



## **Metro North-West Joint Development Assessment Panel Agenda**

**Meeting Date and Time:** Thursday 20 August, 2015; 10am  
**Meeting Number:** MNWJDAP/96  
**Meeting Venue:** City of Joondalup  
90 Boas Avenue, Joondalup

### **Attendance**

#### **DAP Members**

Ms Karen Hyde (Presiding Member)  
Mr Paul Drechsler (Deputy Presiding Member)  
Mr Fred Zuideveld (Specialist Member)  
Cr Frank Cvitan JP (Local Government Member, City of Wanneroo)  
Cr Russell Driver (Local Government Member, City of Wanneroo)  
Cr Liam Gobbert (Local Government Member, City of Joondalup)  
Cr Philippa Taylor (Local Government Member, City of Joondalup)

#### **Officers in attendance**

Mr Nash Bojic (City of Wanneroo)  
Mr Jay Naidoo (City of Wanneroo)

#### **Local Government Minute Secretary**

Mr John Byrne (City of Joondalup)

#### **Applicant and Submitters**

Mr Tayne Evershed (Planning Solutions)  
Mr Dan Lees (TPG)

#### **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**

Cr John Chester (City of Joondalup)

#### **3. Members on Leave of Absence**

Nil



#### **4. Noting of Minutes**

The Minutes of the Metro North-West JDAP Meetings No.94 and No.95 held on the 14<sup>th</sup> and 17<sup>th</sup> August 2015 were not available at the time of Agenda preparation.

#### **5. 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.

#### **6. Disclosure of Interests**

Nil

#### **7. Deputations and Presentations**

Nil

#### **8. Form 1 - Responsible Authority Reports – DAP Application**

<b>8.1</b>	Property Location:	Lot 335 (79) Gnangara Road, Wangara
	Application Details:	Showroom, Warehouse, Recreation Centre and Convenience Store
	Applicant:	Planning Solutions
	Owner:	Crestwood Holdings Pty Ltd
	Responsible authority:	City of Wanneroo
	DoP File No:	DAP/15/00813

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

<b>9.1</b>	Property Location:	Lot 929 (1244) Marmion Avenue, Currambine
	Application Details:	Modifications to approved cinema complex and car park
	Applicant:	TPG Town Planning, Urban Design and Heritage
	Owner:	Roman Catholic Archbishop and Davidson Pty Ltd
	Responsible authority:	City of Joondalup
	DoP File No:	DP/13/00791

#### **10. Appeals to the State Administrative Tribunal**

Nil

#### **11. General Business / Meeting Closure**



**Form 1 - Responsible Authority Report**  
(Regulation 12)

<b>Property Location:</b>	Lot 335 (79) Gnangara Road, Wangara
<b>Application Details:</b>	Showroom, Warehouse, Recreation Centre and Convenience Store
<b>DAP Name:</b>	Metro North-West Joint Development Assessment Panel (JDAP)
<b>Applicant:</b>	Planning Solutions
<b>Owner:</b>	Crestwood Holdings Pty Ltd
<b>LG Reference:</b>	DA2015/997
<b>Responsible Authority:</b>	City of Wanneroo
<b>Authorising Officer:</b>	Pas Bracone Manager, Planning Implementation
<b>Department of Planning File No:</b>	DAP/15/00813
<b>Report Date:</b>	13 August 2015
<b>Application Receipt Date:</b>	29 May 2015
<b>Application Process Days:</b>	90 days
<b>Attachment(s):</b>	1 – Location Plan 2 – Development Plans and Elevations 3 – Schedule of Submissions 4 – Sign on Site Details 5 – Advertising Letters to Adjoining Landowners 6 – Map

**Officer Recommendation:**

That the Metro North-West JDAP resolves to:

**Approve** DAP Application reference DA2015/997 and accompanying plans in accordance with the provisions of the City of Wanneroo's District Planning Scheme No. 2, subject to the following conditions:

- a) The proposed '**Showroom**', '**Warehouse**', '**Recreation Centre**' and '**Convenience Store**', as depicted on the approved plans, shall accord with the following definitions contained within District Planning Scheme No. 2:

***"Showroom** means premises wherein goods are displayed and may be offered for sale or hire excluding the sale of foodstuffs, liquor or beverages, items of clothing or apparel (except as hereinafter stipulated in this definition) or personal adornment, magazines, books, newspapers or paper products, and medicinal or pharmaceutical products unless assembled or manufactured on the premises. The term includes the sale of secondhand clothing or apparel by welfare and charitable agencies with the approval of Council."*

***"Warehouse** means premises used for storage of goods and may include the carrying out of commercial transactions involving the sale of such goods by wholesale."*



***“Recreation Centre means any premises used for physical exercise or sports including swimming, ice skating, ten pin bowling, cricket, tennis, squash, soccer, billiards and similar activities.”***

***“Convenience Store means any land and or buildings used for the retail sale of convenience goods being those goods commonly sold in supermarkets, delicatessens and newsagents but including the sale of petrol and petroleum products and motor vehicle accessories and operated during hours which include but which may extend beyond normal trading hours and providing associated parking. The buildings associated with a convenience store shall not exceed 300m<sup>2</sup> gross leasable area.”***

- b) 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.
- c) Floodlighting being designed in accordance with the Australian Standards for the Control of Obtrusive Effects of Outdoor Lighting (AS4282) and shall be internally directed to not overspill into nearby lots. All floodlights shall be oriented and hooded to eliminate disturbance to occupants on the surrounding properties.
- d) All refuse shall be stored within the designated bin enclosure/s and shall be collected from the site by a private contractor at the cost of the applicant/owner.
- e) Detailed landscaping and reticulation plans for the subject site and adjacent road verge shall be lodged for approval by the City within six (6) months from the date of this approval. Planting and installation shall be in accordance with the approved landscaping and reticulation plans and completed prior to the occupation of the development and thereafter maintained to the City's satisfaction.
- f) 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.
- g) All proposed crossovers are to be constructed in concrete to the City of Wanneroo's commercial specifications.
- h) 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.
- i) 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.
- j) 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.

- k) The applicant shall undertake adequate measures to minimise any impacts of dust and sand drift from the site.
- l) The applicant/landowner shall ensure compliance with the Environmental Protection (Noise) Regulations 1997 as outlined within the Environmental Acoustic Assessment dated 21 May 2015 completed by Lloyd George Acoustics Pty Ltd.
- m) The pylon signs ('Bulkyplex' and '7-Eleven') are approved for the locations marked "A" on the approved plans. By this condition, the landowner agrees to the relocation of these pylon signs at their own cost to the locations marked "B" on the approved plans when the land identified as '*Other Regional Road*' under the *Metropolitan Region Scheme* is acquired for road widening purposes. No further planning approval will be required for the relocation of the signs referred to in this condition.
- n) The proposed 'Bulkyplex' pylon sign as indicated in the red on the approved plan shall be reduced in height to 8.0 metres and width of 2.5 metres so as to comply with the City of Wanneroo Signs Local Planning Policy.
- o) The proposed '7-Eleven' pylon sign as indicated in the red on the approved plan shall be reduced in height to 6.0 metres so as to comply with the City of Wanneroo Signs Local Planning Policy.
- p) The applicant shall adhere to the recommendations contained within the road safety audit report prepared by Transcore dated 15 April 2015, submitted with this application. The recommendations are to be carried out at the full cost of the applicant to the specification and satisfaction of the City of Wanneroo.
- q) The landowner shall make a contribution to the City of Wanneroo for the provision of arterial roads and associated facilities (including administrative costs) to service the East Wanneroo Structure Planning Cell No. 7, prior to the issue of a building license and in accordance with Part 10 of the City of Wanneroo District Planning Scheme No. 2.
- r) The applicant shall, in accordance with Part 10.14.3(e) of the City's District Planning Scheme No. 2, make arrangement for Gngara Road to be widened in accordance with the attached land requirements plan (**Attachment 6**) to the satisfaction and specification of the City of Wanneroo.

#### ADVICE TO APPLICANT/LANDOWNERS:

- 1 The City does not undertake to ascertain the validity of signatures nor the authority of the persons nominated as owners.
- 2 This is a planning approval only and is issued under the City of Wanneroo's District Planning Scheme No. 2 and the Metropolitan Region Scheme. It is the proponent's responsibility to comply with all other applicable legislation and obtain all required approvals, licences and permits prior to commencement of this development.



- 3 This planning approval does not take into account any restrictive covenants. It is the proponent's responsibility to ensure that the development will not result in a conflict of contractual obligations.
- 4 In relation to condition k, adequate measures to minimise any impacts of dust and sand drift from the site include all requirements as stipulated within the Department of Environmental Regulation's '*A guide for managing the impacts of dust and associated contaminants from land development sites, contaminated sites remediation and other related activities*'.
- 5 In relation to condition q, the applicant is advised to contact the City of Wanneroo to obtain a quotation for the payment of developer contribution in accordance with Part 10 of District Planning Scheme No. 2.
- 6 In relation to condition m, failure to relocate the signs to location 'B' to the satisfaction of the City at the reasonable time will be considered a non-compliance with this approval.

#### **Background:**

Property Address:	Lot 335 (79) Gnangara Road, Wangara
Zoning	MRS: Industrial and Other Regional Roads
	TPS: Service Industrial and Other Regional Roads
Use Class:	Showroom, Warehouse, Recreation Centre and Convenience Store
Strategy Policy:	N/A
Lot Size:	2.0 hectares
Existing Land Use:	Vacant
Value of Development:	\$6,500,000

Lot 335 (79) Gnangara Road, Wangara is located directly opposite the intersection of Gnangara Road and Klaraborg Drive. The subject site is surrounded by 'Service Industrial' zoned land to the north, east and west. The site fronts 'Residential' zoned land and areas of public open space located to the south of Gnangara Road (refer to **Attachment 1**).

The subject lot is zoned 'Service Industrial' under the City's District Planning Scheme No. 2 and the East Wanneroo Cell 7 Agreed Structure Plan No. 9 (ASP 9).

The site was subject to Amendment No. 9 to ASP 9 which was adopted by the Western Australian Planning Commission (WAPC) on 8 August 2014. The Amendment provided direct access from Lot 335 (subject lot) to Gnangara Road via left-in/left-out cross-overs.

#### **Details: outline of development application**

The current application proposes the following development on the site:

- Six Showrooms ranging from 343m<sup>2</sup> to 688m<sup>2</sup>.
- 14 Warehouses ranging from 114m<sup>2</sup> to 239m<sup>2</sup>.
- A Convenience Store which operates 24 hours seven days per week;



- A Recreation Centre catering for a maximum of 50 people at any one time which operates 24 hours seven days per week;
- 194 carbays across the site; and
- Signage associated with the proposed uses, including wall and pylon signage;

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); and  
East Wanneroo Cell 7 – Agreed Structure Plan No. 9 (ASP 9).

#### State Government Policies

nil

#### Local Policies

Signs Local Planning Policy (Signs LPP)

### **Consultation:**

#### Public Consultation

The proposal was advertised for public consultation between 30 June 2015 and 21 July 2015. In accordance with Clause 6.7 of DPS 2, advertising occurred by way of a sign on site, letters written to adjacent landowners, a notice in Council office and the City's website. A total of two submissions were received within the 21 days advertising period.

A summary of these submissions, along with Administration's comments relating to each issue raised is provided in **Attachment 3**. The key issue raised by the submitters relate to the advertising sign location which is discussed further in the schedule of submission (**Attachment 3**).

#### Consultation with other Agencies or Consultants

The subject property is affected by an 'Other Regional Road' reservation for Gnangara Road as per WAPC Land Requirement Plan No. 1.2978/2. 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 to the City dated 4 August 2015, the DoP advised the following:

- Based on the approved Structure Plan, the Department has no objection on regional transport grounds.

Administration is supportive of this advice from the DoP as the application is consistent with the access points as shown on the approved ASP 9.

### **Planning assessment:**



The proposal has been assessed against the provisions of the City's DPS 2, ASP 9 and the City's Signs Local Planning Policy (Signs LPP). The proposal is considered to generally accord with the requirements of these documents. Notwithstanding this, the following variations and issues have been noted and warrant further discussion:

### Landscaping

Clauses 4.7.4 and 4.17.2 of DPS 2 require the first 3 metres of a lot abutting a street boundary to be set aside as landscaping. The proposal generally achieves this requirement, however, a 2 metre wide landscaping strip has been proposed for a portion of land along Gnangara Road adjacent to the Convenience Store. The Administration supports a 2 metre wide landscaping strip as it is considered to be a minor variation and will not have any discernable impact on the visual amenity of the development or general area as viewed from Gnangara Road. Furthermore, the reduced landscaping strip will be offset by the street verge which is required to be landscaped in accordance with Clause 4.17.1 of DSP 2. This will add to the visual amenity of the overall development.

Clause 4.17.1 of DPS 2 requires a minimum of 8% of a development site to be set aside, developed and maintained as landscaping. The proposed development incorporates 7% of landscaping, thus resulting in a 1% variation. The majority of landscaping has been provided along the Gnangara Road frontage to compensate for the overall landscaping shortage. Administration considers the variation to be minor as it would not have any discernable impact on the visual amenity of the development or general area as viewed from Gnangara Road.

### Signage

The proposal includes a significant amount of advertising signage and has been assessed against the Signs LPP. The majority of signage proposed is consistent with the Signs LPP, however significant departures to the provisions of the Signs LPP relating to on-wall signs and pylon signs have been noted and are discussed below.

The Signs LPP permits pylon signs to a maximum height of 6 metres and maximum width of 2.5 metres. This may be increased to a maximum height of 8 metres for a multi-tenancy sign which features infills for multiple tenancies. The proposed pylon signs are proposed as follows:

- A multi-tenancy 'Bulkyplex' pylon sign which measures 12 metres (high) x 3.5 metres (wide); and
- A single-tenancy '7-Eleven' pylon sign which measures 7 metres (high) x 1.8 metres (width).

These significant pylon sign variations to both the height and width are contrary to the City's LPP and are not supported. The variations are considered excessive, unnecessary, and inconsistent with existing streetscape and are likely to create an undesirable precedent to the bulk and scale of pylon signs in the locality. The Administration has recommended a condition of approval requiring the dimensions of 'Bulkyplex' pylon sign (height and width) and '7-Eleven' pylon sign height only to be reduced so as to accord with the provisions of the Signs LPP.

The City's Signs LPP states that on-wall signs are 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 8sqm. The proposed showrooms and recreation centre incorporates signage to the southern (front) elevation as follows:

- Showroom Tenancy 1: Two signs measuring 34.67m<sup>2</sup> each (69.34m<sup>2</sup> in total);
- Showroom Tenancy 2: One sign measuring 38.53m<sup>2</sup>;
- Showroom Tenancy 3: One sign measuring 38.53m<sup>2</sup>;
- Recreation Centre Tenancy 4: One sign measuring 38.53m<sup>2</sup>;
- Showroom Tenancy 5: One sign measuring 38.53m<sup>2</sup>;
- Showroom Tenancy 6: One sign measuring 38.53m<sup>2</sup>; and
- Showroom Tenancy 7: Two signs measuring 34.67m<sup>2</sup> each (69.34m<sup>2</sup> in total)

The proposed showroom and recreation centre development therefore proposes significant variations to the 'on wall sign' provisions of the Signs LPP, specifically the 8 square metre maximum area. The total area of the southern elevation which is covered by signage is 331.33 square metre, this represents a total of 25% of façade area. Although the variation is significant, given the scale of the proposed buildings, the area of signage proposed is considered to be capable of support. The imposition of the 8 square metre maximum on-wall sign area under the Signs LPP is considered to be restrictive in this instance. The on-wall signs are supported by the Administration in this instance due to the size of the showroom buildings, their setback from Gnangara Road and the overall size of the signs being 25% of the façade area.

The Signs LPP states that variations to the abovementioned standards may be considered within the context of a signage strategy. Administration considers the detail provided by the applicant to contain the relevant detail that is expected of a signage strategy. The City is therefore satisfied that the abovementioned variation can be considered without the need for the preparation of a signage strategy.

### **Conclusion:**

The development application submitted for Recreation Centre, Warehouse, Showroom, Convenience store and associated signage at Lot 335 (79) Gnangara Road, Wangara has been assessed against the provisions of the City's DPS 2, ASP 9, and Signs LPP. The variations proposed by the application are generally considered acceptable (apart from the pylon sign heights) and it is therefore recommended that the application be approved subject to conditions.



