



Metro North-West Joint Development Assessment Panel Agenda

Meeting Date and Time: 17 September 2015; 9:30am
Meeting Number: MNWJDAP/99
Meeting Venue: City of Stirling
25 Cedric Street, Stirling

Attendance

DAP Members

Ms Karen Hyde (Presiding Member)
Mr Clayton Higham (A/Deputy Presiding Member)
Mr Fred Zuideveld (Specialist Member)
Mayor Giovanni Italiano (Local Government Member, City of Stirling)
Cr Rod Willox (Local Government Member, City of Stirling)
Cr Philippa Taylor (Local Government Member, City of Joondalup)
Cr Christine Hamilton-Prime (Local Government Member, City of Joondalup)

Officers in attendance

Mr Chris Fudge (City of Stirling)
Mr Greg Bowering (City of Stirling)
Ms Linda Tynan (City of Stirling)

Local Government Minute Secretary

Ms Regan Clyde (City of Stirling)

Applicants and Submitters

Mr Josh Watson (Planning Solutions)
Mr Marc Re (Planning Solutions)
Mr Dan Lees (TPG)
Mr Shaun Bain (KBH Group)

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

Nil



3. Members on Leave of Absence

Mr Paul Drechsler (Deputy Presiding Member)

4. Noting of Minutes

Note the Minutes of the Metro North-West JDAP meeting No.97 held on 2 September 2015 and meeting No.98 held on 7 September 2015.

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

- 7.1** Mr Marc Re or Mr Josh Watson (Planning Solutions) presenting for the application at Item 9.3. The presentation will detail the proposed changes.

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:
Application Details:
Applicant:
Owner: | Lot 929 (1244) Marmion Avenue, Currambine
Amendments to approved marketplace building
TPG Town Planning, Urban Design and Heritage
Roman Catholic Archbishop and Davidson Pty
Ltd |
| | Responsible authority:
DoP File No: | City of Joondalup
DP/13/00791 |
|
9.2 |
Property Location:

Application Details:
Applicant:
Owner:
Responsible authority:
DoP File No: |
Lot 63, House Number 46 Ledger Road,
Balcatta

Warehouse (Self Storage Units)
KBH Balcatta Pty Ltd
KBH Balcatta Pty Ltd
City of Stirling
DAP/14/00544 |



9.3 Property Location: Lot 90 (812) Beaufort Street, Mount Lawley
 Application Details: Redevelopment of existing Caltex Service Station
 Applicant: Planning Solutions
 Owner: Berta Frances Luita Cockburn Von Bibra
 Responsible authority: City of Stirling
 DoP File No: DAP/15/00747

10. Appeals to the State Administrative Tribunal

Nil

11. General Business / Meeting Closure



Minutes of the Metro North-West Joint Development Assessment Panel

Meeting Date and Time: 2 September 2015; 2.00pm
Meeting Number: MNWJDAP/97
Meeting Venue: Wanneroo Library Cultural Centre, Ground Floor
Meeting Room, 3 Rocca Way, Wanneroo

Attendance

DAP Members

Ms Karen Hyde (Presiding Member)
Mr Paul Drechsler (Deputy Presiding Member)
Mr Fred Zuideveld (Specialist Member)
Cr Sabine Winton (A/Local Government Member, City of Wanneroo)
Cr Russell Driver (Local Government Member, City of Wanneroo)
Mayor Giovanni Italiano (Local Government Member, City of Stirling)
Cr David Boothman (Local Government Member, City of Stirling)

Officers in attendance

Ms Alice Harford (City of Wanneroo)
Mr Jay Naidoo (City of Wanneroo)
Ms Pacey Lang (City of Stirling)
Mr Neil Maul (City of Stirling)

Local Government Minute Secretary

Ms Grace Babudri (City of Wanneroo)

Applicant and Submitters

Mr Nik Hidding (Peter Webb and Associates)
Ms Claire Richards (Rowe Group)

Members of the Public

Nil

1. Declaration of Opening

The Presiding Member, Ms Karen Hyde declared the meeting open at 2pm on 2 September 2015 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*.

Ms Karen Hyde

Presiding Member, Metro North-West JDAP



2. Apologies

Nil

3. Members on Leave of absence

Nil

4. Noting of minutes

Minutes of the Metro North-West JDAP meeting No.91 held on 23 July 2015, No. 92 held on 28 July 2015, and No. 94 held on 14 August 2015 were noted by DAP members.

Minutes of the Metro North-West JDAP meeting No. 95 held on 17 August 2015, and No. 96 held on 20 August 2015 were not available for noting at the time of meeting.

5. Declaration of Due Consideration

All members declared that they had duly considered the documents.

6. Disclosure of interests

Nil

7. Deputations and presentations

7.1 Mr Nik Hidding (Peter Webb and Associates) addressed the DAP for the application at Item 8.1

7.2 Ms Claire Richards (Rowe Group) addressed the DAP for the application at Item 9.1.

The presentation at Item 7.2 was heard prior to the application at Item 7.1

8. Form 1 - Responsible Authority Reports – DAP Application

PROCEDURAL MOTION

Moved by: Ms Karen Hyde

Seconded by: Mr Paul Drechsler

That the application at Item 9.1 be heard prior to the application at Item 8.1

The Procedural Motion was put and CARRIED UNANIMOUSLY.

Ms Karen Hyde

Presiding Member, Metro North-West JDAP



- 8.1** Property Location: Lots 547 and 548 (22 and 24) Southampton Lane, Mindarie
Application Details: 11 Multiple Dwellings
Applicant: Peter Webb and Associates
Owner: Carona Construction Pty Ltd
Responsible authority: City of Wanneroo
DoP File No: DAP/15/00818

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Cr Russell Driver

Seconded by: Cr Sabine Winton

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

Refuse DAP Application reference DAP/15/00818 and accompanying plans (**Attachment 2**) in accordance with the provisions of the Metropolitan Region Scheme and the City of Wanneroo District Planning Scheme No. 2, for the following reasons:

1. Table 1 of the Mindarie Keys Harbourside Village Agreed Structure Plan No. 13 and Clause 6.1.1 and Table 4 of the Residential Design Codes require a maximum plot ratio of 0.7 for the subject lots. The subject development proposes a total plot ratio of 1.00. The plot ratio of 1.00 is not considered to meet the Design Principles of Clause 6.1.1 of the R-Codes which relates to building size, as the development is not considered to be consistent with the existing or future desired built form of the locality.
2. It is considered to be inconsistent with orderly and proper planning to allow an increase in the plot ratio area to that which is permitted for an R80 coded lot through a development application as this will increase the density potential of the subject lots and undermine the integrity of the residential density requirements of the Residential Design Codes.

The Report Recommendation/Primary Motion was put and CARRIED UNANIMOUSLY.

Ms Karen Hyde

Presiding Member, Metro North-West JDAP

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

- 9.1 Property Location: Lot 301, House Number 302, Selby Street North, Osborne Park
- Application Details: Extension of time to previously approved multistorey development comprising of Offices, Restaurants and associated car parking
- Applicant: Rowe Group
- Owner: Callon Select Pty Ltd
- Responsible authority: City of Stirling
- DoP File No: DP/13/00556

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Mr Fred Zuideveld

Seconded by: Cr David Boothman

That the Metropolitan North-West JDAP resolves to:

1. **Accept** that the DAP Application reference DP/13/00556 as detailed on the DAP Form 2 dated 29 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/13/00556 as detailed on the DAP Form 2 dated 29 June 2015 and accompanying plans dated 11 August 2015 (Attachment 1) in accordance with the provisions of regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, for the proposed extension of time to the approved multi-storey development comprising of Offices, Restaurants and associated car parking at Lot 301, House Number 302, Selby Street North, Osborne Park subject to:

Amended Conditions

Nil.

Advice Notes

- i. All other conditions and requirements detailed on the previous approval dated 19 August 2013 (Attachment 2) shall remain unless altered by this application.
- ii. If the development has not substantially commenced by 19 August 2018 this approval shall no longer be valid. Notwithstanding, if a further application is made under regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the responsible authority will assess any new application under the operative planning framework at that point in time.

The Report Recommendation/Primary Motion was put and CARRIED 3/2

For: Ms Karen Hyde
Mr Fred Zuideveld
Cr David Boothman

Against: Mayor Giovanni Italiano
Mr Paul Drechsler

Ms Karen Hyde

Karen Hyde



10. Appeals to the State Administrative Tribunal

Nil

11. General Business / 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 2.38pm.

Ms Karen Hyde

Presiding Member, Metro North-West JDAP

Karen Hyde



Metro North-West Joint Development Assessment Panel Minutes

Meeting Date and Time: 7 September 2015; 1.00pm
Meeting Number: MNWJDAP/98
Meeting Venue: City of Stirling
25 Cedric Street, Stirling

Attendance

DAP Members

Ms Karen Hyde (Presiding Member)
Mr Paul Drechsler (Deputy Presiding Member)
Mr Fred Zuideveld (Specialist Member)
Mayor Giovanni Italiano (Local Government Member, City of Stirling)
Cr David Boothman (Local Government Member, City of Stirling)

Officers in attendance

Mr Greg Bowering (City of Stirling)
Ms Christine Collins (City of Stirling)

Local Government Minute Secretary

Ms Regan Clyde
Ms Jaclyn Farrow

Applicant and Submitters

Mr Mark Stapleton (Established & Co. Pty Ltd)
Mr Jason Stapleton (Established & Co. Pty Ltd)

Members of the Public

Nil.

1. Declaration of Opening

The Presiding Member, Karen Hyde, declared the meeting open at 1.00pm on Monday, 7 September 2015, 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 the meeting is being audio recorded 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 the proceedings of the DAP meeting unless the Presiding Member has given permission to do so.' The Presiding Member granted permission for the minute taker to record proceedings for the purpose of the minutes only.



2. Apologies

Nil.

3. Members on Leave of Absence

Nil.

4. Noting of Minutes

Minutes of the Metro North-West JDAP meeting No.95 held on 17 August 2015 and No.96 held on 20 August 2015 were noted by DAP members.

Minutes of the Metro North-West JDAP meeting No.97 held on 2 September 2015 were not available for noting at the time of meeting.

5. Declarations of Due Consideration

All members declared that they had duly considered the documents.

6. Disclosure of Interests

Nil.

7. Deputations and Presentations

- 7.1** Mr Mark Stapleton (Established & Co. Pty Ltd) and Mr Jason Stapleton (Established & Co. Pty Ltd) presented for the application at Item 10.1.

8. Form 1 - Responsible Authority Reports – DAP Application

Nil.

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

Nil.



10. Appeals to the State Administrative Tribunal

10.1	Property Location:	Lot 600, House Number 967, Lot 14, House Number 969 and Lot 13, House Number 971, Beaufort Street, Inglewood
	Application Details:	Mixed Use Development
	Applicant:	Established & Company Pty Ltd
	Owner:	Tan M Hoang & Lanh T Vuong Racing & Wagering WA Tricoli Nominees Pty Ltd
	Responsible authority:	City of Stirling
	DoP File No:	DAP/14/00632

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Councillor David Boothman **Seconded by:** Councillor Giovanni Italiano

That the Metro North-West JDAP resolves to:-

Refuse DAP Application reference DAP/14/00632 and accompanying plans (Attachment 1) in accordance with Clause 10.3.1 of the City of Stirling Local Planning Scheme No.3, for the following reasons:-

1. The proposed building height does not satisfy the objectives of Local Planning Policy 4.2 – Mixed Use and Commercial Centre Design Guidelines.
2. The proposed building height does not satisfy the objectives of Local Planning Policy 3.1 – Character Retention Guidelines of Mt Lawley, Menora and Inglewood.
3. The proposed building height does not satisfy the second objective of Local Planning Policy 4.1 – Reserves and Other Zones Design Guidelines.
4. The proposal does not satisfy the objectives of Local Planning Policy 4.2 – Mixed Use and Commercial Centre Design Guidelines relating to corner sites and parapets.
5. The proposal does not satisfy objective b) of the Civic zone as the proposed development is not in keeping with the scale and form of surrounding development.
6. The proposed nil street setbacks to the north of the site fronting Wood Street do not satisfy the objectives of the Local Planning Policy 4.1 – Reserves and Other Zones Design Guidelines.
7. The proposed plot ratio does not satisfy the design principles of Clause 6.1.1 of the R-Codes as the development is inconsistent with the existing or future desired built form of the locality.
8. The proposed development does not allow for the required 6m x 6m corner truncation as required by clause 3.7.3 of Development Control Policy 1.7 – General Road Planning.

The Primary Motion was put and CARRIED (3/2)

For: Councillor David Boothman
Mayor Giovanni Italiano
Mr Fred Zuideveld

Against: Mr Paul Drechsler and
Ms Karen Hyde



11. General Business / Meeting Closure

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 2.05pm.



Form 2 - Responsible Authority Report

(Regulation 17)

Property Location:	Lot 929 (1244) Marmion Avenue, Currambine
Application Details:	Amendments to approved marketplace building
DAP Name:	Metro North-West JDAP
Applicant:	TPG Town Planning, Urban Design and Heritage
Owner:	Roman Catholic Archbishop and Davidson Pty Ltd
LG Reference:	DA15/0812
Responsible Authority:	City of Joondalup
Authorising Officer:	Dale Page Director Planning and Community Development
Department of Planning File No:	DP/13/00791
Report Date:	10 September 2015
Application Receipt Date:	22 July 2015
Application Process Days:	50 days
Attachment(s):	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 22 July 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 22 July 2015 and accompanying plans A02.01, A02.02, A02.03, A03.01 and A03.02 in accordance with the provisions of the *City of Joondalup District Planning Scheme No. 2* and the *Metropolitan Region Scheme*, for the proposed minor amendment to the approved marketplace building at Lot 929 (1244) Marmion Avenue, Currambine, subject to:

Amended Condition

3. With the exception of the continuous footpath with an RL of 31.15 to 32.7 the continuous footpath to the northern and eastern elevation shall be a minimum width of three metres.

Advice Notes

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

2. This approval does not include the tenant signage as indicated on the approved plans.
3. Detailed design plans shall be provided to the City for the disabled car parking bays located to the front of the eastern facade.

Background:

Property Address:		Lot 929 (1244) Marmion Avenue, Currambine
Zoning	MRS:	Urban
	TPS:	Commercial
Use Class:		Shop, Restaurant
Strategy Policy:		N/A
Development Scheme:		<i>City of Joondalup District Planning Scheme No. 2</i> <i>Currambine District Centre Structure Plan No. 6</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 subject site is located on the corner of Marmion Avenue and Chesapeake Way in Currambine, on the same lot as the Currambine Central shopping centre. The subject lot is bound by Marmion Avenue to the west, Shenton Avenue to the south, and properties zoned 'Business' to the east and north. The subject lot 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. A location plan indicating both the subject site and the subject lot is included as Attachment 1.

The site is zoned 'Urban' under the *Metropolitan Region Scheme* (MRS). Under the City's *District Planning Scheme No. 2* (DPS2) the northern portion of the building where the restaurant is located is zoned 'Business', with the remainder of the building located within the 'Commercial' 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 proposed under this application is subject to the development provisions of 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 per 100m² of net lettable area (NLA) was acceptable for development at Currambine Central. This ratio accords with *State Planning Policy 4.2 – Activity Centres for Perth and Peel* (SPP4.2).

The buildings on the subject site have a total NLA of 16,133m² and retail NLA of approximately 10,614m². This includes the marketplace building (the subject of this application), cinema complex and car park addition approved by the JDAP at its meeting held on 26 February 2014 and currently under construction. The JDAP

decision of 26 February 2014, including the approved plans, is included as Attachment 2.

A condition of the original JDAP approval for this development required all signage to be the subject of a separate development application. The City has recently approved tenancy signage to the marketplace building. This signage met the requirements of the City's *Signs Policy*.

At its meeting held on 20 August 2015 the JDAP approved an application for minor amendments to the cinema complex and adjacent car park.

Details: outline of development application

The applicant seeks approval for amendments to the marketplace building, previously approved by the JDAP at its meeting held on 26 February 2014 (Attachment 2 refers). The development is currently under construction.

The amendments proposed by this application are as follows (see highlighted areas and notations in Attachment 3):

- Internal changes to the tenancy arrangement at the ground floor level. The original application included an internal arcade with four tenancies on the eastern side of the development (facing the main street). These tenancies have now been removed to provide a single large tenancy to facilitate a supermarket. This has resulted in an increase in the NLA for the building from 2,424m² to 2,731m².
- Changes to the eastern elevation, being:
 - The removal of bi-fold doors and replacement with fixed glass as a result of the removal of the four tenancies and creation of a single large tenancy.
 - Re-configuration of the disabled car parking bays.
- Changes to the western elevation (facing Marmion Avenue), being:
 - Additional roller door to the loading dock area.
 - Addition of a raised loading dock pad, adjacent the service yard. The pad is 0.2m above the adjacent pavement area.
 - Removal of some highlight glazing immediately to the north of the roller doors.
 - Additional fire escape door.
 - Increase in the wall height of the facade by 900mm. However, the overall height of the development has not altered.
 - Removal of brick piers, concrete planter and timber beam on the large glazed facade on the north-west portion of the elevation.
- Changes to the southern elevation, being:
 - Removal of bi-fold doors and replacement with fixed glass.
 - Increase in the wall height of the facade by 900mm. However, the overall height of the development has not altered.
 - Changes to the balustrade to the stairwell.
- Changes to the northern elevation, being:
 - Incorporation of a door and pedestrian path to the restaurant. This pedestrian path is at an elevated level above the continuous pedestrian path

connecting with Marmion Avenue, and reduces the width of the continuous path to a minimum of 1.5 metres for approximately 18 metres. A condition of the original approval required a continuous footpath of three metres on the eastern and northern elevations.

- Deletion of the stairs along the northern footpath. The footpath will now be a continuous ramp to deal with the level changes.
- Decrease in the overall height of the roof on the south western portion by 800mm and additional feature face brickwork to this facade.

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 amendments to the original JDAP approval are not considered to result in any impact on surrounding land owners.

Consultation with other Agencies or Consultants

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

Planning assessment:

The applicant seeks approval for amendments to the marketplace building that was approved by the JDAP at its meeting held on 26 February 2014 (Attachment 2 refers). The building is currently under construction. The amendments from the original approval which are the subject of this application are highlighted in Attachment 3.

