with the capacity to contain a 1:100 year storm of 24-hour duration, is to be provided prior to the development first being occupied, and thereafter maintained to the satisfaction of the City.
 14. Detailed landscaping plans shall be submitted to the City for approval prior to the commencement of development. These landscaping plans are to indicate the proposed retaining wall, landscaping treatment(s) of the subject site and the adjoining road verge(s), and shall:
 - i. Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
 - ii. Provide all details relating to retaining wall, paving, treatment of verges and tree planting in the car park;
 - iii. Show spot levels and/or contours of the site;
 - iv. Indicate any natural vegetation to be retained and the proposed manner in which this will be managed;
 - v. Be based on water sensitive urban design principles to the satisfaction of the City;
 - vi. Be based on Designing out Crime principles to the satisfaction of the City; and
 - vii. Show all irrigation design details;
 15. Landscaping and reticulation shall be established in accordance with the approved landscaping plans, Australian Standards and best trade practice prior to the development first being occupied and thereafter maintained to the satisfaction of the City.
 16. Landscaping and reticulation located within the Marmion Avenue road reserve shall be maintained by the owner of Lot 929 Marmion Avenue to the satisfaction of the City.
 17. Obscured or reflective glazing shall not be used on the ground floor building facades.
 18. All signage is subject to a separate development application.
 19. Any bicycle parking facilities provided should be designed in accordance with the Australian Standard for Off-street Car parking – Bicycles (AS2890.3-1993). If the development is to include bicycle

parking, details of bicycle parking area(s) shall be provided to, and approved by the City prior to the commencement of construction.

Advice Notes

1. Further to condition 1, where an approval has so lapsed, no development shall be carried out without the further approval under District Planning Scheme No. 2 having first being sought and obtained.
2. The applicant is advised that the cinema complex shall comply with Health (Public Buildings) Regulations 1992.
3. The applicant is advised that the development shall comply with Sewerage (Lighting, Ventilation and Construction) Regulations 1971.
4. The applicant is advised that any food premises to comply with all requirements of the Food Act 2008.
5. The applicant is advised that the marketplace/restaurant development to be provided with a bin storage area, which shall be provided with a concrete floor graded to a 100mm industrial floor waste gully connected to sewer. Provide hose cock to bin store area.
6. The applicant is advised that, for the medium to long term, parking at the Currambine Central Shopping Centre should be managed in accordance with an established Parking Management Strategy or Management Plan to ensure that the on-site parking is not over supplied.
7. The applicant is advised that a reduced amount of car parking will help to reduce private vehicle dependence and also ensure that the objectives of State Planning Policy 4.2 are being implemented at the Currambine Central Shopping Centre.

Background:

Insert Property Address:	Lot 929 (1244) Marmion Avenue Marmion Avenue road reserve
Insert Zoning	MRS: Urban TPS: Commercial/Business
Insert Use Class:	Shop, Restaurant, Cinema Complex
Insert Strategy Policy:	N/A
Insert Development Scheme:	City of Joondalup District Planning Scheme No. 2
Insert Lot Size:	75 000m ²
Insert Existing Land Use:	Shop, Restaurant , Cinema Complex
Value of Development:	\$11.4 million

The subject site is a shopping centre, commonly known as Currambine Central and constitutes the major retail portion of the Currambine District Centre. The site is bound by Marmion Avenue to the west, Shenton Avenue to the south and properties zoned 'Business' to the east and north. The site shares a common boundary with a City owned 'Civic and Cultural' site to the northeast which includes a recently constructed Community Centre, and a park currently being developed.

The site is zoned 'Urban' under the Metropolitan Region Scheme (MRS) and under the City's District Planning Scheme No. 2 (DPS2) part is zoned 'Commercial' and part is zoned 'Business.' The portion of the site containing this development is zoned 'Commercial.' The site is subject to the requirements of Currambine District Centre Structure Plan No. 6 (CDCSP). The CDCSP encompasses the subject site and other adjoining properties that are bound by Marmion Avenue, Shenton Avenue and Delamere Avenue.

Due regard must also be given to Council's previous decision on a development application for this centre in September 2012 where it was determined that a car-parking standard of 5 car bays for every 100m² of net lettable area (NLA) is acceptable. This ratio accords with *State Planning Policy 4.2 – Activity Centres for Perth and Peel* (SPP 4.2). This standard applied not only to that development application but any development that follows on from it.

The portion of the development where the marketplace is proposed was previously the subject of another development application which was approved by Council on 11 October 2011. That proposal occupied a similar building footprint and included showroom and retail land-uses. The approval has since lapsed and is no longer valid.

Details: outline of development application

The proposed development is for the extension of the existing cinema complex; marketplace additions to the west of the site, adjacent Marmion Avenue; and retaining and landscaping works in the Marmion Avenue road reserve. The development consists of:

Cinema Complex

- Increase in the number of cinema auditoriums from six to nine
- Westward expansion of the existing foyer
- Lounge area
- Car-parking area comprising 151 bays to the north of the cinema complex

Marketplace Addition

- One large retail tenancy
- Four smaller retail tenancies
- One ground floor restaurant
- An upper floor restaurant with balcony overlooking the main street
- Internal staircase to the north of the building
- External staircase to the south of the building
- Service vehicle access from Ocean Gate Parade
- Westward expansion of the existing car-park to include an additional 102 bays

Retaining is also proposed along the Marmion Avenue boundary, and within the Marmion Avenue Road Reserve. As the authority responsible for the management of the Marmion Avenue Road Reserve, the City has signed the Application form in addition to the owners of Lot 929 Marmion Avenue, to enable this wall to be considered as part of the application.

Legislation & policy:

Legislation

Planning and Development Act 2005
State Administrative Tribunal Act 2004
Metropolitan Region Scheme (MRS)
City of Joondalup District Planning Scheme No. 2 (DPS2)
Currambine District Centre Structure Plan No. 6 (CDCSP)

State Government Policies

State Planning Policy 4.2 Activity Centres for Perth and Peel

Local Policies

Signs Policy
Notification of Approved Commercial Development

Consultation:

Public Consultation

Public consultation was not undertaken in relation to this proposal as the development is not considered to have a detrimental impact on surrounding developments, or the locality.

Consultation with other Agencies or Consultants

In accordance with the WAPC's notice of Delegations dated 23 December 2011, the proposal was referred to the Department of Planning's Infrastructure Planning and Coordination team as the development abuts Marmion Avenue, a Category 1 Other Regional Road.

In their report they have stated that they have no objections to the proposal on regional transport planning grounds subject to;

- The terraced retaining wall and the landscaping being included in the Marmion Avenue road reservation on a temporary basis only with the owners agreement to remove at their own expense should the road be upgraded and without any compensation or improvements costs being paid by Council or WAPC at such time when the land is required.

The Department of Planning have confirmed that a condition would satisfy the above requirement. The City concurs with this recommendation and has recommended a condition be included to this effect.

The Department of Planning also noted that given the 365 car parking bay surplus provided by this development, reducing the amount of car parking would help to reduce private vehicle dependence and also ensure that the objectives of SPP 4.2 are being implemented at the site. Whilst the City generally supports measures to abate vehicle dependency, it is noted that much of the car-parking proposed is

intended to cater for future development. As development progresses without commensurate increases in the car bay amount, the ratio of net lettable area to car bays will draw closer to the car parking standard of 4- 5 bays per 100m² set out in SPP 4.2.

Therefore, the following advice notes were provided by the Department of Planning to accompany any development approval:

- For the medium to long term, parking at the Currambine Central Shopping Centre should be managed in accordance with an established Parking Management Strategy or Management Plan to ensure that the on-site parking is not over supplied.
- A reduced amount of car parking will help to reduce private vehicle dependence and also ensure that the objectives of SPP 4.2 are being implemented at the Currambine Central Shopping Centre.

Planning assessment:

The proposal is for the expansion of the cinema complex and a new building containing marketplace retail and restaurants. The proposal also includes landscaping and a low retaining wall within the Marmion Avenue Road Reserve as well as the expansion of the western car park and a new car park to the north of the cinema complex. The cinema and marketplace additions have a total NLA of 3,790m². This is 2,001m² more than the marketplace additions previously approved in 2011. The increase in NLA is primarily attributed to the cinema expansion. As a result, the overall NLA for the cinema and marketplace additions is proposed to increase from 8,613m² to 10,614m².

The proposed development does not constitute 'Major Development' as defined by DPS2 and SPP4.2, as the amount of shop retail floor space proposed falls below the minimum threshold set. As such, an Activity Centre Structure Plan is not required prior to approval being granted for the development.

The proposal has been assessed against the provision of the City's DPS2 and the CDCSP and generally meets all development provisions with a number of exceptions that are detailed later in this report.

Car parking

Car parking for the proposed development has been assessed on the basis of 5 bays per 100m². This contrasts with the historical practice for the site whereby car parking was calculated in accordance with the relevant land-use standard, with the majority of development utilising a ratio of 7 bays per 100m² of NLA. At its meeting held on 11 October 2011, Council determined that a car parking standard of five bays per 100m² of NLA is appropriate for the Currambine Central shopping centre and should be applied to this and future development applications on the shopping centre site.

In the assessment of this application, the new car-parking standard, when compared with the previous standards, has resulted in a car-parking surplus which is illustrated in the table below:

	Total NLA	Car-parking required	Car-parking provided	Surplus /Deficit
Existing floorspace with parking as per land-use classes of DPS2	8,613m ²	902	734	-188
Existing floorspace with parking 5/100m² NLA	8,613m ²	431	734	+303
Centre with Proposed Marketplace and Cinema Additions with parking 5/100m² NLA	10,614m ² (additions 2,001m ²)	531	896	+365

Whilst the proposed additions result in an increase of NLA, the amended car-parking standard of 5 bays per 100m² results in a car-parking surplus of 365 bays.

As has been cited in the Department of Planning's response, the additional car-parking proposed for the site will initially be superfluous to the demand generated by activity from the proposed additions and existing shopping centre. However, the proposed car parking areas are intended to cater for future developments within the site that will generate further demand. This will eventually lead to a closer alignment with the car parking ratios identified in SPP 4.2

The following are instances where the proposed development does not meet the provisions of DPS2 and the CDCSP:

Glazing

The CDCSP states that building frontages are to comprise a minimum 70% of windows and visually permeable doors and that window sills are to be set no less than 600mm from the ground floor level. A portion of the southern, eastern and northern facades of the development include glazing which is less than 600mm above the floor level, and the glazing amount falls below 70% at three of the facades, as shown in the table below.

	Ground Floor Façade Area	Glazing Area	Percentage Required	Percentage Proposed	Complies
Eastern Façade	331m ²	250m ²	70%	76%	Yes
Western Façade	298m ²	93m ²	70%	31%	No
Southern Façade	152m ²	68m ²	70%	45%	No
Northern Façade	222m ²	146m ²	70%	66%	No

The marketplace portion of the site is characterised by a slope to the north which results in differing levels at the northern and western facades. The northern façade includes a restaurant that overlooks Ocean Gate Parade and despite the fact that the glazing amount is less than 70%, there exists significant opportunity for passive

surveillance from the restaurant. A restaurant use, by its function is more likely to provide sustained passive surveillance opportunities as patrons often stay in the location for longer periods of time than other uses which are more transient. Despite much of the sill height being above 600mm, the amount of glazing on the northern façade of the restaurant is predominantly full height, extends across most of this portion of the tenancy and adequately compensates for this shortfall.

The western façade adjoins the service vehicle access way and will not be a pedestrian thoroughfare. It does not necessitate a high proportion of glazing as there will be no opportunity for customer interaction. It is also opposite Marmion Avenue, a road subject to high traffic volumes. The western façade will be characterised more significantly by high levels of fast vehicular traffic than by slower, pedestrian traffic for which a service and loading dock are not readily compatible. A reduced amount of glazing at this façade is therefore considered to be acceptable.

The southern façade of the marketplace addition is opposite the car-park and does not meet the minimum glazing amount of 70% of the façade. Despite this, the amount of glazing proposed at this façade is significant for facade fronting a car park (45%) and allows a wide sweep of possible sightlines from the main marketplace, which accords with the casual surveillance principles stated in the Crime Prevention Through Environmental Design (CPTED).

The proposed marketplace addition at the eastern facade includes a double storey addition with retail and restaurant addition that overlook the main street and is a desirable outcome which will contribute towards the City's aim of activating this main spine.

Despite the shortfalls outlined above, the amount of glazing and sill heights have been found to be appropriate and will positively contribute towards activating the immediate locality

Retaining Wall

The retaining wall proposed differs from the initial design sought by the applicant which included a solid wall that extended to a height of 4 metres. This has now been amended and the retaining wall is of a tiered configuration with landscaping proposed on the terraced portion. The lower portion is approximately 600mm high with the upper portion being approximately 3 metres, though the height of the wall decreases towards the south. The lower wall falls within the Marmion Avenue road reserve, though this has been considered acceptable by the Department of Planning and a condition has been recommended stating that the wall is considered a temporary structure only and may require removal in the future.

By incorporating a tiered element, the wall will serve to fragment the visual impact of the retaining wall. The plans also include landscaping on the tiered element which contributes towards an attractive streetscape at this point. At this location, the forward location of the wall and landscaping will ensure that the marketplace service area will not be the visually dominant feature. The retaining wall is therefore supported subject to a condition requiring landscaping to be installed and maintained by the owner of the shopping centre site.

Footpath

According to the CDCSP, a continuous footpath with a minimum width of 3.0 metres shall be provided along the building edge. An exemption to this is where a loading bay abuts the building or vehicle crossover is present.

The proposed footpath along the western side of the main street varies in width but is generally more than 3.0 metres wide and runs parallel to the street. The exception to this is the corner portion of the site where the main street connects with Ocean Gate Parade. Along Ocean Gate Parade, as it connects with Marmion Avenue, the width is consistent at 1.8 metres wide.

At the corner of the main street and Ocean Gate Parade, where the width narrows to 1.8 metres, the movements along the path could create a bottleneck. The narrow width at the north of the marketplace addition is also not considered to be appropriate as it would result in unnecessary conflict between commuters travelling in opposite directions be they pedestrians, cyclists or persons in wheelchairs, walking with prams or mobility aids.

It is therefore recommended that a condition be added to any approval requiring the footpath to be widened at the northern and eastern marketplace building edge to a minimum of 3.0 metres. It is considered that this increase in footpath width can be achieved as there is sufficient verge width available.

Landscaping

According to DPS2, landscaping is to be provided at a rate of 8% of the overall site area. In this instance, the applicant proposes an area of 7% to be landscaped.

The majority of the landscaping proposed in this application is contained at the western edge (Marmion Avenue) of the development site. There are other smaller areas throughout the site that contribute towards the amount of landscaping which are to remain as they are currently developed. Noteworthy is the fact that much of the retaining wall landscaping is proposed to be located on the road reserve. Whilst this landscaping has not been counted toward the 8% requirement, it will contribute to presenting an aesthetically pleasing frontage at this important boundary.

The landscaping strip at this point meets the minimum width requirement of 3.0 metres and increases significantly at other points along this boundary. The site also has an acceptable amount of trees located within the existing and proposed car-park, which although not included in the landscaping amount do serve a common purpose of offsetting the negative visual impression created by the bitumen car park and enhancing the amenity of the site.

Conclusion:

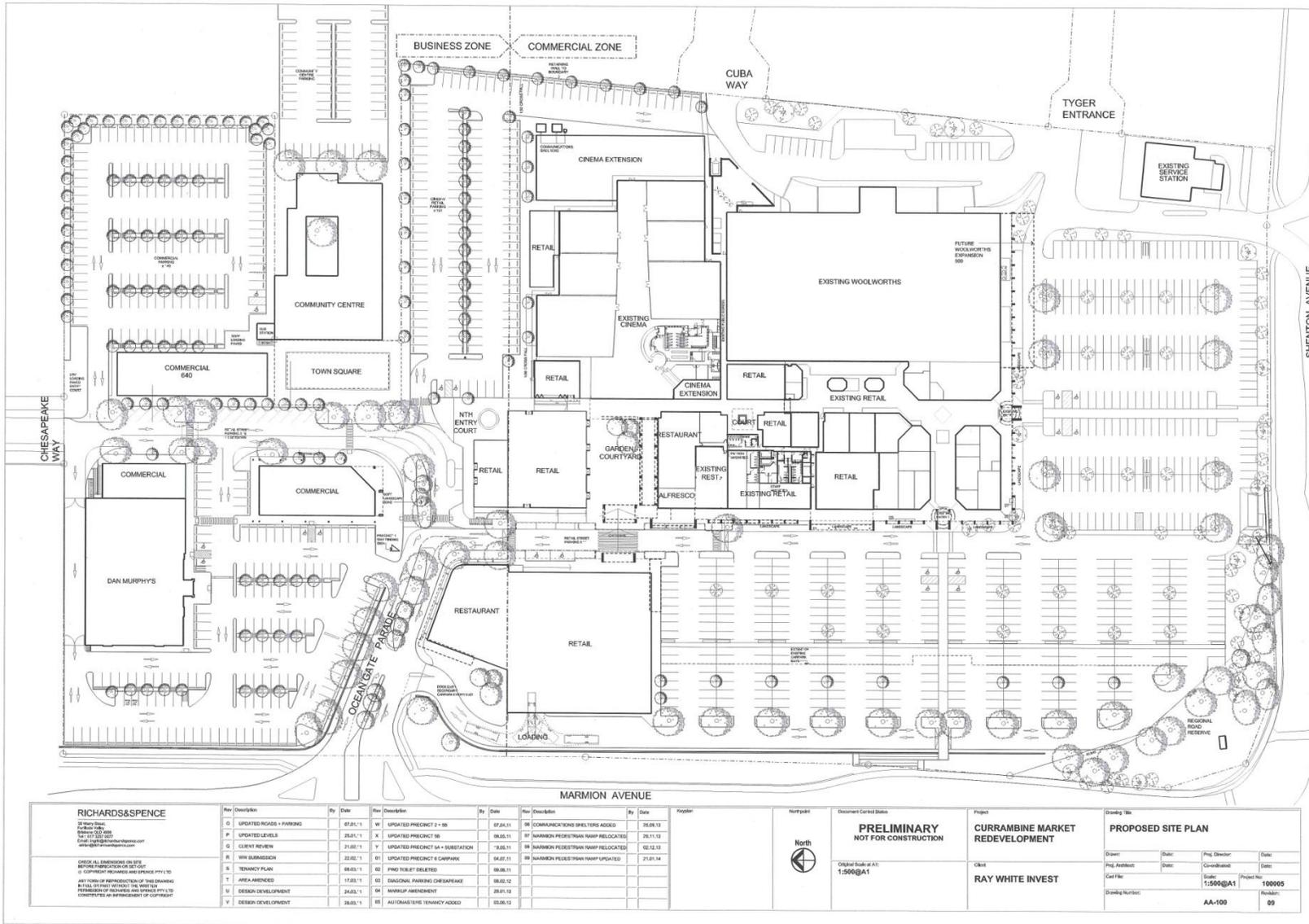
As outlined above, the development meets the majority of the requirements of DPS2 and the CDCSP. The reduction in glazing to the southern, northern and western facades of the marketplace building, and the reduced sill height of glazing are considered to be appropriate in this instance. The reduced amount of landscaping provided is also considered to be appropriate.

However, the reduced footpath width adjacent to the marketplace building, and the narrow width of the dual use path adjacent to Marmion Avenue are not considered to be appropriate and on this basis, conditions have been recommended to modify these elements to be in an appropriate form.