# LOT 335 (79) GNANGARA ROAD WANGARA

Parri Rd

WANGARA

Lot 1

Lot 337

Lot 333

Lot 335

**Subject Lot**

Lot 336

Rigali Way

Gnangara Rd

Klaraborg Dr

Bethwyn Cct

SUSAN PARK

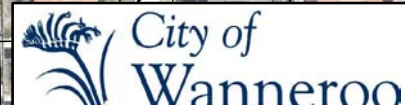
MADELEY

Leata Link

net Dr



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Produced by Planning & Sustainability  
Date: 31 July 2015

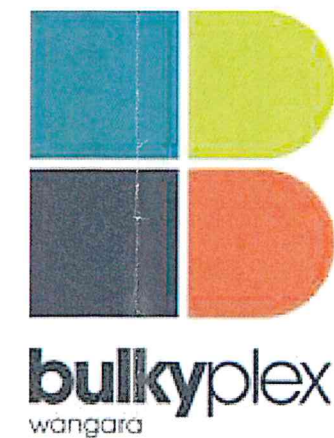




**PROJECT NUMBER**  
15.006

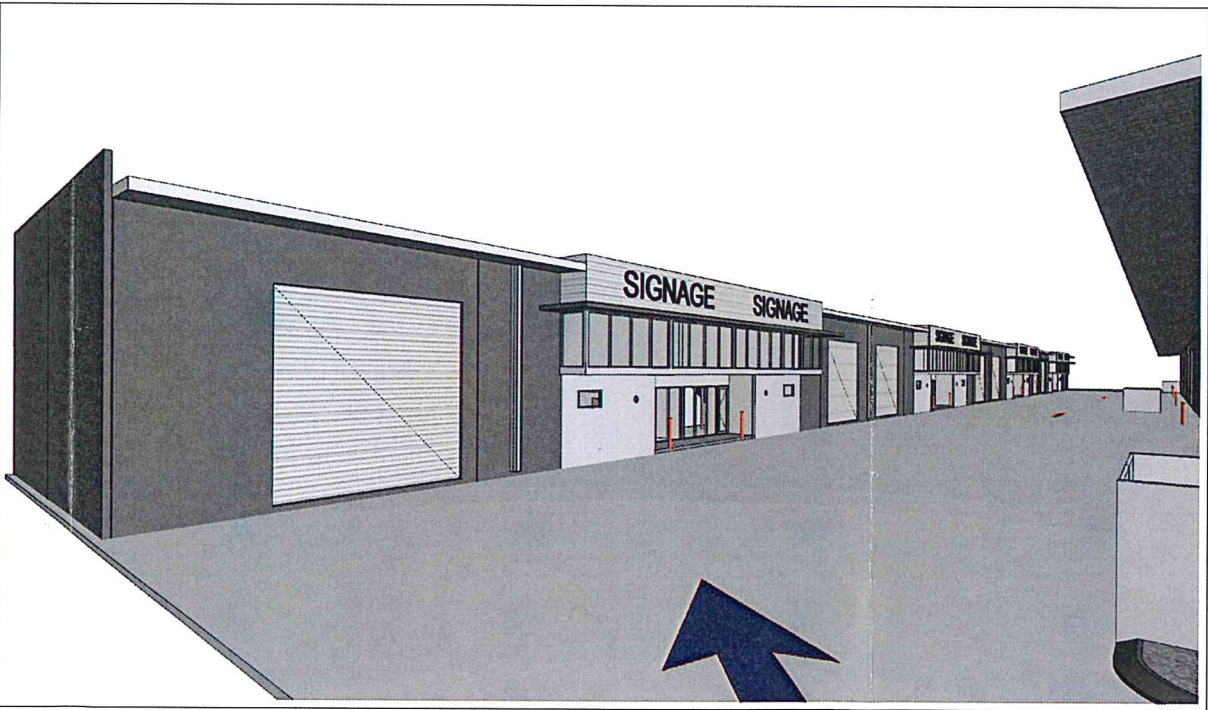
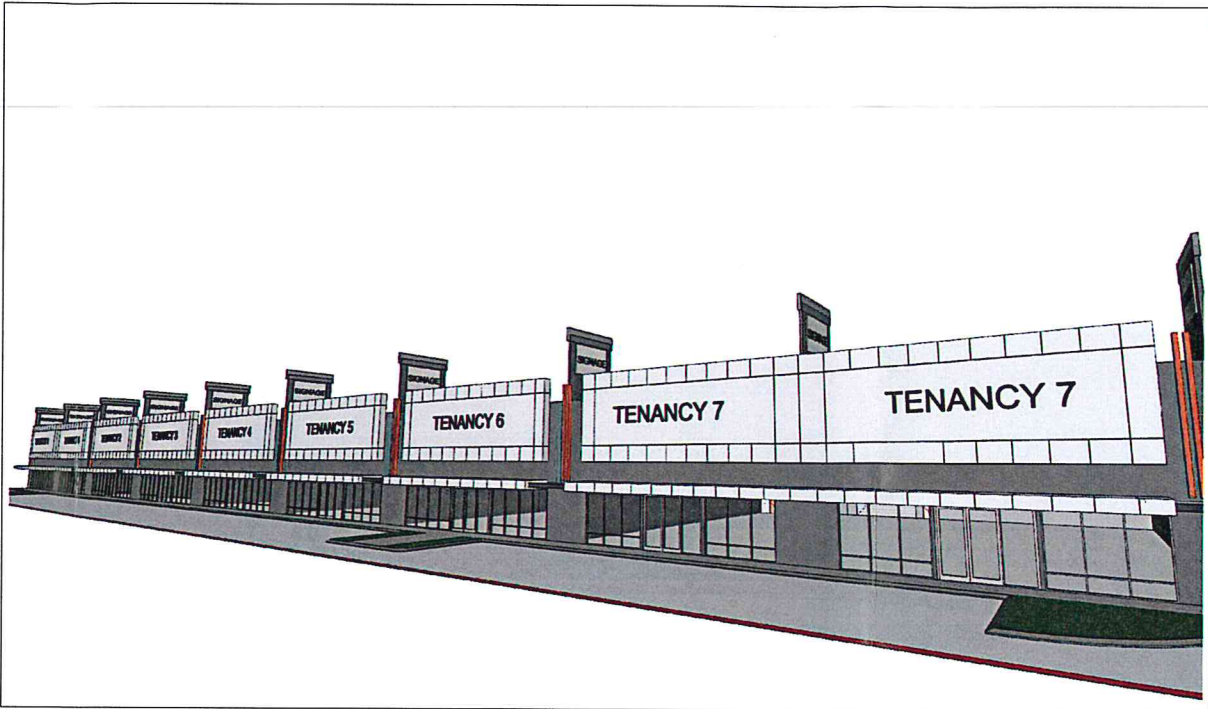
**CLIENT**  
CRESTWOOD HOLDINGS PTY LTD

**PROJECT ADDRESS**  
Lot 335, # 79 GNANGARA ROAD, WANGARA



Suite 6/176 Main Street  
Osborne Park WA 6017  
Telephone: 08 9207 3995  
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REV	DESCRIPTION	BY	DATE
K	ISSUED FOR DA	EdB	28/05/15
J	ISSUED FOR CLIENT COMMENT	EdB	14/05/15
H	ISSUED FOR 3D PERSPECTIVES	EdB	20/04/15
G	REVISED FOR COMMENT	EdB	17/04/15
F	REVISED FOR COMMENT	EdB	14/04/15
E	PARKING CALC. & LANDSCAPING NOTES AMENDED	EdB	01/04/15
D	AMENDED AS PER MEETING COMMENTS	EdB	30/03/15
C	AMENDED AS PER CLIENT COMMENT	EdB	30/03/15
B	AMENDED AS PER CLIENT COMMENT	EdB	13/03/15
A	SKETCH DESIGN 1 - ISSUED FOR CLIENT COMMENT	EdB	12/03/15



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**MICHAEL LITTLE DESIGNS**  
BUILDING DESIGNERS AUSTRALIA

CLIENT  
**CRESTWOOD HOLDINGS P/L**

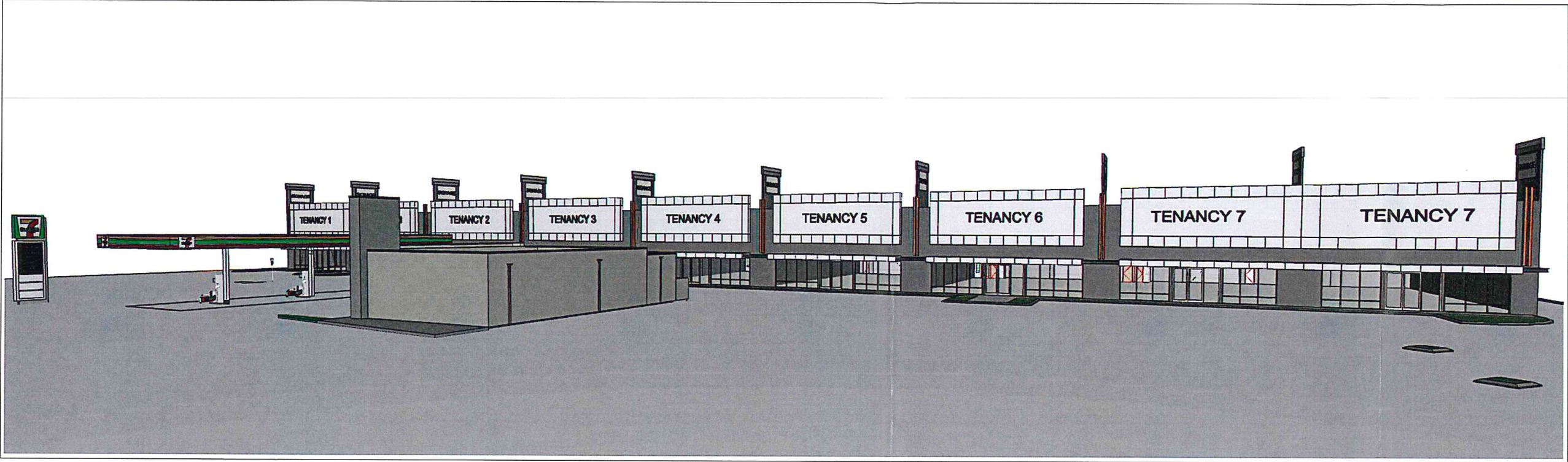
PROJECT  
**LOT 335, GNANGARA ROAD, WANGARA**

DWG TITLE  
**SERVICE STATION PROPOSAL 7-ELEVEN and SHOWROOM & WAREHOUSE**

DRAWN	EdB.	SHEET SIZE	A1	REVISION	K
CHECKED	-	JOB NO	15.006	DWG NO	6 of 8
DATE	12/03/15				

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REV	DESCRIPTION	BY	DATE
K	ISSUED FOR DA	EdB	28/05/15
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H	ISSUED FOR 3D PERSPECTIVES	EdB	28/04/15
G	REVISED FOR COMMENT	EdB	17/04/15
F	REVISED FOR COMMENT	EdB	14/04/15
E	PAVING CALCS. & LANDSCAPING NOTES AMENDED	EdB	01/04/15
D	AMENDED AS PER MEETING COMMENTS	EdB	25/03/15
C	AMENDED AS PER CLIENT COMMENT	EdB	25/03/15
B	AMENDED AS PER CLIENT COMMENT	EdB	13/03/15
A	SKETCH DESIGN 1 - ISSUED FOR CLIENT COMMENT	EdB	12/03/15



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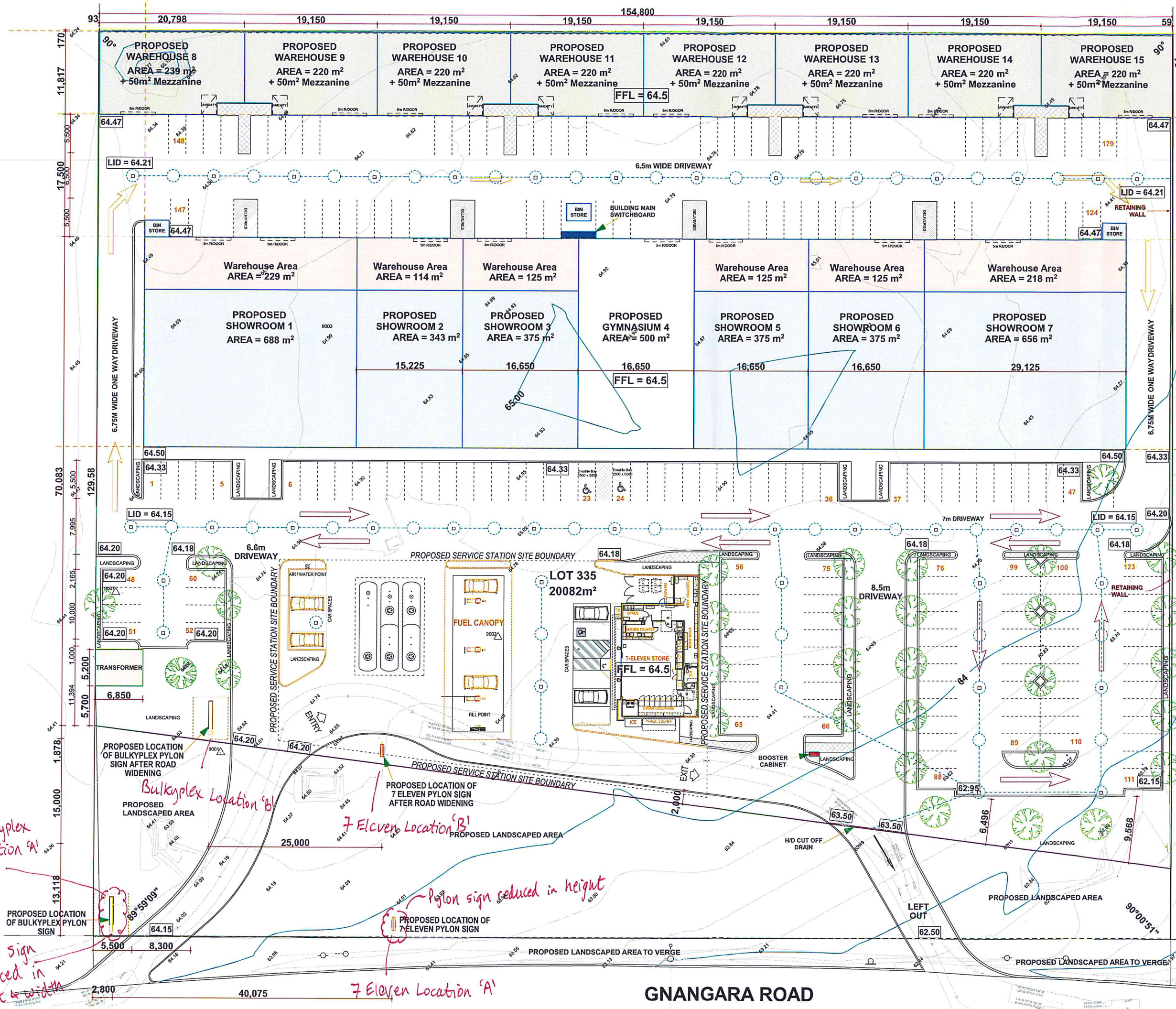
PROJECT  
**LOT 335, GNANGARA ROAD,  
WANGARA**

DWG TITLE  
**SERVICE STATION PROPOSAL 7-ELEVEN  
and SHOWROOM & WAREHOUSE**

DRAWN	EdB.	SHEET SIZE	A1	REVISION	K
CHECKED	-	JOB NO	15.006	DWG NO	7 of 8
DATE	12/03/15				

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AREAS		
EXISTING SITE ARE		20082m <sup>2</sup>
SITE AREA AFTER ROAD WIDENING		16970m <sup>2</sup>
SERVICE STATION SITE		
SHOWROOM 1	688m <sup>2</sup>	
Warehouse Area	229m <sup>2</sup>	917m <sup>2</sup>
SHOWROOM 2	343m <sup>2</sup>	
Warehouse Area	114m <sup>2</sup>	457m <sup>2</sup>
SHOWROOM 3	375m <sup>2</sup>	
Warehouse Area	125m <sup>2</sup>	500m <sup>2</sup>
GYMNASIUM 4	500m <sup>2</sup>	
SHOWROOM 5	375m <sup>2</sup>	
Warehouse Area	125m <sup>2</sup>	500m <sup>2</sup>
SHOWROOM 6	375m <sup>2</sup>	
Warehouse Area	125m <sup>2</sup>	500m <sup>2</sup>
SHOWROOM 7	656m <sup>2</sup>	
Warehouse Area	218m <sup>2</sup>	874m <sup>2</sup>
SUBTOTAL		4248m <sup>2</sup>
WAREHOUSE 8		
Mezzanine	239m <sup>2</sup>	
Warehouse 9	220m <sup>2</sup>	289m <sup>2</sup>
Mezzanine	220m <sup>2</sup>	
Warehouse 10	220m <sup>2</sup>	270m <sup>2</sup>
Mezzanine	220m <sup>2</sup>	
Warehouse 11	220m <sup>2</sup>	270m <sup>2</sup>
Mezzanine	220m <sup>2</sup>	
Warehouse 12	220m <sup>2</sup>	270m <sup>2</sup>
Mezzanine	220m <sup>2</sup>	
Warehouse 13	220m <sup>2</sup>	270m <sup>2</sup>
Mezzanine	220m <sup>2</sup>	
Warehouse 14	220m <sup>2</sup>	270m <sup>2</sup>
Mezzanine	220m <sup>2</sup>	
Warehouse 15	220m <sup>2</sup>	270m <sup>2</sup>
Mezzanine	220m <sup>2</sup>	
SUBTOTAL		2179m <sup>2</sup>
TOTAL GYMNASIUM AREA		500m <sup>2</sup>
TOTAL SHOWROOM AREA		2812m <sup>2</sup>
TOTAL S/ROOM WAREHOUSE AREA		936m <sup>2</sup>
TOTAL WAREHOUSE AREA		2179m <sup>2</sup>
TOTAL CONVENIENCE STORE		190m <sup>2</sup>
TOTAL BUILDING AREA		6617m <sup>2</sup>
SITE COVER		
6617m <sup>2</sup> / 16970m <sup>2</sup>		39%
PARKING REQUIRED		
GYMNASIUM	50people/4	13
SHOWROOM	2812/30	94
S/ROOM WAREHOUSE	936/50	19
WAREHOUSE	2179/50	44
CONVENIENCE STORE	190/(7/100)	14
TOTAL REQUIRED		184bays
PARKING PROVIDED		
SHOWROOMS & WAREHOUSE & GYM	179 bays	
CONVENIENCE STORE	15 bays	
(6 BAYS PROVIDED IN REFUELLING POSITIONS)		
TOTAL PARKING BAYS PROVIDED		194bays
LANDSCAPING		
ORIGINAL FULL SITE 20082m <sup>2</sup> x 8%		1607.3m <sup>2</sup>
LANDSCAPING REQUIRED		1607.3m <sup>2</sup>
REDUCED SITE 16970m <sup>2</sup> x 8%		1357.6m <sup>2</sup>
LANDSCAPING REQUIRED		1607.3m <sup>2</sup>
LANDSCAPING ACHIEVED - 20082m <sup>2</sup> SITE		
ON SITE SOFT LANDSCAPING		- 3888m <sup>2</sup>
ON SITE HARD LANDSCAPING		- 55m <sup>2</sup>
TOTAL ON SITE LANDSCAPING		- 3943m <sup>2</sup> = 19.6%
LANDSCAPING TO VERGE		
		- 633m <sup>2</sup>
TOTAL LANDSCAPING PROVIDED		
		- 4357m <sup>2</sup> = 21.7%
LANDSCAPING ACHIEVED - 16970m <sup>2</sup> SITE		
ON SITE SOFT LANDSCAPING		- 1137m <sup>2</sup>
ON SITE HARD LANDSCAPING		- 55m <sup>2</sup>
TOTAL ON SITE LANDSCAPING		- 1192m <sup>2</sup> = 7%