The amendments have been assessed against the requirements of DPS2 and in particular the requirements of the CDCSP. The development meets these requirements with the exception of glazing and the continuous footpath to the northern and eastern elevations.

Glazing

The CDCSP states that building frontages are to comprise a minimum of 70% windows and visually permeable doors and window sills are to be set no less than 600mm from the ground floor level. As with the original proposal, portions of the southern, eastern and northern facades of the development include glazing for less than 70% of the facade, with the amounts slightly amended by this application. In addition, the glazing on the eastern and southern elevations that replace the bi-fold doors are proposed to extend to the ground floor level.

The amendments to the glazing proposed to the facades in comparison to the original approval are outlined below:

Facade	% of glazing required	Ground floor facade area	% originally approved	% proposed	Difference	Complies
Eastern	70%	331m ²	76%	76%	0	Yes
Western	70%	298m ²	31%	38%	+7%	No
Southern	70%	162m ²	45%	59%	+14%	No
Northern	70%	222m ²	66%	66%	0	No

While the western, southern and northern facades do not meet the minimum glazing requirement set out under the CDCSP, the amount of glazing remains unchanged or increased from the original approval. The glazing is still considered to be appropriate, being in areas with the greatest level of pedestrian activity and providing for significant opportunities for interaction and passive surveillance. The predominant areas where glazing has not been provided are to loading and service areas, where it is not practical for glazing to be provided.

While the glazing that replaces the bi-fold doors extends to the ground floor level, this will ensure that the glazed façade is maximised, and contributes positively to the overall design of the development. The glazed façade extending to the ground floor level is also consistent with portions of the façade that remain unchanged through this application.

Continuous footpath

Condition 3 of the original approval and the CDCSP requires a continuous footpath for a minimum width of three metres on the northern and eastern elevation. Due to the addition of a ramp (including balustrading) on the northern elevation that provides access to the restaurant, the continuous path will be reduced to 1.5 metres in width for a length of approximately 18 metres on the north western side of the building.

Despite the reduction in the path width, the minimum of 1.5 metres proposed is still considered adequate for pedestrian convenience and safety. The pedestrian path remains at three metres or greater near building entrances and along the main street, where the greatest area of pedestrian activity would be expected.

It is recommended that Condition 3 be amended to accommodate the amendment proposed through this application.

Car parking

Amendments to the car park to the north of the cinema complex recently approved by the JDAP at its meeting held on 20 August 2015 results in a total of 881 car bays being provided on-site. Based on the ratio of five bays per 100m² NLA, the development across the site (including the changes proposed through this application) requires a total of 807 car bays.

As a result there is considered to be adequate car parking on-site.

Conclusion:

The amendments to the development are considered appropriate, and do not alter the overall presentation of the building nor impact on the locality. While the continuous footpath has been reduced on the north-western side of the marketplace building, the 1.5 metre width is still considered adequate for this portion of the development, with larger pedestrian paths provided at areas of higher pedestrian activity on the main street.

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

Location plan



lot929_currambine-2_06082015



Government of Western Australia
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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.



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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.



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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

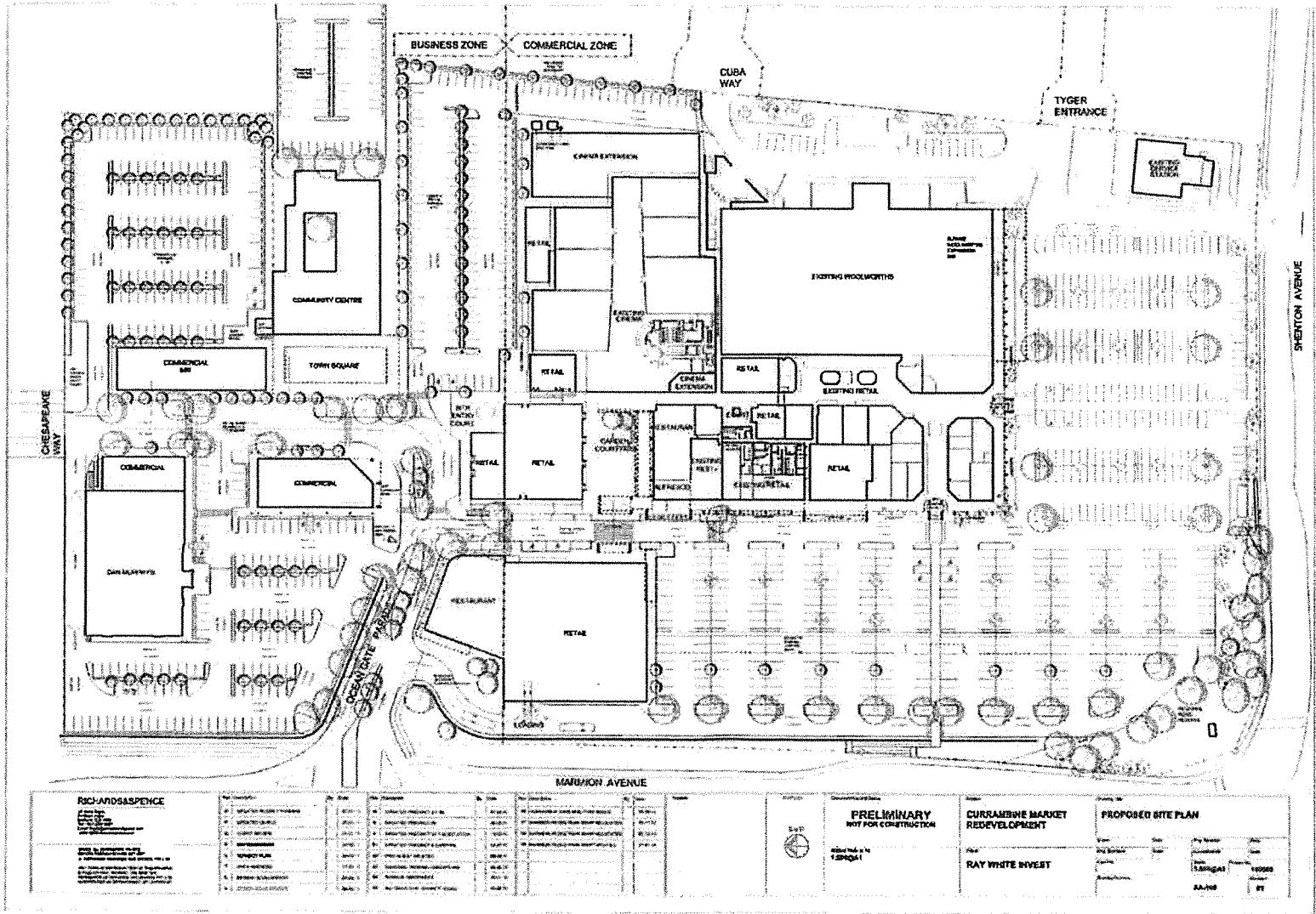
2. The applicant is advised that the cinema complex shall comply with Health (Public Buildings) Regulations 1992.
3. The applicant is advised that the development shall comply with Sewerage (Lighting, Ventilation and Construction) Regulations 1971.
4. The applicant is advised that any food premises to 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

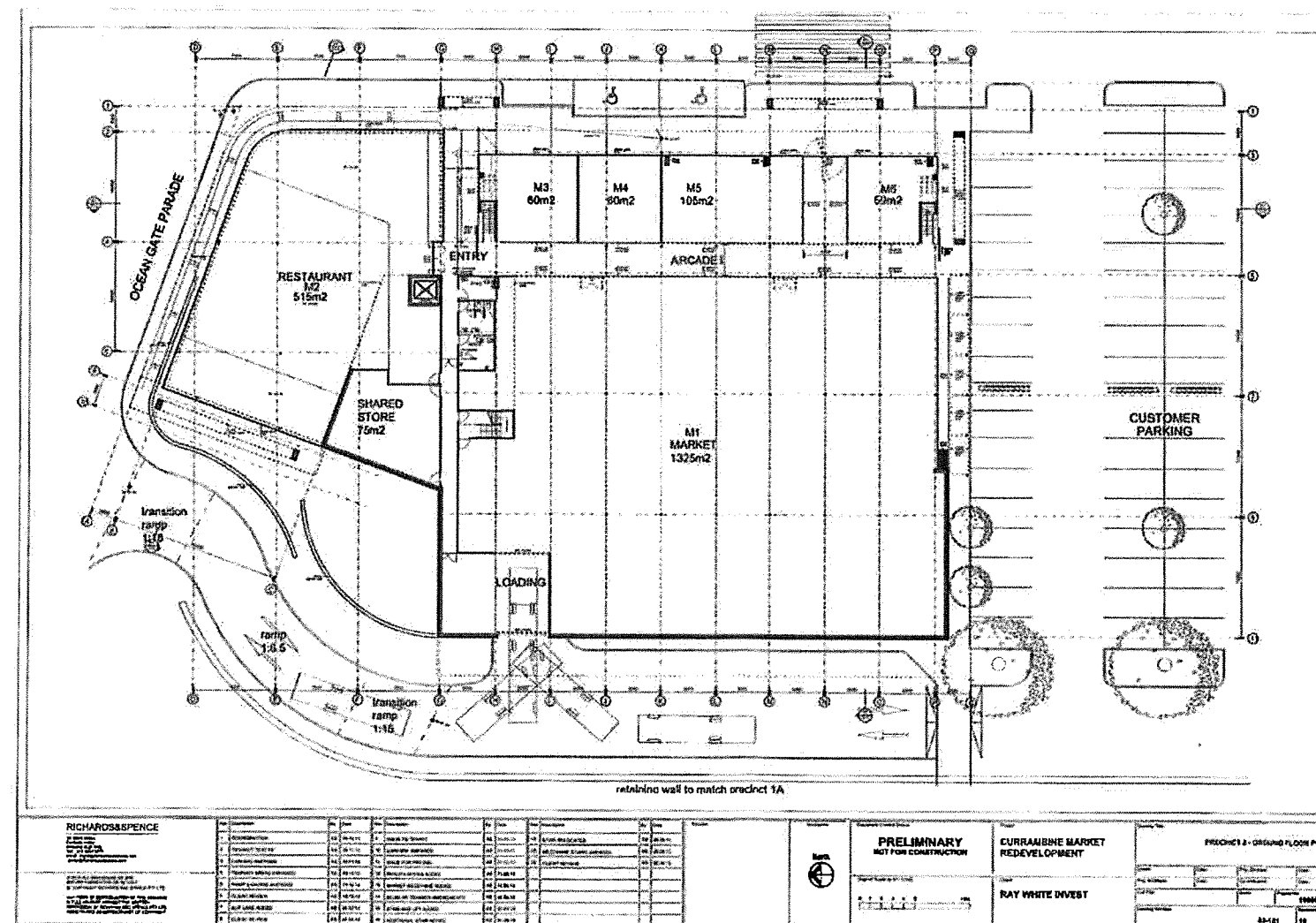


DEVELOPMENT ASSESSMENT
PANELS
26 FEB 2014
APPROVED

Development Plans

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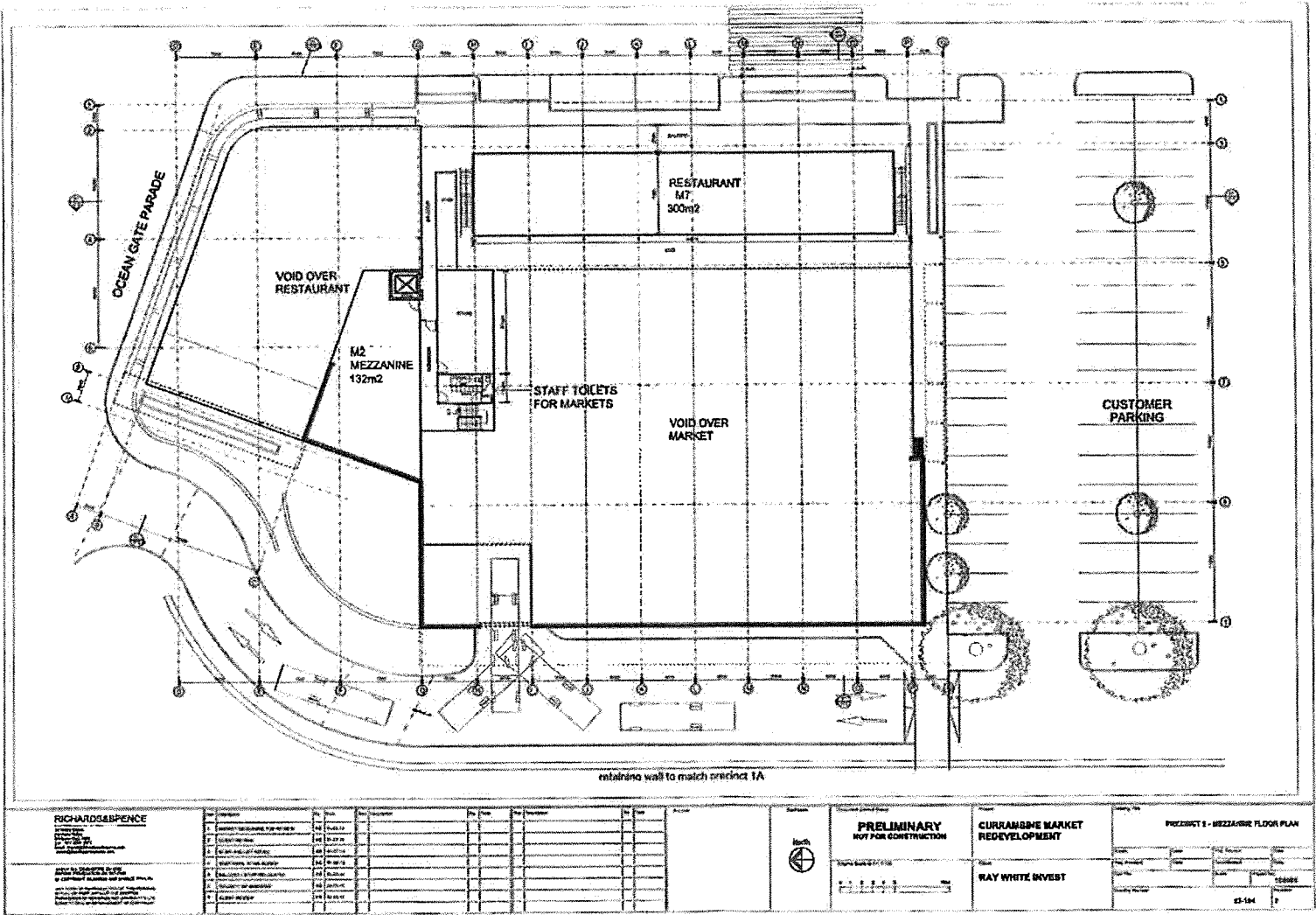
Page 2 of 10



DEVELOPMENT ASSESSMENT
PANELS
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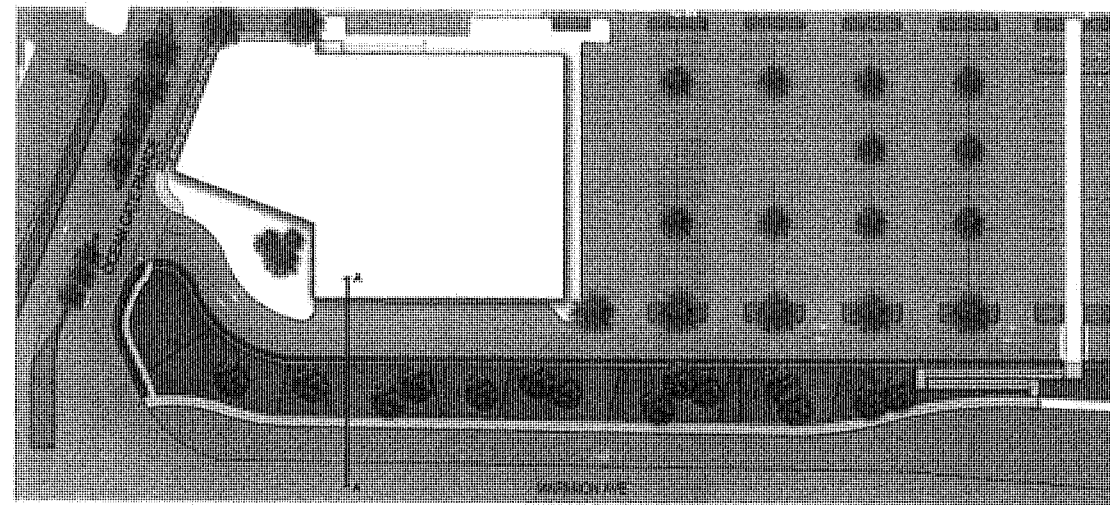
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PANELS
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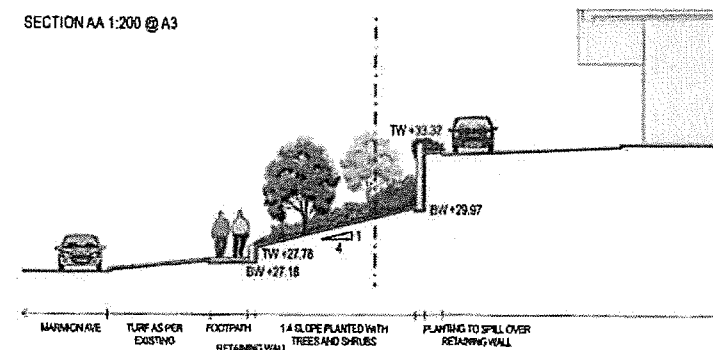
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PLAN 1:750 @ A3