Location Plan

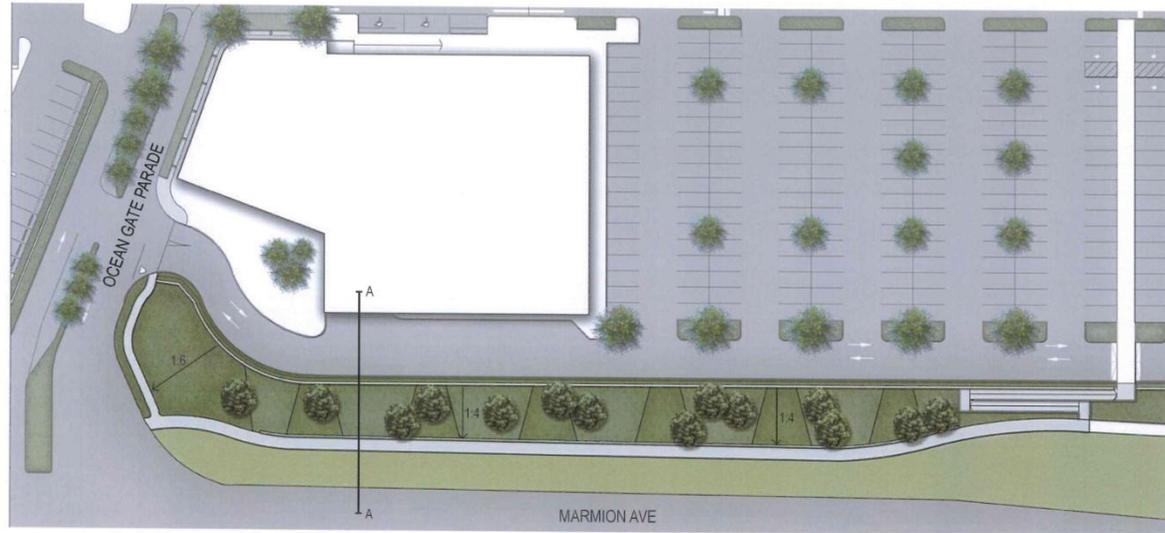
ATTACHMENT 1



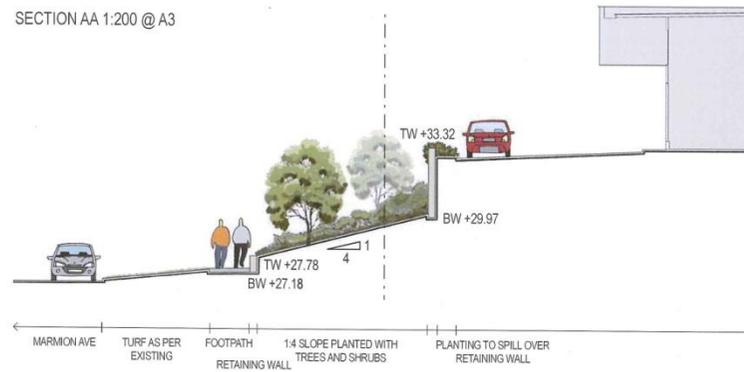


RICHARDS&SPENCE 25 Werry Drive, Brisbane QLD 4000 Tel: 61 7 552 0277 Email: info@richardsandspence.com.au www.richardsandspence.com.au		Rev Description By Date G UPDATED ROADS + PARKING 07.01.11 W F UPDATED LEVELS 25.01.11 X G CLIENT REVIEW 21.02.11 Y R WP SUBMISSION 22.02.11 01 S TOWNPLAN 04.03.11 02 T APPL AMENDS 17.03.11 03 W DESIGN DEVELOPMENT 24.03.11 04 V DESIGN DEVELOPMENT 28.03.11 05	Rev Description By Date W UPDATED PRECINCT 2 + 08 07.04.11 06 X UPDATED PRECINCT 08 08.05.11 07 Y UPDATED PRECINCT 04 - SUBSTITUTION 9.05.11 08 01 UPDATED PRECINCT 3 CARPARK 04.07.11 09 02 FINAL PLAN 08.08.11 10 03 SINGAPORE PARKING OVERSEAS 08.08.12 11 04 MAKEUP AMENDMENT 20.01.12 12 05 AUTOMATS TENANCY ADDED 03.05.12 13	Description By Date 06 COMMUNICATIONS SHELTERS ADDED 26.06.13 07 MARMON PEDESTRIAN RAMP RELOCATED 26.11.13 08 MARMON PEDESTRIAN RAMP RELOCATED 02.12.13 09 MARMON PEDESTRIAN RAMP UPDATED 21.01.14	North Document Control Status PRELIMINARY NOT FOR CONSTRUCTION Original Scale at A1 1:500@A1	Project CURRAMBINE MARKET REDEVELOPMENT Client RAY WHITE INVEST	Drawing Title PROPOSED SITE PLAN Drawing Number AA-100	Project No. 100905 Revision 09
--	--	--	---	--	---	--	---	---

PLAN 1:750 @ A3



SECTION AA 1:200 @ A3

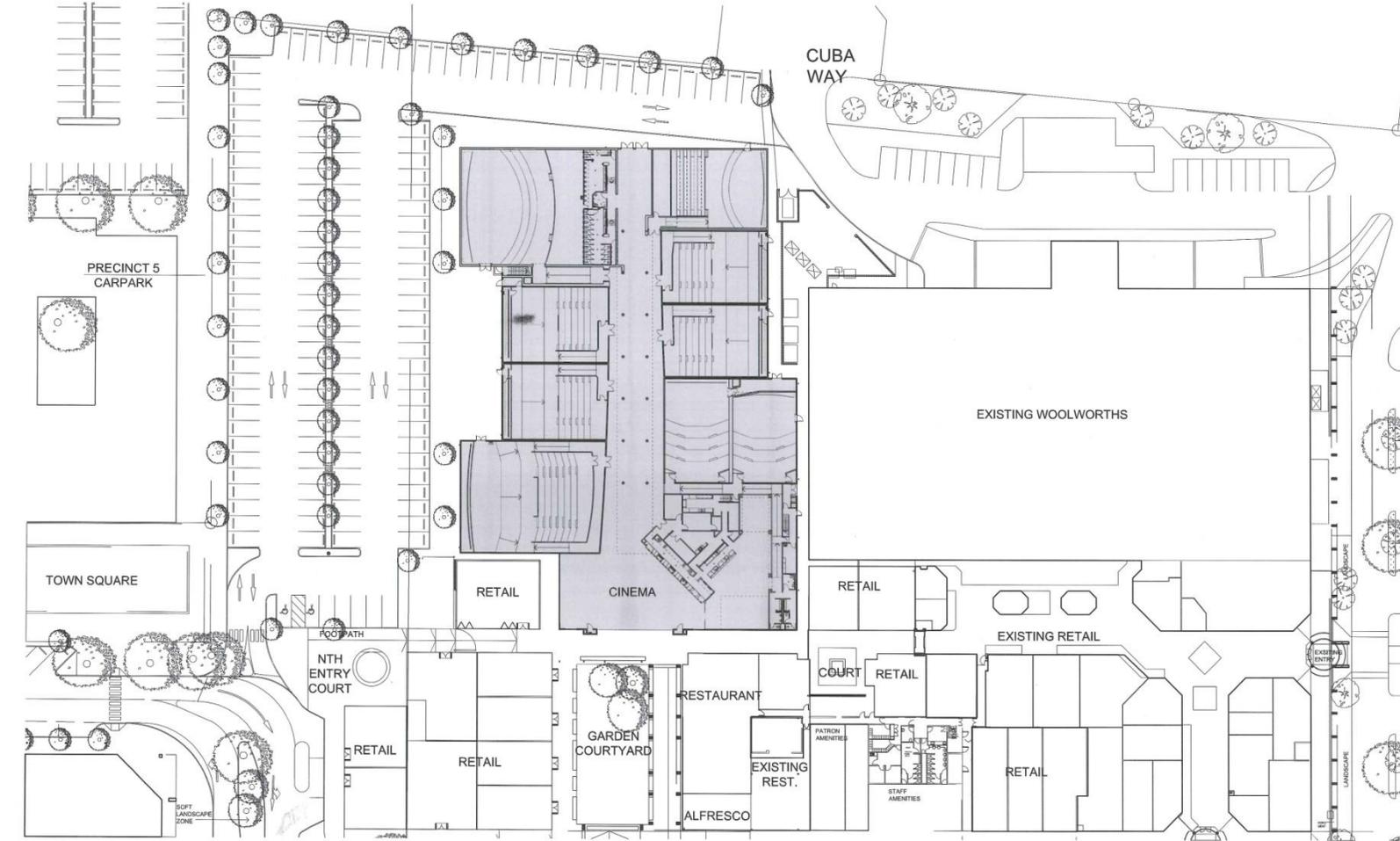


DATE: JANUARY 2014
REV: C

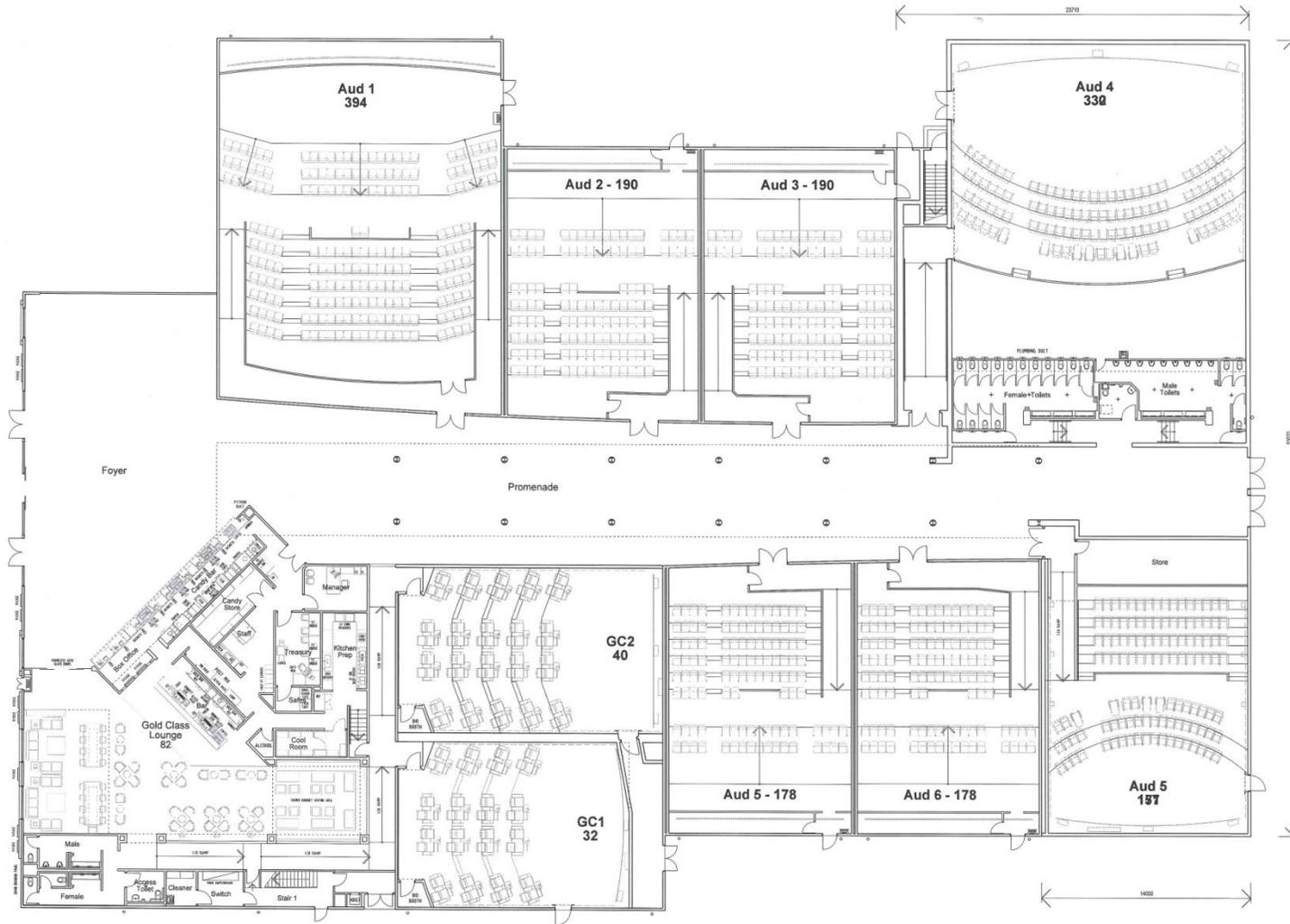
CURRAMBINE MARKET
MARMION AVE / OCEAN GATE PARADE

emerge
Integrated Design & Detail

THE INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT NOTIFICATION.



<p>Check all dimensions on this plan to determine if they are correct. If not, please contact the architect immediately. The architect is not responsible for any errors or omissions on this plan.</p> <p>This plan is to be used in conjunction with all other plans and specifications for the project. It is not to be used as a standalone document.</p>	<p>SOFT LANDSCAPE ZONE</p>	No.	Date	Description	No.	Date	Description	No.	Date	Description	No.	Date	Description	<p>Scale: 1:250 @ B1 Date: 20 Aug 13 Drawing No: DA2-3 Revision: 0 Application Set</p>
		<p>GRAND CENTRAL 12000 Central Ave, Suite 1000, Dallas, TX 75244 Tel: 972.350.1000 Fax: 972.350.1001</p> <p>White & Partners 10000 Central Ave, Suite 1000, Dallas, TX 75244 Tel: 972.350.1000 Fax: 972.350.1001</p> <p>entertainment architecture 10000 Central Ave, Suite 1000, Dallas, TX 75244 Tel: 972.350.1000 Fax: 972.350.1001</p> <p>Currambine Cinema Refurbishment Currambine Marketplace Precinct 5 Location Plan</p>												



No.	Date	Description	No.	Date	Description

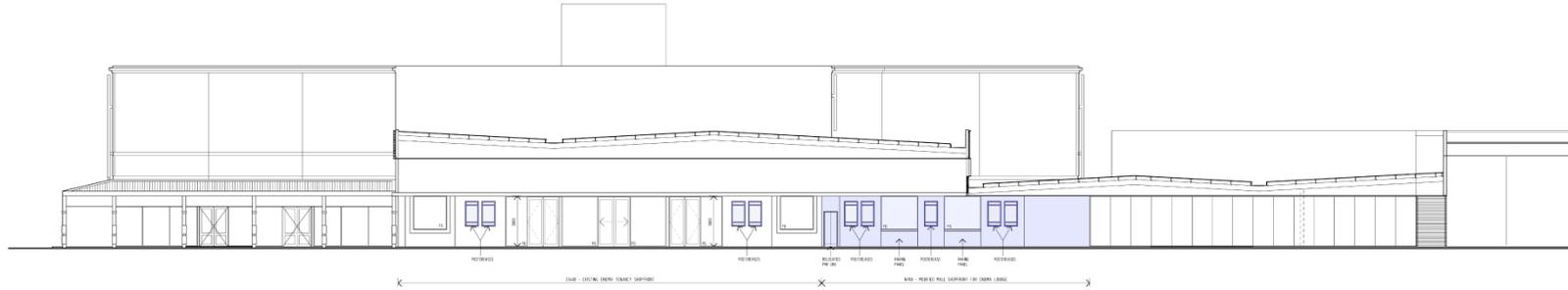
GRAND
CINEMA GROUP

White & Partners

ea entertainment
architecture

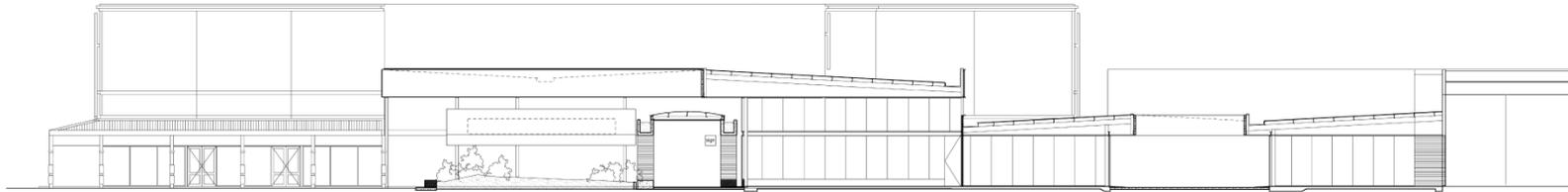
Currambine
Cinema
Refurbishment

Scale: 1:100 @ B1
Date: 10-Sep-13
Project: Foyer Level
Overall: DA12-1
Application Set: 0



West Elevation - North-South Section Through Mall Cinema Entry

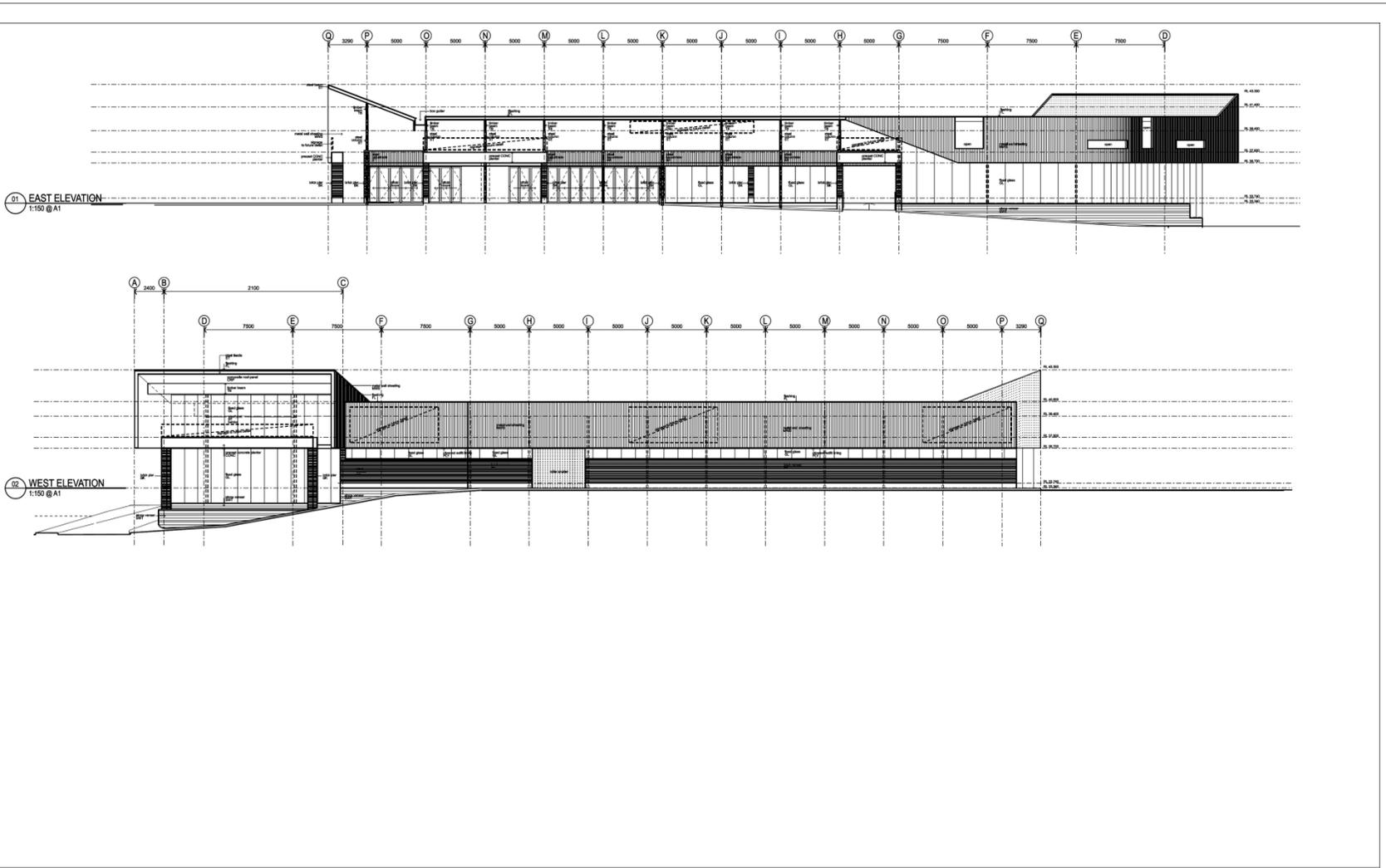
Note: Work to Areas Beyond Cinema Tenancy Documented by Others. Blue Shaded area only included.



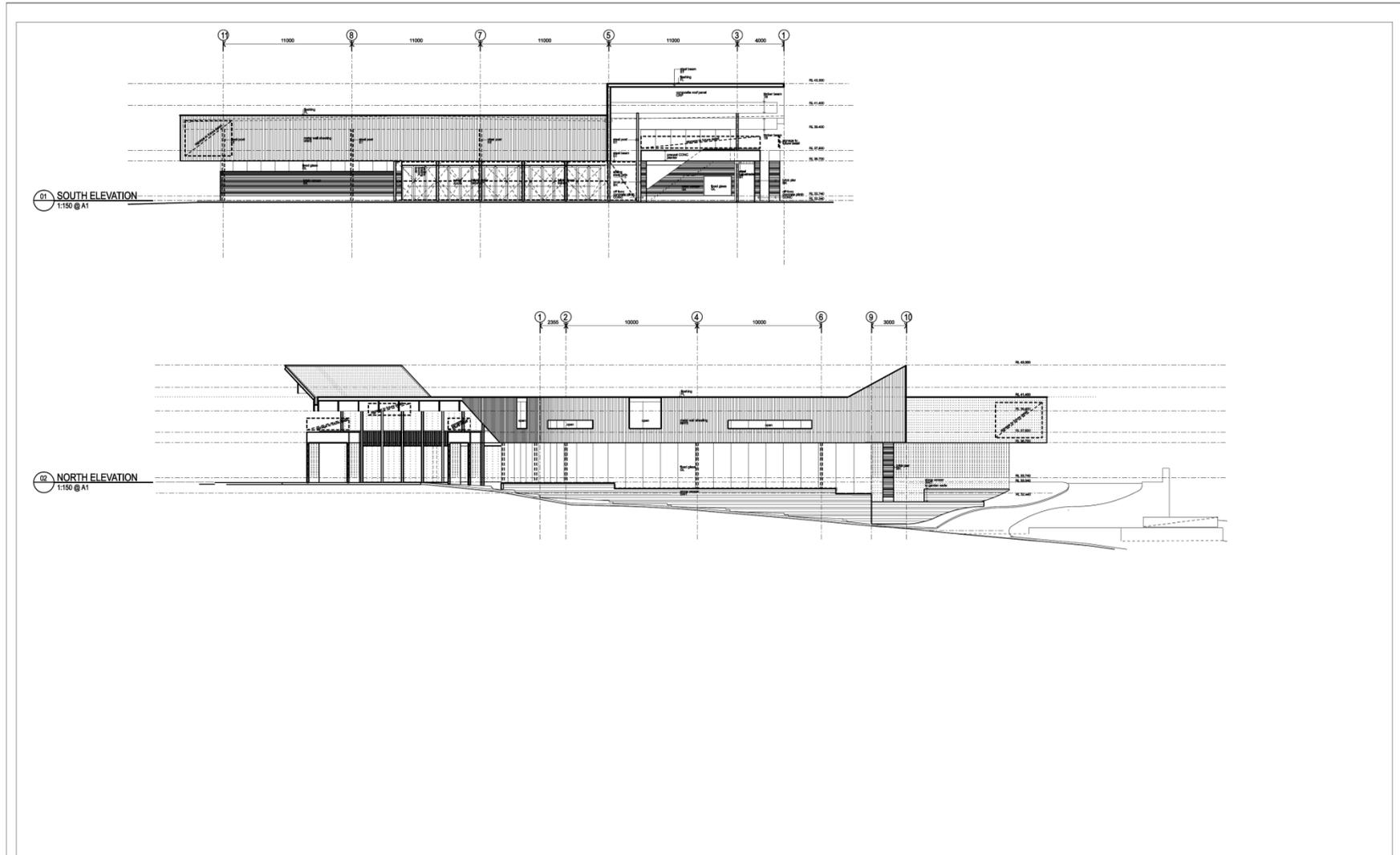
West Elevation - North-South Section Through Courtyard