SITE PLAN		
SCALE 1:250		
L	AMENDED AS PER PLANNING REQUIREMENTS	13/07/15
REV	DESCRIPTION	BY DATE
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CLIENT  
**CRESTWOOD HOLDINGS P/L**

PROJECT  
**LOT 335, GNANGARA ROAD, WANGARA**

DWG TITLE  
**SERVICE STATION PROPOSAL 7-ELEVEN and SHOWROOM & WAREHOUSE**

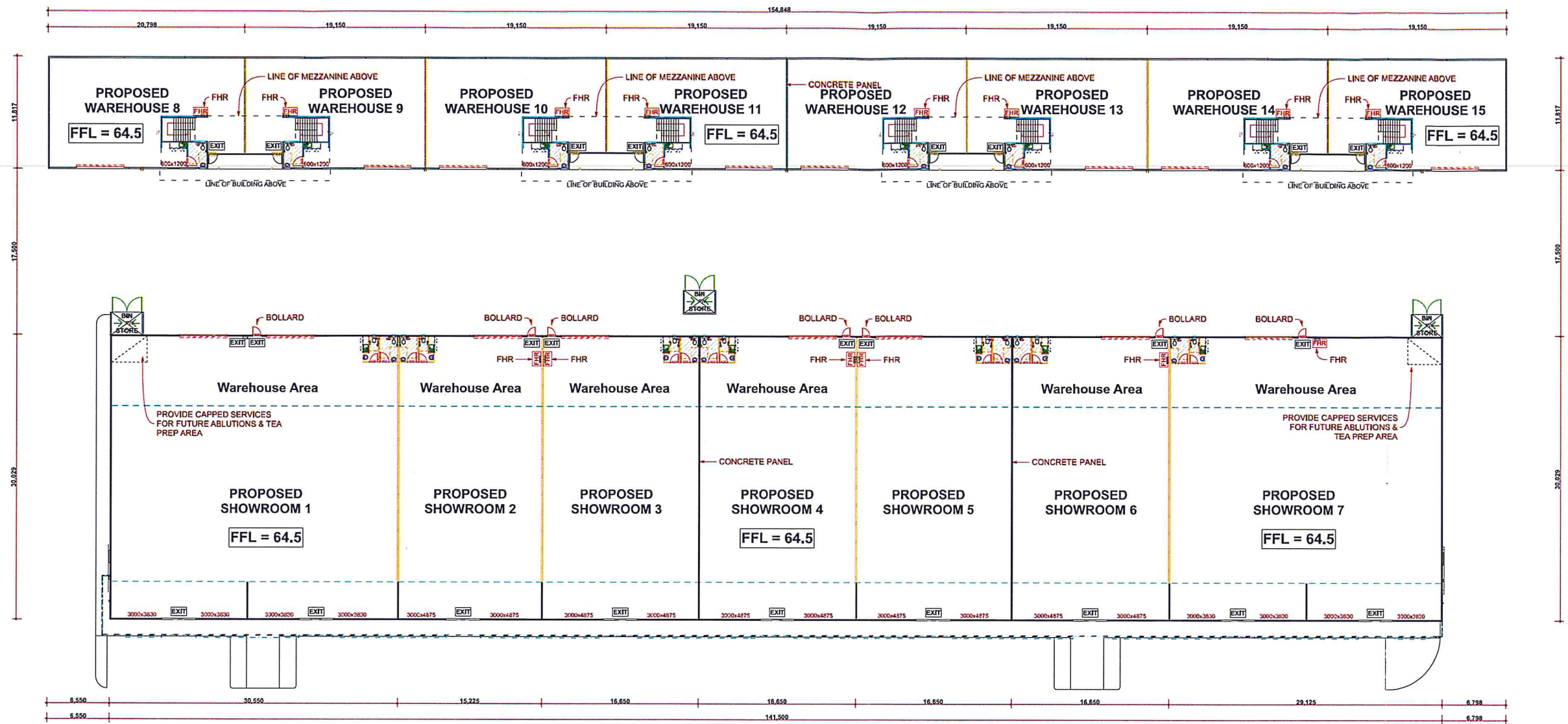
DRAWN EdB.	SHEET SIZE A1	REVISION L
CHECKED -	JOB NO 15.006	DWG NO 2 of 8
DATE 12/03/15		

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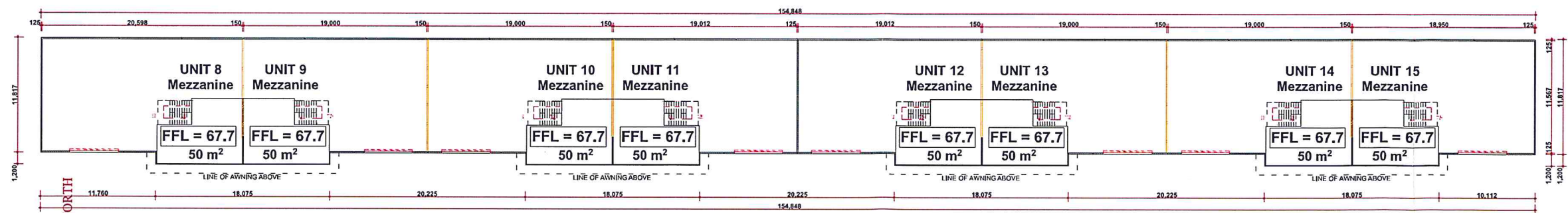








**GROUND FLOOR PLAN**  
SCALE 1:250



**MEZZANINE FLOOR PLAN**  
SCALE 1:250

REV	DESCRIPTION	BY	DATE
K	ISSUED FOR DA	FHR	28/05/15
J	ISSUED FOR CLIENT COMMENT	FHR	14/05/15
H	ISSUED FOR 3D PERSPECTIVES	ML	28/04/15
G	REVISED FOR COMMENT	EdB	17/04/15
F	REVISED FOR COMMENT	EdB	14/04/15
E	PARKING CALC. & LANDSCAPING NOTES AMENDED	EdB	01/04/15
D	AMENDED AS PER MEETING COMMENTS	EdB	30/03/15
C	AMENDED AS PER CLIENT COMMENT	EdB	30/03/15
B	AMENDED AS PER CLIENT COMMENT	EdB	13/03/15
A	SKETCH DESIGN 1 - ISSUED FOR CLIENT COMMENT	EdB	12/03/15

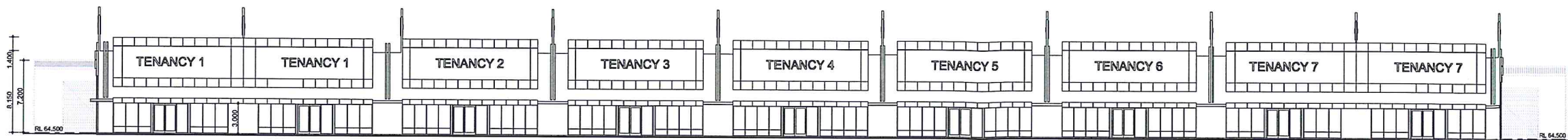
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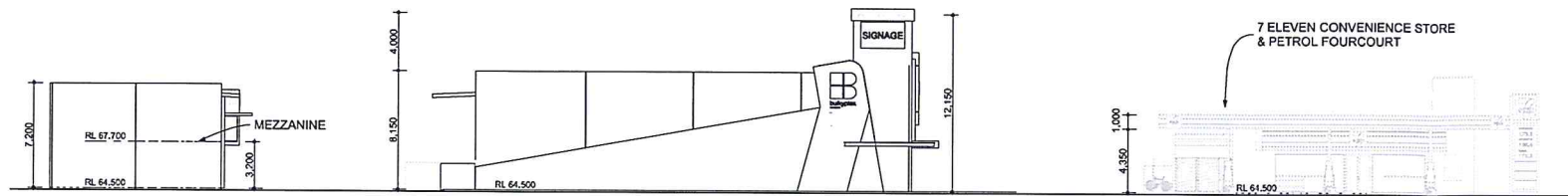
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PROJECT	LOT 335, GNANGARA ROAD, WANGARA		
DWG TITLE	SERVICE STATION PROPOSAL 7-ELEVEN and SHOWROOM & WAREHOUSE		
DRAWN	EdB.	SHEET SIZE A1	REVISION K
CHECKED	-	JOB NO 15.006	DWG NO 4 of 8
DATE	12/03/15		

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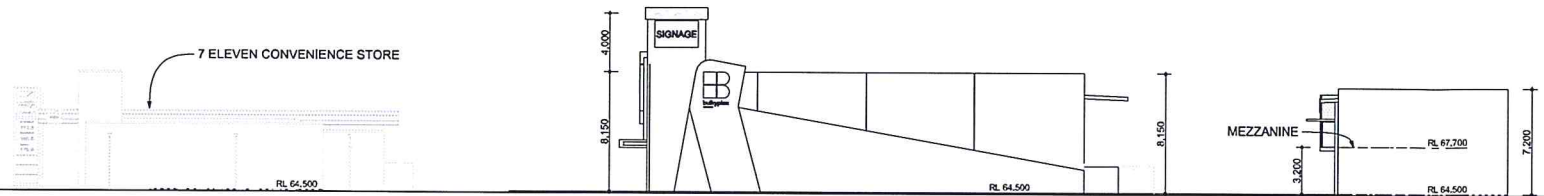




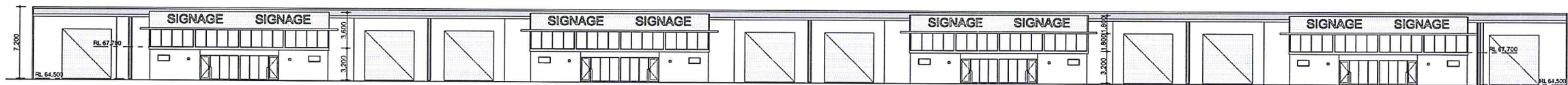
ELEVATION 1  
SCALE 1:250



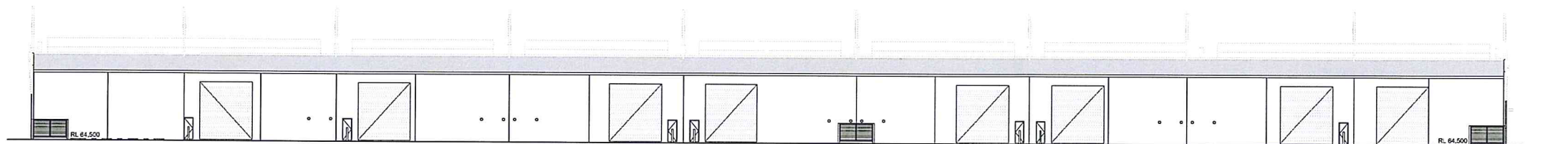
ELEVATION 2  
SCALE 1:250



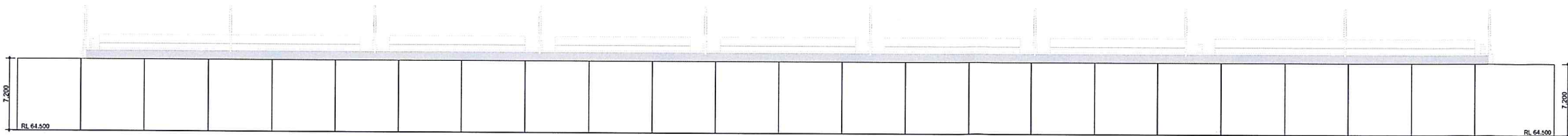
ELEVATION 3  
SCALE 1:250



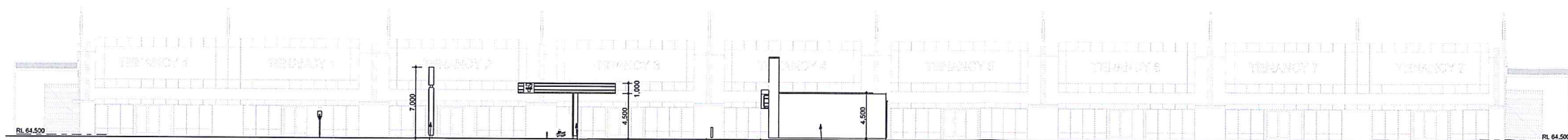
ELEVATION 4  
SCALE 1:250



ELEVATION 5  
SCALE 1:250



ELEVATION 6  
SCALE 1:250




ELEVATION 7  
SCALE 1:250

REV	DESCRIPTION	BY	DATE
K	ISSUED FOR DA	EDB	28/05/15
J	ISSUED FOR CLIENT COMMENT	EDB	14/05/15
H	ISSUED FOR 3D PERSPECTIVES	ML	28/04/15
G	REVISED FOR COMMENT	EDB	17/04/15
F	REVISED FOR COMMENT	EDB	14/04/15
E	PARKING CALC. & LANDSCAPING NOTES AMENDED	EDB	01/04/15
D	AMENDED AS PER MEETING COMMENTS	EDB	30/03/15
C	AMENDED AS PER CLIENT COMMENT	EDB	13/03/15
B	AMENDED AS PER CLIENT COMMENT	EDB	12/03/15
A	SKETCH DESIGN 1 - ISSUED FOR CLIENT COMMENT	EDB	12/03/15



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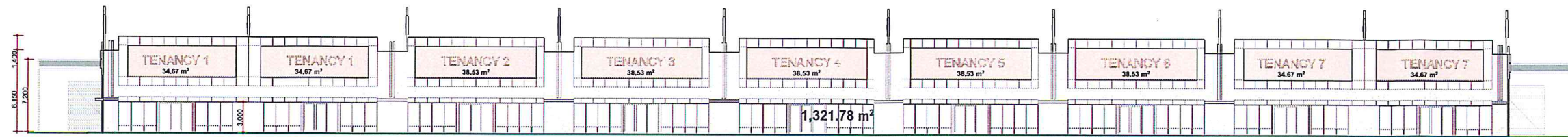
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PROJECT  
**LOT 335, GNANGARA ROAD,  
WANGARA**

DWG TITLE  
**SERVICE STATION PROPOSAL 7-ELEVEN  
and SHOWROOM & WAREHOUSE**

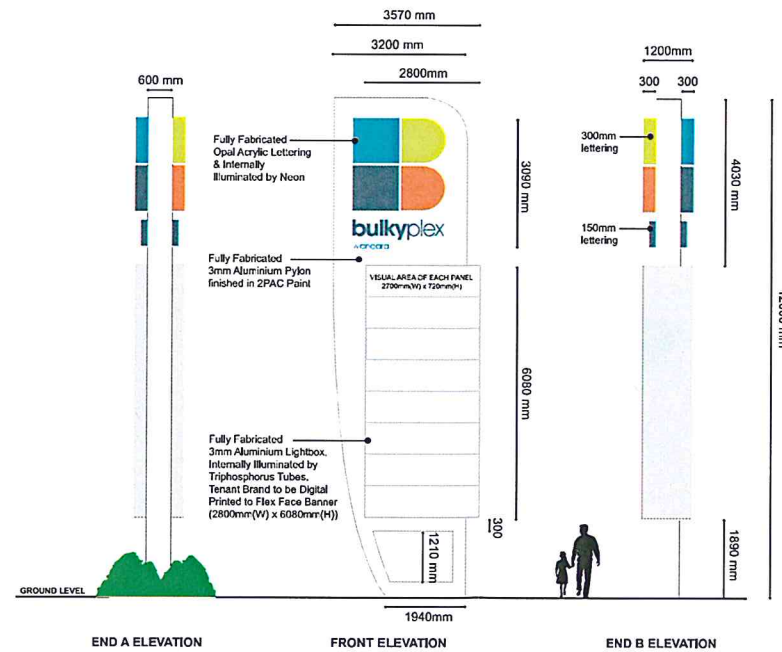
DRAWN	EdB.	SHEET SIZE	A1	REVISION	K
CHECKED	-	JOB NO	15.006	DWG NO	5 of 8
DATE	12/03/15				

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**SIGN ANALYSIS ELEVATION**  
SCALE 1:250

- ☐ TOTAL ELEVATION AREA = 1321.78m²
- ☐ TOTAL SIGNAGE AREA = 331.33m²
- SIGNAGE AREA = 25% OF FACADE AREA



END A ELEVATION

FRONT ELEVATION

END B ELEVATION

**BULKYPLEX**  
12m PYLON SIGN  
N.T.S.

\*Preliminary Visual Only  
\*Colours to be confirmed  
\*Accurate Dimensions & Construction Details Subject to Engineer Review  
\*Tenant Logos - Example Only  
\*Kiosk is not included in the Proposal

REV	DESCRIPTION	BY	DATE
B	PYLON SIGN HEIGHT AMENDED	EdB.	21/07/15
A	SIGNAGE AREA ANALYSIS ADDED	EdB.	15/07/15



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CLIENT  
**CRESTWOOD HOLDINGS P/L**

PROJECT  
**LOT 335, GNANGARA ROAD,  
WANGARA**

DWG TITLE  
**SERVICE STATION PROPOSAL 7-ELEVEN  
and SHOWROOM & WAREHOUSE**

DRAWN	EdB.	SHEET SIZE	A1	REVISION	B
CHECKED	-	JOB NO	15.006	DWG NO	8 of 8
DATE	12/03/15				

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LOT BOUNDARY 155.09

LOT BOUNDARY 129.57

LOT BOUNDARY 129.52

SIGNAGE SCHEDULE		
TAG	DESCRIPTION	ILLUMINATION
S1	7m PYLON SIGN. REFER SIGNAGE DETAILS FOR SIZES.	YES
S2	7m PYLON IN RELOCATED POSITION AFTER ROAD WIDENING	YES
S3	DIRECTIONAL SIGN. REFER SIGNAGE DETAILS FOR SIZES.	YES
S4	CANOPY FASCIA SIGN. REFER TO ELEVATIONS AND SIGNAGE DETAILS FOR SIZES.	YES
S5	BUILDING FASCIA SIGN. REFER TO ELEVATIONS AND SIGNAGE DETAILS FOR SIZES.	NO
S6	TOWER SIGN. REFER TO ELEVATIONS AND SIGN DETAILS FOR SIZES.	YES
S7	WINDOW DECALS. REFER TO ELEVATION AND SIGN DETAILS FOR SIZES.	NO
S8	ENTRY POSTER HOLDER. REFER TO ELEVATION AND SIGN DETAILS FOR SIZES.	NO
S11	SCROLLING SIGN. REFER TO ELEVATION AND SIGN DETAILS FOR SIZES.	NO