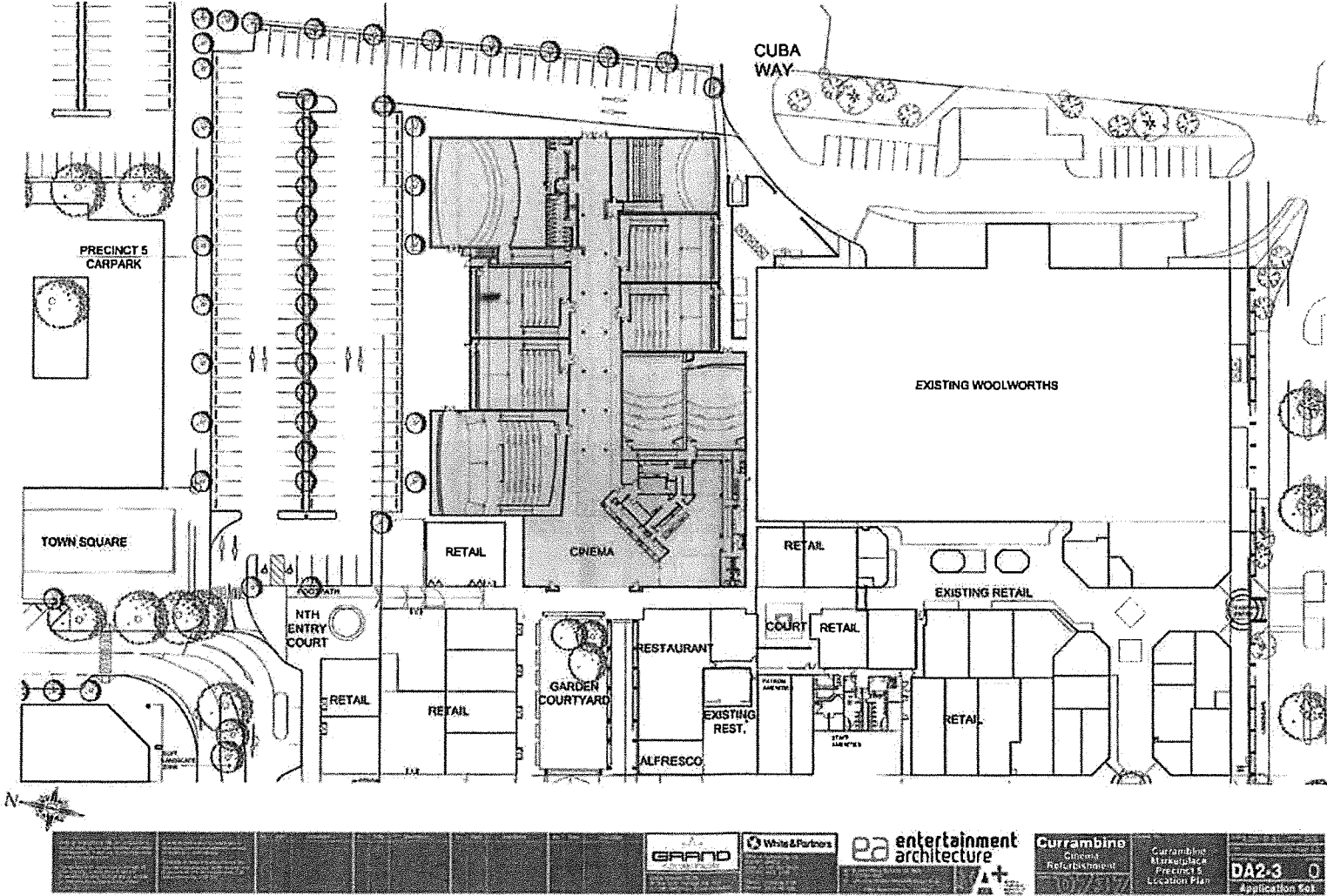
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DEVELOPMENT ASSESSMENT
PANELS
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APPROVED

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Page 5 of 10

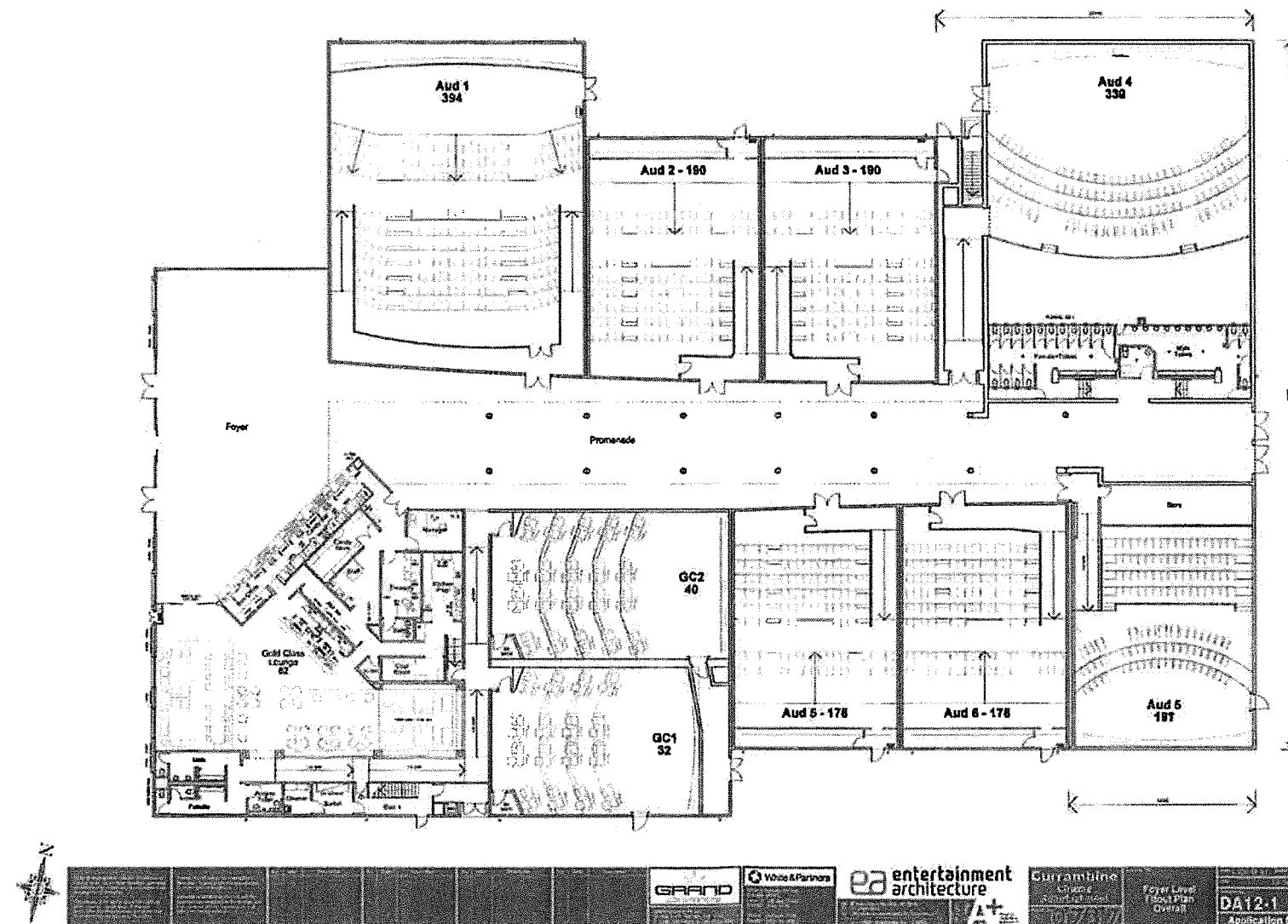


DEVELOPMENT ASSESSMENT
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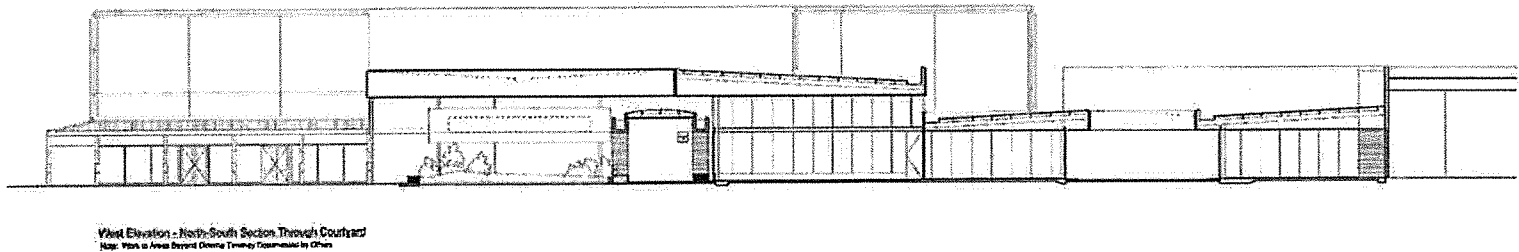
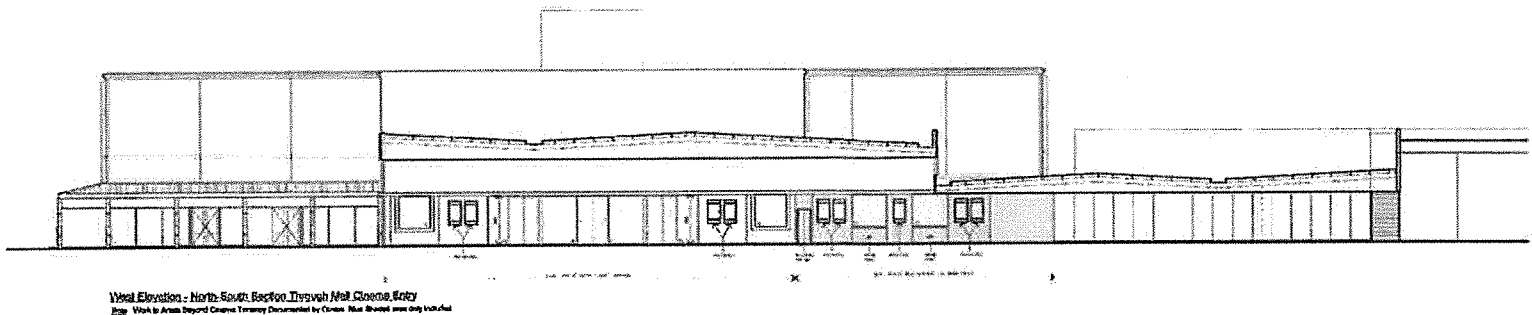


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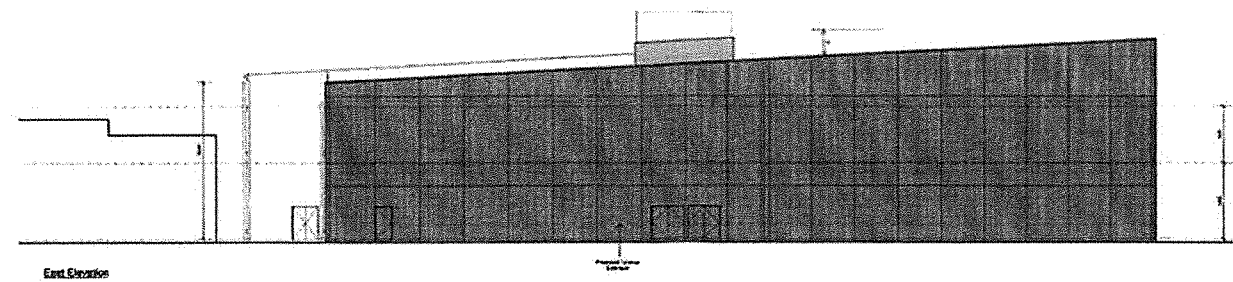
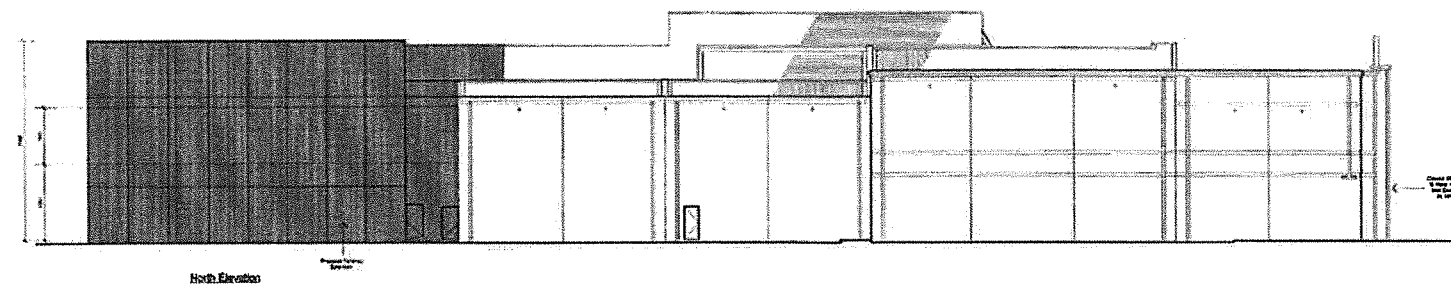