Note: Work to Areas Beyond Cinema Tenancy Documented by Others

<p>Verify all dimensions on site prior to construction. Note all changes to the site plan, including the location of any existing structures to the proposed development.</p> <p>This drawing is to be used in conjunction with all other drawings, specifications, contract documents, including drawings and documents of other consultants relevant to this project.</p>	<p>Submit Shop Drawings for review prior to installation. Submit dimensions and samples for review prior to installation.</p> <p>Complete all work in accordance with the requirements outlined for performance and installation in the specifications and all authorities having jurisdiction.</p>	<table border="1"> <thead> <tr> <th>No.</th> <th>Date</th> <th>Description</th> <th>No.</th> <th>Date</th> <th>Description</th> <th>No.</th> <th>Date</th> <th>Description</th> <th>No.</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> </tr> </tbody> </table>	No.	Date	Description													<p>GRAND cinemas</p> <p>Grand Cinemas Pty Ltd PO Box 2127, Burnside, WA 6024 T: (81) 9441-4477, F: (81) 9558-8880</p>	<p>White & Partners</p> <p>White & Partners Pty Ltd 11/111 1111 King Street, 2000, NSW, 2000 Direct: (02) 9439 5728 Mobile: (04) 747 7676</p>	<p>ea entertainment architecture</p> <p>ea 8 West Place, Burnside, SA 5066 T: (08) 9762 4646 E: info@entertainmentarchitecture.com.au ABN Registration No. - C29693</p>	<p>Currambine Cinema Refurbishment</p> <p>Project ID: 0737</p>	<p>Drawing Title: North-South Sections Proposed Cinema West Elevations</p>	<p>Date: 1/10/2018 Drawn: TCG</p> <p>Client: Currambine Cinema</p> <p>Drawing No: DA6-2 Revision: 0</p> <p>Application Set</p>									
No.	Date	Description	No.	Date	Description	No.	Date	Description	No.	Date	Description																					



<p>RICHARDS&SPENCE 55 West Street Brisbane QLD 4006 Tel: 61 7 552 1077 Email: rsps@richardsandspence.com richardsandspence.com</p> <p><small>GENERAL REMARKS ON EFP BEFORE FABRICATION OR SET-OUT © COPYRIGHT RICHARDS AND SPENCE PTY LTD ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR PART WITHOUT THE WRITTEN PERMISSION OF RICHARDS AND SPENCE PTY LTD CONSTITUTES AN INFRINGEMENT OF COPYRIGHT</small></p>	Rev	Description	By	Date	Rev	Description	By	Date	Rev	Description	By	Date	Keyplan	<p>Northpoint</p> <p>PRELIMINARY NOT FOR CONSTRUCTION</p> <p>Original Scale at A1: 1:150</p> <p>0 1 2 3 4 5 10M</p>	<p>Document Control Status</p> <p>PRELIMINARY NOT FOR CONSTRUCTION</p>	<p>Project</p> <p>CURRAMBINE MARKET REDEVELOPMENT</p>	<p>Drawing Title</p> <p>PRECINCT 2 - EXTERNAL ELEVATIONS</p>	
	1	COORDINATION	AS	11.12.11														
	2	CLIENT REVIEW	AS	01.04.13														
	3	CLIENT REVIEW	AS	02.06.13														
	4	SIGNAGE AMENDED	AS	03.06.13														
5	SIGNAGE ADDED	AS	10.06.13															



<p>RICHARDS&SPENCE 25 South Street Parramatta NSW Telephone: 611 9638 Fax: 611 9637 Email: info@richardsandspence.com www.richardsandspence.com</p> <p><small>CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION OF SETOUT</small> © COPYRIGHT RICHARDS AND SPENCE PTY LTD ANY FORM OF REPRODUCTION OF THESE DRAWINGS IN FULL OR PART WITHOUT THE WRITTEN PERMISSION OF RICHARDS AND SPENCE PTY LTD CONSTITUTES AN INFRINGEMENT OF COPYRIGHT</p>	<table border="1"> <thead> <tr> <th>Rev</th> <th>Description</th> <th>By</th> <th>Date</th> <th>Rev</th> <th>Description</th> <th>By</th> <th>Date</th> <th>Rev</th> <th>Description</th> <th>By</th> <th>Date</th> <th>Keyplan</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>COORDINATION</td> <td>AS</td> <td>11.13.11</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td>CLIENT REVIEW</td> <td>AS</td> <td>01.04.13</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3</td> <td>CLIENT REVIEW</td> <td>AS</td> <td>02.08.13</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>4</td> <td>SIGNAGE ADDED</td> <td>AS</td> <td>19.08.13</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Rev	Description	By	Date	Rev	Description	By	Date	Rev	Description	By	Date	Keyplan	1	COORDINATION	AS	11.13.11										2	CLIENT REVIEW	AS	01.04.13										3	CLIENT REVIEW	AS	02.08.13										4	SIGNAGE ADDED	AS	19.08.13										<p>Northpoint</p> <p>PRELIMINARY NOT FOR CONSTRUCTION</p> <p>Original Scale at A1: 1:150</p> <p>0 1 2 3 4 5 10M</p>	<p>Project</p> <p>CURRAMBINE MARKET REDEVELOPMENT</p> <p>Client</p> <p>RAY WHITE INVEST</p>	<p>Drawing Title</p> <p>PRECINCT 2 - EXTERNAL ELEVATIONS</p> <table border="1"> <tr> <td>Drawn:</td> <td>Date:</td> <td>Proj. Director:</td> <td>Date:</td> </tr> <tr> <td>Proj. Architect:</td> <td>Date:</td> <td>Co-ordinator:</td> <td>Date:</td> </tr> <tr> <td>Cost Plan:</td> <td>Scale:</td> <td>Project No:</td> <td>100005</td> </tr> <tr> <td>Drawing Number:</td> <td></td> <td>Revision:</td> <td>02-202 4</td> </tr> </table>	Drawn:	Date:	Proj. Director:	Date:	Proj. Architect:	Date:	Co-ordinator:	Date:	Cost Plan:	Scale:	Project No:	100005	Drawing Number:		Revision:	02-202 4
	Rev	Description	By	Date	Rev	Description	By	Date	Rev	Description	By	Date	Keyplan																																																																								
1	COORDINATION	AS	11.13.11																																																																																		
2	CLIENT REVIEW	AS	01.04.13																																																																																		
3	CLIENT REVIEW	AS	02.08.13																																																																																		
4	SIGNAGE ADDED	AS	19.08.13																																																																																		
Drawn:	Date:	Proj. Director:	Date:																																																																																		
Proj. Architect:	Date:	Co-ordinator:	Date:																																																																																		
Cost Plan:	Scale:	Project No:	100005																																																																																		
Drawing Number:		Revision:	02-202 4																																																																																		
<p><small>...Drawings\Plot02-202.dgn 9/19/2013 3:44:53 PM</small></p>																																																																																					









Environmentally Sustainable Design – Checklist

Under the City's planning policy, *Environmentally Sustainable Design in the City of Joondalup*, the City encourages the integration of environmentally sustainable design principles into the construction of all new residential, commercial and mixed-use buildings and redevelopments (excluding single and grouped dwellings, internal fit outs and minor extensions) in the City of Joondalup.

Environmentally sustainable design is an approach that considers each building project from a 'whole-of-life' perspective, from the initial planning to eventual decommissioning. There are five fundamental principles of environmentally sustainable design, including: siting and structure design efficiency; energy efficiency; water efficiency; materials efficiency; and indoor air quality enhancement.

For detailed information on each of the items below, please refer to the *Your Home Technical Manual* at: www.yourhome.gov.au, and *Energy Smart Homes* at: www.clean.energy.wa.gov.au.

This checklist must be submitted with the planning application for all new residential, commercial and mixed-use buildings and redevelopments (excluding single and grouped dwellings, internal fit outs and minor extensions) in the City of Joondalup.

The City will seek to prioritise the assessment of your planning application and the associated building application if you can demonstrate that the development has been designed and assessed against a national recognised rating tool.

Please tick the boxes below that are applicable to your development.

Siting and structure design efficiency

Environmentally sustainable design seeks to affect siting and structure design efficiency through site selection, and passive solar design.

Does your development retain:

- existing vegetation; and/or
- natural landforms and topography

Does your development include:

- northerly orientation of daytime living/working areas with large windows, and minimal windows to the east and west
- passive shading of glass
- sufficient thermal mass in building materials for storing heat
- insulation and draught sealing
- floor plan zoning based on water and heating needs and the supply of hot water; and/or
- advanced glazing solutions

Energy efficiency

Environmentally sustainable design aims to reduce energy use through energy efficiency measures that can include the use of renewable energy and low energy technologies.

Do you intend to incorporate into your development:

- renewable energy technologies (e.g. photo-voltaic cells, wind generator system, etc); and/or
- low energy technologies (e.g. energy efficient lighting, energy efficient heating and cooling, etc); and/or
- natural and/or fan forced ventilation

Water efficiency

Environmentally sustainable design aims to reduce water use through effective water conservation measures and water recycling. This can include stormwater management, water reuse, rainwater tanks, and water efficient technologies.

Does your development include:

- water reuse system(s) (e.g. greywater reuse system); and/or
- rainwater tank(s)

Do you intend to incorporate into your development:

- water efficient technologies (e.g. dual-flush toilets, water efficient showerheads, etc)

Materials efficiency

Environmentally sustainable design aims to use materials efficiently in the construction of a building. Consideration is given to the lifecycle of materials and the processes adopted to extract, process and transport them to the site. Wherever possible, materials should be locally sourced and reused on-site.

Does your development make use of:

- recycled materials (e.g. recycled timber, recycled metal, etc)
- rapidly renewable materials (e.g. bamboo, cork, linoleum, etc); and/or
- recyclable materials (e.g. timber, glass, cork, etc)
- natural/living materials such as roof gardens and "green" or planted walls

Indoor air quality enhancement

Environmentally sustainable design aims to enhance the quality of air in buildings, by reducing volatile organic compounds (VOCs) and other air impurities such as microbial contaminants.

Do you intend to incorporate into your development:

- low-VOC products (e.g. paints, adhesives, carpet, etc)

'Green' Rating

Has your proposed development been designed and assessed against a nationally recognised "green" rating tool?

- Yes
- No

If yes, please indicate which tool was used and what rating your building will achieve:

If yes, please attach appropriate documentation to demonstrate this assessment.

If you have not incorporated or do not intend to incorporate any of the principles of environmentally sustainable design into your development, can you tell us why:

Is there anything else you wish to tell us about how you will be incorporating the principles of environmentally sustainable design into your development:

AND WEST
- PROVISION OF DEEP AWNING SHADE TO EAST FACING GLAZING & ABOVE
GROUND PLANTER BEDS PROVIDING ADDITIONAL SHADING.

When you have checked off your checklist, sign below to verify you have included all the information necessary to determine your application.

Thank you for completing this checklist to ensure your application is processed as quickly as possible.

Applicant's Full Name: Daniel Lees Contact Number: 9289 8300

Applicant's Signature: [Signature] Date Submitted: 13.02.2014

Accepting Officer's Signature: _____

Checklist Issued: March 2011



Form 1 - Responsible Authority Report (Regulation 12)

Property Location:	Lot 803 (15) Hocking Parade, Sorrento (Sacred Heart College)
Application Details:	EDUCATIONAL ESTABLISHMENT (Gymnasium addition)
DAP Name:	Metro North West JDAP
Applicant:	MGA Town Planners
Owner:	Roman Catholic Archbishop of Perth
LG Reference:	DA13/1505
Responsible Authority:	City of Joondalup
Authorising Officer:	Dale Page Director Planning and Community Development
Department of Planning File No:	DP13/00954
Report Date:	13 February 2014
Application Receipt Date:	20 November 2013
Application Process Days:	90 Days
Attachment(s):	<ol style="list-style-type: none"> 1. Location plan 2. Development plans 3. Building perspectives 4. Map of submitters 5. ESD Checklist 6. Landscape Plan

Recommendation:

That the Metro North West JDAP resolves to:

Refuse DAP Application DP13/00954 and accompanying plans (refer Attachment 2) in accordance with Clause 6.9 of the City of Joondalup District Planning Scheme No.2, for the following reasons:

1. **The proposed development does not meet the objective of the City’s policy *Height of Buildings within the Coastal Area (non-residential zones)* as it does not enhance the amenity and streetscape character of the surrounding area by virtue of its prominent location.**
2. **The proposed development does not meet the objective of the City’s policy *Height of Buildings within the Coastal Area (non-residential zones)* as it will result in a detrimental impact on the amenity of the locality, particularly on residential properties to the north of the site as a result of excessive building bulk, and loss of views.**

Background:

Insert Property Address:	Lot 803 (15) Hocking Parade, Sorrento (Sacred Heart College)
Insert Zoning	MRS: Urban
	TPS: Private Clubs/ Recreation
Insert Use Class:	Educational Establishment

Insert Strategy Policy:	Height of Buildings within the coastal area (non- residential zones) SPP 2.6 – Coastal Planning
Insert Development Scheme:	District Planning Scheme No. 2 (DPS2)
Insert Lot Size:	79,470.8m ²
Insert Existing Land Use:	Educational Establishment
Value of Development:	\$8.4 million

The subject site abuts West Coast Drive, near Hillary's Marina, and Sorrento Beach. The Sorrento Sunset Estate development is located to the south and existing residential development is located to the north and east (Attachment 1 refers). The residential land surrounding the development site has a density code of R20.

The subject site is zoned 'Private Clubs/Recreation' under DPS2. Sacred Heart College is an existing secondary school, established in 1966 with its buildings being generally two storeys in height.

The topography of the site slopes upwards from West Coast Drive to Hocking Parade with a level difference of approximately 14 metres. The site has been terraced to achieve the transition between West Coast Drive and Hocking Parade. The majority of the college buildings are located on a plateau in approximately the middle of the site. The topography of the locality and the layout of the existing development results in the subject land being highly visible from West Coast Drive and Sorrento Beach and to pedestrians and vehicles travelling along the coast. To the east, the subject land is overlooked by the existing Sorrento residential area.

Council policy *Height of buildings within the coastal area (non-residential zones)* was adopted by Council in February 2006. At that time the height restriction provided in State Planning Policy 2.6 was 21 metres for buildings within 300 metres of the horizontal setback datum. The City's policy limits building height for development on non residential sites to a maximum of 10 metres. The objective of the City policy is to ensure that the height of development within the coastal area protects and enhances the amenity and streetscape character of the coastal area.

Details: outline of development application

The proposal is for a new two storey gymnasium in the north western portion of the school site.

The proposed development is comprised of:

- Five new classrooms and a wet weather room
- Staff offices
- Two internal courts
- Male and female change rooms
- Biomechanics room
- Storerooms
- Weight rooms
- Kitchen/servery
- Six outdoor courts and a soccer field

To match the level of the new gymnasium with the existing gymnasium, retaining walls to a maximum height of four metres are proposed as part of this development.

A bridge connection between the two buildings is also proposed. Including the retaining, the proposed development has a maximum height of 15.7m from the existing ground level.

No additional car parking bays are proposed to be provided on site.

Legislation & policy:

Legislation

- *Planning and Development Act 2005*
- *Metropolitan Region Scheme (MRS)*
- *City of Joondalup District Planning Scheme No.2 (DPS2)*

State Government Policies

- State Planning Policy 2.6 – State Coastal Planning policy

The purpose of this policy is to provide guidance for decision making within the coastal zone including managing development and land use change, establishment of foreshore reserves, and protection, conservation and enhancement of coastal values.

Local Policies

- Height of buildings within the coastal area (non- residential zones) policy

The objective of this policy is to ensure that the height of all development within the coastal area (non-residential zones) is sympathetic to and protects and enhances the amenity and streetscape character of the surrounding area.

The policy sets out that buildings on non-residential zoned sites within 300 metres of the horizontal setback datum should not exceed a maximum height of 10 metres as measured from natural ground level.

The policy also promotes the following outcomes:

- Allowing the development of small community activity hubs near the coast that provide facilities for the local and wider community to enjoy, and that add to the social wellbeing of the community,
- Allowing small, low-rise activity nodes that will not lead to the overdevelopment of the coastal area, and that will assist in maintaining the unique coastal setting,
- Limiting the potential overshadowing of adjoining areas, including beach areas, and limiting the visual impact of development on the coastal strip,
- Attracting small businesses and additional employment opportunities to the area,
- Attracting visitors to the City of Joondalup

Consultation:

Public Consultation

The application was advertised for a period of 28 days from 10 January 2014 to 7 February 2014. The advertising was carried out by way of letters to 55 nearby owners and occupiers. A notice was also placed on the City's website.

A total of 19 submissions were received, all being objections. The objections received as well as the City's response to the concerns raised are discussed in the planning assessment section of this report.

Consultation with other Agencies or Consultants

The application was not required to be referred to any other agency or consultant.

Planning assessment:

The application is for a gymnasium addition to the existing educational establishment. The addition is proposed to be located on the northern side of the existing school oval where the existing outdoor hard courts are situated.

The subject site is zoned 'Private Clubs/ Recreation' and the land use 'Educational Establishment' is a discretionary 'D' use under this zone in DPS2.

The proposed development has been assessed against the provisions of the City's DPS2 and the Council policy *Height of buildings within the coast area – non residential*.

The proposal complies with the setback, landscaping and car parking provisions of DPS2 as outlined in the table below:

Provisions	Required	Provided	Compliance
Car parking			
2 car bays are required to be provided per classroom and a minimum of 10 bays for the entire educational establishment.	69 classrooms x 2 bays = 138 bays	139 bays	Yes. Due to an existing surplus of bays on the site no additional parking bays are required.
Setbacks			
Front (Hocking Parade)	9 metres	197 metres	Yes
Rear (West Coast Highway)	6 metres	147.5 metres	Yes
Side (north)	3 metres	7.5 metres	Yes
Side (south)	3 metres	176 metres	Yes
Landscaping			
	8% of the site is to be landscaped	18% of the site is landscaped	Yes. In addition to the landscaping on the periphery of the site the school oval is included in the landscaping area.

The applicant has indicated that there are no proposed changes to how the site is to be accessed for the purposes of student pick up and drop off as a result of this development.

As there is an existing car parking surplus on site the 10 bays required as a result of this development will be accommodated without additional bays needing to be constructed.

Building height limits

Previously under State Planning Policy 2.6 (SPP2.6), building height for development within 300 metres of the horizontal setback datum was limited to 21 metres. Following a review of SPP2.6 and its gazettal in July 2013, building heights are now to be specified as part of controls outlined in a local planning scheme and/ or structure plan.

DPS2 does not include provisions for building height, however the City's policy *Height of buildings within the coast area – non residential* provides guidance in this instance. The policy which references the previous version of SPP2.6 limits building height to 10 metres where the development is within 300m of the horizontal setback datum.

The proposed gymnasium addition has an overall height of 15.7 metres, which is inclusive of four metres of retaining. The applicant states the retaining is required so as to connect the new addition with the existing gymnasium by way of a bridge.

The building is screened from view from the residential properties to the east by existing buildings on the school site. Given the proposed setback to the southern boundary, there will be no impact by way of overshadowing or building bulk on the properties to the south. The addition will be clearly visible from the western boundary although it is setback in excess of 100 metres from this lot boundary.

The northern boundary of the school site adjoins an existing residential area consisting predominantly of two storey dwellings. Due to the retaining proposed as well as the natural topography of the area, the proposed building will be level with or higher than some of the dwellings immediately abutting the school site.

Consultation

Public consultation was undertaken as part of the assessment process (refer to the Consultation section earlier in this report). The key issues arising from the consultation included:

- Building height and bulk

Many of the submissions received indicated the building height and bulk were not acceptable given the proximity to the existing residential buildings to the north.

The proposed 4 metre high retaining walls contribute to the total height of the development, being 15.7 metres. The development doesn't appear to consider the 10 metre height limit for development within 300 metres of the setback datum as provided in the City's policy.

It is considered that the proposed building is of excessive height and scale and is out of character with the surrounding area. It is understood that the purpose of the retaining is to allow for connectivity between the proposed building and the existing gymnasium by way of a bridge. Without this bridge it would be possible to reduce the retaining and consequently the height of the building.. This would assist in reducing the impact of the building as viewed from the residential properties to the north and the public areas to the west.

- Reduced privacy

The objectors perceive that their visual privacy will be impacted due to the height of the proposed building and suggest the privacy setbacks required for residential development be applied to this development.

Although the Residential Design Codes of Western Australia (R-codes) do not apply to this development (as it is not a residential development) the proposed building is setback in excess of the 6 metre and 7.5 metre privacy setbacks required for residential developments. However, given the height of the building and proximity to the lot boundary it could be perceived that the occupants of the building would be able to view areas of the adjoining properties which are not already visible from the school site.

- Increased traffic

It is acknowledged that during the normal peak school drop off and pick up times, a significant volume of traffic is experienced in the area. It is considered unlikely that the proposed addition will result in an increase in traffic to the school during these times. However it is likely on the occasions when the gymnasium is used for events that there will be a greater number of visitors to the site.

The existing traffic and parking layout at the college has previously been approved by the City. There are no changes proposed as part of this development. The school itself may need to consider further traffic management and additional parking areas within the school site itself if or when school events are held. When the performing arts centre was approved a condition of approval required the preparation, approval and implementation of a traffic management plan to minimise traffic issues associated with the use of the centre. Should this application be approved, the City recommends that the JDAP imposes a condition to require an updated traffic management plan for the school site.

- Overflow of lighting, glare, creation of a wind tunnel

The development application does not propose any lighting to the outdoor courts.

The applicant has submitted that as the new building will sit to the south of adjacent residences, light (even low angle mid-winter sun's rays) and heat will be reflected downwards to the ground and not upwards towards adjacent buildings

Given that the proposed building generally satisfies the requirements of the City's DPS2, the City could not require the proposal to be modified or recommend refusal on the basis that the development has the potential to create a wind tunnel.

- Impact on views and value of property

It is considered there will be loss of views to a number of residential properties to the north of the school site particularly those dwellings on the same or similar level as the proposed addition. Some views will be reduced and others will be obscured almost entirely by the height and location of the proposed building.

The City is only able to consider the areas of the proposed development that are not in accordance with its standards and requirements when assessing loss of views. As such, the City could not require the development to be modified or moved to ensure the retention of some views. The City does not, however, support the overall height of the structure as it does not accord with Council policy, and it is considered that if the overall height of the development were to be reduced, some views that would otherwise be lost may be retained.

- Increased noise and antisocial behaviour

The use of the proposed building is required to comply with the Environmental Protection (Noise) Regulations 1997 at all times. Should a noise issue arise, this matter can be followed up under the relevant legislation.