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admin@hindley.com.au

SIGNAGE APPLICATION

GNANGARA ROAD

LOT BOUNDARY 155.01

FUTURE SITE BOUNDARY AFTER ROAD WIDENING  
7-ELEVEN STORE & LEASE ENVELOPE

OVERALL DEVELOPMENT SITE PLAN  
SCALE 1:300

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ACN No. 088 989 804

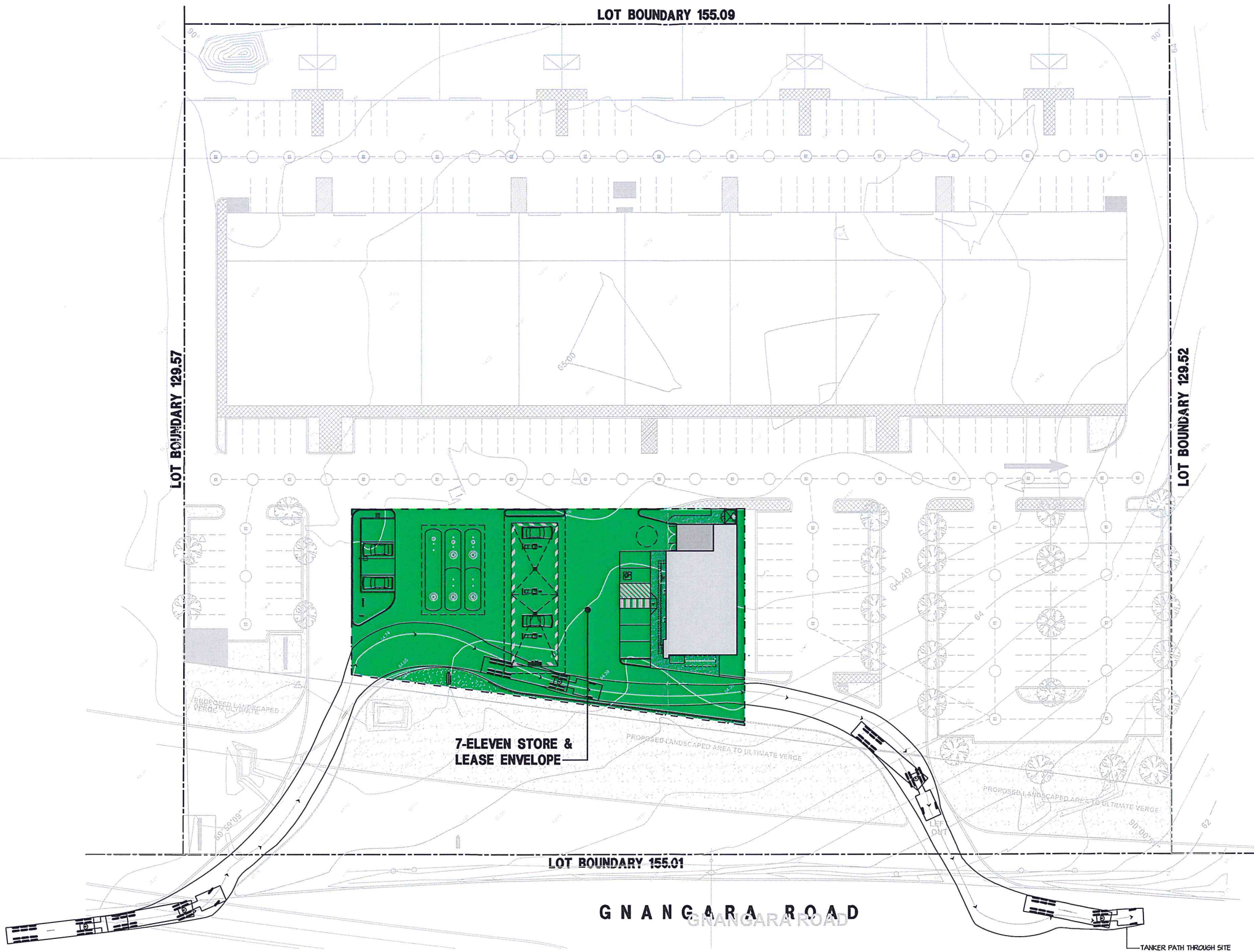
NO. DATE: REVISION: DRAWN: CHECK:

A1 SHEET

PROPOSED 7-ELEVEN STORE  
LOT 335 No. 79, GNANGARA ROAD  
WANGARA  
for CRESTWOOD HOLDINGS PTY LTD

Date - 10.04.15  
Design - AJH  
Drawn - TK  
Checked - AJH  
Scale - 1:300  
Job No. - 0672  
Dwg - S02  
Rev -





**OVERALL DEVELOPMENT SITE PLAN**  
SCALE 1:300

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HINDLEY & ASSOCIATES PTY LTD

NO.	DATE	REVISION	DRAWN	CHECK
A	15.04.15	UPDATED BASE PLAN	TK	AH

**A1 SHEET**

**PROPOSED 7-ELEVEN STORE**  
**LOT 335 No. 79, GNANGARA ROAD**  
**WANGARA**  
**for CRESTWOOD HOLDINGS PTY LTD**

Date - 10.04.15  
Design - AJH  
Drawn - AJH  
Checked - AJH  
Scale - 1:300  
Job No. - 0572

Dwg - **DA01**  
Rev - **A**



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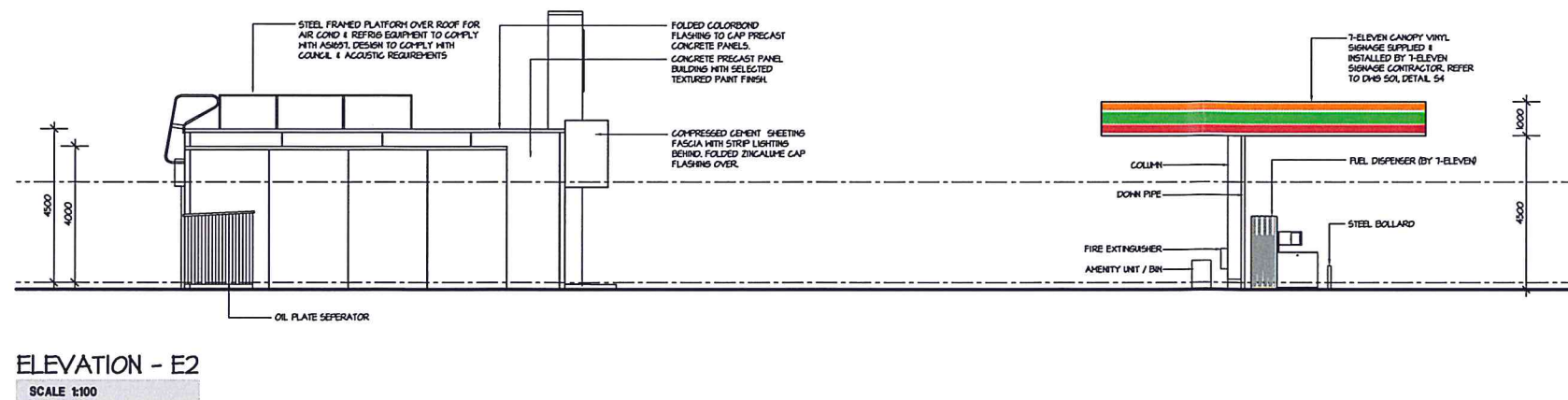
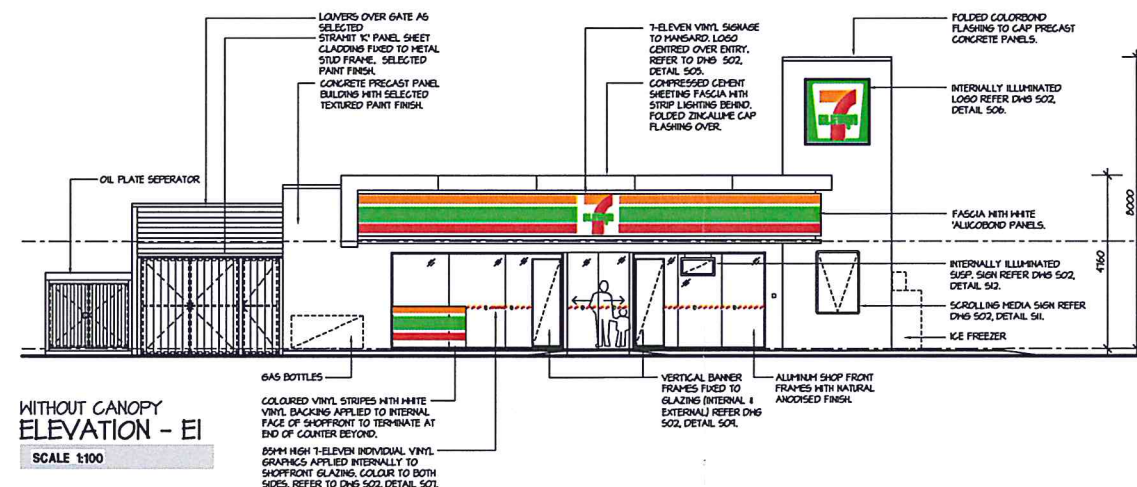
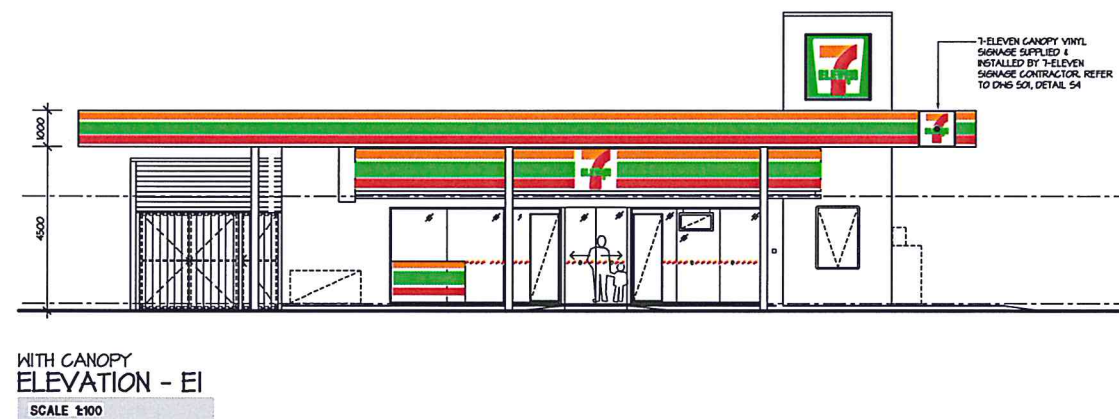
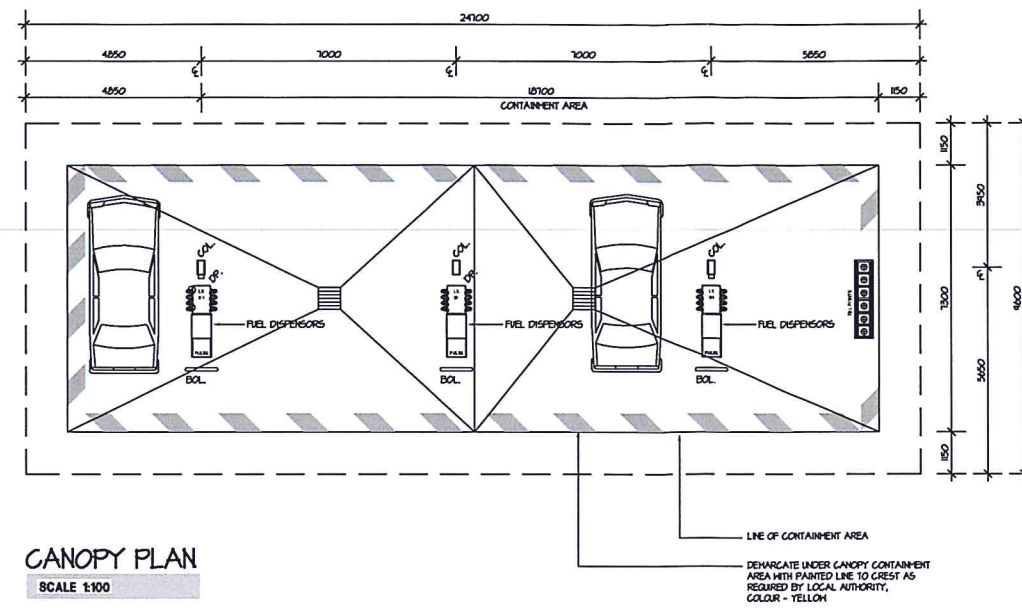
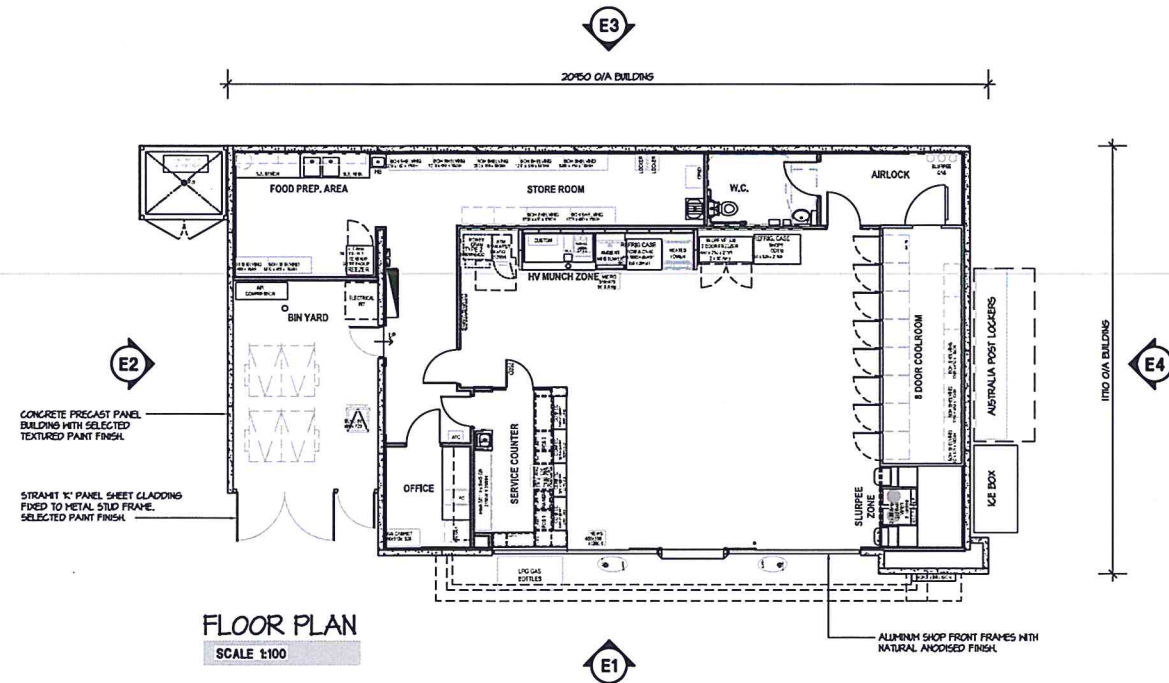
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**DEVELOPMENT APPLICATION**









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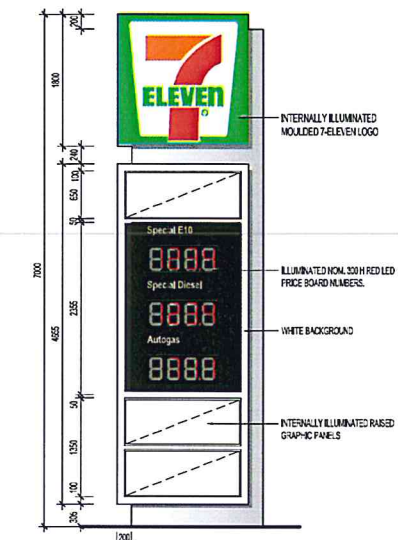
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AS TRUSTEE FOR  
HINDLEY TRUST  
ACN No. 088 989 904

NO: DATE: REVISION: DRAWN: CHECK:  
A 10.04.15 UPDATED BASE PLAN TK AJH

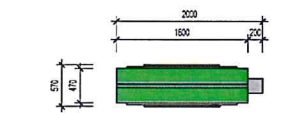
**A1 SHEET**

**PROPOSED 7-ELEVEN STORE**  
**LOT 335 No. 79, GNANGARA ROAD**  
**WANGARA**  
**for CRESTWOOD HOLDINGS PTY LTD**

Date - 10.04.15  
Design - AJH  
Drawn - TK  
Checked - AJH  
Scale - 1:100  
Job No. - 0572  
Dwg - DA03  
Rev - A



S1 PRICE BOARD SIGN ELEVATION - 7m  
SCALE 1:50 (A3)

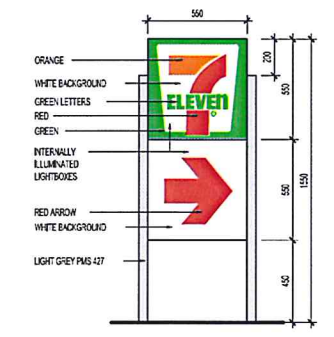


S1 PRICE BOARD SIGN PLAN - 7m  
SCALE 1:50 (A3)

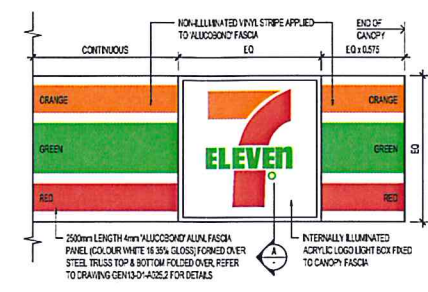
**GENERIC NOTES**  
1. ALL WORKS TO BE COMPLETED BY 7-ELEVEN SIGNAGE CONTRACTOR UNLESS NOTED  
2. LESSOR TO PROVIDE POWER TO ALL SIGNS AS NECESSARY