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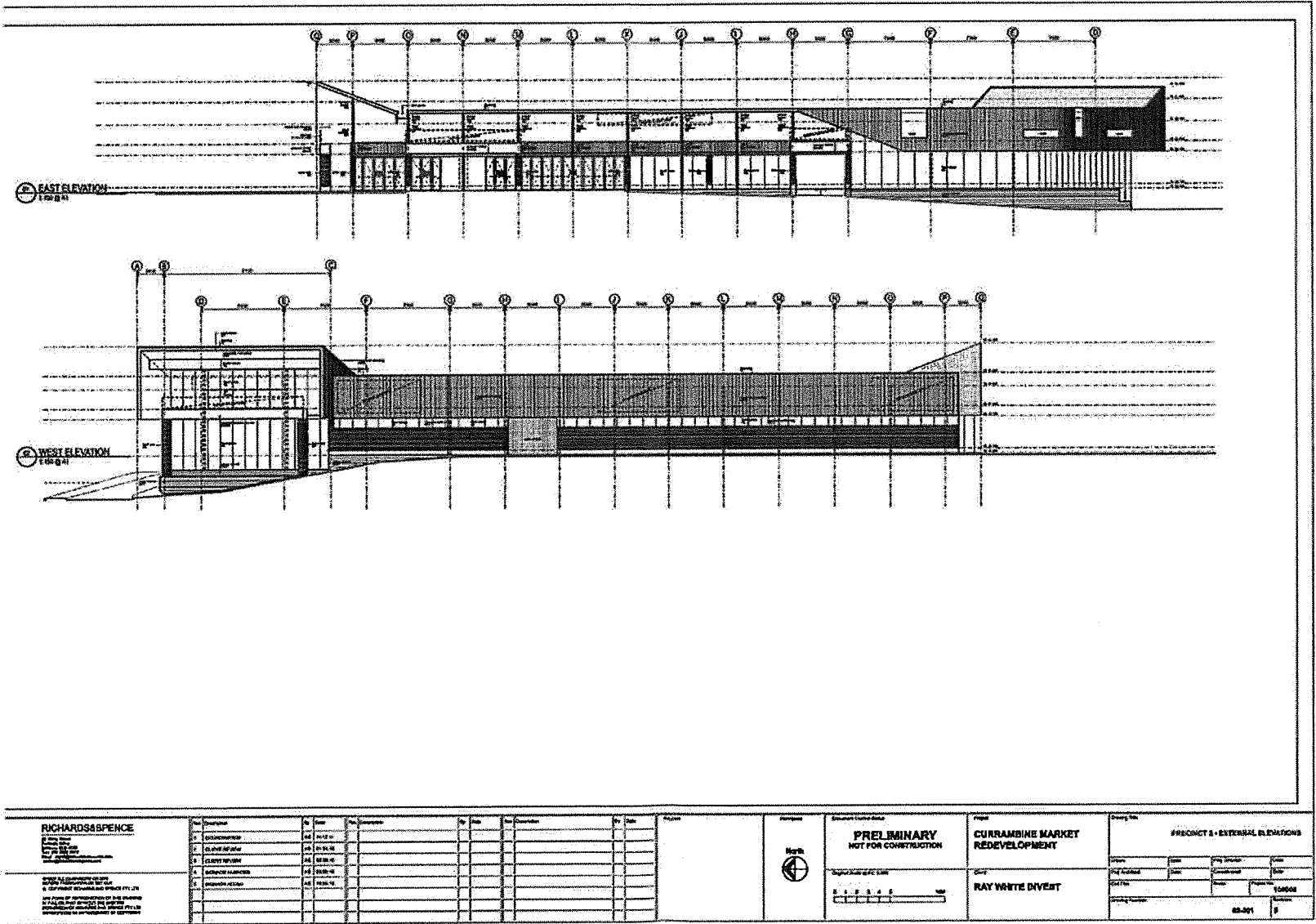
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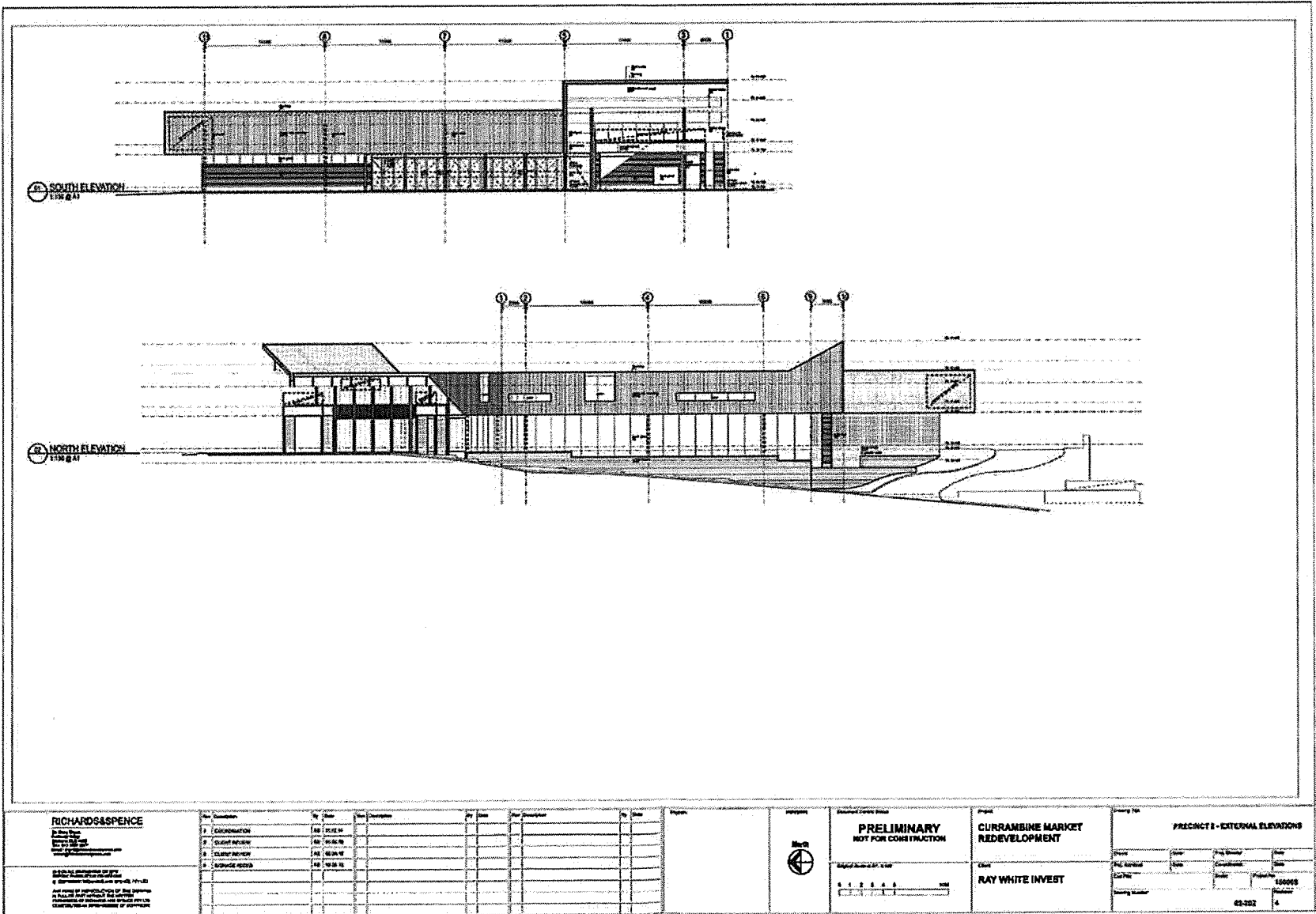
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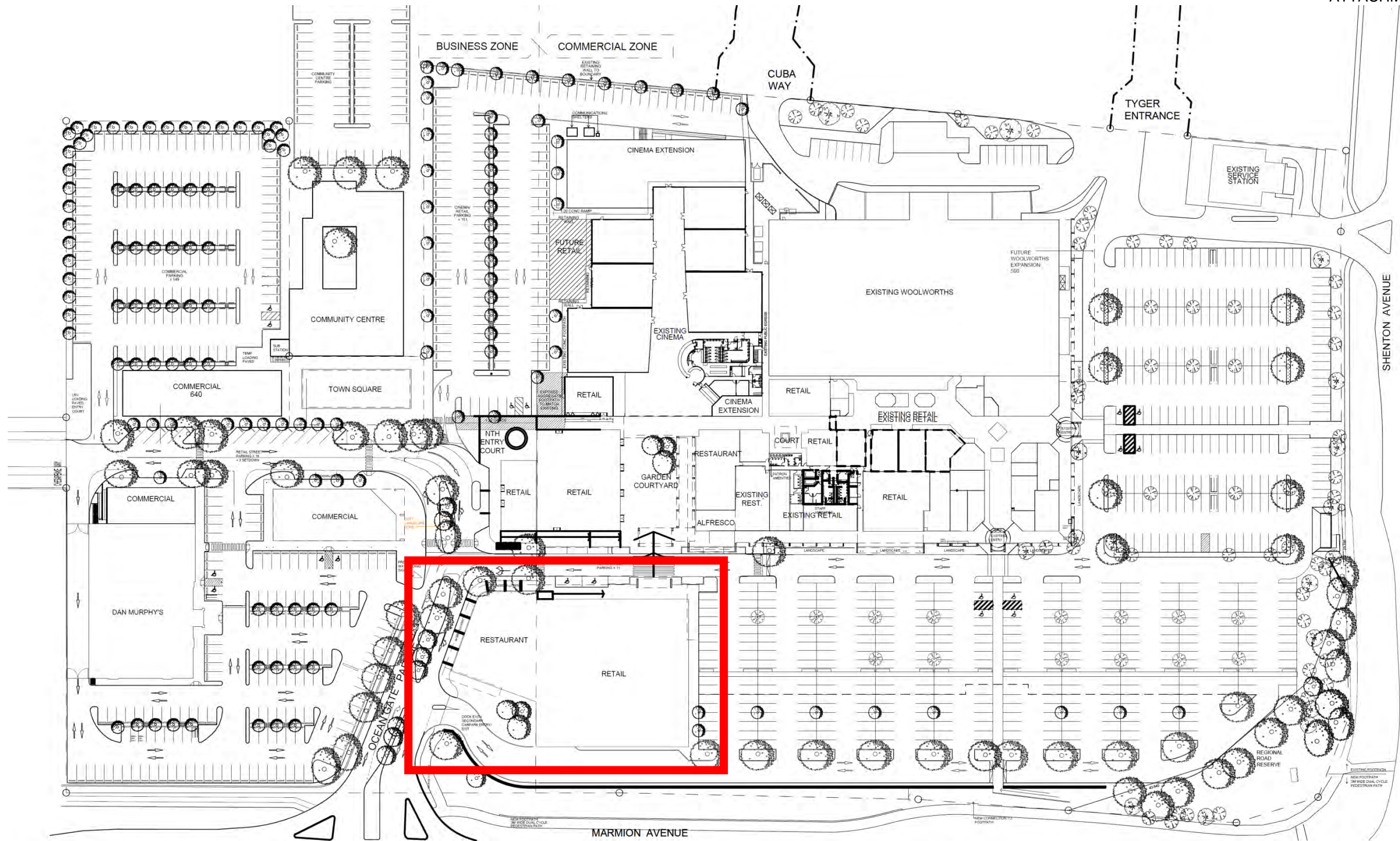
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Document Control Status:

DEVELOPMENT APPLICATION



Original Scale at A1 1:500

Client

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Project	CURRAMBINE MARKET- P5
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Drawn: CADnet	Date	Proj. Director	Date JULY 2015
Proj. Architect F.C.	Date	Co-ordinated	Date
Cad File		Scale 1:500 @A1	Project No 14021

Drawing Title
SITE PLAN

CHANEY
ARCHITECTURE

Level 1
55 St George's Terrace
Perth
WA 6000
P: 0409 047 612
E: fred@chaneyarchitecture.com
E: justin@chaneyarchitecture.com

Revision:	
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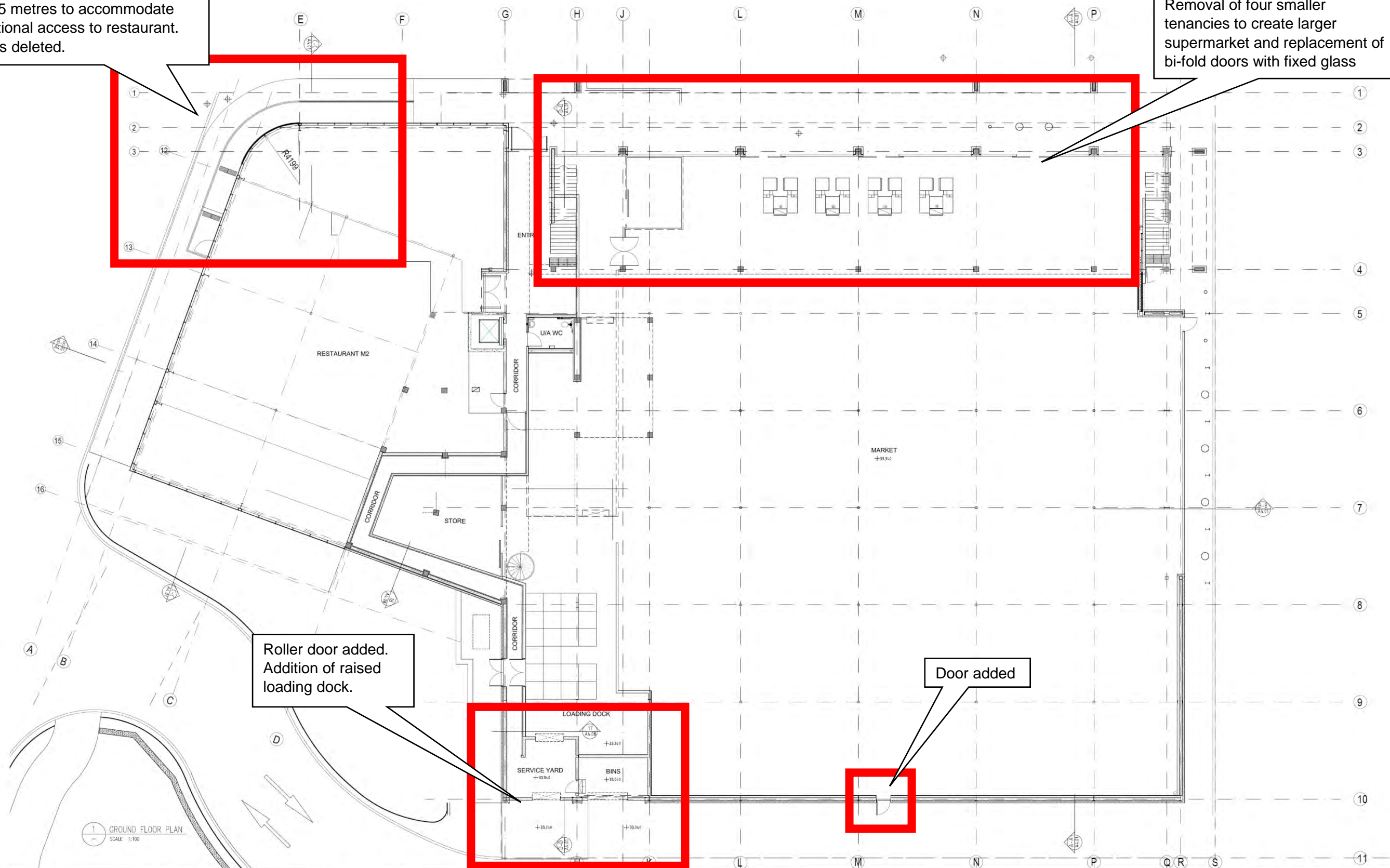
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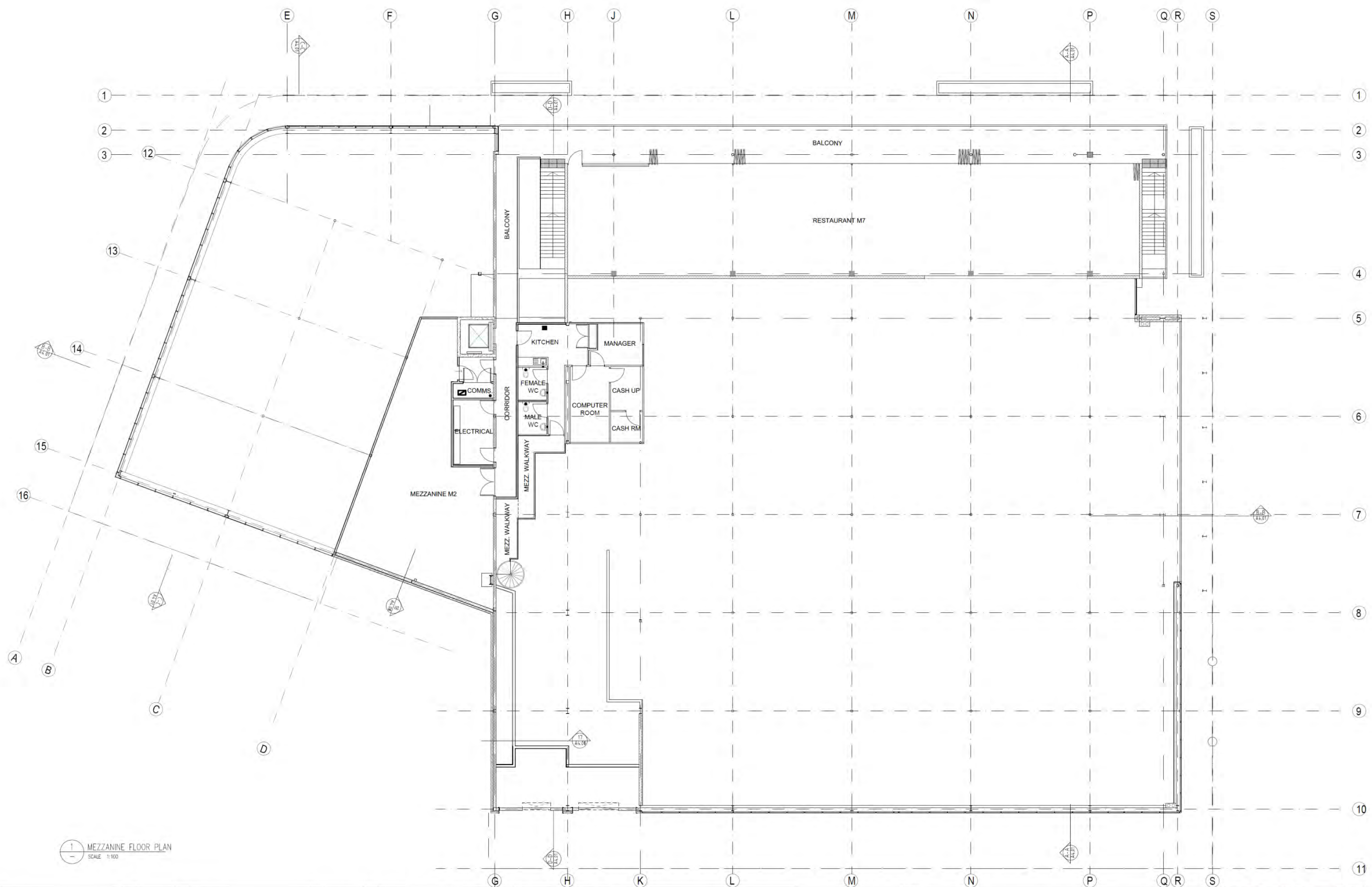
AA-100

Removal of four smaller tenancies to create larger supermarket and replacement of bi-fold doors with fixed glass

Roller door added.
Addition of raised
loading dock.

Door added

[illegible]



1 MEZZANINE FLOOR PLAN
SCALE 1:100

Rev	Description	By	Date	Rev	Description	By	Date	Rev	Description	By	Date

Document Control Status

DEVELOPMENT APPROVAL

Northpoint

Original Scale at B1: 1:100

Client

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Project

CURRAMBINE MARKET - P5

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Proj. Architect: F.C.	Date:	Co-ordinated:	Date:
Cad File:	Scale: 1:100 @B1	Project No: 14021	