Anti social behaviour problems at the College are a matter for the College to address and not relevant to this application.

- Impact on drainage – overflow onto adjoining properties.

All stormwater associated with the development will need to be disposed of onsite as is the current practice. The retaining walls and gymnasium building are approximately 5 metres clear of the nearby drainage line and therefore not considered to pose an issue.

Greater detail regarding the drainage will be provided and assessed through the building permit stage, should this application be approved by the JDAP.

- Loss of bushland on the periphery of the school oval and impact on native birds in the area.

The new gymnasium will be built over the existing playing courts not bushland. Existing trees to the bank will be retained and enhanced by the planting of new trees and shrubs providing additional habitat for native birds. There is no vegetation in the proposed location of the building. There may be some minor vegetation removal for the proposed bridge however this will be offset by the proposed planting.

- Impact on amenity and character of the area

The applicant submits the development is '*consistent with all standard amenity measures of amenity impact and will confirm with noise standards, overlooking and privacy*'. The applicant contends that given the building is setback approximately 200 metres from the beach there will be no impact. However, the City considers that the proposed development will be highly visible from the adjoining residential properties and from West Coast Drive due to its height and location. The development will be a dominant feature as viewed from the coast given it is proposed to be supported by four metre high retaining walls rather than being constructed level with the existing ground level.

Options/Alternatives

Notwithstanding the City's recommendation for refusal of the proposed development, should the JDAP consider that the height of the proposed development is appropriate and seek to approve the application, it is requested that the following conditions and advice notes are included.

- 1. This decision constitutes planning approval only and is valid for a period of two (2) years from the date of approval. If the subject development is not substantially commenced within the two (2) year period, the approval shall lapse and be of no further effect.**
- 2. A traffic management plan shall be prepared to the satisfaction of the City. The approved traffic management plan shall detail how parking and traffic shall be managed for any events to be run from the proposed facility and shall be implemented as set out in the approved document.**
- 3. An on-site stormwater drainage system, with the capacity to contain a 1:100 year storm of 24-hour duration, is to be provided prior to the development first being occupied, and thereafter maintained to the satisfaction of the City. Plans showing the proposed stormwater drainage system are to be submitted to the City for approval, prior to the commencement of construction.**
- 4. The development shall only be used for college, or school community purposes. It shall not be used for any other purposes, including commercial purposes without the prior written approval of the City.**
- 5. Detailed landscaping plans shall be submitted to the City for approval prior to the commencement of construction. These landscaping plans are to indicate the proposed landscaping treatment(s) of the subject site and the adjoining road verge(s), and shall:**
 - Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;**
 - Provide all details relating to paving, treatment of verges and tree planting in the car park;**
 - Show spot levels and/or contours of the site;**
 - Indicate any natural vegetation to be retained and the proposed manner in which this will be managed;**
 - Be based on water sensitive urban design principles to the satisfaction of the City;**
 - Be based on Designing out Crime principles to the satisfaction of the City; and**
 - Show all irrigation design details.**
- 6. Landscaping and reticulation shall be established in accordance with the approved landscaping plans, Australian Standards and best trade practice prior to the development first being occupied and thereafter maintained to the satisfaction of the City.**

7. A Construction Management Plan being submitted and approved prior to the commencement of development. The management plan shall detail how it is proposed to manage:
 - all forward works for the site;
 - the delivery of materials and equipment to the site;
 - the storage of materials and equipment on the site;
 - the parking arrangements for the contractors and subcontractors;
 - the management of sand and dust during the construction process;
 - other matters likely to impact on the surrounding properties.
8. A refuse management plan indicating the method of rubbish collection is to be submitted prior to the commencement of development, and approved by the City prior to the development first being occupied.
9. A full schedule of colours and materials for all exterior parts to the building is to be submitted and approved prior to the commencement of development. Development shall be in accordance with the approved schedule and all external materials and finishes shall be maintained to a high standard to the satisfaction of the City.
10. The external surface of the gymnasium, including roofing, shall be finished in materials and colours that have low reflective characteristics, to the satisfaction of the City. The external surfaces shall be treated to the satisfaction of the City if it is determined by the City that glare from the completed development has a significant adverse effect on the amenity of adjoining or nearby neighbours.
11. Any proposed external building plant, including air conditioning units, piping, ducting and water tanks, being located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and where practicable from adjoining buildings, with details of the location of such plant being submitted for approval by the City prior to the commencement of construction.

Advice Notes

1. Further to condition 1, where an approval has so lapsed, no development shall be carried out without the further approval under District Planning Scheme No. 2 having first being sought and obtained.
2. The development has been defined as a public building and shall comply with the provisions of the *Health Act 1911* relating to public building, and the *Public Building Regulations 1992*.
3. All construction works shall comply with the requirements of the *Environmental Protection Act 1986* and the *Environmental Protection (Noise) regulations 1997*.

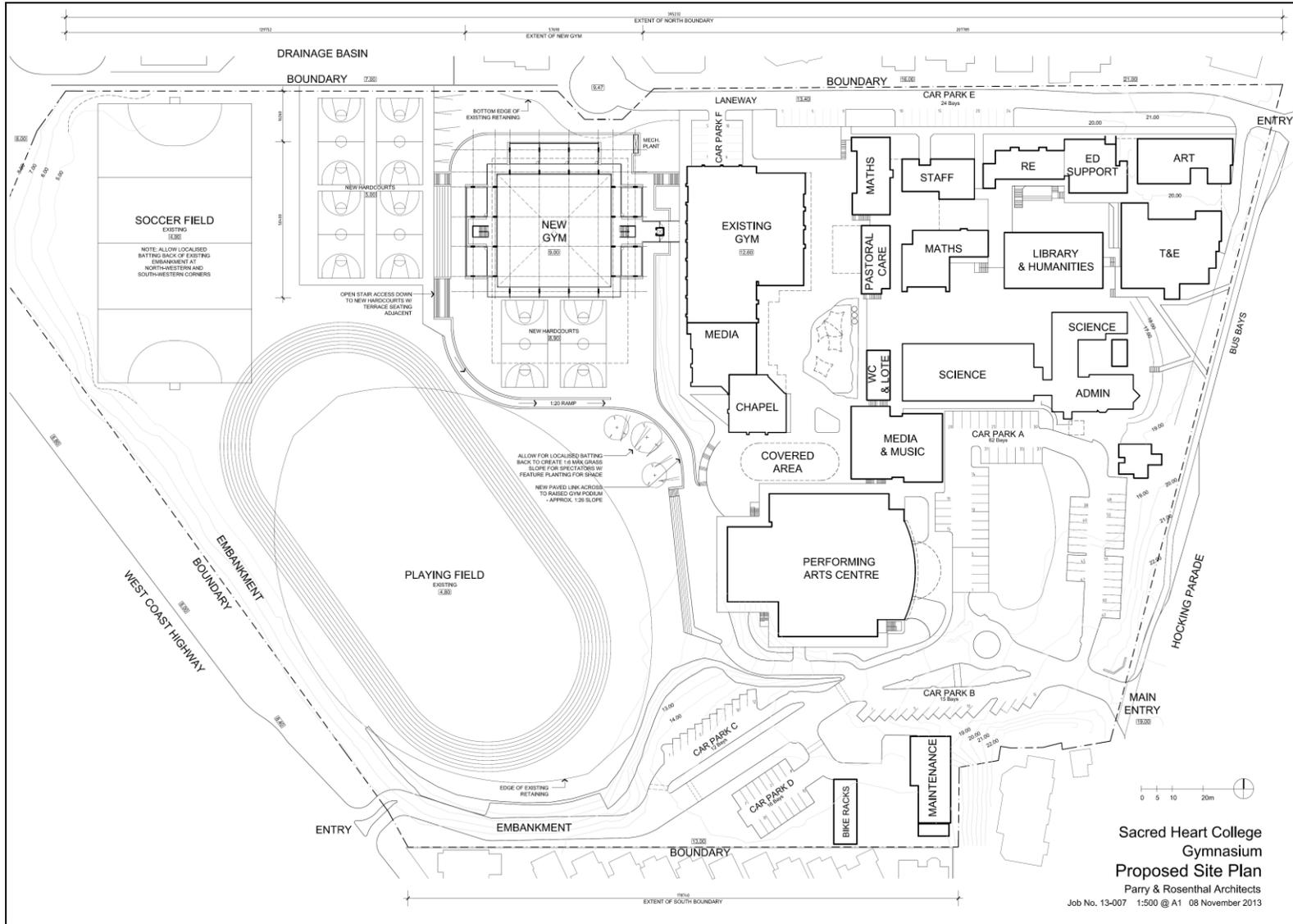
4. All pipework shall be installed in accordance with the *Water Services Regulations 2013*.
5. The development shall comply with the *Sewerage (Lighting, Ventilation and Construction) Regulations 1971*.
6. On completion of the installation of any Mechanical Services, the applicant/builder shall provide a Mechanical Services Plan signed by a suitably qualified Mechanical services engineer or Air Conditioning Contractor. It shall certify that the mechanical ventilation of the development complies with and is installed in accordance with Australian Standard 1668.2, AS 3666 and the *Health (Air Handling and Water Systems) Regulations 1994*.
7. The applicant's electrical contractor shall submit a Form 5 Electrical Compliance Certificate on completion of the electrical works.

Conclusion:

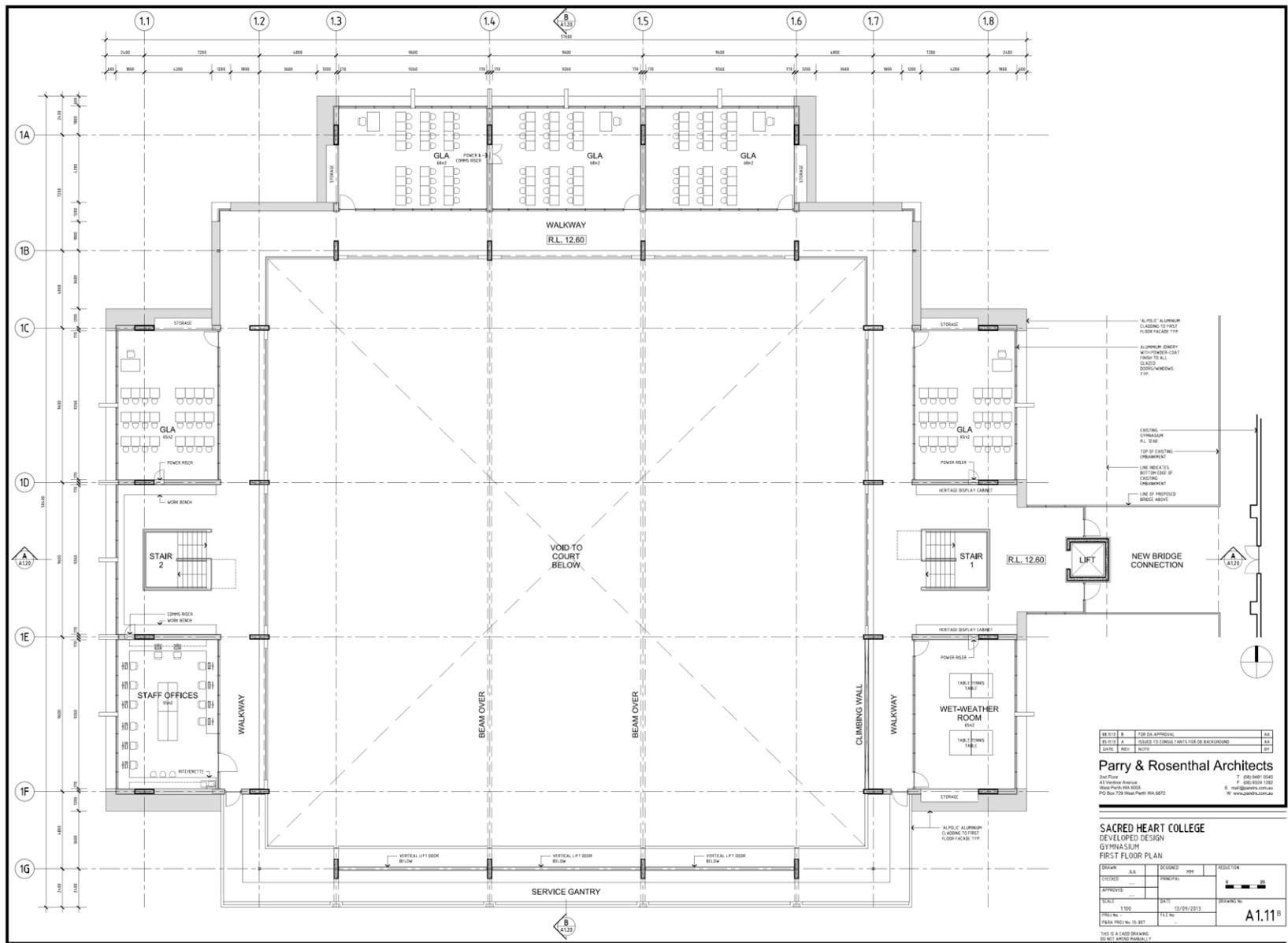
As outlined above the development complies with the requirements of DPS2. However it is considered the development does not meet the objective of Council policy *Height of buildings within the coast area (non residential)* as it is not sympathetic to the natural topography of the site or the character of the adjoining residential area.

It is therefore recommended that the application be refused.





Sacred Heart College
Gymnasium
Proposed Site Plan
Parry & Rosenthal Architects
Job No. 13-007 1:500 @ A1 08 November 2013



REVISION	FOR CHECK APPROVAL	DATE
05.11.18	A	ISSUED TO CONSULTANT'S USE ON BACKGROUND
05.11.18	B	NOTED

Parry & Rosenthal Architects
 2nd Floor
 43 Waverley Avenue
 West Perth WA 6005
 PO Box 729 West Perth WA 6872

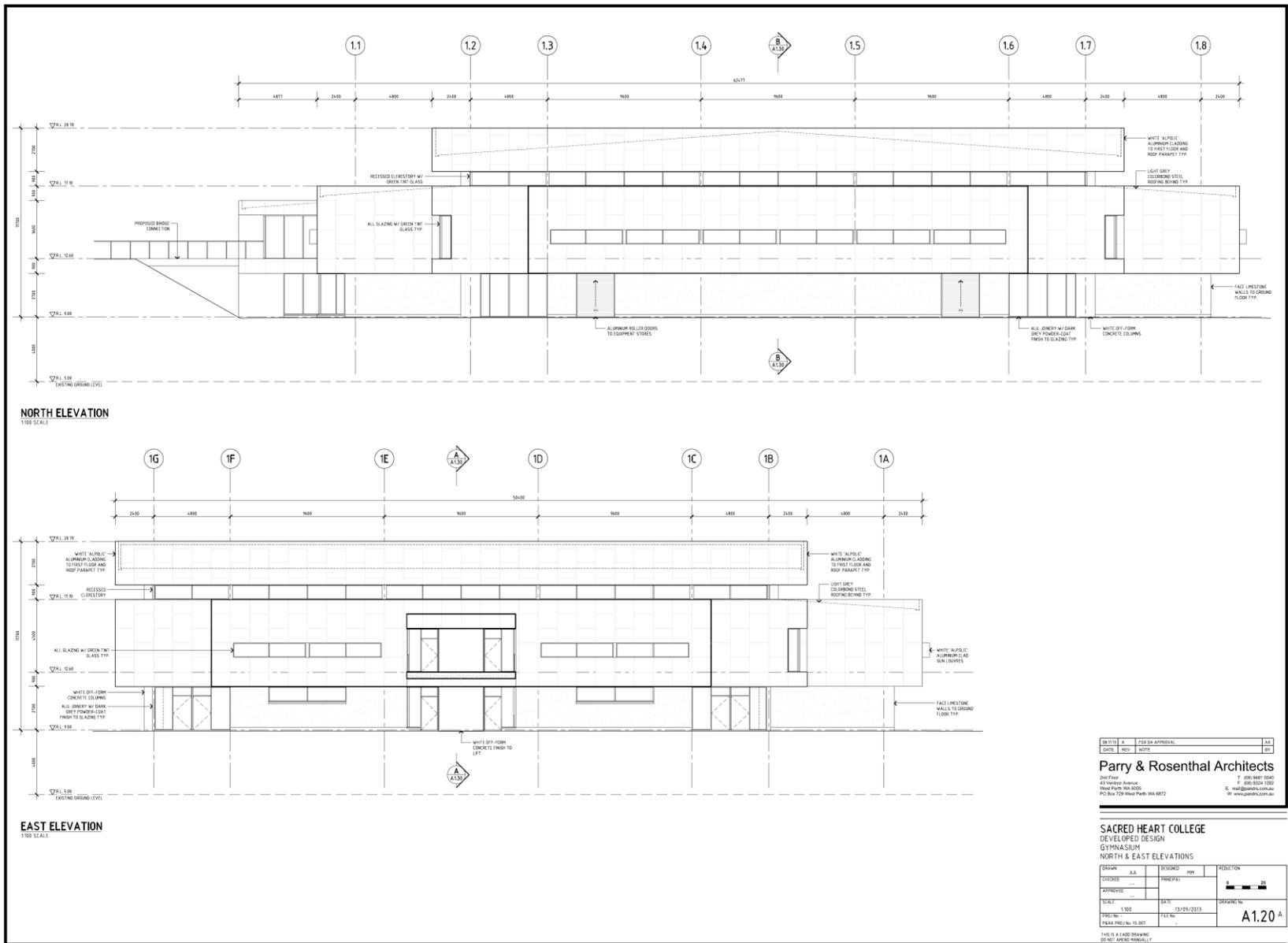
T: (949) 9401 0545
 F: (949) 9401 0388
 E: info@parryrosenthal.com.au
 W: www.parryrosenthal.com.au

SACRED HEART COLLEGE
 DEVELOPED DESIGN
 EXHIBITION
 FIRST FLOOR PLAN

DRAWN	J.A.A.	DESIGNED	HPH	SECTION	1/1
CHECKED		PRINCIPAL			
APPROVED					
SCALE	1:100	DATE	13/09/2013	DRAWING NO.	
PROJECT NO.		TITLE NO.			
PARRY PROJ No: 13-001					

A.1.11^B

THIS IS A CAD DRAWING. DO NOT PRINT ANIMALLY.



DATE:	12/11/2013	FOR SA APPROVAL:	ALL
DATE:	12/11/2013	NOTE:	BY:

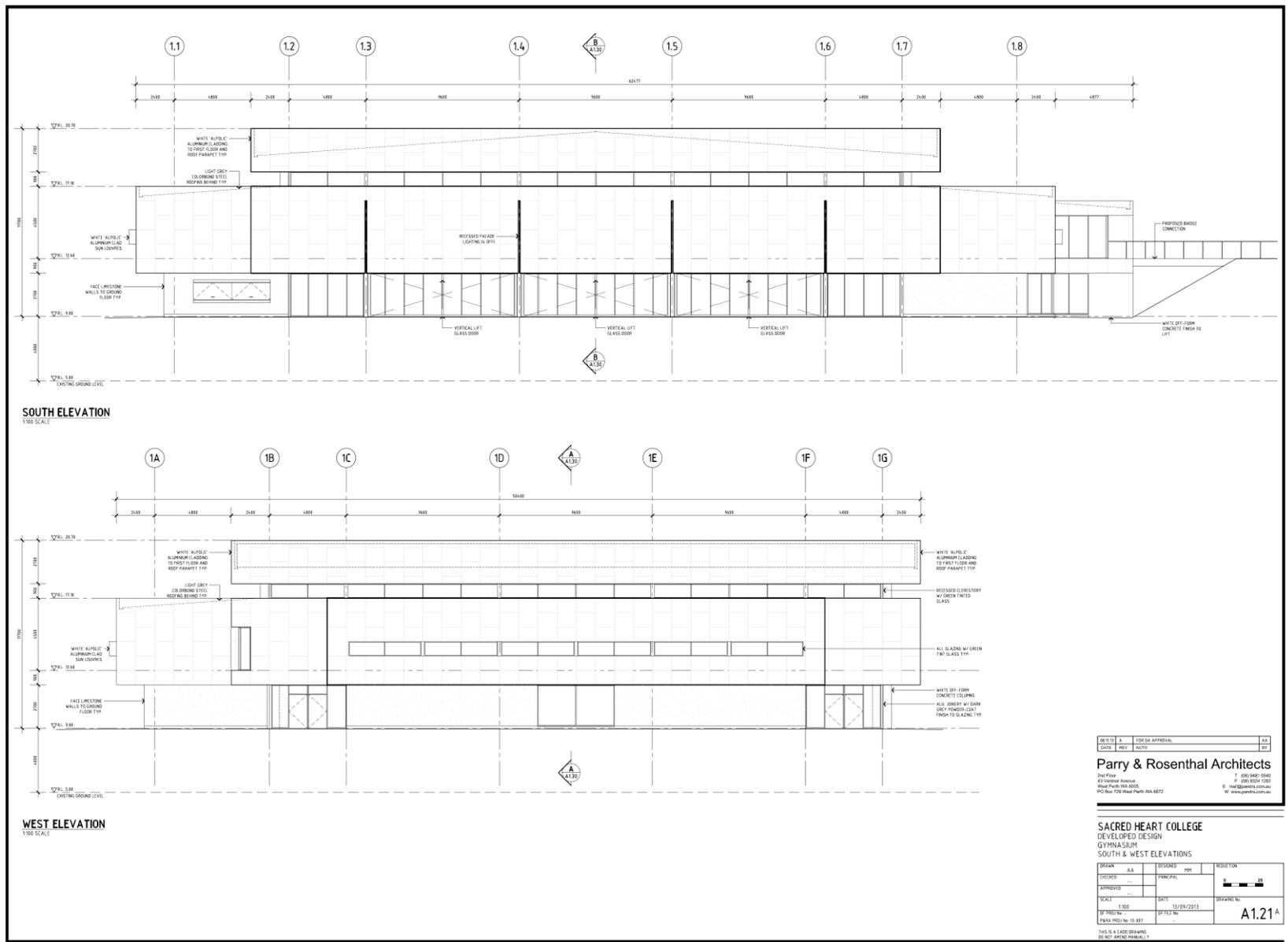
Parry & Rosenthal Architects
 2nd Floor
 43 Westway Avenue
 West Palm Beach, FL 33411
 PO Box 779 West Palm Beach, FL 33411