**GENERAL POWER NOTE**  
1. LESSOR TO PROVIDE POWER TO EXTERNAL SIGNS  
2. SIGNS S1 & S2 TO BE ON SINGLE CIRCUIT. REFER GEN5-DH-0002.2 FOR DETAIL

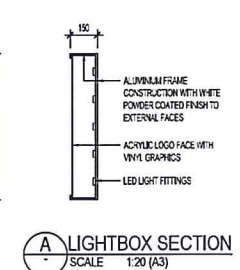
**PRICEBOARD NOTES**  
1. PRODUCTS DISPLAYED ON PRICE BOARDS ARE INDICATIVE ONLY  
2. STEEL FRAME TO BE GALVANIZED. REFER TO ENGINEERS DETAIL FOR STRUCTURAL DETAIL



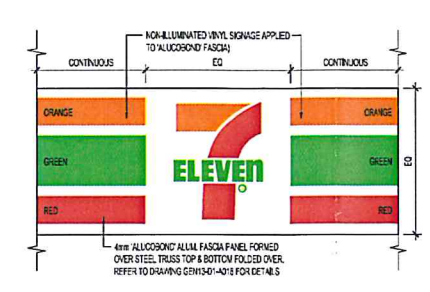
S3 TYPICAL DIRECTIONAL SIGN  
SCALE 1:20 (A3)



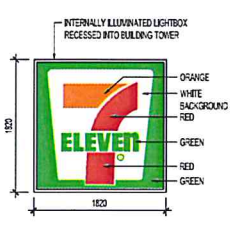
S4 TYPICAL FUEL CANOPY FASCIA DETAIL  
SCALE 1:20 (A3)



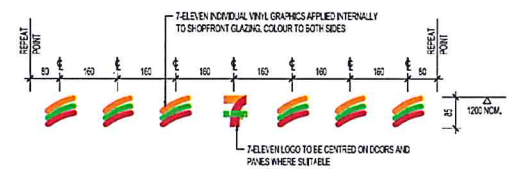
A LIGHTBOX SECTION  
SCALE 1:20 (A3)  
NOTE: REFER TO PROPOSED CANOPY ELEVATIONS FOR DIMENSIONS



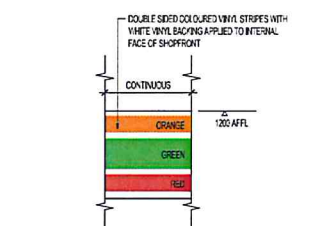
S05 TYPICAL BUILDING / AWNING FASCIA DETAIL  
SCALE 1:20 (A3)  
NOTE: REFER TO PROPOSED BUILDING ELEVATIONS FOR DIMENSIONS



S06 TOWER LOGO  
SCALE 1:50



S07 WINDOW DECALS  
SCALE 1:10 (A3)



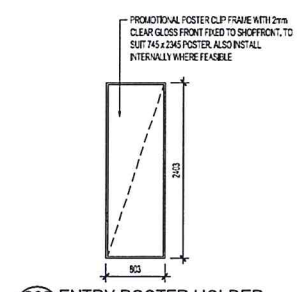
S08 TYPICAL WINDOW FILM DETAIL  
SCALE 1:50 (A3)

**STRIPES SET OUT**

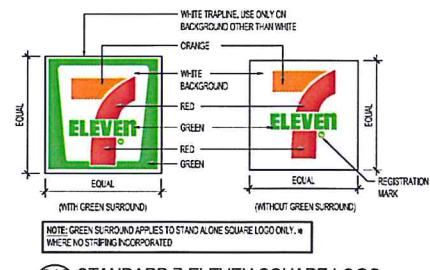
SCALE IN PROPORTION TO SUIT HEIGHT

**COLOUR LEGEND**

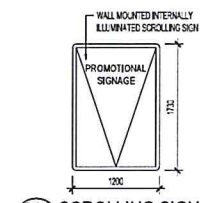
COLOUR	PANTONE	NON-ILLUM.	ILLUM.
ORANGE	PMS 155	7725-14	3030-13
GREEN	PMS 341	7725-16	3030-20
RED	PMS 436	7725-13	3030-43



S09 ENTRY POSTER HOLDER  
SCALE 1:50 (A3)



S10 STANDARD 7-ELEVEN SQUARE LOGO  
SCALE NTS



S11 SCROLLING SIGN  
SCALE 1:50 (A3)

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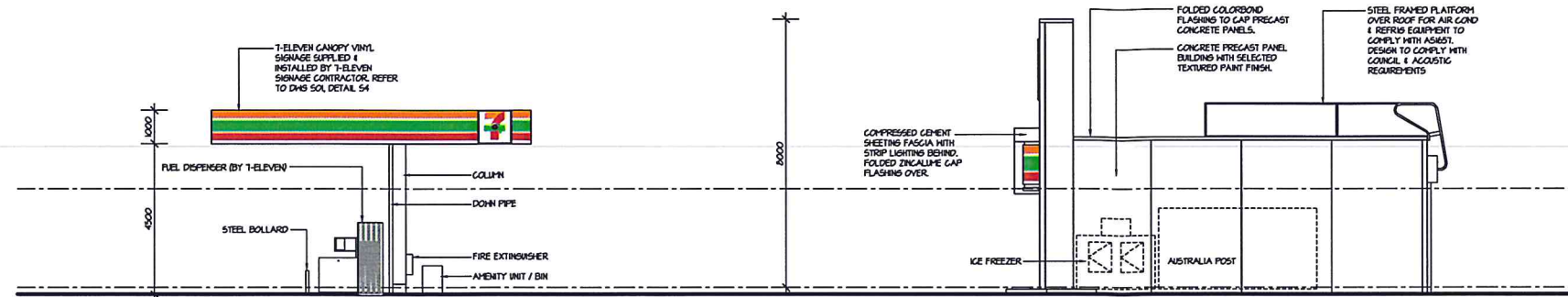
PROPOSED 7-ELEVEN STORE  
LOT 335 No. 79, GNANGARA ROAD  
WANGARA  
for CRESTWOOD HOLDINGS PTY LTD

Date - 10.04.15  
Design - SJH  
Drawn - TK  
Checked - SJH  
Scale - AS SHOWN  
Job No. -  
Dwg - S01  
Rev - 0

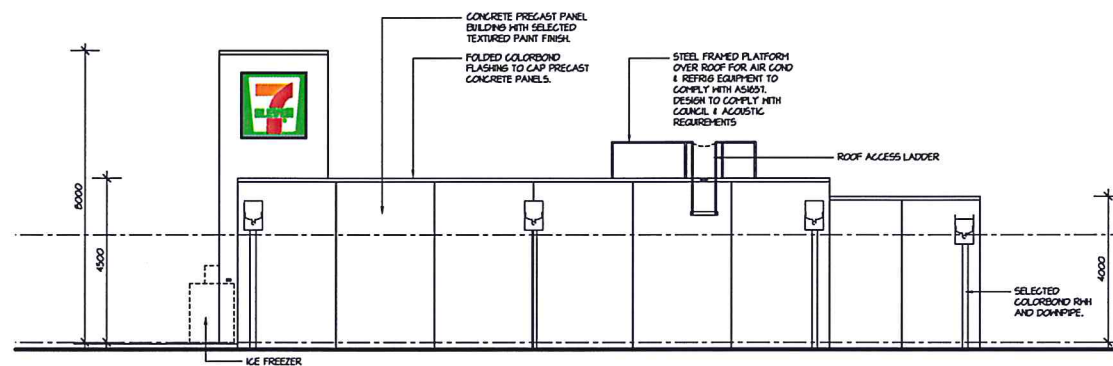
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DEVELOPMENT APPLICATION





ELEVATION - E3  
SCALE 1:100



ELEVATION - E4  
SCALE 1:100



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HINDLEY & ASSOCIATES PTY LTD  
AS TRUSTEE FOR  
HINDLEY TRUST  
ACN No. 088 989 904



NO. DATE: REVISION: DRAWN: CHECK:

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A1 SHEET

PROPOSED 7-ELEVEN STORE  
LOT 335 No. 79, GNANGARA ROAD  
WANGARA  
for CRESTWOOD HOLDINGS PTY LTD

Date - 30.03.15  
Design - AJH  
Drawn - TK  
Checked - AJH  
Scale - 1:100  
Job No. 0672  
Dwg - DA04  
Rev -

Schedule of Submissions

## CITY OF WANNEROO

DA2015/997 – PROPOSED SHOWROOM, WAREHOUSE, RECREATION CENTRE, CONVENIENCE STORE AND ASSOCIATED SIGNAGE  
79 GNANGARA ROAD, LANDSDALE

No	Summary of Submission	Administration Comment	Recommended Modification
<b>1.0</b>	<b>Hans Borg</b>		
1.1	The sign on site is not visible.	Noted. Public consultation was carried out in accordance with Clause 6.7 of DPS 2. The sign on site followed standard City specification in terms of dimension and wording (refer to <b>Attachment 4</b> ). The dimension of the sign is 1.8 metres (height) by 1.2 metres (width) and includes letter size of 70 millimetres in height. The sign was placed on the intersection of Gnangara Road and Klaraborg Drive to maximise exposure and visibility.	No modification required.
1.2	The application details fail to mention Residential zoned land to the south of Gnangara Road. This is especially important when a fuel outlet is proposed.	Noted. The sign on site included standard working of the description of the proposal rather than such details as the location of Residential zoned land to the south of Gnangara Road. The development application report which was submitted along with the application makes reference to and acknowledges the residential development to the south of Gnangara Road.	No modification required.
1.3	The City of Wanneroo should have advertised the proposal by way of written letters to 'all residents in the affected area'. The residents should have another chance to comment on the proposal.	Noted. Public consultation was carried out in accordance with Clause 6.7 of DPS 2 for a period of 21 days by way of a sign on site, a notice in Council office, the City's website and letters written to adjacent landowners. Letters were sent out to seven landowners within the immediate vicinity on Klaraborg Drive and Bethwen Court who were considered likely to be affected by the proposal due to proximity to the subject site (refer to <b>Attachment 5</b> ).  A notification in writing to landowners is only one method of advertising. Multiple methods of advertising were carried out to ensure adequate notice of the proposal was given. As such, it is	No modification required.

		considered that the surrounding residents have had adequate opportunity to comment on the application during the 21 day advertising period in accordance with Clause 6.7 of DPS 2.	
<b>2.0</b>	<b>Sam Gill Manager – Property Development Gnangara Road Pty Ltd.</b>		
2.1	<p>Supports the application with the following conditions:</p> <ul style="list-style-type: none"> <li>Gnangara Road Pty Ltd vehemently opposes Amendment 9 to ASP 9 because the amendment was adopted without due process and consultation.</li> <li>The approval of the proposed development on Lot 335 must not impact Gnangara Road Pty Ltd's ability to secure future crossover for Lot 336 onto Gnangara Road.</li> <li>The planned full turn movement at the intersection of Rigali Way and Gnangara Road is critical to the orderly and timely development of East Wanneroo Cell 7. This full turn movement must not be jeopardised by proposed development in the area.</li> </ul>	<p>Noted.</p> <p>The letter of support relates to Amendment 9 to ASP 9 which was endorsed by the WAPC on 8 August 2014. The comments raised do not relate to the proposed development.</p> <p>Any future development application for Lot 336 will be assessed on its own merits. The access points proposed as part of this application are in accordance with ASP 9 and do not limit the ability of surrounding landowner to gain access to their land from Gnangara Road.</p>	No modification required.
<b>3.0</b>	<b>Department of Planning</b>		
3.1	The proposal seeks to develop two access points on Gnangara Road (left in only and left out only). This is generally not in accordance with the Commission's Regional Roads (Vehicular Access) Policy D.C. 5.1 which seeks to minimise the number of new crossovers onto regional roads. However the WAPC endorsed the City of Wanneroo's East Wanneroo Cell 7 – Agreed Structure Plan No.9 which was last amended 2 December 2014, allowing two access points on	Noted.	No modification required.

	Gnangara Road for Lot 335. Based on the approved Structure Plan, the Department has no objection to the proposal.		
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## ATTACHMENT 4 - Sign on Site





Advertising Letters to Adjoining Landowners

CITY OF WANNEROO

**DA2015/997 – PROPOSED SHOWROOM, WAREHOUSE, RECREATION CENTRE, CONVENIENCE STORE AND ASSOCIATED SIGNAGE  
79 GNANGARA ROAD, LANDSDALE**



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- Advertising Letters to Adjoining Landowners



LOT & HOUSE NUMBER	AREA OF LAND TO BE ACQUIRED			TOTAL LAND AREA REQUIRED (sq. m)
	ROAD RESERVE (sq. m)	UNDERPASS APRONS (sq. m)	DRAINAGE SUMP (sq. m)	
Lot 8 (392) Wanneroo Rd	3480	0	0	3480
Lot 9 (384) Wanneroo Rd	6205	0	1109	7314
Lot 10 (15) Wanneroo Rd	6892	0	1314	8206
Lot 99 ( ) Wanneroo Rd	378	0	0	378
Lot 100 (360) Wanneroo Rd	6232	0	0	6232
Lot 38 (31) Windsor Rd	320	0	0	320
Lot 16 (34) Windsor Rd	6137	0	0	6137
Lot 15 (21) Gngangara Rd	1093	0	0	1093
Lot 331 ( ) Gngangara Rd	8282	0	0	8282
Lot 332 (63) Gngangara Rd	5837	0	0	5837
Lot 333 (75) Gngangara Rd	3731	0	0	3731
Lot 335 (79) Gngangara Rd	3107	0	0	3107
Lot 336 (99) Gngangara Rd	1123	0	0	1123
Lot 84 (100) Gngangara Rd	964	0	0	964

— PROPOSED LAND REQUIREMENT  
BOUNDARY (LRB)

REVISION										BY	DATE	AUTH	PLAT/FILE No	00000000	DATE	AHD	ORD	AMG 84	SUN/NOTE	BSD	DESIGNED	A.PERKOV	01/2002	INSTRUMENT	AS						
A.	DRAFT COPY										AP	01/2002																			
B.	STAMP MODIFIED, STREET NUMBERS ADDED & LAND REQUIREMENT DATA MODIFIED										P.J.S	06/2003																			
C.	APPROVED PRELIMINARY DESIGN										P.J.S	06/2003																			
D.	ENDORSED BY COUNCIL AT MEETING 27 APRIL 2005 - REPORT 135-04/04										UNT	1/2004	D.B.																		
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GNANGARA ROAD  
WANNEROO ROAD TO MIRRABOOKA AVENUE  
LAND REQUIREMENTS PLAN (1 OFF 3)

WANGARA / MADELEY

**CITY OF WANNEROO**  
**TECHNICAL SERVICES**  
**INFRASTRUCTURE SERVICES**

FILE No.	DRAWING No.	SHEET	REVISION
SP/0002V01	T 1811 - 106 - 1		

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## Form 2 - Responsible Authority Report

(Regulation 17)

<b>Property Location:</b>	Lot 929 (1244) Marmion Avenue, Currambine
<b>Application Details:</b>	Modifications to approved cinema complex and car park
<b>DAP Name:</b>	Metro North-West JDAP
<b>Applicant:</b>	TPG Town Planning, Urban Design and Heritage
<b>Owner:</b>	Roman Catholic Archbishop and Davidson Pty Ltd
<b>LG Reference:</b>	DA15/0666
<b>Responsible Authority:</b>	City of Joondalup
<b>Authorising Officer:</b>	Dale Page Director Planning and Community Development
<b>Department of Planning File No:</b>	DP/13/00791
<b>Report Date:</b>	11 August 2015
<b>Application Receipt Date:</b>	17 June 2015
<b>Application Process Days:</b>	50 days
<b>Attachment(s):</b>	1. Location plan 2. Original JDAP decision and plans 3. Development plans

### Officer Recommendation:

That the Metro North-West JDAP resolves to:

1. **Accept** that the DAP Application reference DP/13/00791 as detailed on the DAP Form 2 dated 17 June 2015 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** the DAP Application reference DP/13/00791 as detailed on the DAP Form 2 dated 17 June 2015 and accompanying plans A01.100, A6-1, CC2-0, CC7-1 and CC7-2 in accordance with the provisions of the *City of Joondalup District Planning Scheme No. 2* and the *Metropolitan Region Scheme*, for the minor amendment to the approved cinema complex and car park at Lot 929 (1244) Marmion Avenue, Currambine, subject to:

### Amended Condition

1. A pedestrian path shall be provided from the cinema/retail car park to Lot 1574 (64) Delamere Avenue, Currambine, to the satisfaction of the City.

### Advice Note

1. All other conditions and requirements detailed on the previous approval dated 26 February 2014 shall remain unless altered by this application.

### Background:

Property Address:	Lot 929 (1244) Marmion Avenue, Currambine
Zoning	MRS: Urban
	TPS: Commercial, Business
Use Class:	Cinema Complex
Strategy Policy:	N/A
Development Scheme:	<i>City of Joondalup District Planning Scheme No. 2</i> <i>Currambine District Centre Structure Plan</i>
Lot Size:	7.5ha
Existing Land Use:	Shop, Restaurant, Cinema Complex, Liquor Store, Office, Recreation Centre, Take Away Food Outlet, Betting Agency
Value of Development:	\$11.4 million (original application included the cinema complex, marketplace building and car park additions)

The southern portion of the subject site contains a shopping centre commonly known as Currambine Central, which 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 north-east, which includes the Currambine Community Centre and Delamere Park.

The site is zoned 'Urban' under the *Metropolitan Region Scheme* (MRS). Under the City's *District Planning Scheme No. 2* (DPS2) the cinema complex is located within the portion of the subject site zoned 'Commercial', with the car park located within the 'Business' zone. The site is subject to the requirements of the *Currambine District Centre Structure Plan No. 6* (CDCSP), which also applies to the other adjoining properties that are bound by Marmion Avenue, Shenton Avenue and Delamere Avenue. The development is generally subject to the development provisions outlined in the 'Commercial Area' under the CDCSP.

In addition to the requirements of DPS2 and the CDCSP, due regard must also be given to Council's decision of 18 September 2012 where it was determined that a car parking standard of five car bays for every 100m<sup>2</sup> of NLA was acceptable. This ratio accords with *State Planning Policy 4.2 – Activity Centres for Perth and Peel* (SPP 4.2). This resolution stated that the standard applied not only to that development application but should also apply to any future development on the site.