Drawing Title

MEZZANINE FLOOR PLAN

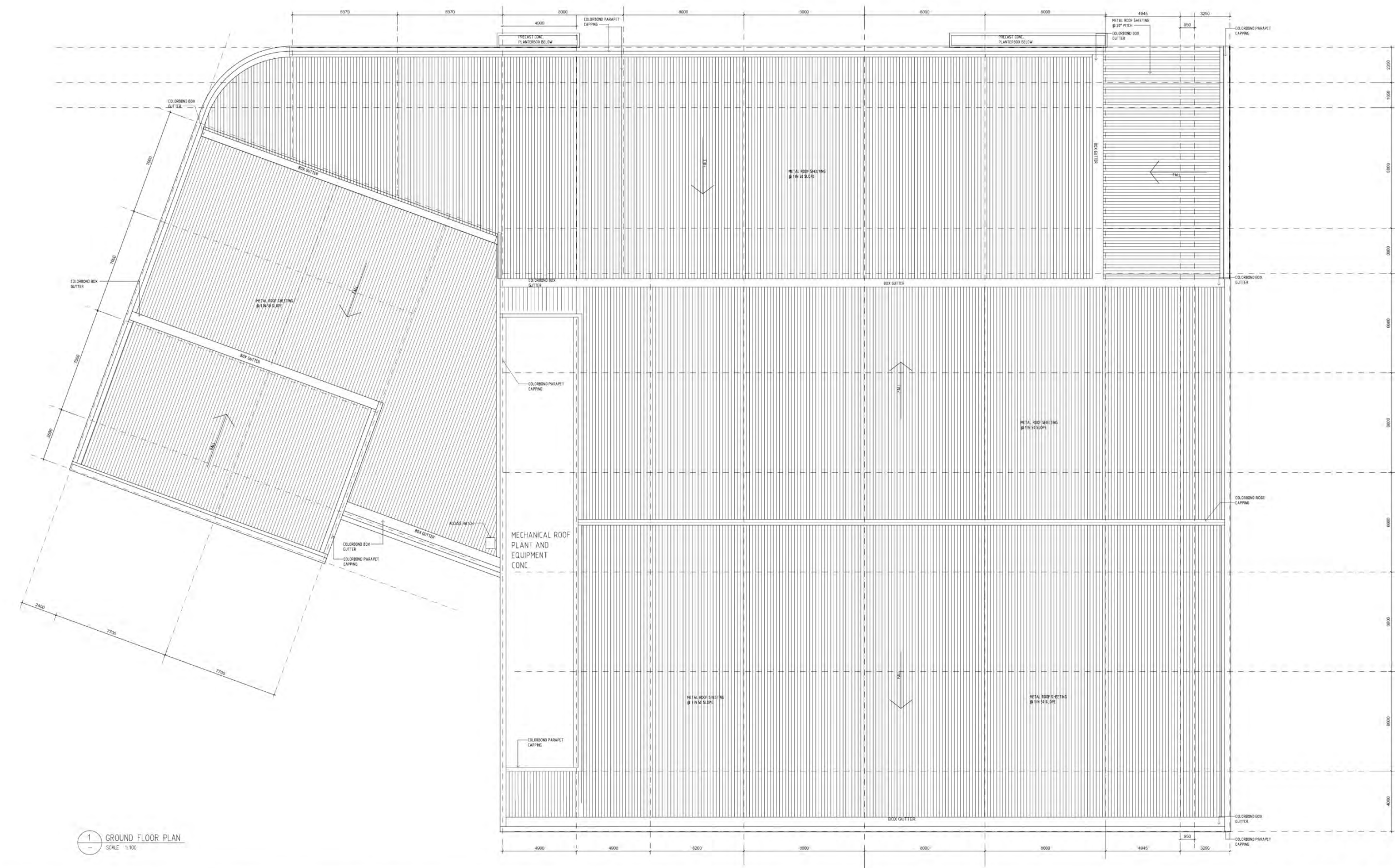
CHANEY ARCHITECTURE

Level 1,
55 St George's Terrace
Perth
WA 6000

P: 0409 047 612
E: fred@chaneyarchitecture.com
E: justin@chaneyarchitecture.com

Revision: -

Drawing Number: **A02.02**

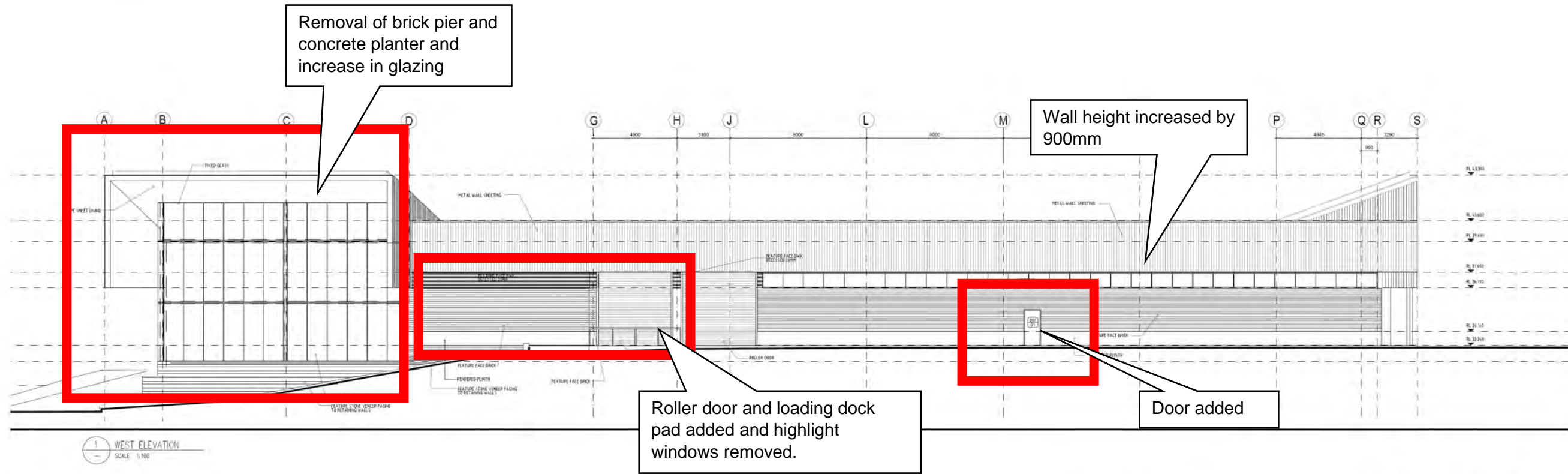
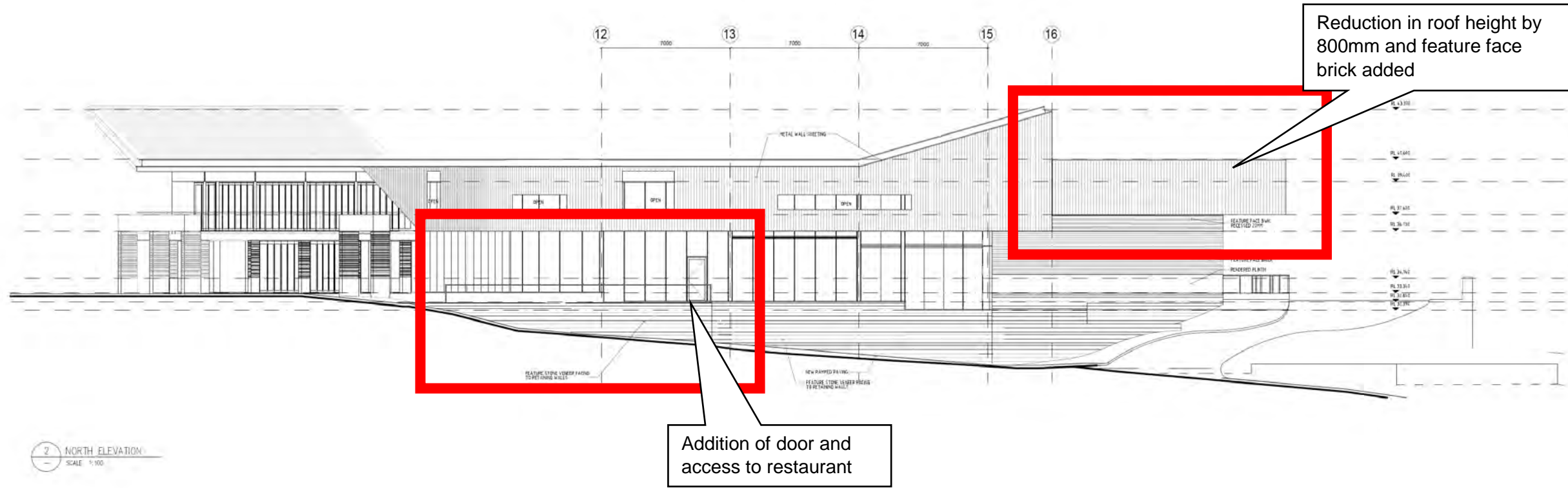


1 GROUND FLOOR PLAN
SCALE 1:100

Rev	Description	By	Date	Rev	Description	By	Date	Rev	Description	By	Date

Document Control Status	Client	Project
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Northpoint	Original Scale at B1 1:100	Drawn: CADnet Proj. Architect: F.C. Cad File:
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Drawing Title ROOF PLAN		

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Level 1, 55 St George's Terrace Perth WA 8000	P:0409 047 612 E:ted@chaneyarchitecture.com E:justin@chaneyarchitecture.com
Revision:	Drawing Number: A02.03



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Form 2 - Responsible Authority Report

(Regulation 17)

Property Location:	Lot 63, House Number 46 Ledger Road, Balcatta
Application Details:	Warehouse (Self Storage Units)
DAP Name:	Metropolitan North-West JDAP
Applicant:	KBH Balcatta Pty Ltd
Owner:	KBH Balcatta Pty Ltd
LG Reference:	DA14/1166.01
Responsible Authority:	City of Stirling
Authorising Officer:	Ross Povey Director Planning and Development
Department of Planning File No:	DAP/14/00544
Report Date:	7 September 2015
Application Receipt Date:	13 July 2015
Application Process Days:	56 days
Attachment(s):	<p>Attachment 1 Development Application Plans (all date stamped 18 August 2015):</p> <ul style="list-style-type: none">a. A01 – Revision 1b. A02 – Revision 4c. A03 – Revision 2d. A04 – Revision 2e. A05 – Revision 2f. A00 – Revision 0g. A06 – Revision 2h. A07 – Revision 1 <p>Attachment 2 Aerial Location Plan</p> <p>Attachment 3 Metropolitan Region Scheme (MRS) Zoning Map</p> <p>Attachment 4 City of Stirling Local Planning Scheme No. 3 (LPS 3) Zoning Map</p> <p>Attachment 5 Applicants Justification</p> <p>Attachment 6 Certificate of Title</p> <p>Attachment 7 Approved Application – Responsible Authority Report</p>



Officer Recommendation:

That the Metro North-West JDAP resolves to:

1. Accept that the DAP Application reference DAP/14/00544 as detailed on the DAP Form 2 date stamped 18 August 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 DAP/14/00544 as detailed on the DAP Form 2 date stamped 18 August 2015 in accordance with Clause 10.3.1 of the City of Stirling Local Planning Scheme No 3, for the proposed amendment to the approved warehouse (self-storage units) development at Lot 63, House Number 46 Ledger Road, Balcatta.

Amended Conditions

1. Condition (e) of the previous approval, which reads:

Signage shown on the submitted plans does not form part of this approval.

is deleted.

Advice Notes

- i. All other conditions and requirements detailed on the previous approval dated 18 March 2013 shall remain unless altered by this application.
- ii. If the development has not substantially commenced by 18 March 2017 this approval shall no longer be valid. Notwithstanding, if a further application is made under regulation 17 of the Planning and Development (Development Assessment Panels) Regulations 2011, the responsible authority will assess any new application under the operative planning framework at that point in time.

Background:

Property Address:	Lot 63, House Number 46 Ledger Road, Balcatta
Zoning	MRS: Industry
	TPS: Mixed Business
Use Class:	Warehouse
Strategy Policy:	Not Applicable
Development Scheme:	Not Applicable
Lot Size:	4,170m ²
Existing Land Use:	Warehouse
Value of Development:	\$6 million

The subject lot is located in the local municipality of Stirling, and is approximately 15km northwest of the Perth CBD, within the area commonly known as the Balcatta Industrial Area.

The subject site is zoned 'Industrial' under the Metropolitan Region Scheme and 'Mixed Business' under the City of Stirling's Local Planning Scheme No.3 (LPS3).



On 23 May 2014 a development application (DAP/14/00544 refers, herein referred to as 'the approved application') was lodged for the subject lot. The application sought approval for a warehouse (self-storage units) development. The application was considered by the Metro North West Joint Development Assessment Panel (the JDAP) on 14 August 2014 and approved subject to the following conditions:

- a) *All existing mature vegetation on the subject site identified as being retained on plan (c) landscaping plan is to be provided with suitable protection during the construction period, and retained thereafter to the satisfaction of the City.*
- b) *All land indicated as landscaped area on the approved plan being developed on practical completion of the building to the satisfaction of the City. All landscaped areas are to be maintained in good condition thereafter.*
- c) *All street trees located in verge areas adjoining the subject lot are to be retained and protected.*
- d) *The fencing provided within the primary and secondary street setbacks is not to exceed 2.5 metres in height and is to be visually permeable and constructed of high quality materials to the satisfaction of the City.*
- e) *Signage shown on the submitted plans does not form part of this approval.*
- f) *Vehicular parking, manoeuvring and circulation areas indicated on the approved plan being sealed and drained to the satisfaction of the City and the parking spaces being marked out and maintained in good repair prior to occupation of the building.*
- g) *All off street parking to be available during business hours for all customers and staff to the satisfaction of the City.*
- h) *No goods or materials being stored either temporarily or permanently in the parking or landscape areas or within access driveways. All goods and materials are to be stored within the buildings or storage yards where provided.*
- i) *The proposed crossovers shall be designed and constructed in accordance with the City's Crossover Policy to the satisfaction of the City.*
- j) *Any existing crossovers not included as part of the proposed development on the approved plan are to be removed. Kerbing and verge areas are to be reinstated to the satisfaction of the City.*
- k) *Any on site floodlights not being positioned or operated in such a manner as to cause annoyance to surrounding uses and passing traffic.*
- l) *A Site Management Plan to be submitted to the satisfaction of the City prior to the issue of a building permit. The Site Management Plan to address dust, noise, waste management, storage of materials, traffic and site safety/security. The Site Management Plan is to be complied with for the duration of the construction of the development.*
- m) *All stormwater to be collected and contained on site. A Stormwater Management Plan demonstrating this to be submitted to the satisfaction of the City prior to commencing development.*



- n) *No earthworks shall encroach onto the Mitchell Freeway reserve.*
- o) *No stormwater drainage shall be discharged onto the Mitchell Freeway reserve.*
- p) *No vehicle access shall be permitted onto the Mitchell Freeway reserve.*
- q) *The provision of a minimum of one (1) bicycle parking bay on site.*

Summary of Proposed Amendments to the Approved Development Application

The application proposes the following amendments to the previously approved development application:-

- Modifications to glazing to the office facade;
- Addition of five (5) external roller shutter doors to the storage area; and
- Modification of signage, including additional five (5) signs on site.

Legislation

- Planning and Development Act 2005
- Metropolitan Region Scheme (MRS)
- Local Planning Scheme No. 3 (LPS3)

State Government Policies

Nil.

Local Policies

The following Local Planning Policies are applicable to the Development Assessment Panel's consideration of the proposed development:

- Local Planning Policy 4.4 – Mixed Business Design Guidelines
- Local Planning Policy 6.1 – Advertising Signs

Consultation:

Public Consultation

As the 'Warehouse' land use is permitted within the Mixed Business zone, consultation with the public is not required under the City's LPS3.

Planning assessment:

The development has been assessed against the City of Stirling's Local Planning Scheme No. 3 (LPS3) and relevant local planning policies. It should be noted that while LPS3 provides guidance in respect to zoning and objectives of zones, the specific development standards are provided in relevant local planning policies.

The table below outlines compliance with respect to the proposed amendments:



No.	PROPOSED CHANGE	PLANNING IMPLICATIONS	COMPLIES?
1.	Modifications to the office glazing upon the front façade.	The City's Mixed Business Design Guidelines require a street façade to be constructed of brick, stone, glass or painted/rendered concrete.	Yes.
2	Addition of five (5) external roller shutter doors to the storage area.	The City's Mixed Business Design Guidelines states that alternative materials 3.6m above ground level may be supported to a façade facing a street. Roller shutter doors are considered an alternative material and are proposed at ground level.	Refer to further comments below.
3	Addition of five (5) signs on site.	Due to the number and size of advertising signs proposed, assessment of the signage against the objectives of the Advertising Signs policy is required.	Refer to further comments below.

Further consideration in relation to the following matters is required:

- The built form and design provisions of Local Planning Policy 4.4 – Mixed Business Design Guidelines; and
- The objectives of Local Planning Policy 6.1 – Advertising Signs.

Roller Shutter Doors

The City's Mixed Business Design Guidelines contain the following relevant provisions in relation to built form and design:

- *The street façade shall be articulated to break-up straight plain facades through the use of at least three of the following:*
 - *Openings;*
 - *Awnings over windows;*
 - *Use of different colours and textures; or*
 - *Indentations and extrusions with details to break the building into individual elements.*
- *The facades of buildings facing the street shall be constructed of brick, stone, glass or painted/rendered concrete;*
- *Alternative materials may be approved for the portion of the façade above 3.6m from the ground level; and*
- *The use of taller parapets and/or awnings is encouraged above the entrance of buildings to clearly identify the entry point.*

The proposed roller shutter doors located at ground level to the Balcatta Road façade do not satisfy the requirements of the first bullet point above, and are required to be assessed against the following objectives of the Guidelines:

- *To facilitate a development mix of showrooms and service industry of a higher aesthetic quality located on major traffic routes;*
- *To provide a more intense commercial business development form within established industrial areas of the City;*
- *To ensure that the Mixed Business areas are accessible by all modes of transport;*
- *To create attractive and well maintained landscaped areas between the setback line and the street; and*



- *To ensure that buildings facing the street maintain an attractive façade that enhances the amenity of the streetscape.*

The purpose of the Guidelines is to ensure that the materials and finishes facing the streetscape proposed result in an acceptable design outcome. Given the locality of the development and the nature of the proposed use, the proposed roller shutter doors are not considered to result in an unattractive façade and will not degrade the streetscape. The proposed roller shutter doors are therefore considered to meet the objectives of the Guidelines.

Advertising Signs

The amended application proposes five (5) advertising signs in total; four (4) Wall Signs and one (1) Ground Based Sign. The table below outlines compliance with respect to the proposed advertising signage in accordance with provisions of the Advertising Signs Policy:

Sign	Policy Provisions	Proposed Signage
Wall Sign	<ul style="list-style-type: none">• <i>Be limited to a maximum of two signs per tenancy on a lot other than a building within a residential zone;</i>• <i>Not exceed 10m² in area for non-residential areas in aggregate per tenancy; and</i>• <i>If placed directly over door openings, have a minimum clearance of 2.7 metres from ground level.</i>	<ul style="list-style-type: none">• <i>Fours signs are proposed in total; and</i>• <i>A total of 112.44m² of signage area is proposed.</i>
Ground Based Sign	<ul style="list-style-type: none">• <i>Be limited to a maximum of one sign per tenancy on a lot;</i>• <i>Not be permitted if there is a portable ground based sign on the same lot;</i>• <i>Have a maximum vertical dimension of 1.2 metres and a maximum area of 1.5m²; and</i>• <i>Advertise only products or services available from the lot.</i>	<ul style="list-style-type: none">• <i>A vertical dimension of 1.22m; and</i>• <i>A total area of 5.9m²</i>

The proposed advertising signs do not satisfy the above policy provisions and therefore are required to be assessed against the following objectives of the Advertising Signs Policy:

- *To ensure that the display of advertisements on private sites does not adversely impact on the amenity of surrounding land;*
- *To avoid proliferation of signs on individual sites and buildings;*
- *To improve the streetscape of major roads;*
- *Encourage the rationalisation of advertising signs on individual premises;*
- *Encourage the incorporation of advertising signs into the design consideration of buildings;*
- *To ensure that signs are not discriminatory or offensive; and*
- *To ensure that signs only relate to services and products on the site.*

The proposed signage, in both number and dimension, is considered appropriate to the bulk and scale of the development. The signage relates to services provided on site and is not considered to detrimentally impact upon streetscape amenity. The signage is incorporated into the built form and finished to match the prevailing colour scheme.