T: (561) 848-1540
 F: (561) 848-1542
 E: parry@rosenthal.com
 W: www.parryrosenthal.com

SACRED HEART COLLEGE
 DEVELOPED DESIGN
 GYMNASIUM
 NORTH & EAST ELEVATIONS

DRAWN	D.S.	DESIGNED	DATE	REVISION
DESIGNED	---	PRINCIPAL		
APPROVED	---			
SCALE:	1/8" = 1'-0"	DATE:	12/09/2013	DRAWING NO.
PROJECT NO.:	13-001	FILE NO.:		
DRAWING NO.:	13-001			A.1.20 A

THIS IS A CAD DRAWING
 DO NOT DIMENSION MANUALLY



DATE	13/08/2013	FOR SA APPROVAL	AA
SCALE	1:500	DATE	13/08/2013

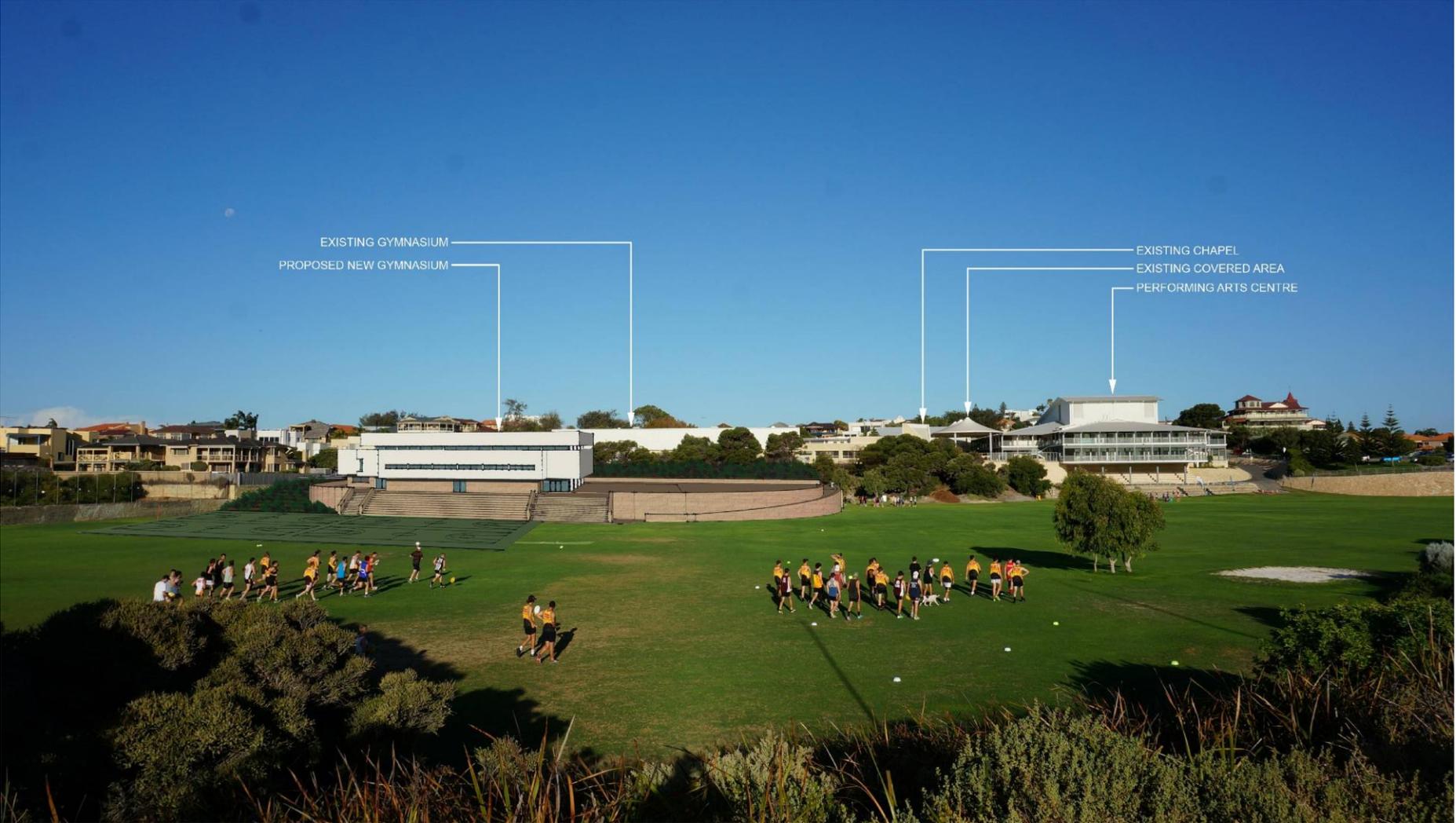
Parry & Rosenthal Architects
 2nd Floor
 41 Lancelot Avenue
 West Perth WA 6005
 PO Box 729 West Perth WA 6002

T (08) 9487 0540
 F (08) 9426 1282
 E info@parryrosenthal.com.au
 W www.parryrosenthal.com.au

SACRED HEART COLLEGE
 DEVELOPED DESIGN
 GYMNASIUM
 SOUTH & WEST ELEVATIONS

DRAWN	AA	DESIGNED	JOE	REVISION
APPROVED	...	PRINCIPAL	...	
SCALE	1:500	DATE	13/08/2013	DRAWING No.
PROJECT No.	...	OFFICE No.	...	A1.21 A

THIS IS A CAD DRAWING, BY SET APPROVAL 13/08/2013



EXISTING GYMNASIUM
PROPOSED NEW GYMNASIUM

EXISTING CHAPEL
EXISTING COVERED AREA
PERFORMING ARTS CENTRE



SACRED HEART COLLEGE GYMNASIUM - NORTH ELEVATION
Perry & Rosenthal Architects



SACRED HEART COLLEGE GYMNASIUM - SOUTH ELEVATION
Perry & Rosenthal Architects



SACRED HEART COLLEGE GYMNASIUM - EAST ELEVATION
Perry & Rosenthal Architects



SACRED HEART COLLEGE GYMNASIUM - WEST ELEVATION
Perry & Rosenthal Architects



SACRED HEART COLLEGE GYMNASIUM - VIEW FROM NORTH EAST
Parry & Rosenthal Architects



SACRED HEART COLLEGE GYMNASIUM - VIEW FROM NORTH WEST
Parry & Rosenthal Architects



SACRED HEART COLLEGE GYMNASIUM - VIEW FROM SOUTH EAST
Parry & Rosenthal Architects



SACRED HEART COLLEGE GYMNASIUM - VIEW FROM SOUTH WEST
Parry & Rosenthal Architects



KEY



Objection – Owner/ Occupier



Objection Owner

In addition to the 17 objections noted above:

- One objection came from a submitter who requested their details to be withheld.
- One objection came from a submitter in a nearby suburb.



Environmentally Sustainable Design – Checklist

Under the City's planning policy, *Environmentally Sustainable Design in the City of Joondalup*, the City encourages the integration of environmentally sustainable design principles into the construction of all new residential, commercial and mixed-use buildings and redevelopments (excluding single and grouped dwellings, internal fit outs and minor extensions) in the City of Joondalup.

Environmentally sustainable design is an approach that considers each building project from a 'whole-of-life' perspective, from the initial planning to eventual decommissioning. There are five fundamental principles of environmentally sustainable design, including: siting and structure design efficiency; energy efficiency; water efficiency; materials efficiency; and indoor air quality enhancement.

For detailed information on each of the items below, please refer to the *Your Home Technical Manual* at: www.yourhome.gov.au, and *Energy Smart Homes* at: www.clean.energy.wa.gov.au.

This checklist must be submitted with the planning application for all new residential, commercial and mixed-use buildings and redevelopments (excluding single and grouped dwellings, internal fit outs and minor extensions) in the City of Joondalup.

The City will seek to prioritise the assessment of your planning application and the associated building application if you can demonstrate that the development has been designed and assessed against a national recognised rating tool.

Please tick the boxes below that are applicable to your development.

Siting and structure design efficiency

Environmentally sustainable design seeks to affect siting and structure design efficiency through site selection, and passive solar design.

Does your development retain:

- existing vegetation; and/or
- natural landforms and topography

Does your development include:

- northerly orientation of daytime living/working areas with large windows, and minimal windows to the east and west
- passive shading of glass
- sufficient thermal mass in building materials for storing heat
- insulation and draught sealing
- floor plan zoning based on water and heating needs and the supply of hot water; and/or
- advanced glazing solutions

Energy efficiency

Environmentally sustainable design aims to reduce energy use through energy efficiency measures that can include the use of renewable energy and low energy technologies.

Do you intend to incorporate into your development:

- renewable energy technologies (e.g. photo-voltaic cells, wind generator system, etc); and/or
- low energy technologies (e.g. energy efficient lighting, energy efficient heating and cooling, etc); and/or
- natural and/or fan forced ventilation

Water efficiency

Environmentally sustainable design aims to reduce water use through effective water conservation measures and water recycling. This can include stormwater management, water reuse, rainwater tanks, and water efficient technologies.

Does your development include:

- water reuse system(s) (e.g. greywater reuse system); and/or
- rainwater tank(s)

Do you intend to incorporate into your development:

- water efficient technologies (e.g. dual-flush toilets, water efficient showerheads, etc)

Materials efficiency

Environmentally sustainable design aims to use materials efficiently in the construction of a building. Consideration is given to the lifecycle of materials and the processes adopted to extract, process and transport them to the site. Wherever possible, materials should be locally sourced and reused on-site.

Does your development make use of:

- recycled materials (e.g. recycled timber, recycled metal, etc)
- rapidly renewable materials (e.g. bamboo, cork, linoleum, etc); and/or
- recyclable materials (e.g. timber, glass, cork, etc)
- natural/living materials such as roof gardens and "green" or planted walls

Indoor air quality enhancement

Environmentally sustainable design aims to enhance the quality of air in buildings, by reducing volatile organic compounds (VOCs) and other air impurities such as microbial contaminants.

Do you intend to incorporate into your development:

- low-VOC products (e.g. paints, adhesives, carpet, etc)

'Green' Rating

Has your proposed development been designed and assessed against a nationally recognised "green" rating tool?

- Yes
- No

If yes, please indicate which tool was used and what rating your building will achieve:

If yes, please attach appropriate documentation to demonstrate this assessment.

If you have not incorporated or do not intend to incorporate any of the principles of environmentally sustainable design into your development, can you tell us why:

- Existing vegetation to be retained except some specimens may be removed for bridge
- No "natural" landforms are affected
- Floor plan zoned to the extent that services supplied to areas requiring them only
- Tinted glass to be used. Not reflective glass

Is there anything else you wish to tell us about how you will be incorporating the principles of environmentally sustainable design into your development:

When you have checked off your checklist, sign below to verify you have included all the information necessary to determine your application.

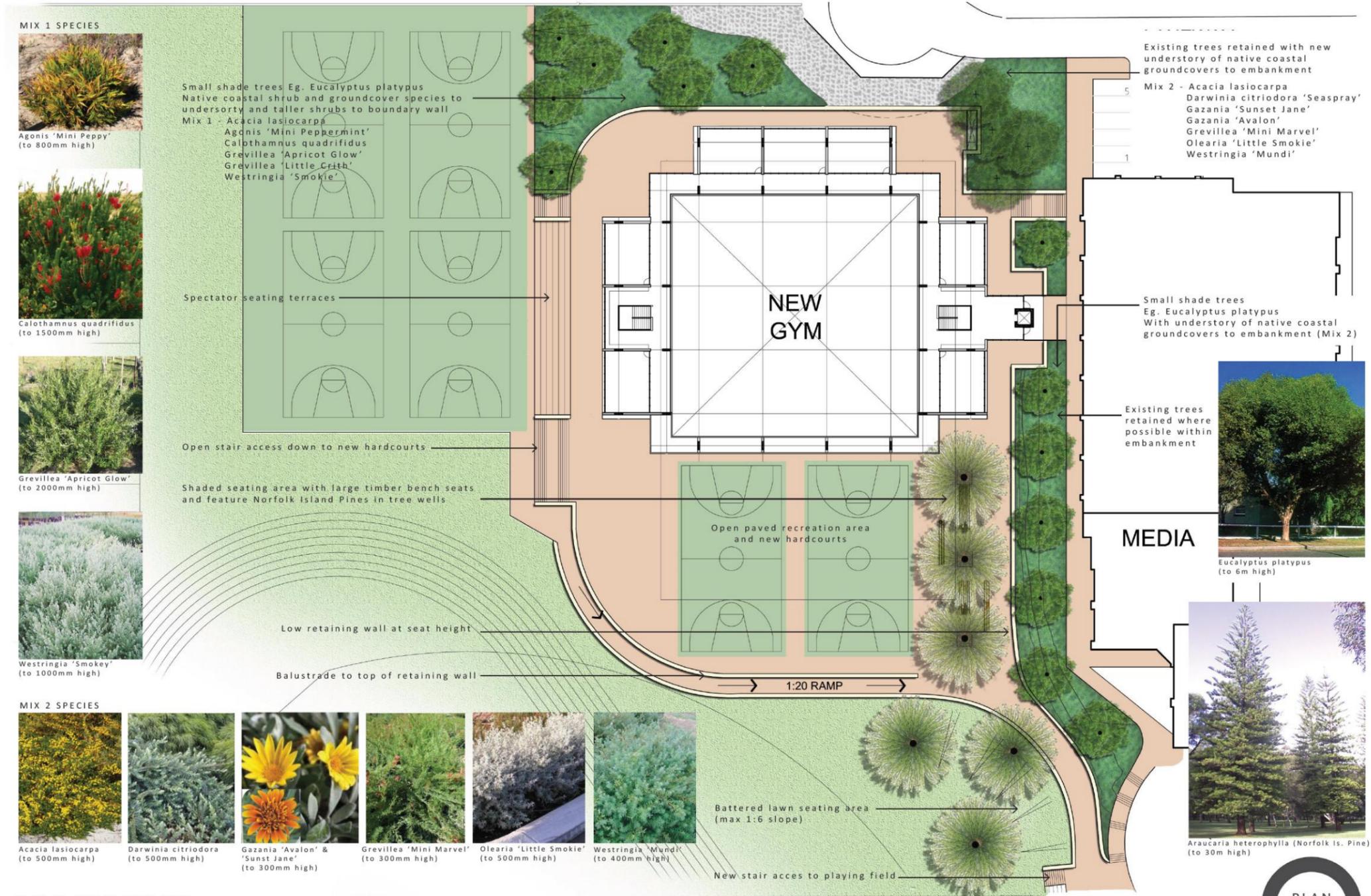
Thank you for completing this checklist to ensure your application is processed as quickly as possible.

Applicant's Full Name: MGA Town Planners Contact Number: 9321 3011

Applicant's Signature:  Date Submitted: 13/2/14

Accepting Officer's Signature: _____

Checklist Issued: March 2011



SACRED HEART COLLEGE
 PREPARED FOR PARRY & ROSENTHAL ARCHITECTS

GYMNASIUM & HARD COURTS UPGRADE LANDSCAPE CONCEPT PLAN

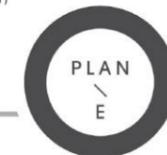
JOB NO. 13058-02
 1:500 @ A3

C1-101 REV B OCT 2013
 0 5 10 15 25m



LANDSCAPE ARCHITECTS
 414 ROXEBY RD SUBIACO WA 6008
 T: (08) 9388 9566 E: mail@plare.com.au
 LANDSPACE PTY LTD ACN 056 538 679

COPYRIGHT This document is and shall remain the property of Plan E





Form 1 - Responsible Authority Report (Regulation 12)

Application Details:	'Hardware Store' (Masters Home Improvement)
Property Location:	Lots 9111 (156) and 9112 (170) Gnangara Road, Landsdale
DAP Name:	Metro North-West Joint Development Assessment Panel (JDAP)
Applicant:	Rowe Group
Owner:	Hydrox Nominees Pty Ltd
LG Reference:	DA2013/1387
Responsible Authority:	City of Wanneroo
Authorising Officer:	Len Kosova Director, Planning and Sustainability
Application No and File No:	DA2013/1387
Report Date:	14 February 2014
Application Receipt Date:	16 October 2013
Application Process Days:	94
Attachment(s):	1 - Location Plan and Aerial Plan. 2 - Development Application Plans. 3 - List of Submitters. 4 - Summary of Submissions. 5 - Draft Entry Statement Design. 6 - Signage Plan.

Recommendation:

That the North-west Joint Development Assessment Panel resolves to:

Approve DAP Application reference DA2013/1387 and accompanying plans DA01/E, DA02/D, DA04/E and DA05/C and L-01 in accordance with the provisions the City of Wanneroo District Planning Scheme No. 2 subject to the following conditions:

- a) The proposed '**hardware store**', as depicted on the approved plans, shall accord with the following definition contained within District Planning Scheme No. 2:

*"**hardware store**: means premises used for the display and sale of goods and products primarily of a hardware nature used for house, garden and industrial trade purposes being primarily tools, implements, fittings, trade supply items, paints, equipment, appliances, construction materials, furnishings, garden improvements products, plants, outdoor furniture and the like, and may include the incidental sale of food."*

- b) Revised plans of the development shall be lodged with, and to the satisfaction of the Manager, Planning Implementation for approval prior to the commencement of development which address the following matters:



- i) The proposed pylon sign being reduced in size to achieve a maximum width of 2.5 metres and a maximum height of 6 metres; and
- ii) A revised 'architectural emphasis' which achieves a landmark feature facing the intersection of Gngangara Road and Hartman Drive.

Development shall be carried out thereafter in accordance with the revised plans.

- c) An approval being granted by the Western Australian Planning Commission for the amalgamation of Lots 9111 and 9112 prior to any works commencing, and a copy of the Certificate of Title for the amalgamated land being submitted to the City of Wanneroo before the development is occupied.
- d) A Servicing Management Plan shall be submitted for approval by the City of Wanneroo prior to commencement of the development, detailing the provision of adequate gates and appropriate signage to the service road to ensure that the service road is not used by customer vehicles at any time. The development shall thereafter be operated and maintained in complete accordance with the Servicing Management Plan, as approved by the City.
- e) A plan of lighting control measures shall be lodged with, and to the satisfaction of the City of Wanneroo for its approval prior to commencement of the development which addresses the measures which will be employed to ensure that flood lights and other such lighting of car parking areas will not spill onto surrounding residential areas. These lighting control measures shall be implemented to the satisfaction of the City of Wanneroo.
- f) This approval does not relate to any signage on site, other than that depicted on plans submitted with the application and included as **Attachment 6**. A separate signage application shall be submitted to the City of Wanneroo for approval prior to any additional signage being erected on site.
- g) The 'receiving' area and loading dock shall be open for deliveries only between the hours of 7am and 5pm, from Monday to Saturday only. No deliveries shall be received on Sundays or Public Holidays.
- h) The proposed sump in the north-west corner of the site shall be relocated at the applicant's cost to an alternative location approved by, and to the satisfaction of, the Manager, Land Development.
- i) A Waste Management Plan shall be submitted for approval by the City of Wanneroo, prior to the commencement of the development, detailing collection areas, bulk bin locations and associated screening and demonstrating how service vehicles will manoeuvre on the internal access ways of the development. The development shall thereafter be operated and maintained in complete accordance with the Waste Management Plan, as approved by the City of Wanneroo.
- j) An acoustic consultant's report shall be submitted for the City of Wanneroo's approval, prior to the commencement of development. The Acoustic Report is



to indicate the anticipated sound level measurements for all types of noise associated with the development, indicating plant and equipment noise as well as noise associated with operational activities. The report must also indicate any specific noise attenuation/mitigation measures to be applied to the development in order to ensure noise emissions comply with the *Environmental Protection (Noise) Regulations 1997*. Upon approval of the report by the City, any modifications required to the development as a result of its recommendations shall be made to the City of Wanneroo's satisfaction prior to the practical completion of the development.

- k) All piped and wire services, mechanical plant, equipment and service and storage areas shall be screened from public view to the City of Wanneroo's satisfaction. Relative to this condition, details of such screening shall be submitted to the City of Wanneroo for approval prior to the commencement of development.
- l) Detailed landscaping and reticulation plans for the subject site and adjacent road verges shall be submitted to the City of Wanneroo for approval prior to the commencement of development and shall incorporate the landscaping standards contained within Clause 4.17 of District Planning Scheme No. 2. The development shall thereafter be maintained in complete accordance with the Landscaping Plan, as approved by the City of Wanneroo.
- m) Parking areas, driveway and points of ingress and egress shall be designed in accordance with the Australian Standard for Off-Street Car parking (AS2890) and shall be drained, sealed, marked and thereafter maintained to the City of Wanneroo's satisfaction.
- n) Car parking areas are to be provided with appropriate speed humps and pedestrian crossings in accordance with AS 2890. 1: 2004 (Section 2.3.3) and AustRoads guidelines, to the satisfaction of the City of Wanneroo.
- o) All proposed crossovers are to be constructed in concrete to the City of Wanneroo's commercial specifications.
- p) Disabled parking bays shall be provided in accordance with the National Construction Code and designed in accordance with AS 2890.6 – 2009.
- q) The parking areas and associated access depicted on the approved plans shall not be used for the purpose of storage or obstructed in any way at any time, without the prior written approval of the City of Wanneroo.
- r) An on-site stormwater drainage system, capable of containing a 1:100 year storm event of 24 hours duration shall be provided. Plans illustrating the system shall be submitted to the City for its approval prior to the commencement of development.
- s) A non-sacrificial anti graffiti coating shall be applied to the external surfaces of the development prior to its practical completion. In the event of any graffiti being applied to these areas, the proponent shall take steps to remove the graffiti as soon as reasonably practical to the satisfaction of the City of Wanneroo.



- t) The developer and its contractors shall implement appropriate dust and sand drift control measures on site in accordance with Department of Environmental Protection Guidelines. Disturbed areas shall be stabilised on completion of development and thereafter maintained.
- u) This approval is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.