The buildings on the subject site have a total net lettable area (NLA) of 16,133m<sup>2</sup> and retail NLA of approximately 10,614m<sup>2</sup>. This includes the marketplace, cinema complex and car park addition approved by the JDAP at its meeting of 26 February 2014 and currently under construction. A DAP Form 2 application for minor modifications to the marketplace building has also been received, and is currently being assessed by the City.

#### **Details: outline of development application**

The applicant seeks retrospective approval for modifications to the cinema complex and the car park to the north and north-east of the cinema complex, which have been constructed outside of the plans approved by the JDAP at its meeting held on 26 February 2014.



The development the subject of this application is as follows (see highlighted areas and notations in Attachment 3):

- Changes to the approved building footprint of the cinema complex, between auditoriums 3 and 4, and at the southern extent of auditorium 5.
- The provision of an egress path adjacent to auditorium 5, which has resulted in changes to the car park design at the south eastern corner of the car park.
- A reduction in the number of car bays in the car park to the north and north east of the cinema complex from 151 approved to 137 car bays, with a total of 882 car bays to be provided across the site.

The City has also been liaising with Federation Centres (the head lessee) in respect to undertaking works to improve accessibility between the car park to the north of the cinema complex and the adjoining Currambine Community Centre. It has been agreed that this access will be provided within the area indicated in Attachment 3, and result in the loss of one car bay. This will reduce the number of car bays on-site to 881 bays.

The development plans are provided as Attachment 3.

### **Legislation & policy:**

#### Legislation

- *Planning and Development Act 2005*
- *Metropolitan Region Scheme*
- *City of Joondalup District Planning Scheme No. 2*
  - *Currambine District Centre Structure Plan*

#### State Government Policies

Nil

#### **Local Policies**

Nil

### **Consultation:**

#### Public Consultation

Public consultation was not undertaken in relation to this development as the modifications to the original JDAP approval are not considered to result in any impact on surrounding land owners.

#### Consultation with other Agencies or Consultants

The minor modifications to the development do not require referral to any other agency or consultant.

### **Planning assessment:**

The applicant seeks approval for modifications to the cinema complex and car park that was approved by the JDAP at its meeting held on 26 February 2014. Some of these works have already been completed.

#### Modifications to the cinema complex

The modifications to the building footprint are indicated in Attachment 3, being between auditoriums 3 and 4, and reduction in the southern extent of auditorium 5. These works are considered minor, meeting the requirements of the CDCSP, and have not impact on surrounding properties. The modifications are therefore considered appropriate.

#### Modifications to the car park

The inclusion of the egress from the cinema and other modifications to the car parking area to the north and north east of the cinema complex reduces the number of car bays in this car park from 151 to 137 bays.

The City has also been liaising with Federation Centres regarding the installation of a path to connect the car park to the Currumbine Community Centre. While there is no requirement under the CDCSP for this path to be provided, it will allow for a more integrated pedestrian environment and improve accessibility between the sites. Detailed plans for these works have not been developed and are subject to further discussion, however the vicinity of the works is indicated in Attachment 3 and will result in the loss of one car bay.

These modifications to the car park result in the total number of car bays across the site reducing from 896 bays to 881 bays. Based on the ratio of five bays per 100m<sup>2</sup> NLA, the development across the site requires a total of 807 car bays.

There is therefore considered to be adequate parking provided on-site.

#### **Conclusion:**

The amendments to the development, although they deviate from the original JDAP approval, meet the requirements of the CDCSP and are considered appropriate. An amended condition of approval is recommended requiring the provision of a pedestrian path between the car park and Currumbine Community Centre which will enhance accessibility and functionality of this precinct as a whole.

It recommended that the application be approved, subject to an amended condition.







Government of Western Australia  
Development Assessment Panels

## ***Planning and Development Act 2005***

### **City of Joondalup District Planning Scheme No. 2**

#### **Metro North-West Joint Development Assessment Panel**

### **Determination on Development Assessment Panel Application for Planning Approval**

**Location:** Lot 929 (1244) Marmion Avenue, Currambine

**Description of proposed Development:** Shop; Restaurant; Cinema Complex  
(Marketplace and Cinema Additions)

In accordance with Regulation 8 of the *Development Assessment Panels Regulations 2011*, the above application for planning approval was **granted** on 26 February 2014, subject to the following:

**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.

In the event that Marmion Avenue is upgraded such that the retaining wall and/or landscaping in the Marmion Avenue road reserve is required to be removed or modified, the retaining wall and/or landscaping shall be upgraded to minimise the impact of the wall on Marmion Avenue. An Application for Planning Approval, detailing the works proposed to achieve this, such as landscaping to screen the wall, shall first be submitted to, and approved by the City. This application shall also address any necessary modifications to the dual use path adjacent to the retaining wall within the road reserve, which shall also be modified if necessary at the expense of the owners of Lot 929 Marmion Avenue, Currambine. All works required by the Planning Approval shall be carried out within 90 days of the completion of the related upgrade to Marmion Avenue.

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.





Government of **Western Australia**  
Development Assessment Panels

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.



Government of Western Australia  
Development Assessment Panels

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.





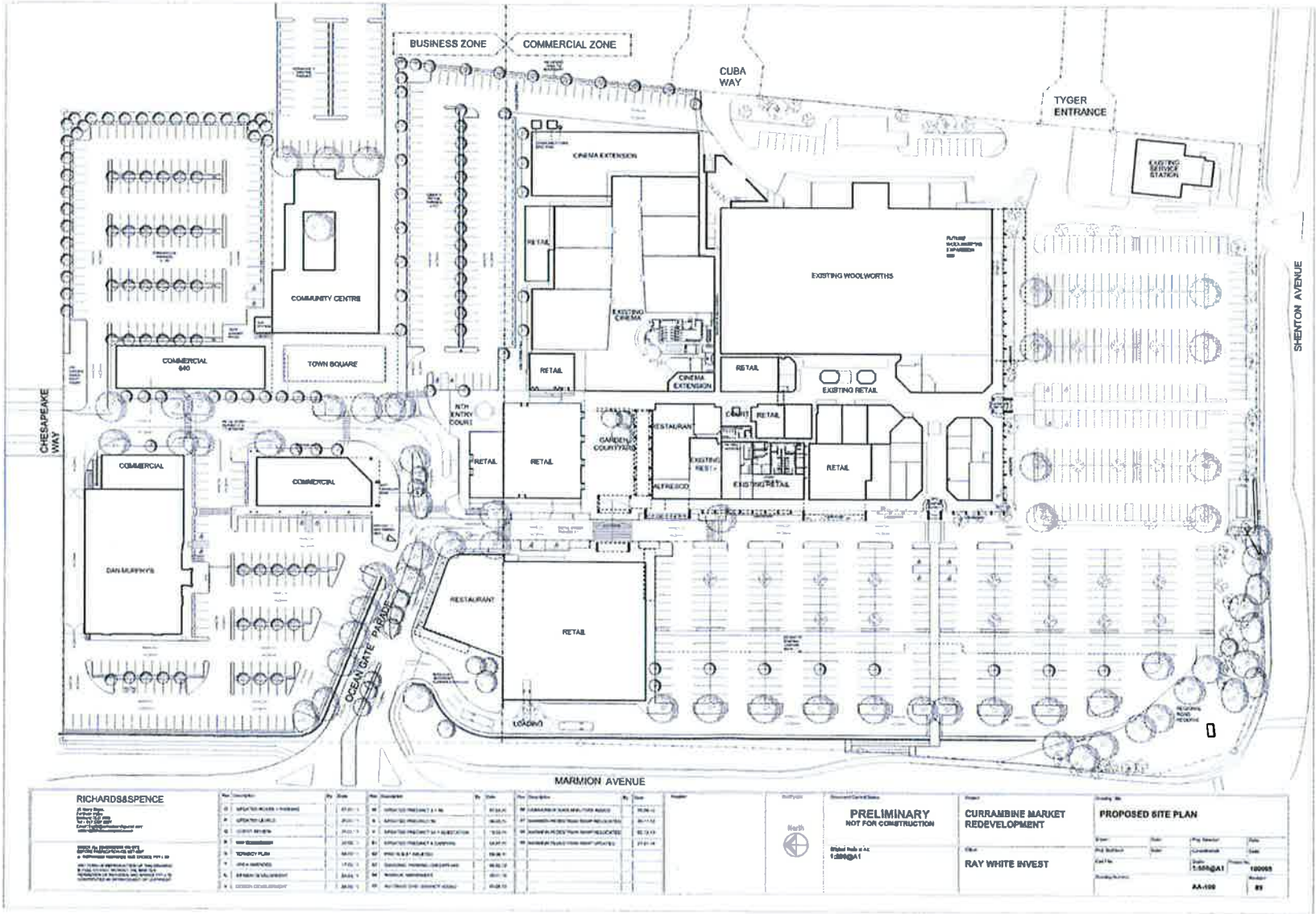
Government of **Western Australia**  
Development Assessment Panels

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.

Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) of the *Development Assessment Panel Regulations 2011*.

Development Plans

Attachment 2  
Page 1 of 10



DEVELOPMENT ASSESSMENT  
PANELS  
26 FEB 2014  
APPROVED



## Attachment 2

OCEAN GATE PARADE

RESTAURANT M2 515m2

SHARED STORE 75m2

ENTRY

ARCADY

M3 60m2

M4 60m2

M5 106m2

M6 59m2

M1 MARKET 1325m2

LOADING

transition ramp 1:6

ramp 1:6.5

transition ramp 1:6

CUSTOMER PARKING

retaining wall to match predict 1A

**RICHARDS&SPENCE**  
 111 Pitt Street  
 Sydney NSW 2000  
 Tel: 02 9251 5555  
 Fax: 02 9251 5556  
 www.richardsandspace.com.au

**PRELIMINARY  
NOT FOR CONSTRUCTION**

**CURRUMBINE MARKET  
REDEVELOPMENT**

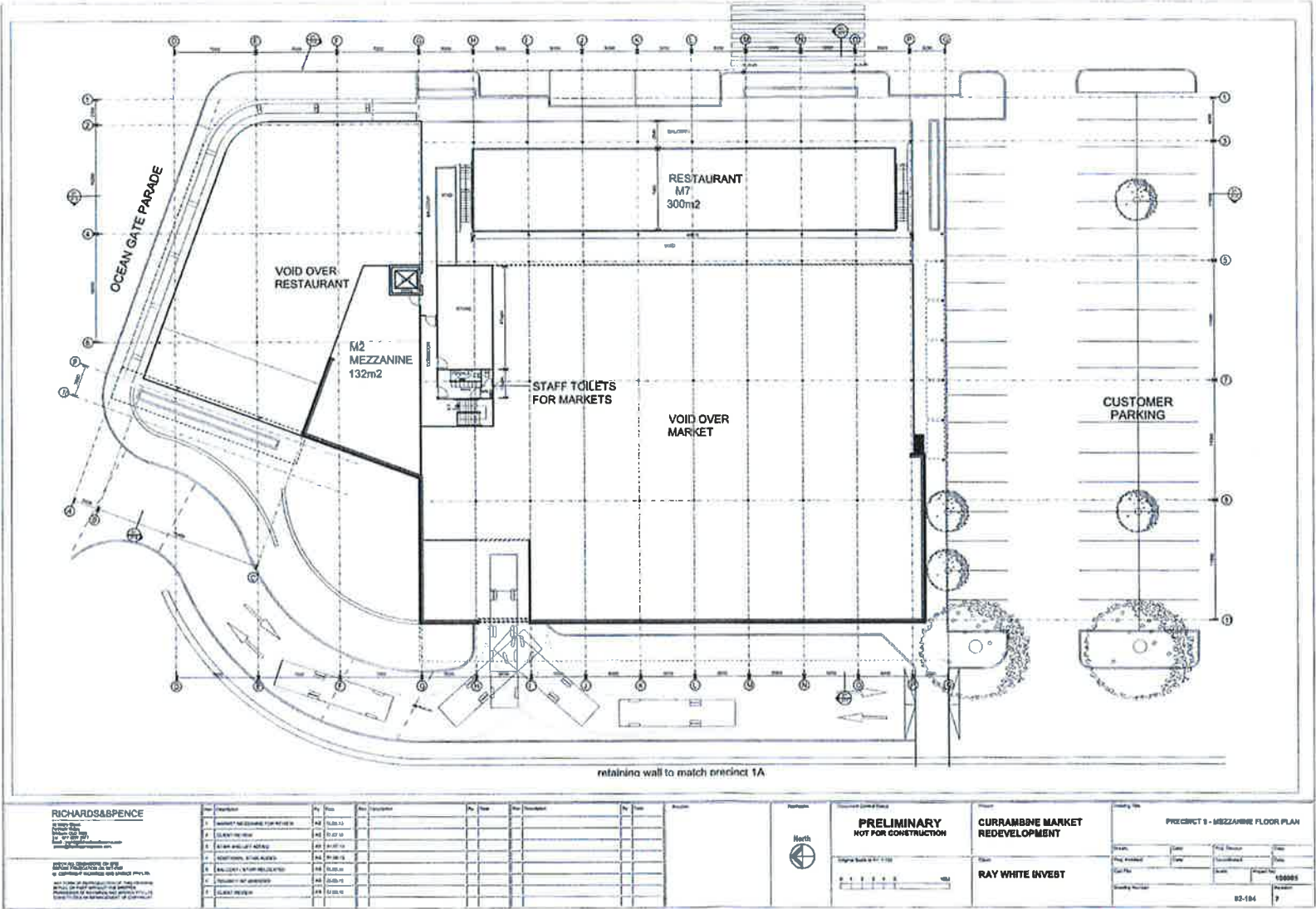
**RAY WHITE INVEST**

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DEVELOPMENT ASSESSMENT  
PANELS  
26 FEB 2014  
APPROVED

Development Plans

Attachment 2  
Page 3 of 10



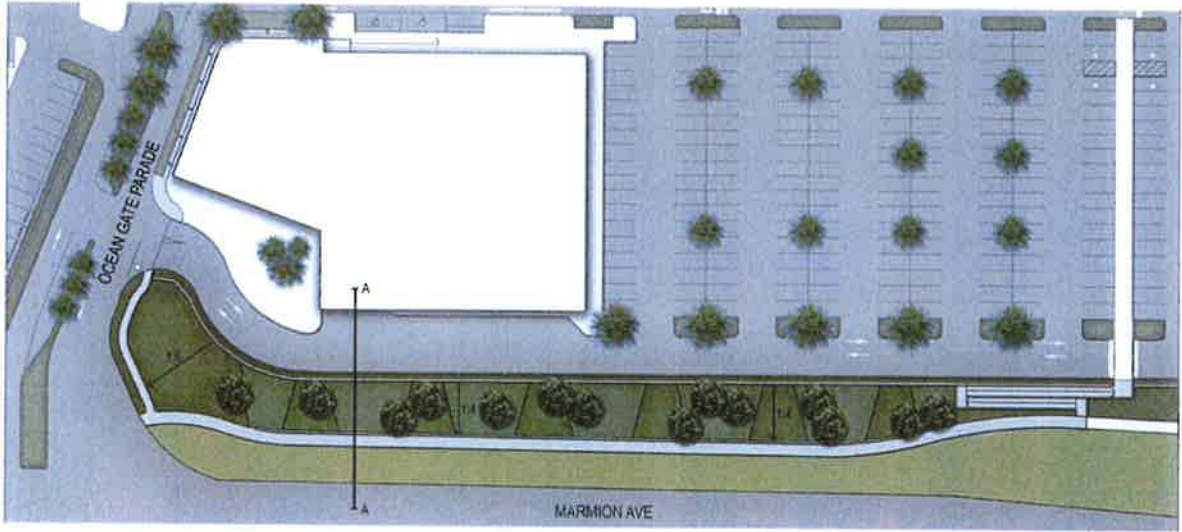
DEVELOPMENT ASSESSMENT  
PANELS  
26 FEB 2014  
APPROVED