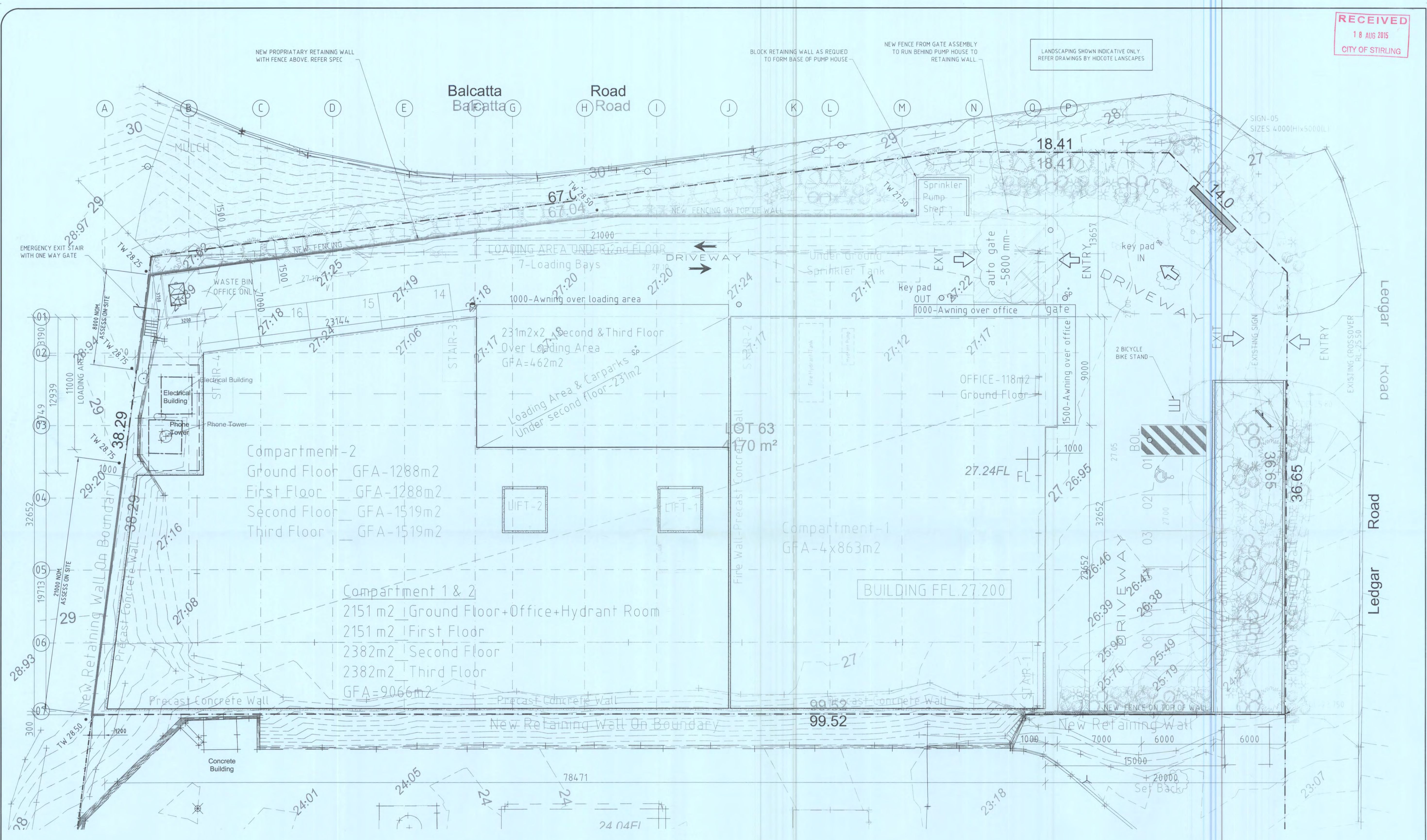
The applicant has provided justification in support of the proposed signage, which is detailed in Attachment 5.

In view of the above, the proposed advertising signs are considered to meet the objectives of the Advertising Signs Policy, and are therefore supported.

Conclusion

The proposal has been assessed against the applicable statutory planning framework for the site, and the amendments are considered to meet the objectives of the relevant local planning policies.

In view of the above, the proposal is recommended for approval, subject to conditions.



EXISTING SITE-4170m2
PROPOSED BUILDING_4-LEVEL
BUILDING FOOTPRINT-2407m2

SITE COVERAGE = 57 %
SITE PARKING = 16
LANDSCAPE = 984 m²
- INSIDE BOUNDARY_475 m²
- OUTSIDE BOUNDARY_ 509 m²

ISSUED FOR
CONSTRUCTION

1	17/08/15	TR	Gate Width - As Clouded
0	09/04/15	TR	Issued for Construction
Rev	Date	Drn	Description

CLIENT

KBH

PROJECT	<p>Proposed New Self Storage Building</p> <p>46-Ledgar Road</p> <p>Balcatta-WA</p>
---------	--

TITLE
Existing Site Plan Proposed Building Layout

STEEL STORAGE
 NORTHPORT BUSINESS PARK
 Unit-1, 425 Nudgee Road
 Hendra, Queensland 4011
 Tel: (07) 3865 1600 Fax: (07) 3865 1713

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	NAME	DATE
DRAWN	DR	11/07/14
CHECKED		
APP'D		

DRAFTING No. WA 01-14		SCALE @ A1 1:150
JOB No. FB010149	DWG. No. A01	REV. 1

DOOR SCHEDULE – GROUND FLOOR					
DOOR No.	LOCATION	HEIGHT	WIDTH	FRL	REMARKS:
D01	GND	2040	920	~ /120/30	FIRE RATED EXTERNAL
D02	GND	2040	920	~ /120/30	FIRE RATED INTERNAL
D03 REMOVED – NO FRL REQUIRED					
D04	GND	2040	920	~ /120/30	FIRE RATED EXTERNAL
D05	GND	2400	2/900	~ /120/30	DOUBLE LEAF FIRE RATED INTERNAL
D06	GND	2400	2/900	~ /120/30	DOUBLE LEAF FIRE RATED INTERNAL
D07	GND	2040	920	~ /120/30	FIRE RATED INTERNAL
D08	GND	2040	920	~ /120/30	FIRE RATED INTERNAL
D09	GND	2040	920	~ /120/30	FIRE RATED EXTERNAL
D10	GND	2040	920	~ /120/30	FIRE RATED INTERNAL
D11	GND	2040	920	~ /120/30	FIRE RATED EXTERNAL
D12	GND	2040	920	~ /120/30	FIRE RATED EXTERNAL

UNIT MIX- Ground Floor Storage					
Units	Size		Storage Area	Qty	Total Area (m ²)
	Length(m)	Width(m)	(m ²)		
8.4x3.3	8.40	3.30	27.72	1	27.72
8.0x3.0	8.00	3.00	24.00	1	24.00
7.7x3.0	7.70	3.00	23.10	1	23.10
7.3x3.0	7.30	3.00	21.90	1	21.90
6.6x3.0	6.60	3.00	19.80	1	19.80
6.4x3.4	6.40	3.40	21.76	1	21.76
6.4x3.0	6.40	3.00	19.20	21	403.20
6.2x3.0	6.20	3.00	18.60	1	18.60
6.0x3.0	6.00	3.00	18.00	5	90.00
5.2x3.0	5.20	3.00	15.60	1	15.60
5.0x3.0	5.00	3.00	15.00	16	240.00
5.5x2.0	5.50	2.00	11.00	1	11.00
4.5x3.0	4.50	3.00	13.50	4	54.00
4.3x3.0	4.30	3.00	12.90	2	25.80
4.0x3.7	4.00	3.70	14.80	1	14.80
4.0x3.1	4.00	3.10	12.40	1	12.40
4.0x3.0	4.00	3.00	12.00	5	60.00

4.0x2.5	4.00	3.10	12.40	1	12.40
3.8x3.7	3.80	3.70	14.06	1	14.06
3.7x3.7	3.70	3.70	13.69	1	13.69
3.7x3.0	3.70	3.00	11.10	5	55.50
3.7x1.9	3.70	1.90	7.03	1	7.03
3.5x3.0	3.50	3.00	10.50	1	10.50
3.1x3.0	3.10	3.00	9.30	4	37.20
3.0x3.0	3.00	3.00	9.00	11	99.00
3.0x2.4	3.00	2.40	7.20	1	7.20
3.0x1.5	3.00	1.50	4.50	2	9.00
2.5x2.5	2.50	2.50	6.25	1	6.25
2.3x1.5	2.30	1.50	3.45	1	3.45
2.2x1.5	2.20	1.50	3.30	1	3.30
2.2x1.2	2.20	1.20	2.64	1	2.64
2.0x1.5	2.00	1.50	3.00	6	18.00
1.5x1.5	1.50	1.50	2.25	6	13.50
1.5x1.0	1.50	1.00	1.50	1	1.50
				109	1397.90
	TOTAL No. OF UNITS			109	1397.90

ISSUED FOR
CONSTRUCTION

4	29/06/15	DR	SGD Doors Added & Unit Rev.
3	09/06/15	TR	Fire Door Set-out Added
2	03/06/15	TR	Pump Room & Office-Clouded
1	11/05/15	TR	Fire Door Schedule Added
0	09/04/15	TR	Issued for Construction
Rev	Date	Drn	Description

КВН

Proposed New Self Storage Building
46-Ledgar Road
Balcatta-WA

Ground Floor Building Layout

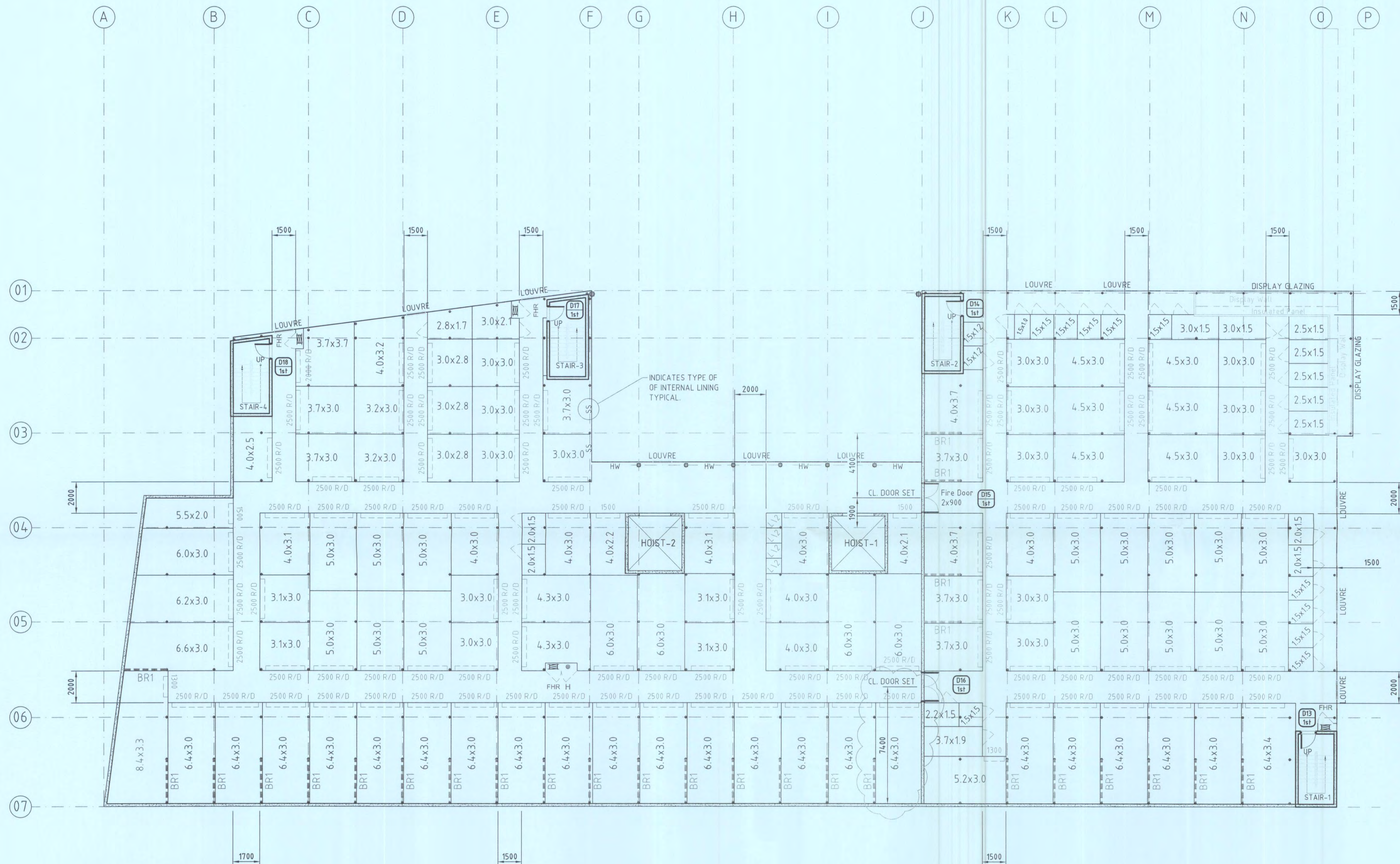
Unit Layout

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 NORTHPORT BUSINESS PARK
 Unit-1, 425 Nudgee Road
 Hendra, Queensland 4011
 Tel: (07) 3865 1600 Fax: (07) 3865 1713

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APP'D		

DRAFTING No.		SCALE @ A1	
WA 01-14		1:150	
JOB No.	DWG. No.	REV.	
FB010149	A02	4	



FIRST FLOOR UNIT LAYOUT
SCALE 1:150

DOOR SCHEDULE -- FIRST FLOOR					
DOOR No.	LOCATION	HEIGHT	WIDTH	FRL	REMARKS
D13	1st	2040	920	~120/30	FIRE RATED INTERNAL
D14	1st	2040	920	~120/30	FIRE RATED INTERNAL
D15	1st	2100	2790	~120/30	DOUBLE LEAF FIRE RATED INTERNAL
D16	1st	2100	2790	~120/30	DOUBLE LEAF FIRE RATED INTERNAL
D17	1st	2040	920	~120/30	FIRE RATED INTERNAL
D18	1st	2040	920	~120/30	FIRE RATED INTERNAL

UNIT MIX-First Floor Storage					
Units	Size		Storage Area (m2)	Qty	Total Area (m2)
	Length(m)	Width(m)			
6.6x3.0	6.60	3.00	19.80	1	19.80
6.4x3.0	6.40	3.40	21.76	2	43.52
6.4x3.0	6.40	3.00	19.20	21	403.20
6.2x3.0	6.20	3.00	18.60	1	18.60
6.0x3.0	6.00	3.00	18.00	5	90.00
5.2x3.0	5.20	3.00	15.60	1	15.60
5.5x2.0	5.50	2.00	11.00	1	11.00
5.0x3.0	5.00	3.00	15.00	16	240.00
4.0x4.0	4.00	4.00	16.00	1	16.00
4.5x3.0	4.50	3.00	13.50	6	81.00
4.3x3.0	4.30	3.00	12.90	2	25.80
4.0x3.7	4.00	3.70	14.80	2	29.60
4.0x3.2	4.00	3.20	12.80	1	12.80
4.0x3.1	4.00	3.10	12.40	2	24.80
4.0x3.0	4.00	3.00	12.00	5	60.00
4.0x2.5	4.00	2.50	10.00	1	10.00
4.0x2.2	4.00	2.20	8.80	1	8.80
4.0x2.1	4.00	2.10	8.40	1	8.40
3.7x3.7	3.70	3.70	13.69	1	13.69
3.7x3.0	3.70	3.00	11.10	6	66.60
3.7x1.9	3.70	1.90	7.03	1	7.03
3.2x3.0	3.20	3.00	9.60	2	19.20
3.1x3.0	3.10	3.00	9.30	4	37.20
3.0x3.0	3.00	3.00	9.00	15	135.00
3.0x2.8	3.00	2.80	8.40	3	25.20
3.0x2.1	3.00	2.10	6.30	1	6.30
3.0x1.5	3.00	1.50	4.50	2	9.00
2.8x1.7	2.80	1.70	4.76	1	4.76
2.5x1.5	2.50	1.50	3.75	5	18.75
2.2x1.5	2.20	1.50	3.30	1	3.30
2.0x1.5	2.00	1.50	3.00	4	12.00
1.5x1.5	1.50	1.50	2.25	11	24.75
1.5x1.2	1.50	1.20	1.80	2	3.60
TOTAL No. OF UNITS				129	1505.30

ISSUED FOR
CONSTRUCTION

Rev	Date	Drn	Description
2	09/06/15	TR	Fire Door Set-out Added
1	11/05/15	TR	Fire Door Schedule Added
0	09/04/15	TR	Issued for Construction

CLIENT
KBH

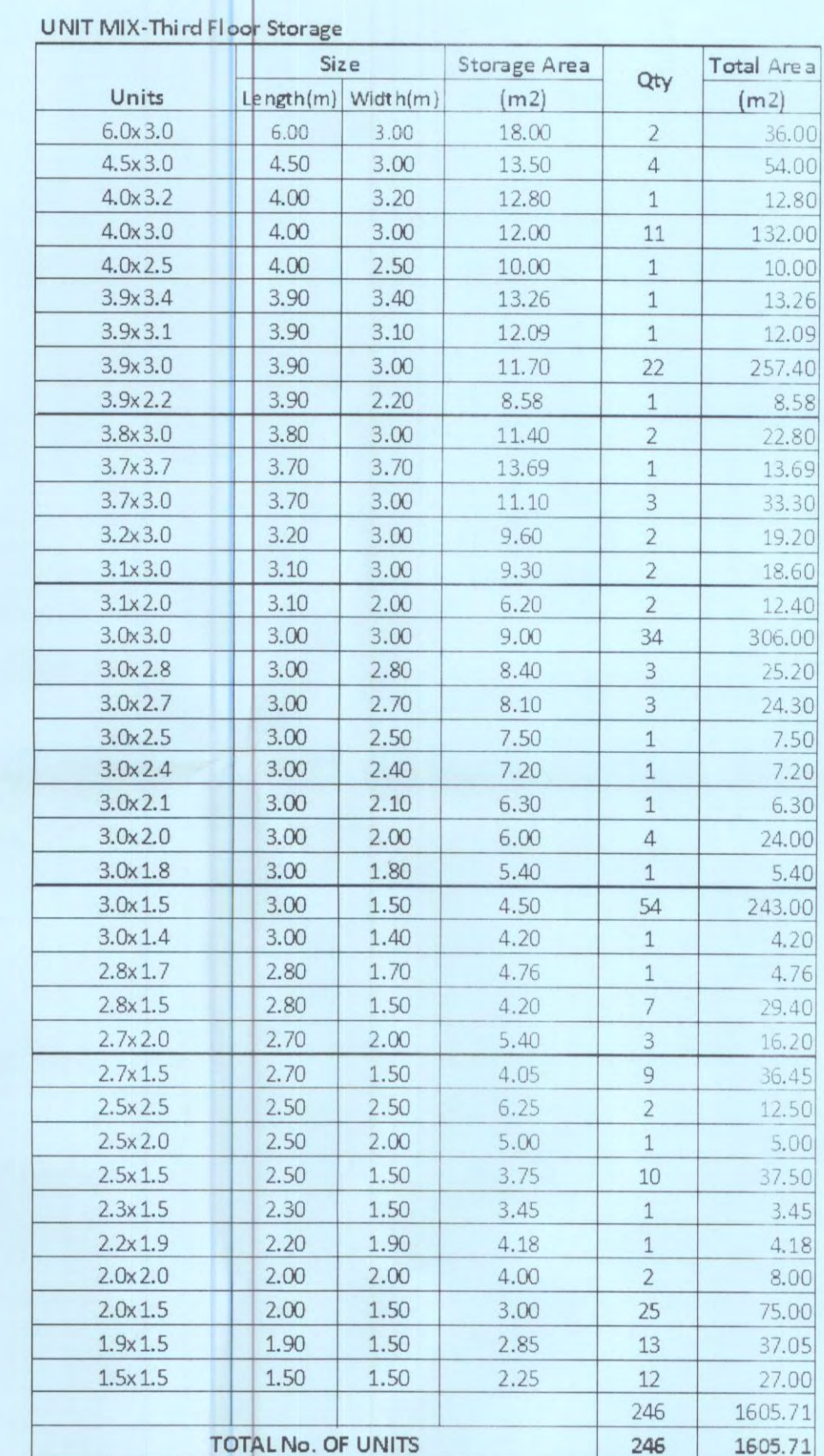
PROJECT
Proposed New Self Storage Building 46-Ledgar Road Balcatta-WA