Advice Notes

- a) This is a planning approval only. Responsibility to comply with building engineering and health requirements remains with the developer and all plans submitted for further approval or licences must be consistent with the planning approval.
- b) Application must be made for, and a licence to erect a sign obtained, from the City of Wanneroo prior to any sign being erected.
- c) Car bay grades are generally not to exceed 6% and disabled bays are to have a maximum grade of 2.5%.

Background:

Insert Property Address:	Lots 9111 (156) and 9112 (170) Gnangara Road, Landsdale
Insert Zoning	MRS: Industrial
	DPS 2: General Industrial
Insert Use Class:	Hardware Store
Insert Lot Size:	4.3 hectares
Insert Existing Land Use:	Vacant
Value of Development:	\$13,000,000

Lots 9111 and 9112 Gnangara Road, Landsdale are located at the south-eastern corner of Gnangara Road and Hartman Drive. The site is bounded Cowle Street to the east and Mullingar Way to the south. The site is surrounded by industrial land to the north and east, and residential land to the south and west. The combined area of the lots is approximately 4.3 hectares. A location plan and aerial image of the site is included as **Attachment 1**.

The lots are zoned General Industrial under the City's District Planning Scheme No. 2 (DPS 2). Development of the site is subject to the provisions of the East Wanneroo Cell 8 Agreed Structure Plan No. 10 (ASP 10).

The site was subject to Amendment 117 to DPS 2 which was gazette in June of 2013. Amendment 117 introduced the use class 'hardware store' as an additional use on the site, subject to the following Conditions which are contained in Schedule 2 of DPS 2 relating to Additional Uses (item 1-35):

1. The Additional Use of 'Hardware Store' is restricted to the northern half of the subject lots.



2. The portion of the development(s) facing the intersection of Gnangara Road and Hartman Drive shall include architectural emphasis to achieve a landmark feature of appropriate amenity, to the satisfaction of Council.

The Amendment was required as a 'hardware store' is a prohibited ('X') use class in the General Industrial zone under DPS 2.

Details: outline of development application

The current application proposes the development of a 'hardware store' (Masters Home Improvement). Key elements of the proposal are as follows:

- A 'hardware store' building comprising a main store area in addition to garden, trade and receiving areas with a combined floor area of 13,507m²;
- A building footprint that covers the majority of the northern half of the site and a portion of the southern half of the site;
- A total of 390 car parking spaces including 8 disabled spaces, 6 trailer parking spaces, 10 parents with prams spaces and 10 drive-through trade spaces;
- A service road running north-south to the rear of the hardware store with accesses to Cowle Street and Mullingar Way;
- Associated 'on wall' signage and one pylon sign located near the customer entrance to the site along Hartman Drive; and
- Various directional signs within the site.

Plans of the proposed development are included as **Attachment 2**.

Legislation & policy:

Legislation

- Metropolitan Region Scheme (MRS)
- City of Wanneroo District Planning Scheme No. 2 (DPS 2)
- East Wanneroo Cell 8 Agreed Structure Plan No. 10 (ASP 10)

State Government Policies

N/A

Local Policies:

- Signs Local Planning Policy (Signs LPP)

Consultation:

Public Consultation

The proposal was advertised to the public between 12 November 2013 and 9 December 2013. In accordance with Clause 6.7 of DPS 2, advertising occurred by way of two signs on site, and letters written to the owners of adjacent land overlooking the proposed development. At the closing of the advertising period a total



of nine submissions were received. A list of the submitters is provided as **Attachment 3**.

A summary of these submissions, along with Administration's comments relating to each issue raised is provided in **Attachment 4**. The key issues raised by the submitters relate to largely to the additional traffic and noise which may be generated by such a development.

Consultation with other Agencies or Consultants

The portions of Gnangara Road and Hartman Drive abutting the subject land are reserved as Other Regional Roads under the MRS. The proposal was, therefore, referred to the Department of Planning (DoP) for comment in accordance with the WAPC's Notice of Delegation DEL 2011/02. In its correspondence dated 6 December 2013, the DoP advised that it had no objections to the proposal on regional transport planning grounds.

Planning assessment:

The proposal has been assessed against the provisions of the City's DPS 2, ASP 10 and the City Sign's LPP. Administration's comments in relation to the proposal's compliance with these planning documents are detailed below.

Schedule 2 - Condition 1 of DPS 2

As outlined above, Schedule 2 of DPS 2 contains two conditions relating to the additional 'hardware store' use class permitted on the subject site. 'Condition 1' specifies the 'hardware store' shall be restricted to the northern half of the site only. When Council adopted Amendment 117 to DPS 2 introducing the additional 'hardware store' use class on 7 February 2012, Condition 1 was not part of the amendment. Condition 1 was incorporated into Amendment 117 following its consideration and approval by the Minister for Planning.

The hardware store is proposed to be located over approximately two-thirds of the site, rather than being restricted to the northern half and is not consistent with Condition 1. The applicant has requested that the City consider this a variation to DPS 2 on the basis that this condition was not intended to be read literally, rather, the bulk of the hardware store was to be generally restricted to the northern portion of the site.

Clause 3.20 of DPS 2 specifies that land subject to an additional use listed in Schedule 2 *"may be used for the specific use or uses that are listed in addition to any uses permissible in the zone in which the land is situated subject to the conditions set out in Schedule 2 with respect to that land"*. The intent of this provision is that where the applicable conditions in Schedule 2 of DPS 2 are not met, the specified 'additional use' cannot be approved for the site in question.

Notwithstanding the intent of Clause 3.20 of DPS 2, the application is capable of being approved by the North-West Joint Development Assessment Panel for the following reasons:

- Clause 4.2 of DPS 2 allows Council to vary the 'development standards and requirements' of DPS 2. The applicant has provided the City with legal advice



indicating that the term 'condition' as it is used in Clause 3.20 and Schedule 2 of DPS 2 is interchangeable with the term 'standards and requirements'. Therefore, the conditions associated with the additional use are simply 'development standards and requirements' which may be varied under Clause 4.2 of DPS 2;

- The City of Wanneroo has sought and received its own legal advice confirming that the conditions contained within Schedule 2 of DPS 2 may be considered as 'development standards or requirements' which may be varied under Clause 4.2 of DPS 2.
- Although Condition 1 specifies that the additional use shall be restricted to the northern half of the site, the DPS 2 map adopted through Amendment 117 to DPS 2 clearly depicts the additional use over the entire site, this would suggest that Condition 1 was meant to function as a development standard or requirement, rather than an absolute prohibition of the 'hardware store' use class on the southern portion of the site; and
- The hardware store is not proposed to be located over the southern-most third of the site, however, this southern portion of the site will most likely be developed in the future for industrial typed land uses which accord with the current 'Industry - General' zoning of the land. Based on this, it is not considered that restricting the Masters Home Improvement Store to the northern half of the site would provide any further protection to the amenity of surrounding residences.

In recommending support for the variation from Condition 1, Administration has considered the guidance provided in Clause 4.2 of DPS 2 regarding the instances where a 'development standard and requirement' of DPS 2 may be varied. Administration has consulted surrounding land owners which may be affected by the proposal, and considered their submissions in accordance with sub-clause 4.2.2. Furthermore, it is not considered that any of the 'matters to be considered by Council' listed in Clause 6.8 of DPS 2 will be compromised by the variation, nor will the non-compliance have any further adverse impact on the occupiers or users of the locality.

Schedule 2 - Condition 2 of DPS 2

The second condition associated with the additional 'hardware store' use class outlined in Schedule 2 of DPS 2 states: *"the portion of the development(s) facing the intersection of Gnangara Road and Hartman Drive shall include architectural emphasis to achieve a landmark feature of appropriate amenity, to the satisfaction of Council."*

The applicant has attempted to address this requirement through the inclusion of a blue signage panel elevated to a height of 13 metres on the north-west corner of the development as depicted on the north elevation in **Attachment 2**. In addition, the proposed landscaping plan indicates that an entry statement will be located around the corner of Hartman Drive and Gnangara Road. The applicant has provided Administration with a draft elevation design of the entry statement which is included as **Attachment 5**.

It is acknowledged that the applicant may have several design constraints to contend with, however, it is not considered that the development provides an adequate



'architectural emphasis to achieve a landmark feature' facing the corner of Gnangara Road and Hartman Drive. The heightened signage panel and entry statement are considered to be no more than token design features for the purpose of complying with Condition 2 and obtaining approval for the 'hardware store' use class. Furthermore, these design features are no different from other Masters Home Improvement Stores.

Based on this, Administration is recommending that the applicant lodge revised plans depicting an improved landmark feature facing the intersection of Hartman Drive and Gnangara Road to the satisfaction of the City. As a minimum, the revised plans should demonstrate that architectural emphasis will be achieved through the use of different materials, cladding, colours and other design treatments to improve the presentation of the development to the public realm.

Car parking

The number of proposed car parking bays has been assessed against the provisions of DPS 2. DPS 2 requires car parking to be provided at a ratio of 1 bay per 30m² net lettable area (NLA) for the majority of the development, with 1 bay per 50m² being acceptable for the receiving area. Based on this, a total of 439.9 (440) car parking bays should be provided on site. The applicant is seeking an 11% variation to this requirement and has proposed a total of 390 car parking bays. Administration is supportive of this variation for the following reasons:

- A mixture of car parking types are proposed to suit the proposed use of the site, including; 8 disabled spaces, 6 trailer parking spaces, 10 parents with prams spaces and 10 drive-through trade spaces; and
- The applicant has provided a Traffic Impact Report to support the application. This report estimates the average demand for car parking on the site to be 314 bays based on the demand and supply of similar developments such as the Masters Stores for Joondalup and Ellenbrook, which are of a similar size. The number of car parking bays proposed significantly exceeds the average demand estimated.

Signage

The subject application incorporates signage which has been assessed against the City's Signs LPP. A significant portion of the proposed signage is to provide information and direction to customers, rather than advertising the business, and is generally considered acceptable. Notwithstanding this, several significant departures to the provisions of the Signs LPP are outlined below.

On-wall signage

The building is proposed to be finished in Masters Home Improvement's corporate colours, which incorporates blue and grey panels along with corporate logos and the Masters name. The Signs LPP states that 'on wall' signs are to be limited to one sign per tenancy, per street front and are not to exceed 25% in aggregate area on any one wall, to a maximum of 8m². The proposal incorporates wall signage to the northern and western elevations of the building, summarised as follows:



- 1 sign reading 'Masters Home Improvement' along the western elevation, approximately 53m² in area;
- 1 sign reading 'Best Price Guarantee' along the western elevation, approximately 32m² in area;
- Two signs on the western elevation relating to the 'garden' and 'timber and building' centres of approximately 9m² and 26m² in area respectively;
- One sign each on the northern and western elevations containing three home improvement icons of approximately 23m² and 85m² respectively; and
- Two identical signs on the northern and western elevations facing the intersection of Gnangara Road and Hartman Drive reading 'Masters Home Improvement', approximately 13m² in area.

The application therefore proposes a variation to the 'on wall sign' provisions of the Signs LPP. The Signs LPP states that variations to the provisions of the policy may be considered within the context of a signage strategy. A signage strategy has been prepared for signage associated with the Masters development (refer **Attachment 6**). Given the significant scale of the proposal and its setback to the public realm, the design and placement of 'on wall signs' is considered acceptable. Administration also supports the variation as the proposed wall signage is comparable to other large commercial developments which have been approved within the City of Wanneroo such as the Masters Home Improvement Store in Butler. Large format wall signage is typical of such developments.

Pylon Signage

The Signs LPP specifies that pylon signs should not exceed 2.5 metres in width and 6 metres in height. The pylon sign proposed just south of the main entrance to the site on Hartman Drive is approximately 3.95 metres in width and 12 metres in height. The proposed sign is over double the height and width allowed under the Signs LPP, and is considered unnecessary due to the lack of competing signage along this portion of Hartman Drive. Furthermore, the proposed development is within close proximity to residential land, and is not located within a commercial area where pylon signs are a normal part of the streetscape. Based on this, Administration does not support the proposed pylon signage and recommends a condition for amended plans to be provided which depict a reduced pylon sign size consistent with the provisions of the Signs LPP.

As depicted on **Attachment 6**, the remaining proposed signage is largely informative signage which provides direction to future customers. Administration is supportive of this type of signage.

Traffic Impact

The applicant lodged a Traffic Impact Assessment (TIA) with the application containing the following information in support of the application:

- Results from a 'SIDRA' intersection analysis undertaken during weekday and weekend peak hours supporting the proposed full movement crossover to Hartman Drive. The SIDRA analysis indicates that right-in and right-out movements will not congest Hartman Drive due to the spacing between south flowing traffic being adequate to allow this traffic to enter and exit frequently.



The City's traffic engineers are satisfied with the proposed full movement access point to the site and are willing to accommodate this site access when constructing a median strip at such time that Hartman Drive is upgraded to a dual carriageway road in the future. The applicant is aware that should the dual carriageway be constructed before the site is developed, it will be necessary to modify the median strip to incorporate a seagull island and slip lanes at the cost of the landowner/applicant;

- Traffic modeling which estimates the additional traffic volume generated by the development to be approximately 4,500 vehicles per day (VPD) on a weekday and 6,900 VPD on weekends. Currently, Gngangara Road and Hartman Drive are carrying approximately 7,900 and 13,200 VPD respectively. Both of these roads are categorised as District Distributor Roads capable of accommodating 20,000 vehicles per day, therefore, can easily accommodate the additional traffic; and
- Traffic modeling which estimates that of the total expected VPD, only 25% and 20% will be travelling to and from the east on week days and on weekends respectively. This equates to a maximum of approximately 1400 additional VPD traveling along the nearby east-west roads such as Gngangara Road and Mullingar Way.

Administration has assessed the TIA and is generally supportive of the methods of analysis used to determine the potential impact of traffic generated by the development. Although the TIA does not specifically consider the ability of Mullingar Way to accommodate the possible additional 1,400 VPD, this number of vehicles is well within the carrying capacity of Mullingar Way for the following reasons:

- Mullingar Way has a ten metre wide carriageway, with no median or on-street parking. Based on this, it is most similar to a 'Neighborhood Connector A' category road under the Western Australian Planning Commission's Liveable Neighbourhoods Policy and can accommodate approximately 7,000 VPD;
- Currently, it is estimated that Mullingar Way carries approximately 2,900 VPD. Even if all of the additional 1,400 VPD travelling to and from the east were to travel along Mullingar Way, the total VPD would still be well within its carrying capacity; although this situation is unlikely as it is anticipated that a significant amount of the estimated vehicles will use Gngangara Road.

In its response to the City in support of the proposal, the Department of Planning also expressed support for the method used to determine the vehicle trip generation and distribution relating to the proposed development.

Several submitters objected to the proposal based on the potential adverse impact additional traffic would have on the surrounding community. Administration has responded to the issues raised in **Attachment 4**.

Drainage sump

There is currently a drainage sump located on the north-west corner of the site. The proposal includes the use of this existing sump area for car parking and landscaping. In 2011, the City's Land Development team assessed and approved, subject to conditions, a proposal submitted by the landowner's engineering consultant for the



relocation of the subject sump to the opposite side of Gnangara Road. On this basis, Administration has no objection to this area of land being used for car parking and landscaping in the future, however, is recommending a condition to ensure that the existing sump is relocated to the approved location to the satisfaction of the City.

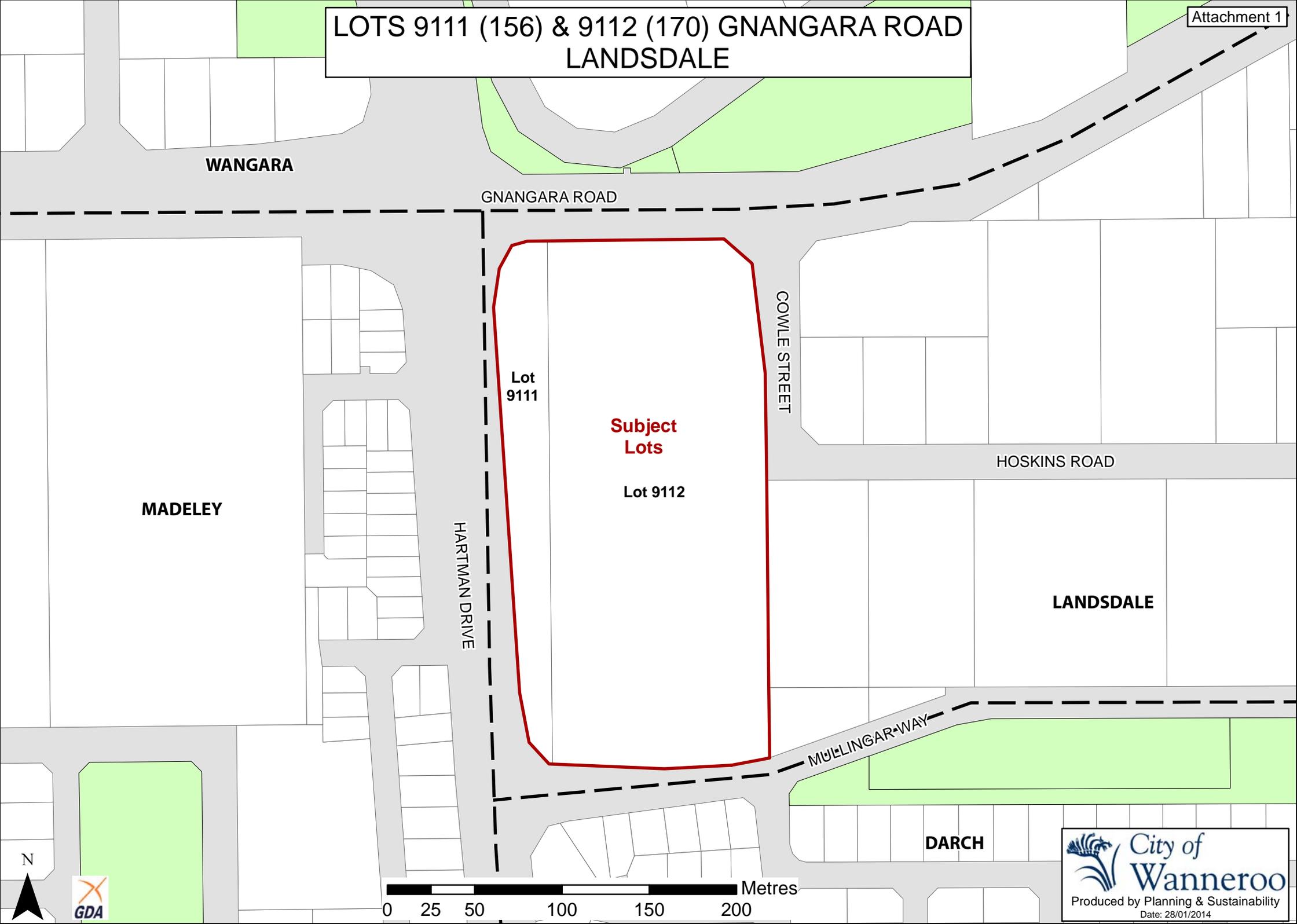
Conclusion:

The development application has been assessed against the provisions of the City of Wanneroo's DPS 2, ASP 10 and the City's Signs LPP. As outlined above, the 'hardware store' use class is only permitted on Lots 9111 and 9112 (156 and 170) Gnangara Road, Landsdale subject to compliance with the two applicable conditions listed within Schedule 2 of DPS 2 relating to the Additional Use. The proposal does not currently comply with these conditions; however, these conditions are considered to be 'development standards' which may be varied under Clause 4.2 of DPS 2.

On this basis, Administration is recommending a variation to 'Condition 1' be supported given that the development is generally located on the northern portion of the site. A condition of approval has been recommended to ultimately ensure that the development complies with 'Condition 2'.

In summary, Administration is recommending approval of the application subject to conditions.