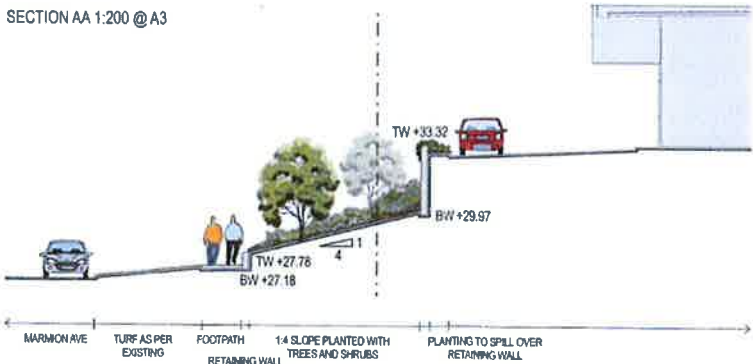
Development Plans

Attachment 2  
Page 4 of 10

PLAN 1:750 @ A3



SECTION AA 1:200 @ A3

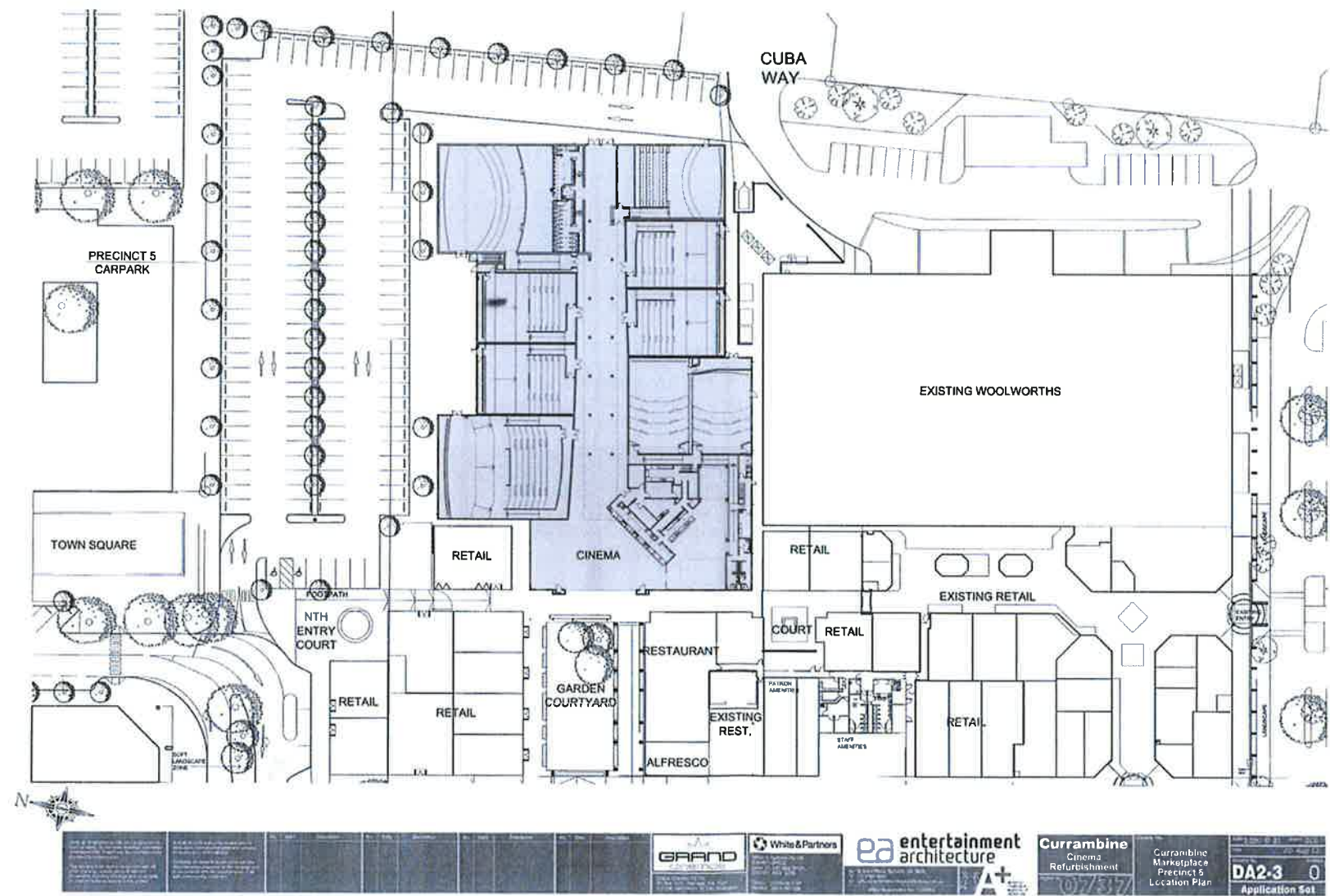


DEVELOPMENT ASSESSMENT  
PANELS  
26 FEB 2014  
APPROVED

Development Plans

Attachment 2

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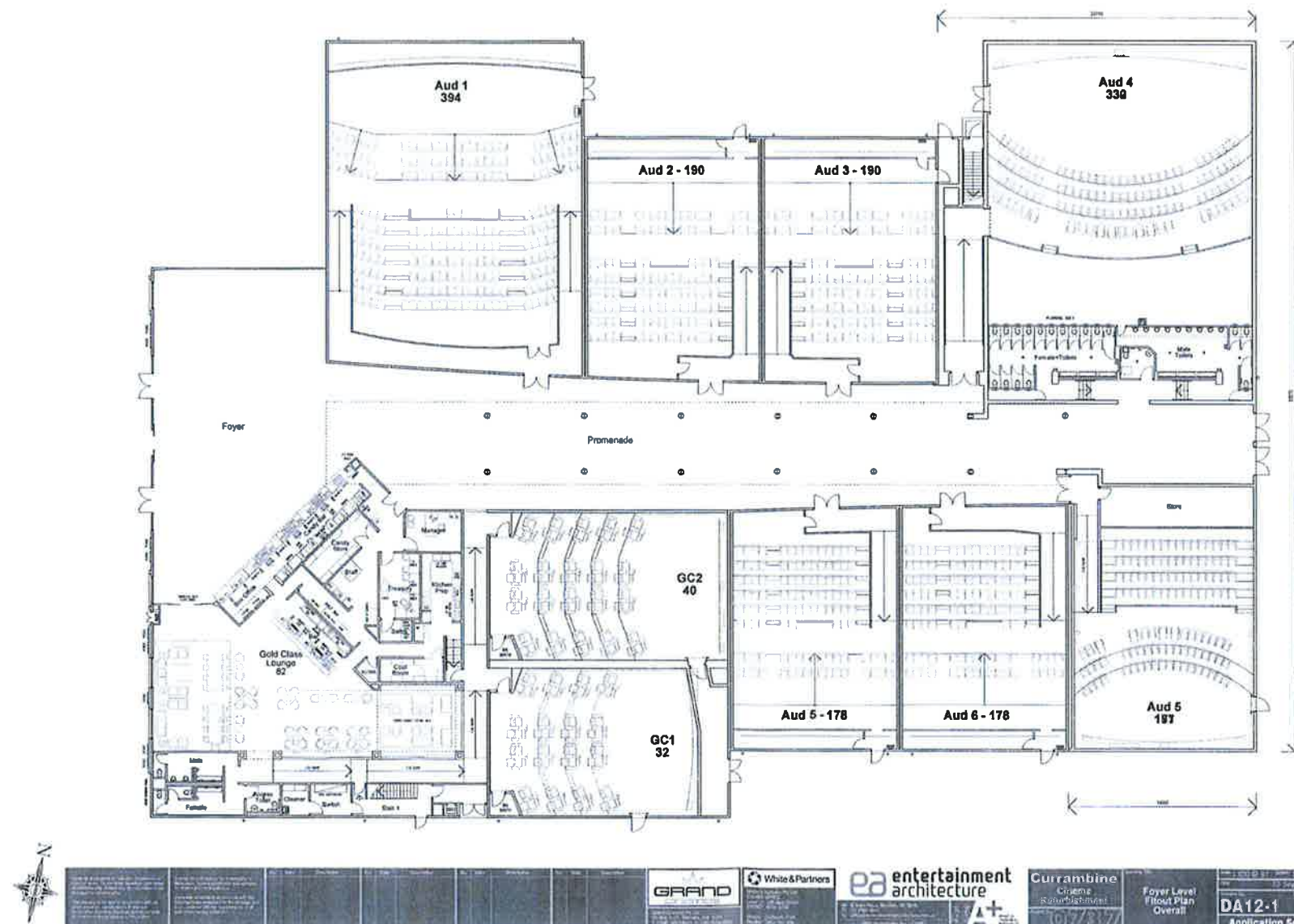
DEVELOPMENT ASSESSMENT  
PANELS  
26 FEB 2014  
APPROVED



Development Plans

Attachment 2

Page 6 of 10



DEVELOPMENT ASSESSMENT  
PANELS  
26 FEB 2014  
APPROVED

## Page 7 of 10

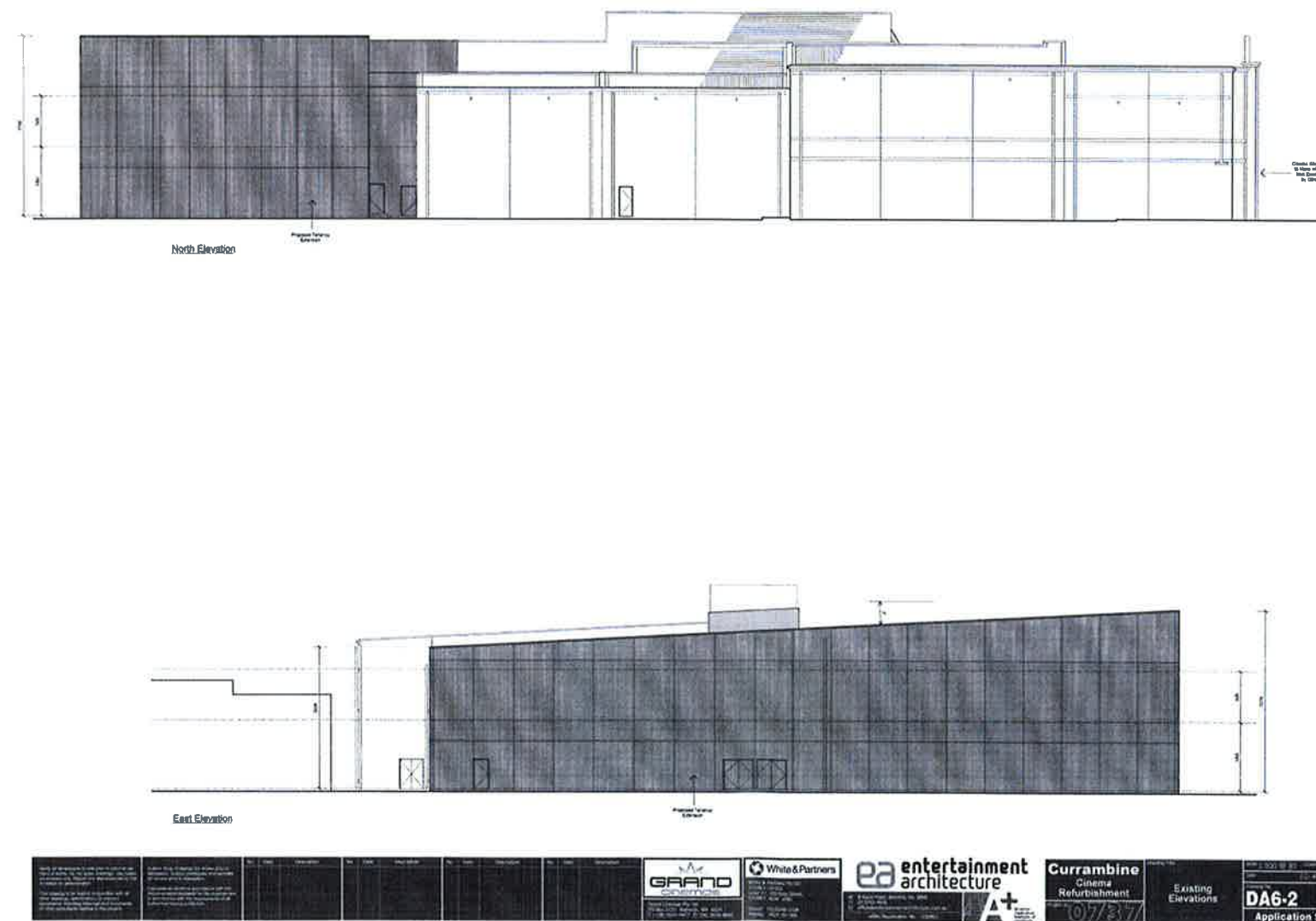




Development Plans

Attachment 2

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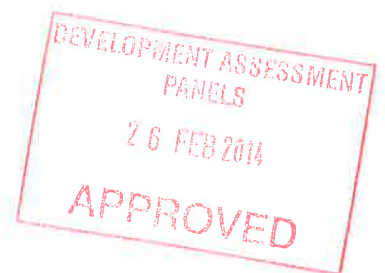
DEVELOPMENT ASSESSMENT  
PANELS  
26 FEB 2014  
APPROVED

## Page 9 of 10





## Page 10 of 10



# Development plans

## ATTACHMENT 3

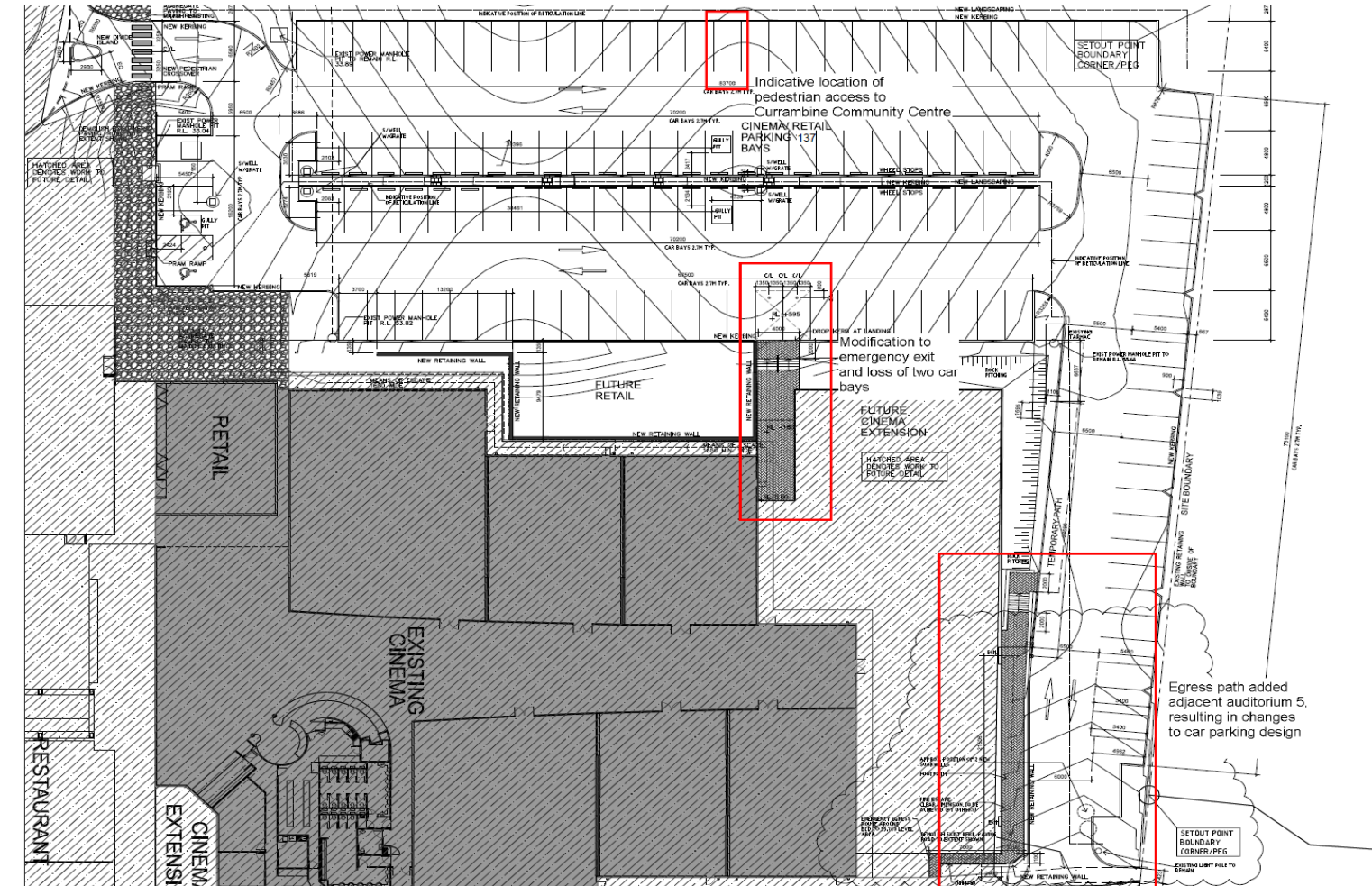
Page 1 of 5

Page 1 of 5



### NOTES

1. RETAINING WALLS, ROADS, LEVELS & CIVIL WORK. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE CIVIL ENGINEERS DRAWINGS. FOR ALL THE CIVIL WORKS, THIS DRAWING IS FOR SETTING OUT PURPOSES ONLY.
2. REFER TO SERVICE ENG. DRAWINGS FOR ALL MANHOLES, CONDUITS & SERVICE PIPE RISE TO AREA UP NEW WORK.
3. WHERE NEW KERBS JOIN TO EXISTING LINE THRU & HARE GOOD AS REQUIRED.



Rev	Description	By	Date	Rev	Description	By	Date
01	ISSUED FOR PARKING SET OUT	02	05.05.14	01	ISSUED FOR PARKING SET OUT	02	05.05.14
02	ISSUED FOR PARKING SET OUT	02	05.05.14	02	ISSUED FOR PARKING SET OUT	02	05.05.14
03	ISSUED FOR PARKING SET OUT	02	05.05.14	03	ISSUED FOR PARKING SET OUT	02	05.05.14
04	ISSUED FOR PARKING SET OUT	02	05.05.14	04	ISSUED FOR PARKING SET OUT	02	05.05.14
05	ISSUED FOR PARKING SET OUT	02	05.05.14	05	ISSUED FOR PARKING SET OUT	02	05.05.14
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09	ISSUED FOR PARKING SET OUT	02	05.05.14	09	ISSUED FOR PARKING SET OUT	02	05.05.14
10	ISSUED FOR PARKING SET OUT	02	05.05.14	10	ISSUED FOR PARKING SET OUT	02	05.05.14

### PARKING SETTING OUT FOR CONSTRUCTION



### ADCO CONSTRUCTION

CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATION OR SET-OUT  
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### CURRAMBINE MARKET- P3

Drawn: SH	Date:	Proj. Director:	Date:
Proj. Architect: PJC	Date:	Co-ordinated:	Date:
Card File:	Scale: 1:200 @A1	Project No:	14021
Drawing Title:	PART SITE PLAN 1 P3- CINEMA EGRESS STUDY		