TITLE
First Floor Unit Layout

STEEL STORAGE NORTHPORT BUSINESS PARK Unit-1, 425 Nudgee Road Hendra, Queensland 4011 Tel: (07) 3865 1600 Fax: (07) 3865 1713 COPYRIGHT - These drawings remain the property of Steel Storage Group and are subject to Copyright laws.
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DRAWN	NAME	DATE
CHECKED	DR	11/07/14
APP'D		

DRAFTING No.		SCALE @ A1	
WA 01-14		1:150	
JOB No.		DWG. No.	REV.
FB010149		A03	2



DOOR SCHEDULE – THIRD FLOOR					
DOOR No.	LOCATION	HEIGHT	WIDTH	FRL	REMARKS:
D27	3rd	2040	920	~120/30	FIRE RATED INTERNAL
D28	3rd	2040	920	~120/30	FIRE RATED INTERNAL
D29	3rd	2040	920	~120/30	FIRE RATED INTERNAL
D30	3rd	2400	2'900	~120/30	DOUBLE LEAF FIRE RATED INTERNAL
D31	3rd	2400	900/700	~120/30	DOUBLE LEAF FIRE RATED INTERNAL
D32	3rd	2040	920	~120/30	FIRE RATED INTERNAL
D33	3rd	2040	920	~120/30	FIRE RATED INTERNAL
D34	3rd	2040	920	~120/30	FIRE RATED INTERNAL

ISSUED FOR
CONSTRUCTION

2	09/06/15	TR	Fire Door Set-out Added
1	11/05/15	TR	Fire Door Schedule Added
0	09/04/15	TR	Issued for Construction
Rev	Date	Drn	Description

CLIENT

KBH

PROJECT

Proposed New Self Storage Building
46-Ledgar Road
Balcatta-WA

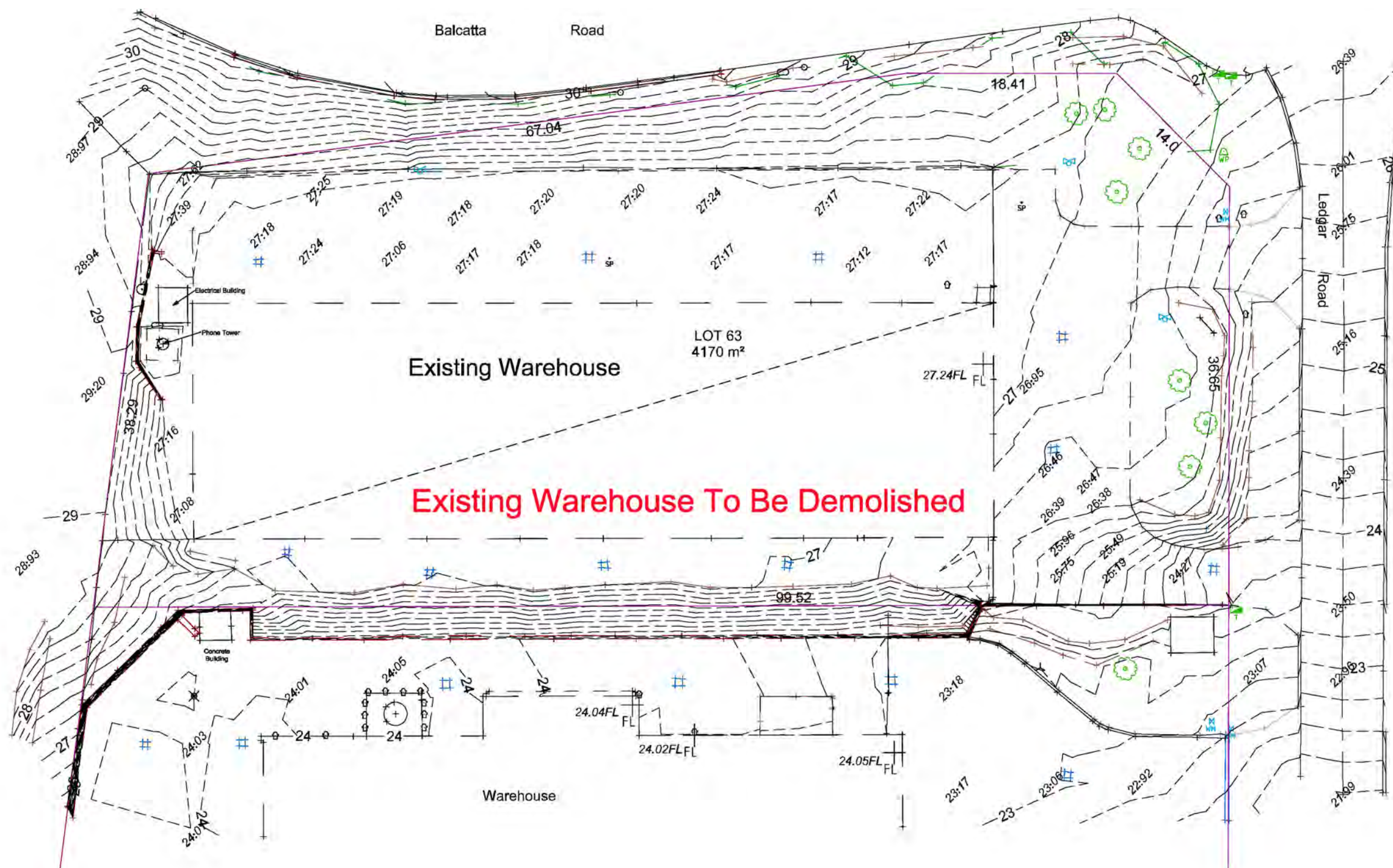
TITLE	DATE	BY
Third Floor Unit Layout		

[illegible]

DRAWN	NAME DR	DATE 11/07/14
CHECKED		
APP'D		

DRAFTING No.	SCALE @ A1	
WA 01-14	1:150	
JOB No.	DWG. No.	REV.
FB010149	A05	2

City of Stirling
18 Aug 2015
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**ISSUED FOR
CONSTRUCTION**

0	09/04/15	TR	Issued for Construction
Rev	Date	Drn	Description

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PROJECT
Proposed New Self Storage Building
46-Ledgar Road
Balcatta-WA

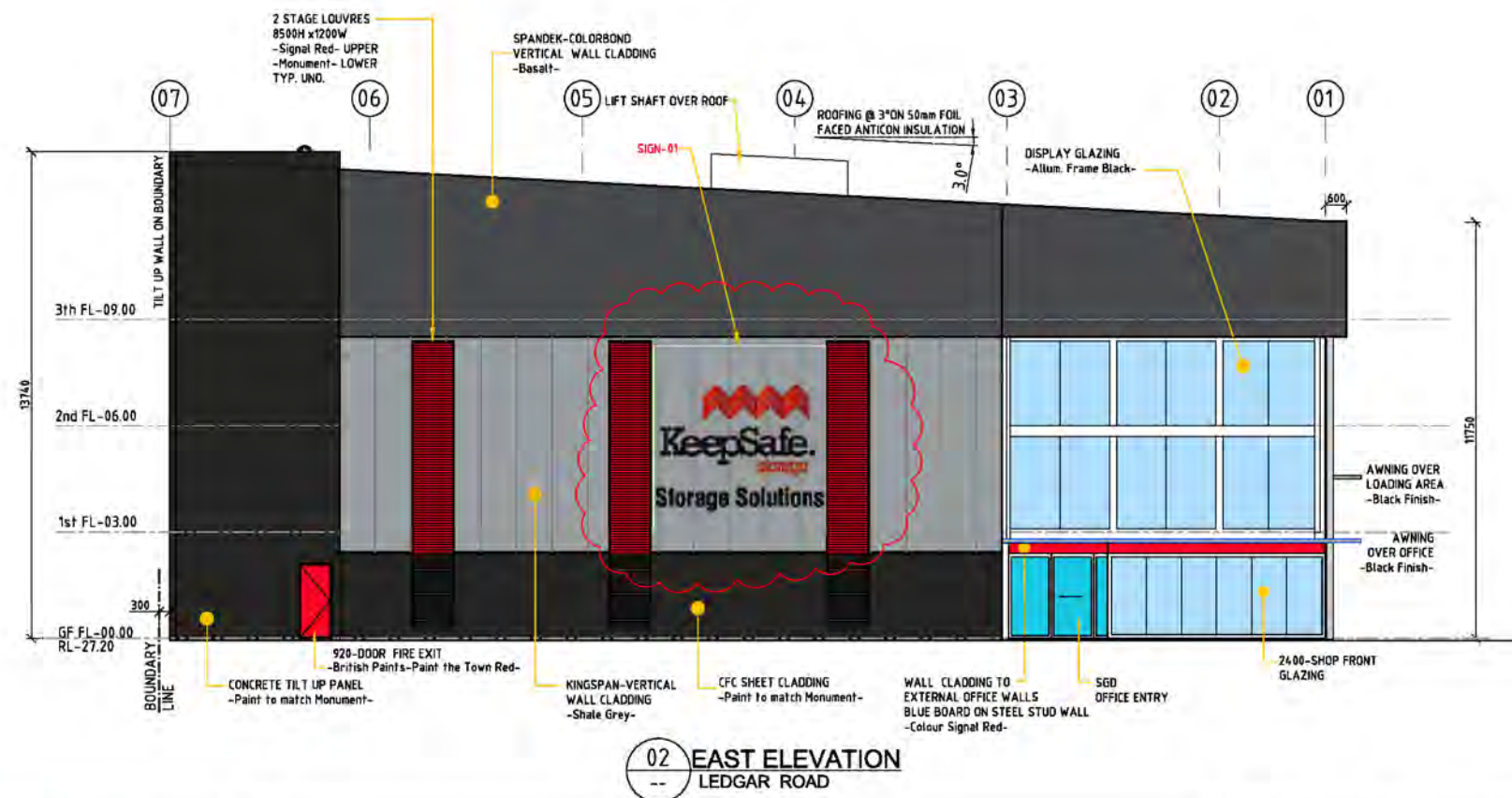
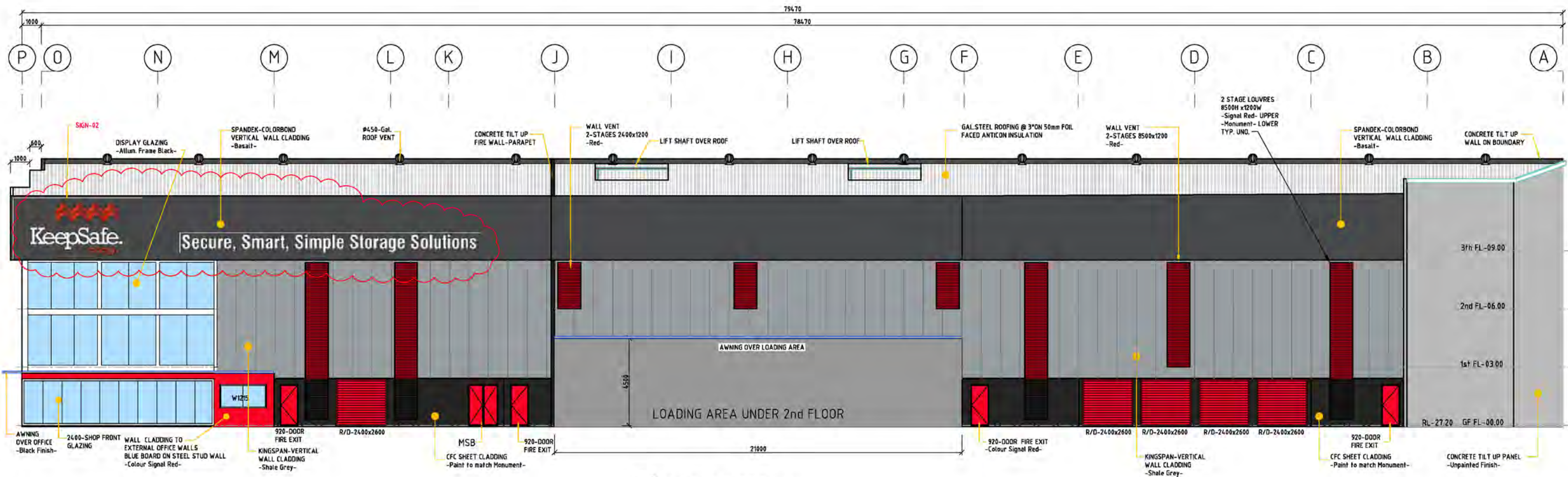
TITLE
Existing Site Plan

STEEL STORAGE
 NORTHPORT BUSINESS PARK
 Unit-1, 425 Nudges Road
 Hendra, Queensland 4011
 Tel: (07) 3865 1800 Fax: (07) 3865 1713

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DRAWN	NAME DR	DATE 11/07/14
CHECKED		
APP'D		

DRAFTING No. WA 01-14		SCALE @ A1 1:200	
JOB No. FB010149		DWG. No. A00	REV. 0



City of Stirling
18 Aug 2015
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**ISSUED FOR
CONSTRUCTION**

Rev	Date	Drn	Description
2	10/07/15	TR	Signage Revised as Clouded
1	10/08/15	TR	As Clouded
0	09/04/15	TR	Issued for Construction

CLIENT	KBH
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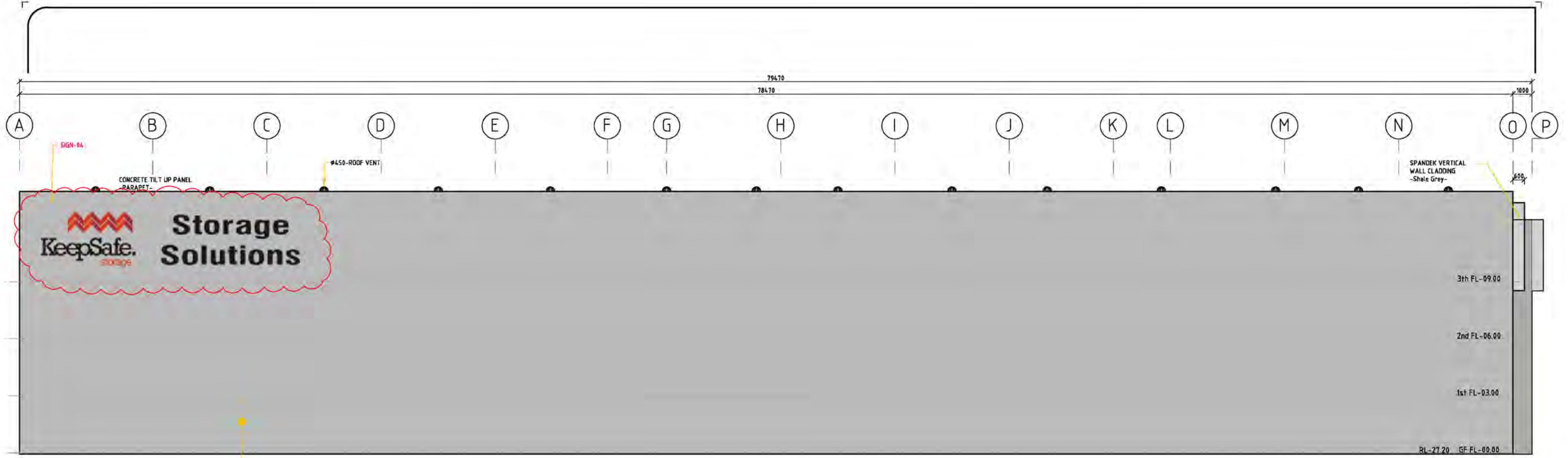
PROJECT	Proposed New Self Storage Building 46-Ledgar Road Balcatta-WA
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TITLE	Elevations - 1
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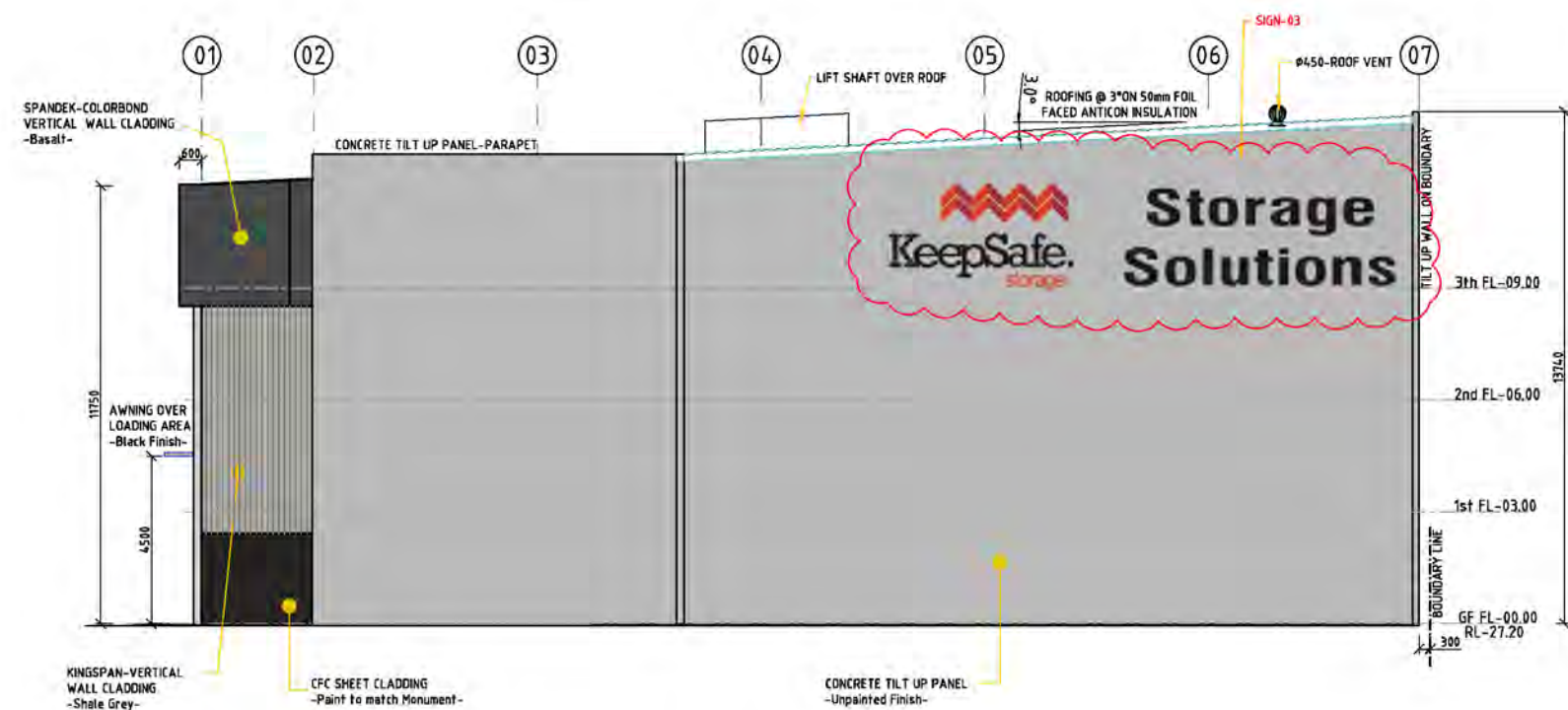
STEEL STORAGE NORTHPORT BUSINESS PARK Unit 1, 425 Nudgee Road Hendra, Queensland 4011 Tel: (07) 3885 1600 Fax: (07) 3885 1713 COPYRIGHT - These drawings remain the property of Steel Storage Group and are subject to Copyright laws.