LOTS 9111 (156) & 9112 (170) GNANGARA ROAD LANDSDALE



WANGARA

GNANGARA ROAD

COWLE STREET

HOSKINS ROAD

MADELEY

HARTMAN DRIVE

LANDSDALE

MULLINGAR WAY

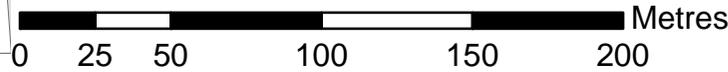
DARCH

Lot 9111

Subject Lots

Lot 9112

N



LOTS 9111 (156) & 9112 (170) GNANGARA ROAD LANDSDALE



WANGARA

GNANGARA ROAD

Lot 9111

Subject Lots

Lot 9112

COWLE STREET

HOSKINS ROAD

MADELEY

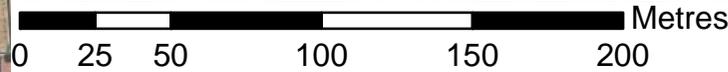
HARTMAN DRIVE

LANDSDALE

MULLINGAR WAY

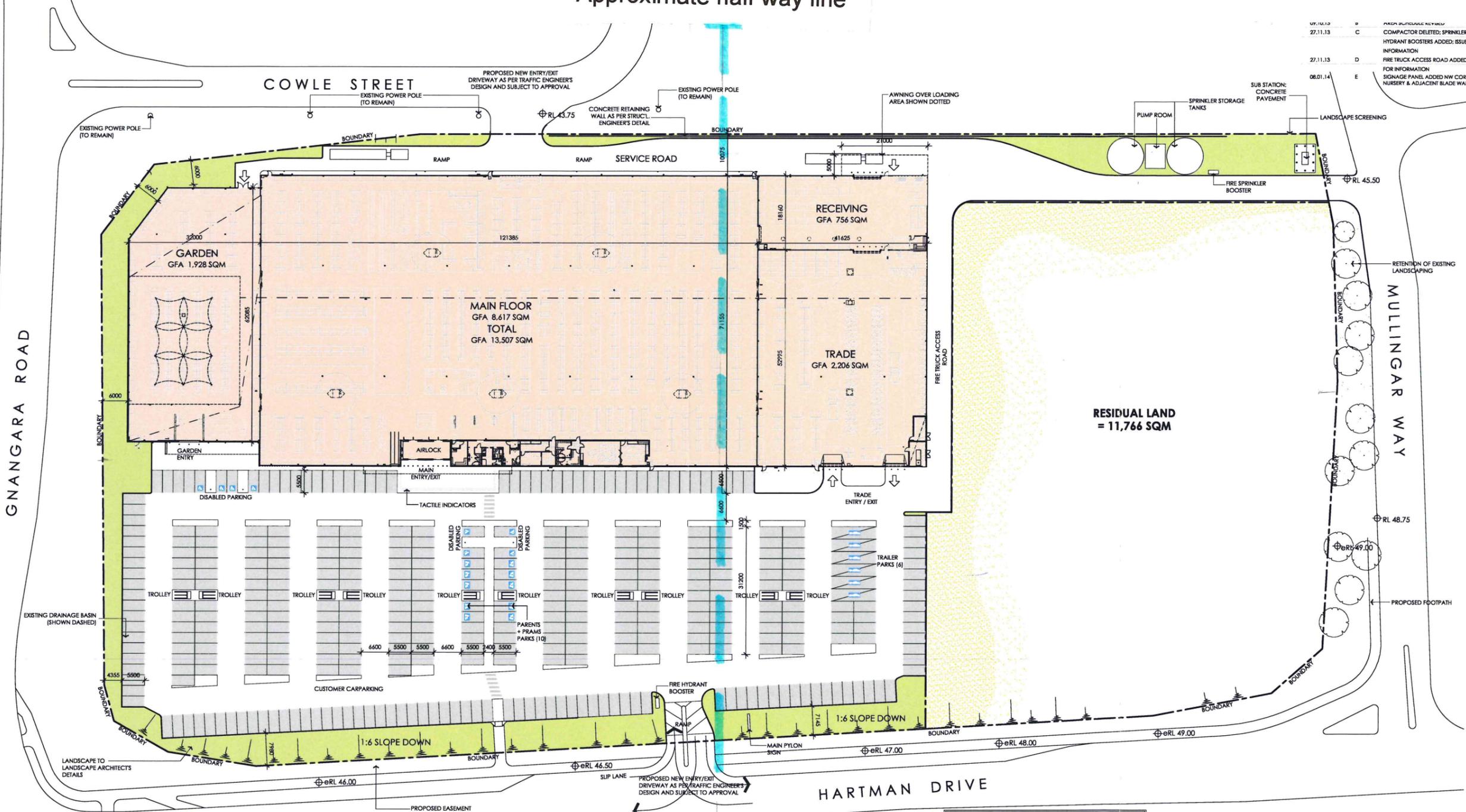
DARCH

N



Approximate half way line

27.11.13	C	COMPACTOR DELETED; SPRINKLER AND HYDRANT BOOSTERS ADDED; ISSUED FOR INFORMATION	JAJ
27.11.13	D	FIRE TRUCK ACCESS ROAD ADDED; ISSUED FOR INFORMATION	JAJ
06.01.14	E	SIGNAGE PANEL ADDED NW CORNER OF NURSERY & ADJACENT BLADE WALL MOVED.	JAJ



EXACT LEVELS TO BE ADVISED BY CIVIL ENGINEER

PRELIMINARY

TOTAL SITE AREA	=	43,499 SQM
LOT 1 SITE AREA	=	31,733 SQM
LOT 2 (RESIDUAL SITE AREA)	=	11,766 SQM
GROSS FLOOR AREAS:		
MAIN FLOOR	=	8,617 SQM
GARDEN SECTION	=	1,928 SQM
TRADE	=	2,206 SQM
RECEIVING	=	756 SQM
MASTERS TOTAL GFA	=	13,507 SQM
SITE COVERAGE (LOT 1)	=	42.5%

CARPARKING	
DISABLED	= 8 SPACES
TRAILER	= 4 SPACES
PARENTS WITH PRAMS	= 10 SPACES
TRADE DRIVE-THROUGH	= 10 SPACES
ORDINARY	= 356 SPACES
TOTAL CARSPACES	= 390 SPACES

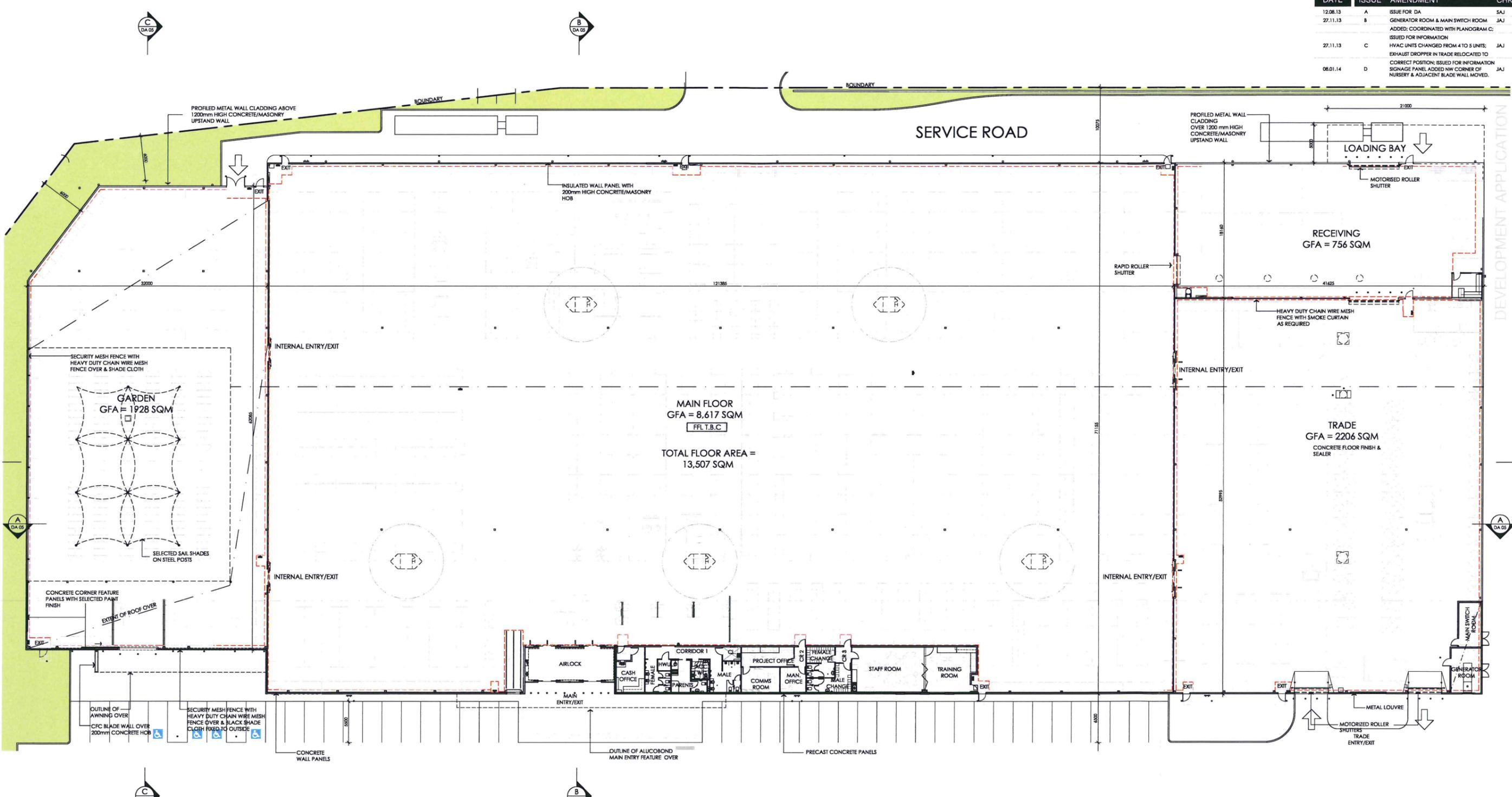


Masters Home Improvement Centre
Hartman Drive, Landsdale, WA



THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT OF LEFFLER SIMES ARCHITECTS

DATE	ISSUE	AMENDMENT	CHK
12.08.13	A	ISSUE FOR DA	SAJ
27.11.13	B	GENERATOR ROOM & MAIN SWITCH ROOM ADDED; COORDINATED WITH PLANOGRAM C; ISSUED FOR INFORMATION	JAJ
27.11.13	C	HVAC UNITS CHANGED FROM 4 TO 5 UNITS; EXHAUST DROPPER IN TRADE RELOCATED TO CORRECT POSITION; ISSUED FOR INFORMATION	JAJ
08.01.14	D	SIGNAGE PANEL ADDED NW CORNER OF NURSERY & ADJACENT BLADE WALL MOVED.	JAJ



EXACT LEVELS TO BE ADVISED BY CIVIL ENGINEER

PRELIMINARY



Masters Home Improvement Centre
Hartman Drive, Landsdale, WA

Floor Plan

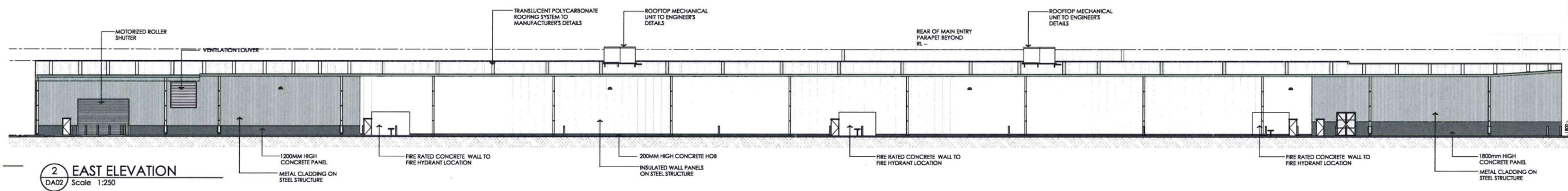


THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT OF LEFFLER SIMES ARCHITECTS

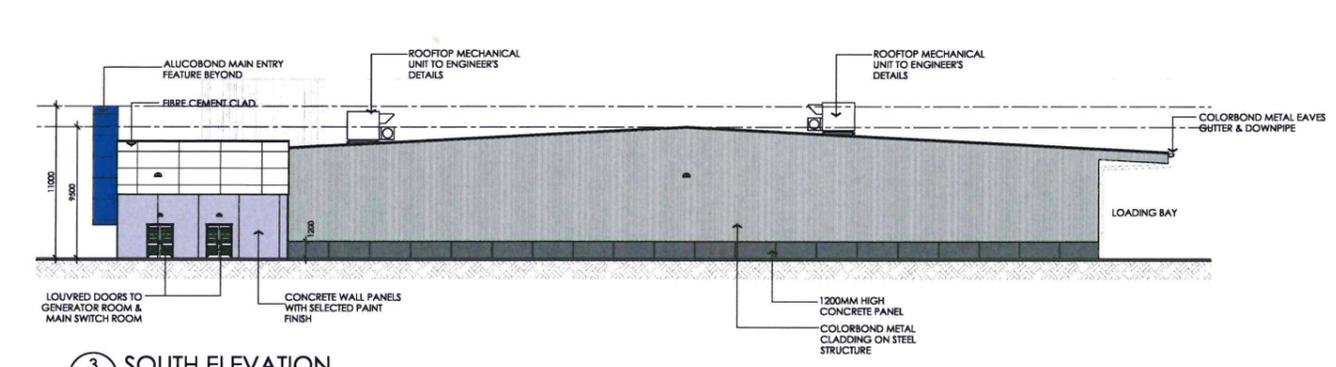
DATE	ISSUE	AMENDMENT	CHK
27.11.13	C	NEW ICONOGRAPHY SIGNAGE ADDED TO NORTH ELEVATION	JAJ
29.11.13	D	CONCRETE HOB ADDED TO GARDEN; METAL CLADDING EXTENDED AT GARDEN	JAJ
08.01.14	E	GARDEN CENTRE CORNER FEATURE INCREASED TO 13m HIGH	JAJ



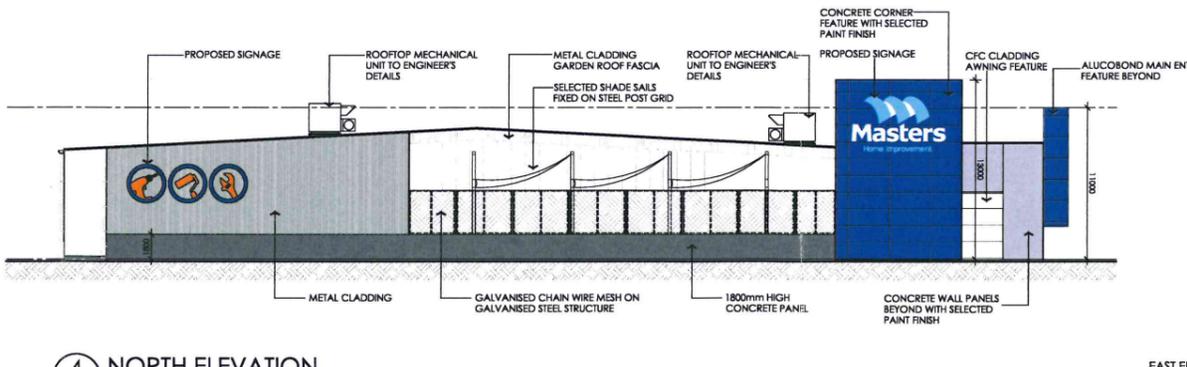
1 WEST ELEVATION
DA02 Scale 1:250



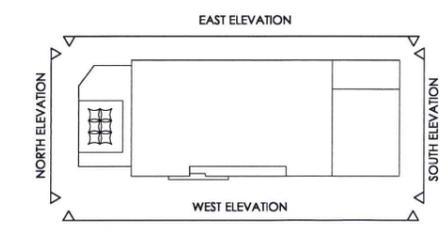
2 EAST ELEVATION
DA02 Scale 1:250



3 SOUTH ELEVATION
DA02 Scale 1:250



4 NORTH ELEVATION
DA02 Scale 1:250



KEY PLAN n15

DEVELOPMENT APPLICATION

ELEVATIONS

110 120 140 160 1100

200 SCALE: 1/250 @_A1



Masters Home Improvement Centre
Hartman Drive, Landsdale, WA

LEFFLER SIMES PTY LTD
ABN 39 001 043 992
WEB: www.lefflersimes.com.au

SYDNEY
MELBOURNE
BRISBANE

7 YOUNG ST NEUTRAL BAY NSW 2089 T: +61 2 99093344
LEVEL 2 - 18 OLIVER LANE VIC 3000 T: +61 3 96546344
2 - 290 BOUNDARY ST SPRING HILL QLD 4004 T: +61 7 31235544

JOB NO: 2947
DATE: JAN 2014
DRAWN: CHW

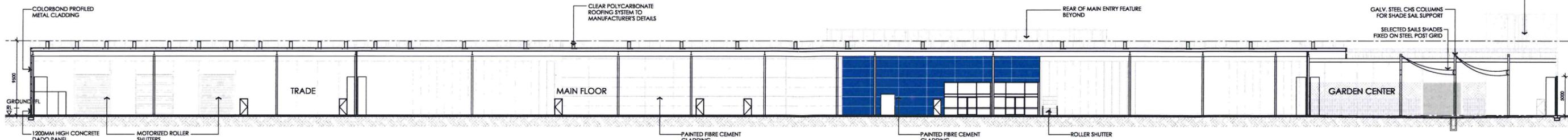
DA04/E

LEFFLER SIMES ARCHITECTS

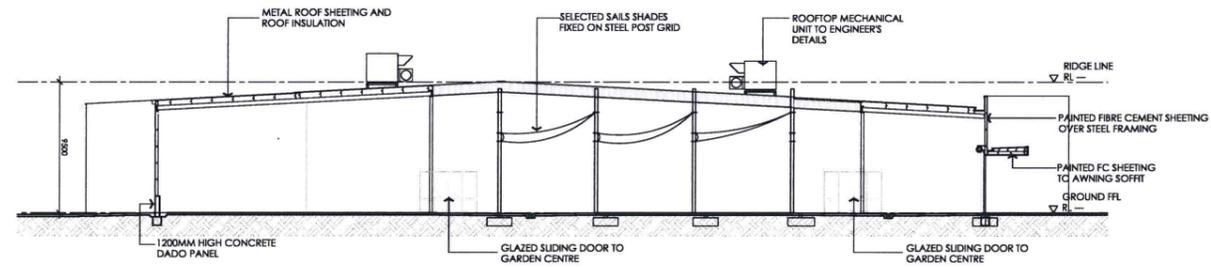


THIS DRAWING AND DESIGN IS SUBJECT TO COPYRIGHT AND MAY NOT BE REPRODUCED WITHOUT PRIOR WRITTEN CONSENT OF LEFFLER SIMES ARCHITECTS

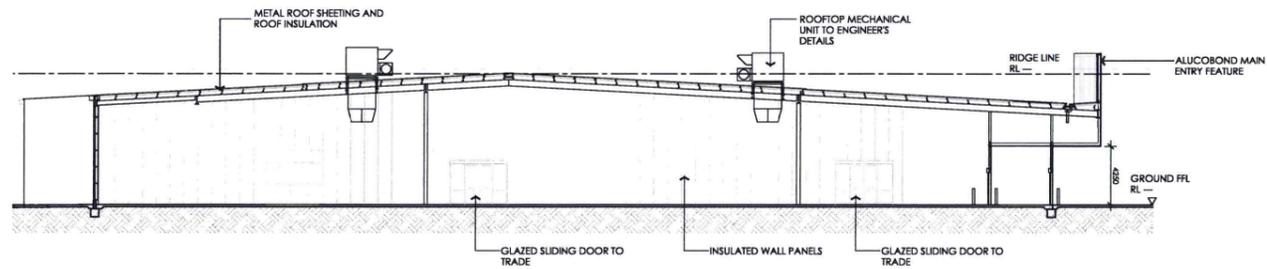
DATE	ISSUE	AMENDMENT	CHK
12.08.13	A	ISSUE FOR DA	SAJ
27.11.13	B	SLIDING DOOR ADDED BETWEEN TRADE & MAIN FLOOR; ISSUED FOR INFORMATION	JAJ
08.01.13	C	CORNER FEATURE ADDED	SAJ



1 SECTION A-A
DA02 Scale 1:250



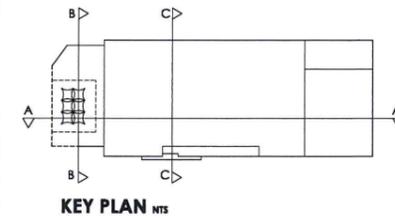
2 SECTION B-B
DA02 Scale 1:250



3 SECTION C-C
DA02 Scale 1:250

EXACT LEVELS TO BE ADVISED BY CIVIL ENGINEER

PRELIMINARY



DEVELOPMENT APPLICATION

SECTIONS

1:10 1:20 1:40 1:60 1:100 1:200

SCALE: 1/250 @_A1



Masters Home Improvement Centre
Hartman Drive, Landsdale, WA

LEFFLER SIMES PTY LTD
ABN 39 001 043 992
WEB: www.lefflersimes.com.au

SYDNEY
MELBOURNE
BRISBANE

7 YOUNG ST NEUTRAL BAY NSW 2089 T: +61 2 99093344
LEVEL 2 - 18 OLIVER LANE VIC 3000 T: +61 3 96546344
2 - 290 BOUNDARY ST SPRING HILL QLD 4004 T: +61 7 31235544

JOB NO: 2947
DATE: Jan 2014
DRAWN: CHW

DA05/C

LEFFLER SIMES ARCHITECTS

List of submitters

Submitter No.	Submitter details
1	Judy Still
2	Ryan Dee and Victoria Pass 1 Vandia Pass, Madely
3	Jason Noel
4	Kaye Willis
5	Danielle Girando 48 Tullamore Drive, Darch
6	Wishes to remain anonymous
7	Steven Bormann 8 Macdermott Parade, Darch
8	Darren Mottolini 84 Tullamore Drive, Darch
9	Mary Miles

Summary of submissions

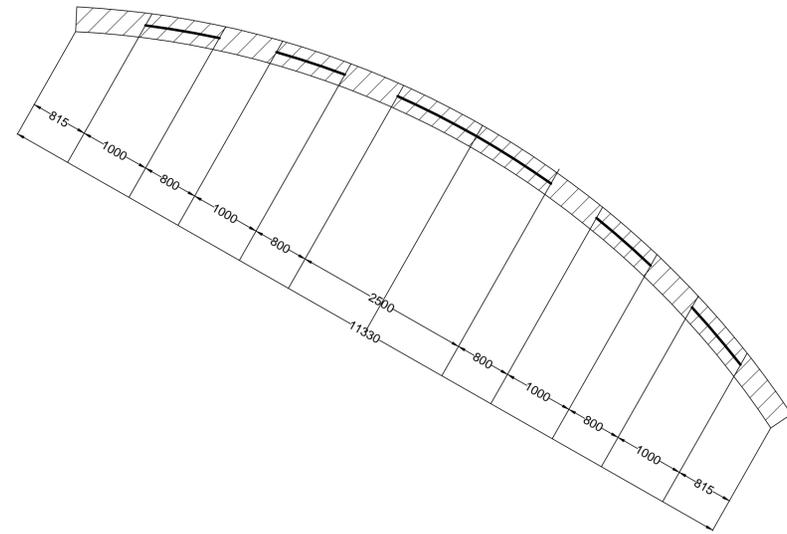
Issue No.	Description of issue	Submitter No.	Administration response
1	Support this development	1	Noted.
2	<p>Numerous concerns relating to the impact of noise generated from the site on the surrounding community. Comments related to the following:</p> <ul style="list-style-type: none"> • A General increase in traffic will generate noise; • Long opening hours both during the week and in the weekend will generate noise; • Deliveries trucks, potential at all hours and reverse beeps from these trucks will generate noise; • The proposed pump room and compacter located on the service road will generate noise; • A solid brick wall should be constructed along the residential side of Hartman Drive to reduce the noise; and • The area will no longer be quiet in weekends. 	1, 2, 3, 4, 5, 6 and 8	<p>The site is zoned as 'General Industrial' under DPS 2 and as such, a number of industrial land uses are 'P' or 'Permitted' and could be developed on the site in the future. It is not considered that the proposed hardware store would pose any more disruption to the surrounding area than these other industrial land uses.</p> <p>Notwithstanding the above, development on the site is required to comply with the <i>Environmental Protection (Noise) Regulations 1997</i>. Administration is recommending a condition requiring an acoustic consultant's report to be submitted for the City's approval prior to the commencement of development. This report will need to indicate the anticipated sound level for all noise associated with the development, and also include specific noise attenuation/mitigation measures to be applied to the development in order to ensure compliance with the <i>Environmental Protection (Noise) Regulations 1997</i>.</p> <p>As outlined in Administration's response to issue 3 below, the opening hours (both for customers and deliveries) of the Masters store will be no longer than 7am till 5pm, Monday to Saturday. It is also expected that no more than five truck deliveries will occur on any day. Truck movements would be one-way through the service road, it is unlikely that any reversing beeps would occur in any close proximity to residential areas.</p> <p>In relation to the pump room and other services depicted in the southeast corner of the site, the applicant has indicated</p>