### CHANEY ARCHITECTURE

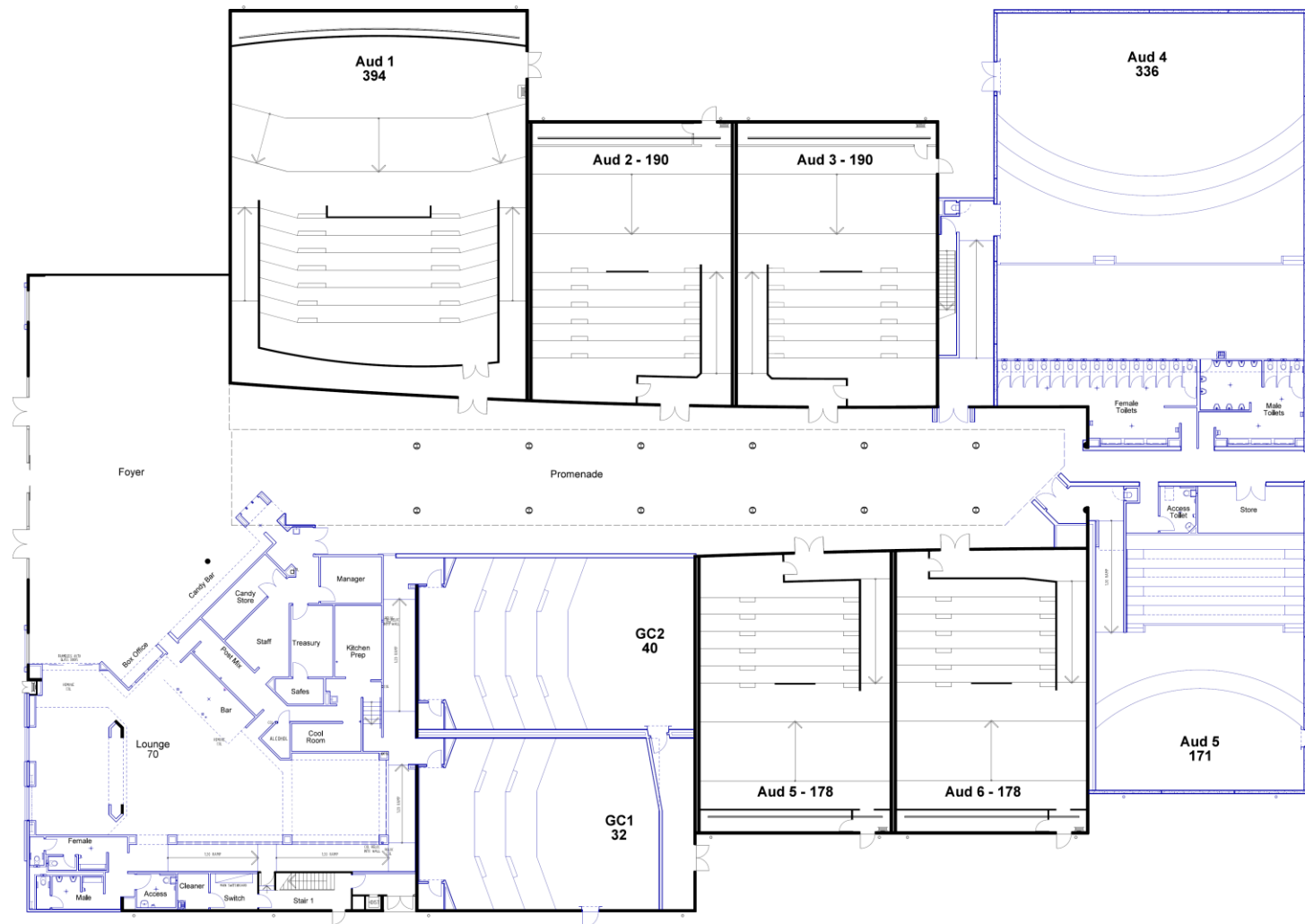
Level 1,  
55 St George's Terrace  
Perth, WA 6000  
P: 08 9459 047 612  
E: info@chaneyarchitecture.com  
E: josh@chaneyarchitecture.com

Revision:	Drawing Number:
T	A01.100

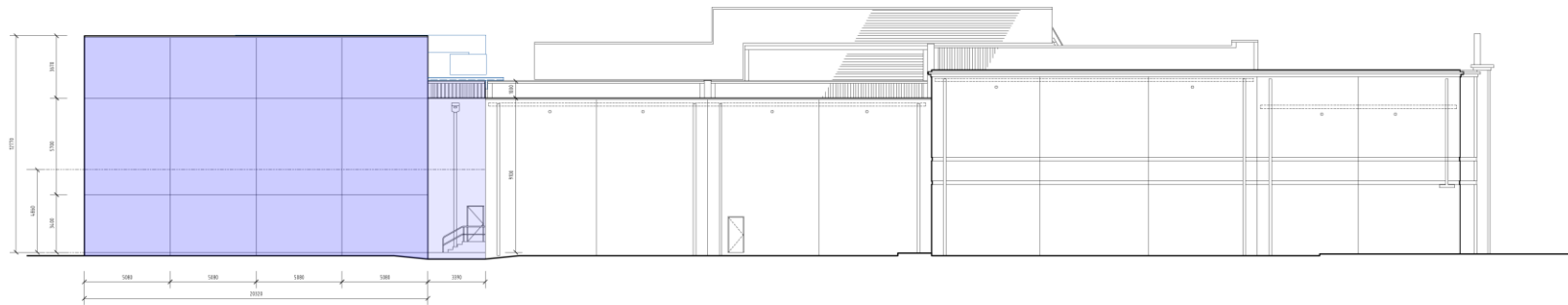


## Development plans

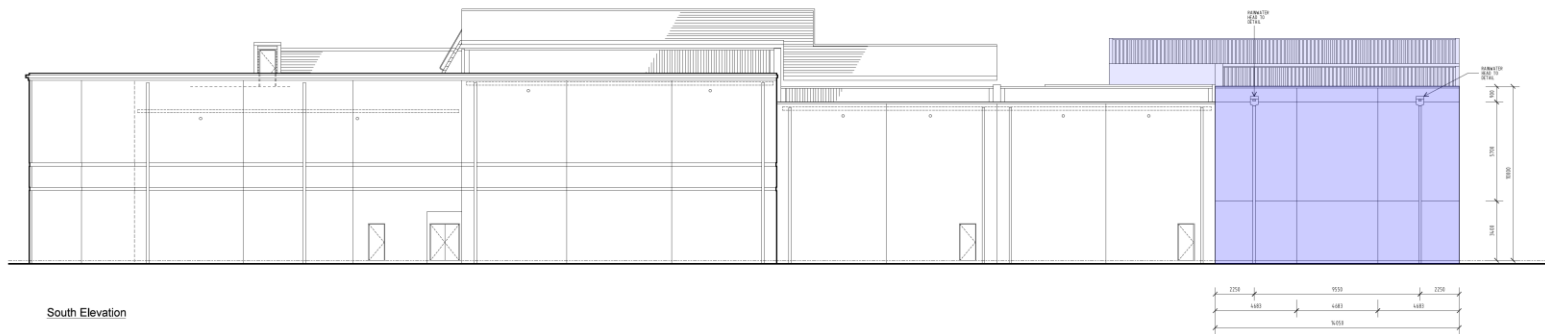
**ATTACHMENT 3**  
**Page 2 of 5**



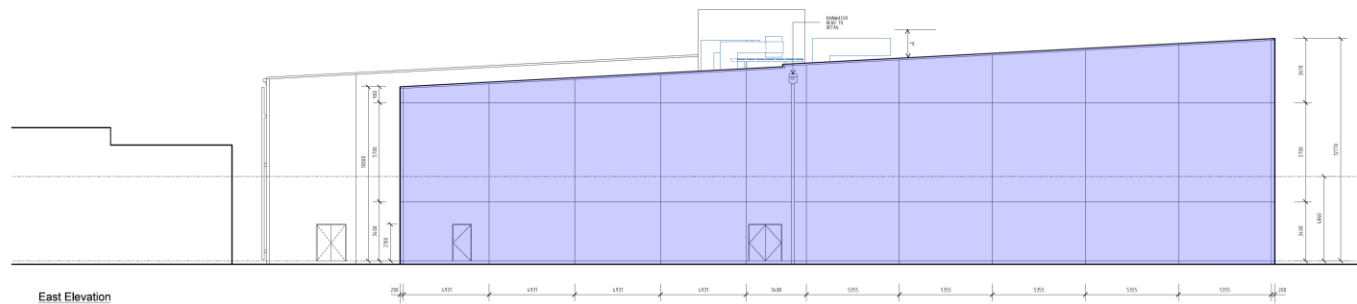
<p>Varly all disbursements on this page to contractors, vendors, etc. For each disbursement, list the disbursement type, amount, date, and vendor. Disbursements may be reported as disbursements to the contractor for observation.</p>	<p>Submit Shop Drawings for review prior to installation. Submit photographs and sketches for review prior to installation.</p>	<table> <tr> <th>No.</th><th>Date</th><th>Description</th></tr> <tr> <td>No.</td><td>Date</td><td>Description</td></tr> </table>	No.	Date	Description	No.	Date	Description	<table> <tr> <th>No.</th><th>Date</th><th>Description</th></tr> <tr> <td>No.</td><td>Date</td><td>Description</td></tr> </table>	No.	Date	Description	No.	Date	Description	<table> <tr> <th>No.</th><th>Date</th><th>Description</th></tr> <tr> <td>No.</td><td>Date</td><td>Description</td></tr> </table>	No.	Date	Description	No.	Date	Description	<table> <tr> <th>No.</th><th>Date</th><th>Description</th></tr> <tr> <td>No.</td><td>Date</td><td>Description</td></tr> </table>	No.	Date	Description	No.	Date	Description	<table> <tr> <th>No.</th><th>Date</th><th>Description</th></tr> <tr> <td>No.</td><td>Date</td><td>Description</td></tr> </table>	No.	Date	Description	No.	Date	Description	<table> <tr> <th>No.</th><th>Date</th><th>Description</th></tr> <tr> <td>No.</td><td>Date</td><td>Description</td></tr> </table>	No.	Date	Description	No.	Date	Description	<table> <tr> <th>No.</th><th>Date</th><th>Description</th></tr> <tr> <td>No.</td><td>Date</td><td>Description</td></tr> </table>	No.	Date	Description	No.	Date	Description
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<p>This drawing is to be completed with all other drawings, specifications &amp; contract documents, including drawings and documents of other consultants, relative to this project.</p>	<p>Complete all work in accordance with the documents as required for the drawings and in accordance with the requirements of all applicable building codes.</p>	<p> Grand Cinema 1000 Grand Cinema 1000 Grand Cinema 1000 Grand Cinema</p>	<p> White &amp; Partners 1000 White &amp; Partners 1000 White &amp; Partners 1000 White &amp; Partners</p>	<p> entertainment architecture 1000 entertainment architecture 1000 entertainment architecture 1000 entertainment architecture</p>	<p> Currambine Cinema Refurbishment 1000 Currambine Cinema Refurbishment 1000 Currambine Cinema Refurbishment 1000 Currambine Cinema Refurbishment</p>	<p> Foyer Level Plan Overall 1000 Foyer Level Plan Overall 1000 Foyer Level Plan Overall 1000 Foyer Level Plan Overall</p>	<p> Economy Measures 1000 Economy Measures 1000 Economy Measures 1000 Economy Measures</p>	<p>Scale: 1/8" = 1'-0" 01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 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2410 2411 2412 2413 2414 2415 2416 241</p>																																										



North Elevation



South Elevation



East Elevation

<p>Verif of dimensions on site prior to construction of works. Do not use drawings. Use total dimensions only. Report any discrepancies to the architect for verification.</p> <p>This drawing is to be used in conjunction with all other drawings, survey drawings and documents of other contractors related to this project.</p>	<p>Submit Shop Drawings for review prior to construction. Submit preliminary and detailed drawings for review prior to construction.</p> <p>Complete all works in accordance with the architectural program for the building and in accordance with the requirements of all applicable laws and regulations.</p>	No.	Date	Description	No.	Date	Description	No.	Date	Description

VEER  
20 Ave 120th, Leichhardt NSW 2200  
T: (02) 9558 0477 F: (02) 9558 1495

GRAND cinema  
Grand Cinema Pty Ltd  
20 Ave 120th, Leichhardt NSW 2200  
T: (02) 9558 0477 F: (02) 9558 1495

White&Partners  
White & Partners Pty Ltd  
STONEY CREEK OFFICE  
Level 17, 135 King Street,  
STONEY CREEK NSW 2008  
Stoney: (02) 9460 1220  
Mobile: (04) 767 768

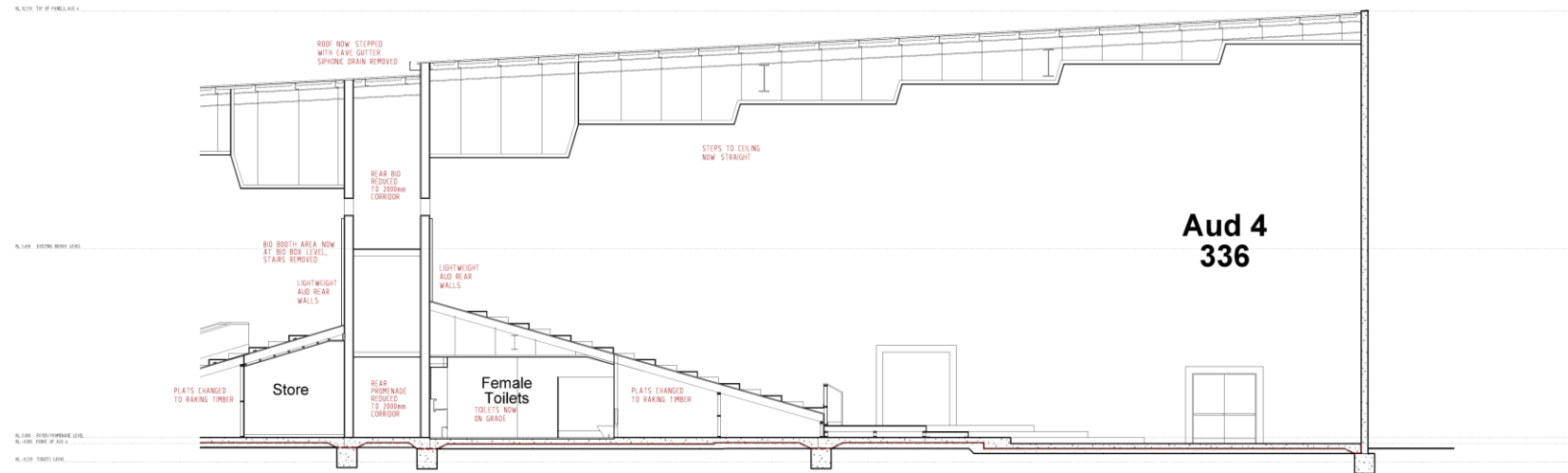
ea entertainment architecture  
20 Ave 120th, Leichhardt NSW 2200  
T: (02) 9558 0477 F: (02) 9558 1495  
Mobile: (04) 767 768  
ABR Registration No.: C0063

Currambine Cinema Refurbishment  
Project ID: 07377

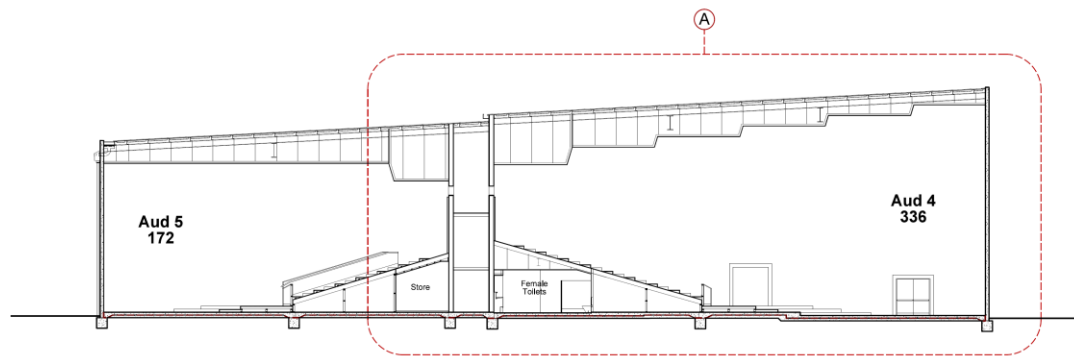
External Elevations Sheet 1

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Date: 16-Sep-14  
Drawing No.: 0  
A6-1  
For Construction





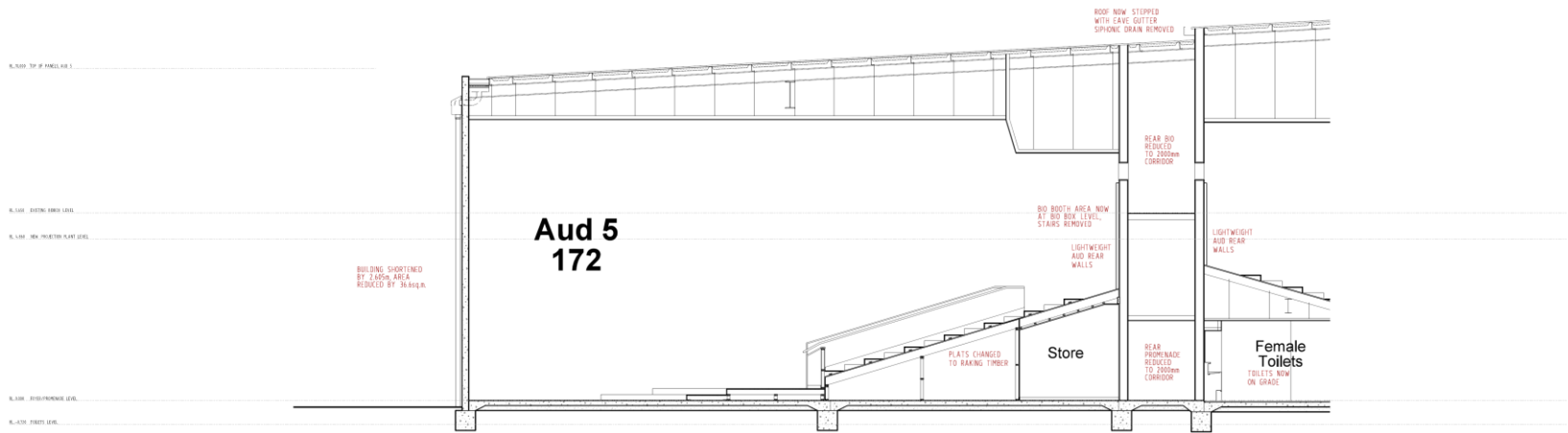
Section A - Aud 4



Verify all dimensions on site prior to construction of works. Do not draw drawings. Use exact dimensions only. Report any discrepancies to the architect for verification.	Submit Shop Drawings for review prior to construction. Submit dimensions and drawings for review prior to construction.	No. 1 Date Description	No. 2 Date Description	No. 3 Date Description	No. 4 Date Description
This drawing to be read in conjunction with all other drawings, specifications & contract documents, including drawings and documents of other consultants related to this project.	Complete all work in accordance with the documentation provided for the project and in accordance with the requirements of all applicable building codes.				



Drawing Title	Scale	Drawn	Check
Sections Sheet 1	1:50 (1:50)	27-Mar-14	0
Project ID	Drawing No.	Revision	
0737	CC7-1	0	
Economy Measures			



Section B - Aud 5