			<p>that these are fire emergency services and will only be operated in the event of a fire. Administration notes that the pump room and other associated structures are located over 50 metres from the nearest residence. Therefore, it is unlikely that these would impact on surrounding residential areas.</p> <p>It is agreed that the development may generate a increase in traffic due to the number of customers attracted to the site. Administration notes that the additional volume of traffic identified within the Traffic Impact Assessment (TIA) provided with the application is well within the capacity of the surrounding road network as the roads surrounding the site are currently carrying well under their planned capacity. Furthermore, the TIA estimates that only a small number of customers (20-25%) would travel to and from areas east of the site. These traffic movements are likely to occur along Mullingar Way or Gnangara Road, therefore, it is not likely that local residential streets southeast of the site will be heavily affected by the development.</p> <p>See also Administration's response to issue 3 below.</p>
3	<p>The proposed service road accessing Mullingar Way will result in the following:</p> <ul style="list-style-type: none"> • Additional traffic and noise; • Additional large truck movements along residential streets southeast of the site; • Large trucks coming and going at all hours of the day and night; and • A general disturbance and safety issue. 	3, 5, 6 and 9	<p>Administration does not consider the proposed service road will adversely impact on the surrounding community for the following reasons:</p> <ul style="list-style-type: none"> • The southern portion of the site is zoned as 'General Industrial' under DPS 2 and may be developed for permitted industrial uses at any point of time in the future. There is no access restriction around Mullingar Way, therefore, any development proposed in the future is likely to gain access from Mullingar Way. A development outcome such as this would also result in an increase of activity in the locality; • The Operations Management Plan (OMP) provided within the application confirms that the 'receiving' area and loading dock will only be open between the hours of 7am and 5pm, therefore, any additional traffic and

			<p>noise associated with servicing and deliveries will be restricted to these hours.</p> <ul style="list-style-type: none"> The OMP identifies that the service road will be one-way, with Mullingar Way being an entry only point. As it is likely that the vast majority of traffic movements to this service road will originate from Hartman Drive, they will enter the site from Mullingar Way and exit via Cowle Street. On this basis, it is not considered that the service road would cause additional traffic or safety issues on local roads southeast of Mullingar Way. <p>Notwithstanding the above, it is acknowledged that customers may try to access the site using the service road, therefore, Administration is recommending a condition to prevent this from occurring.</p>
4	The increased traffic will be a problem/ safety issue.	3, 5, 6 and 8	Refer to Administration's response to issue 2 and 3 above. Administration also notes that
5	The disturbance will impact on children's sleep and/or development	3 and 6	As outlined in Administration's response to issue 2 above, any noise generated will only be between the hours of 7am and 5pm, Monday to Saturday, and 11am till 5pm on Sundays. It is not likely that any noise generated between these hours would impact on the sleeping patterns and/or development of children.
6	Light emissions from the site will be a disturbance.	8	The Masters Store would only be open between the hours of 7am and 5pm and 11am till 5pm on Sundays. Outside of these hours there would be no use for lights and light emission are unlikely to cause an issue. Notwithstanding this, Administration is recommending a condition of approval requiring the applicant to provide a lighting plan to the City which demonstrates that light spill will not impact on surrounding residential land.
7	A single access from Hartman Drive is inadequate due to it being a 70km/hr road with only one lane. It will be difficult to turn right into the site with no easement for traffic to wait until they enter, and likewise, it will be difficult to turn right out of the site to continue north. The issue will worsen if Hartman Drive is	7	The City is planning for Hartman Road to ultimately be constructed as a four lane dual carriageway road. At such time as this occurs, if the Masters Store is under construction, a right turn slip lane and 'seagull island' will likely be constructed within the median to accommodate traffic turning

	duelled. Secondary entry/exit points must be investigated.		right into, and right out of the Masters site. Alternatively, if Hartman Road becomes a dual carriageway prior to the development of the Masters commencing, the applicant/landowner is aware of their responsibility to modify the median to provide this slip lane and 'seagull island' in accordance with AustRoads standards for a 70km per hour speed limit. Based on this, and because Administration is satisfied with the traffic modelling which has been undertaken, it is not considered necessary for secondary access points to be investigated.
8	It is unknown what the 'residual' land use will be.	3 , 5 and 8	The remaining portion of the site is zoned as 'General Industrial' and may be developed and used for a range of activities that are permitted within the 'General Industrial' zone under DPS 2.
9	The street on which the development is to be located is well known to hoons and this development will cause more of this activity within the car parking area.	3	This is not considered to be a planning matter. The submitter is advised to contact the Police in the instance that there is 'hooning' on nearby streets or private property.
10	When purchasing our house we were informed the area was a light Industrial area and would operate during Monday to Friday business hours and not on weekends.	3	The site is zoned as 'General Industrial' under the City's DPS 2. Between 3 October 2011 and 29 November 2011, The City advertised proposed Amendment 117 to DPS 2 for public comment. Amendment 117 proposed to introduce the 'Hardware Store' use class as an 'additional use' on the site. Proposed Amendment 117 was advertised by way of two on-site signs, advertising in the local newspaper, a notice in the Council's offices and on the City's website, and letters to affect nearby property owners. No objections were received to the proposal and eventually proposed Amendment 117 to DPS 2 was gazetted on 11 June 2013. The current submitter was not sent a letter in relation to Amendment 117 because his property does not overlook and is not adjacent to the application area.
11	It is identified that 'existing' landscaping will be retained along Mullingar Way; however, this is only dirt and mulch which provides no barrier to the noise and light which this development will cause.	8	The portion of the subject land adjacent to Mullingar Way is not yet proposed to be developed; therefore, additional landscaping around this portion of the site has not been proposed. The City considers this reasonable as the style and footprint of the future development on this portion of the site is not yet known. When the City receives an application to

			develop this portion of the site, additional landscaping will be required in accordance with Clause 4.17 of DPS 2.
12	The site is the remaining piece of bushland for home to the Black Cockatoo. Consideration should be given to leaving this land as natural bushland.	8	The subject site is zoned as 'General Industrial' under the DPS 2, and can be developed for any purpose permitted in the 'General Industrial' zone.
13	There is no buffer area between the General Industrial zoned land and the Residential zoned land in accordance with State Planning Policy 4.1 - State Industrial Buffer Policy (SPP 4.1).	8	SPP 4.1 relates to the imposition of industrial buffer zones during the preparation and review of statutory planning documents such as Schemes or Structure Plans. The current proposal seeks only to develop land in accordance with the purpose for which it is already zoned. Therefore, the provisions of SPP 4.1 cannot be applied to the assessment of the current proposal.
14	As MacDermott Parade does not yet join up with Furniss Road (which leads onto Mullingar way) more traffic will flow onto Tullamore Drive. The speed and traffic down Tullamore Drive is an issue and often people are speeding and a large number of large tuck are also using Tullamore Drive.	8	This issue is unrelated to the current application.



WALL PLAN VIEW - SCALE 1:50

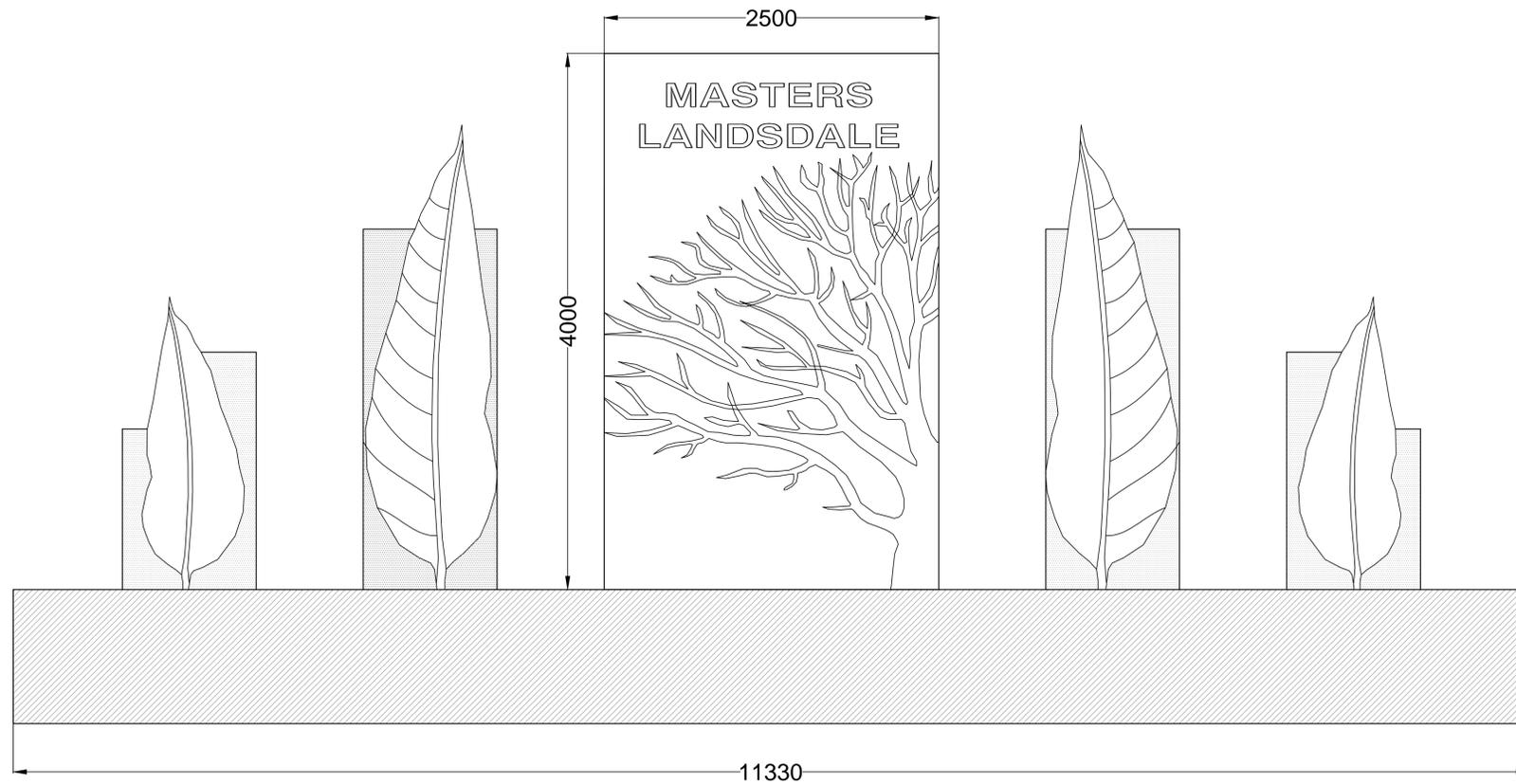
IMAGERY



Q DESIGN EQUISSETTI



Q DESIGN SKELETAL LEAF FREESTANDING PANEL

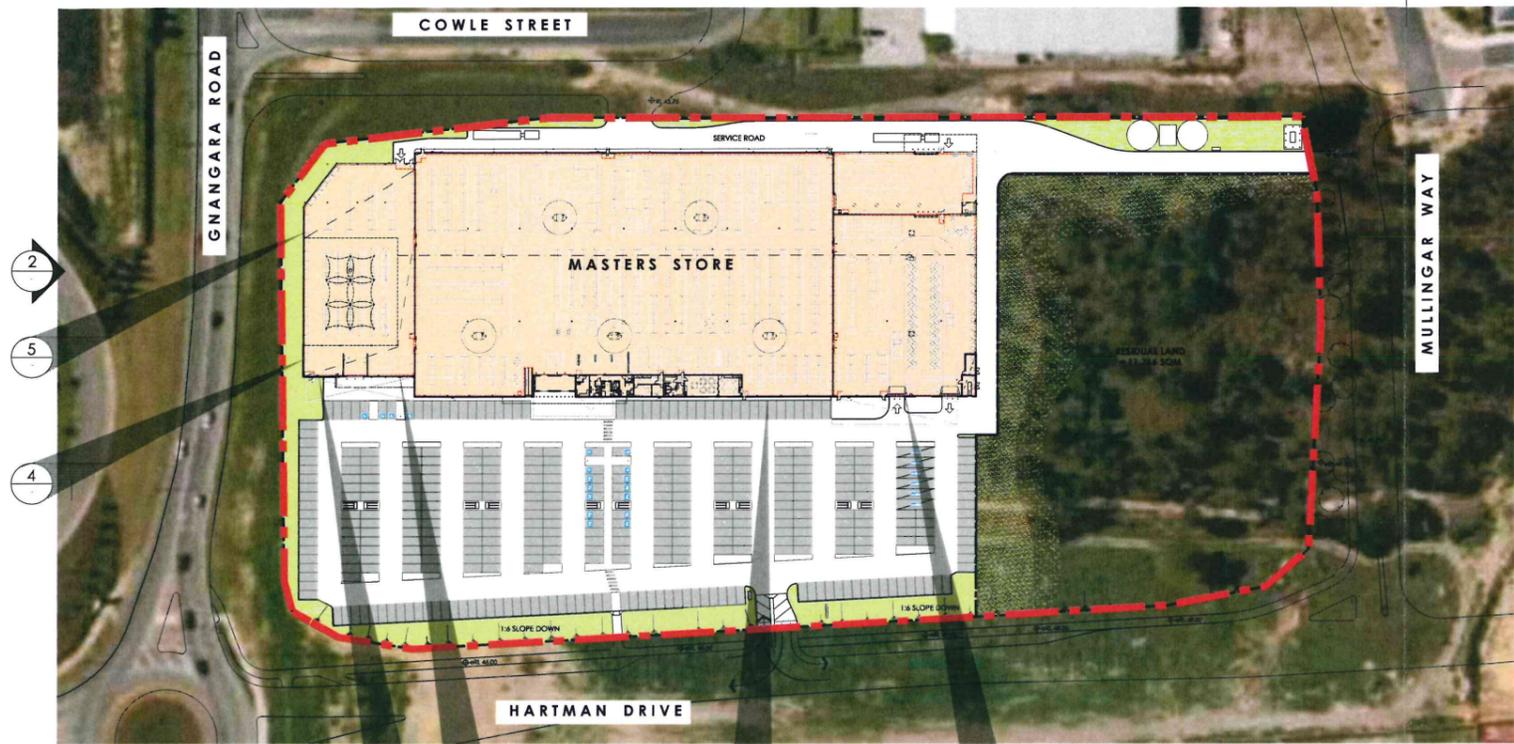


23 colray avenue, osborne park
 ph:9242 2299 fax: 9242 2229
 julian@deepgreenlandscaping.com.au
 www.deepgreenlandscaping.com.au

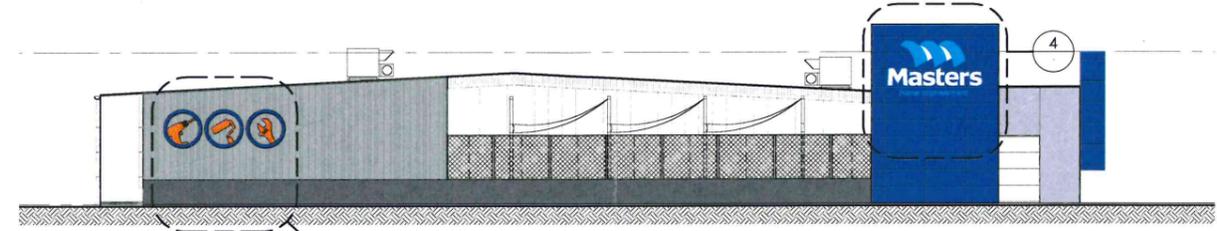


PROJECT MASTERS LANDSDALE		DRAWING ENTRY STATEMENT CONCEPT				ISSUE FOR COMMENT			REVISIONS			
CLIENT MASTERS HOME IMPROVEMENT		DRAWING NO L-01	SCALE 1:500	SHEET A1	REVISION 0	DRAWN AD	CHECKED JR	DATE 19/12/13	No	DATE	DRAWN	DETAILS
									0	13/9/13	AD	DRAFT CONCEPT

08.01.14



1 SITE PLAN
Scale 1:1000



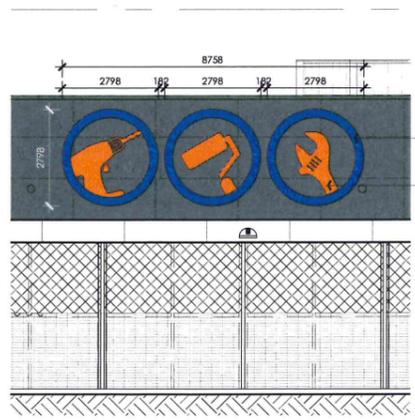
2 NORTH ELEVATION
Scale 1:250



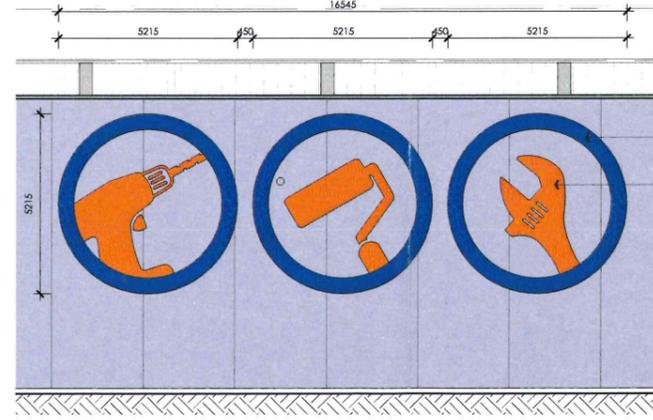
3 WEST ELEVATION
Scale 1:250



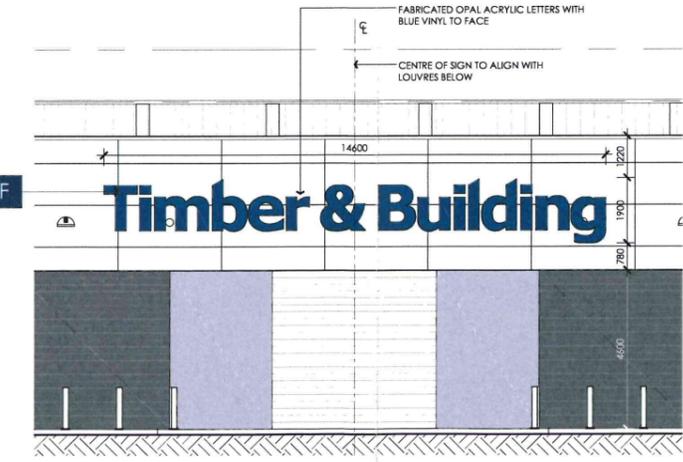
4 MASTERS SIGNAGE DETAIL
DA06 Scale 1:100
INTERNALLY-ILLUMINATED



5 SMALL ICONOGRAPHY
Scale 1:100
NON-ILLUMINATED



6 LARGE ICONOGRAPHY
Scale 1:100
NON-ILLUMINATED



7 TIMBER & BUILDING SIGNAGE
Scale 1:100
NON-ILLUMINATED

FINISHES	
B	Matched to PMS 877 Vinyl Avery 990 Silver Metallic
C	Vinyl to match PMS 298
D	Vinyl to match PMS 290
E	Vinyl to match PMS 158
F	Blue Vinyl
G	2pak painted to match Alucobond Ultramarine Blue

- 2000 MM VERTICAL ICON**
- Fabricated polycarbonate icon with internal LED illumination and translucent vinyl to face. Returns painted to match Silver Electric Blue.
 - Main wordmark is moulded letters with internal LED illumination.
 - Secondary wordmark is fabricated opal acrylic letters with internal LED illumination and translucent vinyl to face.
 - Individual letters and icon sit on an approx 50mm deep ACM clad mount to house LED componentry.

- ICONOGRAPHY**
- SINGLE SIDED VINYL BANNER SUITABLE FOR EXTERNAL USE
 - NON-ILLUMINATED

- ICONOGRAPHY**
- SINGLE SIDED VINYL BANNER SUITABLE FOR EXTERNAL USE
 - NON-ILLUMINATED

- TIMBER & BUILDING**
- 125mm THICK FABRICATED OPAL ACRYLIC LETTERS WITH BLUE VINYL TO FACE. RETURNS PAINTED TO MATCH WATTL TRAIN SPLASH
 - INDIVIDUAL LETTERS FIXED DIRECTLY TO FACADE
 - NON-ILLUMINATED

Building Signage Elevations & Details

15 110 125 150 SCALE: As Shown @ A1



Masters Home Improvement
Hartman Drive, Landsdale, WA

LEFFLER SIMES PTY LTD
ABN 39 001 043 992
WEB: www.lefflersimes.com.au

SYDNEY
MELBOURNE
BRISBANE

7 YOUNG ST NEUTRAL BAY NSW 2089 T: +61 2 99093344
LEVEL 2 - 18 OLIVER LANE VIC 3000 T: +61 3 96546344
2 - 290 BOUNDARY ST SPRING HILL QLD 4004 T: +61 7 31235544

JOB NO: 2947
DATE: JAN 2014
DRAWN: CHW

SA02-B/A

LEFFLER SIMES ARCHITECTS