DRAWN	NAME	DATE
CHECKED	DR	11/07/14
APP'D		

DRAFTING No.	SCALE @ A1	1:100
WA 01-14	SCALE @ A3	1:200
JOB No.	DWG. No.	REV.
FB010149	A06	2



04 SOUTH ELEVATION



03 WEST ELEVATION

City of Stirling
18 Aug 2015
RECEIVED

ISSUED FOR
CONSTRUCTION

Rev	Date	Drn	Description
1	10/07/15	TR	Signage Revised As Clouded
0	09/04/15	TR	Issued for Construction

CLIENT

KBH

PROJECT

Proposed New Self Storage Building
46-Ledgar Road
Balcatta-WA

TITLE

Elevations - 2

STEEL STORAGE

NORTHPORT BUSINESS PARK
Unit-1, 425 Nudgee Road
Hendra, Queensland 4011
Tel: (07) 3885 1800 Fax: (07) 3885 1713

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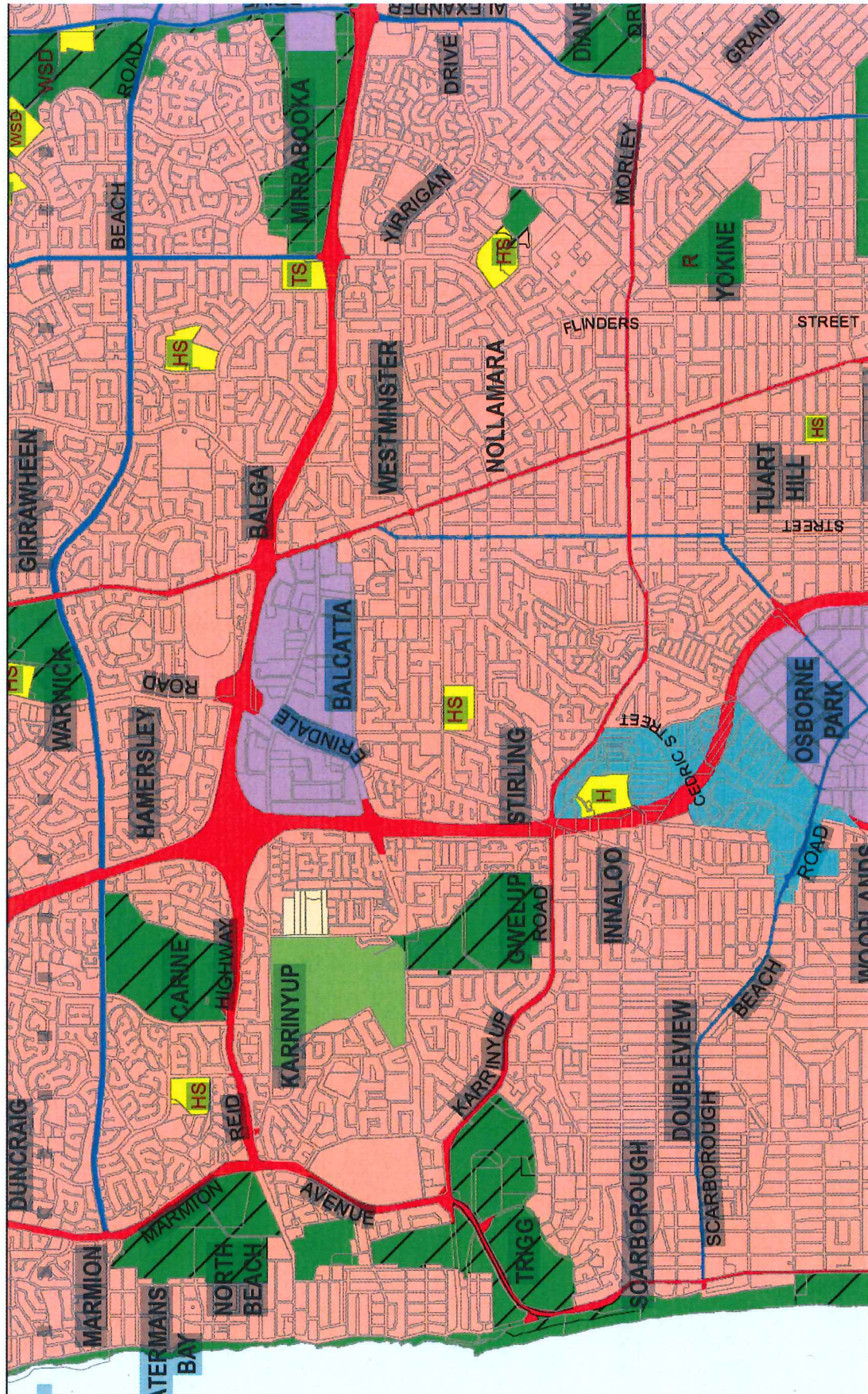
DRAWN	NAME	DATE
CHECKED	DR	11/07/14
APP'D		

DRAFTING No.	SCALE @ A1	1:100
WA 01-14	SCALE @ A3	1:200
JOB No.	DWG. No.	REV.
FB010149	A07	1

Attachment 2 – Aerial Photograph

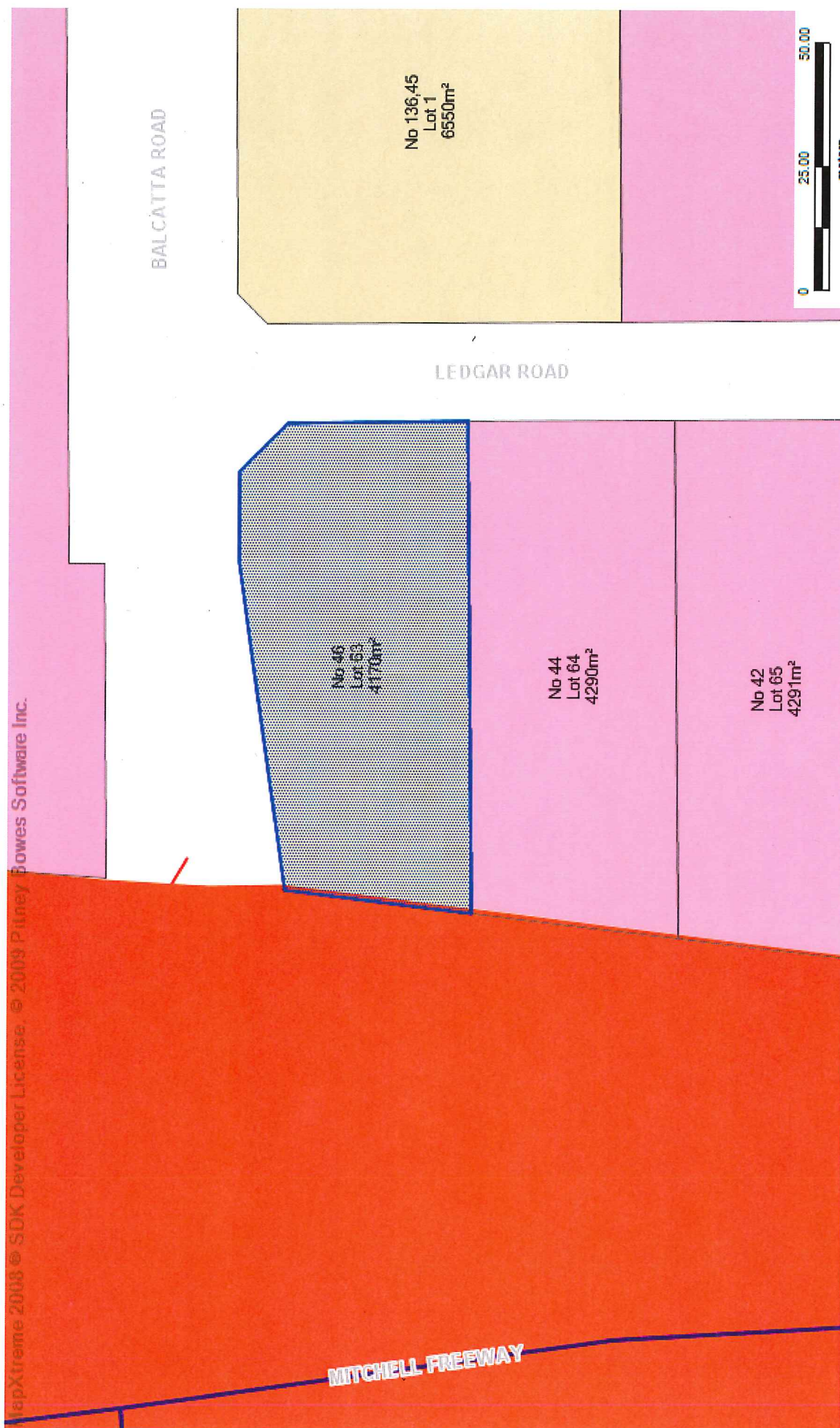


Attachment 3: MRS ZONING



Attachment 4 – LPS3 Zoning

MapXtreme 2008 © SDK Developer License © 2009 Pitney Bowes Software Inc.





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DEVELOP • MANAGE • GROW

Monday, 17 August 2015

Chris Fudge
City of Stirling
25 Cedric St
Stirling WA 6021

Plans 6360013
6359680

City of Stirling Document Registration	
RP	P
A	Person
ATT.	Plans

No 6359680
Action Officer App. Planning
Note Org. H. Dept

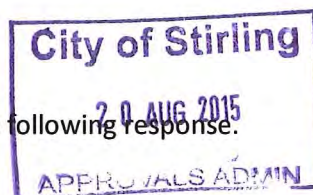
RECEIVED
18 AUG 2015
CITY OF STIRLING

Dear Chris

DEVELOPMENT APPROVAL – Development Assessment Panel – Warehouse Development (Self Storage Facility)

Address: Lot 63 HN. 46 Ledger Rd Balcatta WA 6021

I refer to your letter dated 11th August 2015 and provide the following response.



1. Parking & Access:

KBH confirm that the gate entry point has been reinstated to 5800mm. Please refer attached plans.

2. Development Plans:

KBH attaches a full set of floor plans for your reference. Please refer attached plans.

3. Local Planning Policy 6.1: Advertising Signs:

With reference to the Objectives set out in the Council Policy 6.1:

- KBH believes that the requested signs do not adversely impact on the amenity of surrounding land as they are in keeping with the size and scale of the built form, and more specifically KBH believes that the requested signage significantly improves the visual amenity of the surrounding area.
- KBH has requested 5 signs, 1 sign each to the North, East, South and West elevations and 1 sign at ground level to the North East. This layout ensures that in most instances only 2 signs are visible at any one time, therefore not creating a proliferation of signage from any particular angle.
- KBH believes the signage colours are not bright or offensive, rather in keeping with the overall colour scheme of the building. KBH believes the completed building and signage will significantly improve the streetscape along Balcatta Rd and Ledger Rd.
- KBH has rationalised our signage by limiting signs to 1 per elevation.
- The building has been architecturally designed, including the placement of signage on Balcatta and Ledger Rd frontages.

Variation.

KBH Group of Companies Pty Ltd

ABN 32 147 073 229 • U3/500 Marmion St Booragoon WA 6154
P 08 9200 2251 • F 08 9330 8050 • E info@kbhgroup.com.au





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- The signs are certainly not discriminatory or offensive.
- All signage relates to KeepSafe Storage, the trading name of the Storage Business.

In addition to the above objectives and in relation to the size, number of, and square metres of signage:

- KBH draws comparison to a similar size building within sight of Ledger Rd, Bunnings Balcatta. This building has no fewer than 11 signs covering all 4 sides of the building with a total area of approximately 650m². That is approximately 9.1% of the total surface area of the 4 elevations.
- KBH is requesting 4 wall mounted signs and 1 ground mounted sign, with only 1 sign to each elevation. Total signage area is 118m². That is approximately 4% of the total surface area of the 4 elevations, which equates to only 44% of the amount of signage than that of Bunnings.
- The business of "Self Storage" is highly dependent on exposure to passing traffic. This location was chosen due to the high exposure to the Freeway, Balcatta Rd and Ledger Rd.
- Like Bunnings and most major Groups/Businesses, KBH has a specific "Brand" for its KeepSafe Self Storage Business. I have attached photos of our O'Connor Facility so that you can see what the finished product will look like.

4. Landscaping:

KBH confirms that there is no requirement to amend the Landscaping Provision and KBH will develop within the existing DA approval. ✓

Overall, the development and signage proposal has respected the planning controls for the area and will significantly enhance the streetscape and visual amenity of the area.

Please don't hesitate to call or email with any queries.

Best Regards

Shaun Bain
Managing Director
KBH Group of Companies

KBH Group of Companies Pty Ltd

ABN 32 147 073 229 • U3/500 Marmion St Booragoon WA 6154
P 08 9200 2251 • F 08 9330 8050 • E info@kbhgroup.com.au





GROUP OF COMPANIES
DEVELOP • MANAGE • GROW

View from Stock Rd O'Connor



View from McNeece Place O'Connor



KBH Group of Companies Pty Ltd

ABN 32 147 073 229 • U3/500 Marmion St Booragoon WA 6154
P 08 9200 2251 • F 08 9330 8050 • E info@kbhgroup.com.au



KBH Balcatta

(part of the KBH Group of Companies)

5 McNeece Place, O'Connor WA 6163

**DEVELOPMENT APPROVAL – Development Assessment Panel – Warehouse
Development (Self Storage Facility)**

Address: Lot 63 HN. 46 Ledger Rd Balcatta WA 6021

I refer to our Development Approval DA14/1166 dated 14th August 2014.

KBH Group hereby requests three modifications to the original DA.

Shop Front Windows

The original DA included standard office windows to the ground floor.

KBH requests your approval to amend these standard office windows to shop front windows. The new windows are floor to wall glass, improving the visual amenity of the building and making the office more practical by improving the visibility of the gate and storage entry access area.

Addition of 4 Roller Doors

The original DA application and subsequent approval did not include any external roller doors in the secure storage area.

KBH requests your approval to amend the northern elevation to include 5 x standard red roller doors. These amendments are located at the western end of the secure storage area which is only accessed by our customers and is only visible from within the secure area due to existing vegetation and low slab level relative to Balcatta Rd. These 4 x standard roller doors are in line with the existing visual amenity of the building.

Signage

KBH requests the approval of the 5 signs as per the attached plans. The signage is inline with the scale, design and of the building and does not degrade the visual amenity of the building.

Please also refer below for signage examples on our O'Connor Facility.

Conclusion

KBH is passionate and committed to building and operating first class facilities in prime locations that meet the needs of the community and surrounding businesses. KBH believes it has produced a development proposal (including the proposed minor modification) that will achieve the above, and will also introduce new built forms that will greatly exceed the quality of the existing built forms and match or exceed the quality of new built forms that will be regenerating Balcatta Road in the coming years.

The development proposal has respected the planning controls for the area and will complement the future development nearby.

The amended proposal is now formally submitted for your consideration.

A handwritten signature in dark ink, appearing to be 'S. Bain', written in a cursive style.

Shaun Bain
Managing Director of KBH Group of Companies

Appendix A – Plans and Reports

A00 rev 0	Existing Site Plan (with levels)
A01 rev 0	PROPOSED Building Layout with shopfront windows to northern elevation
A02 rev 4	PROPOSED Ground Floor Building Layout
A06 rev 2	PROPOSED Elevations 1 – East and North
A07 rev 1	PROPOSED Elevations 2 – West and South

Note: All plans are attached in PDF format and scaled to paper size A1

Appendix B – O'Connor Facility

295 Stock Rd O'Connor

Example of Signage (same as Northern Elevation for Balcatta Facility)



Shop Front Windows



Shop Front Windows



north signage



Secure. Smart. Simple Storage Solutions

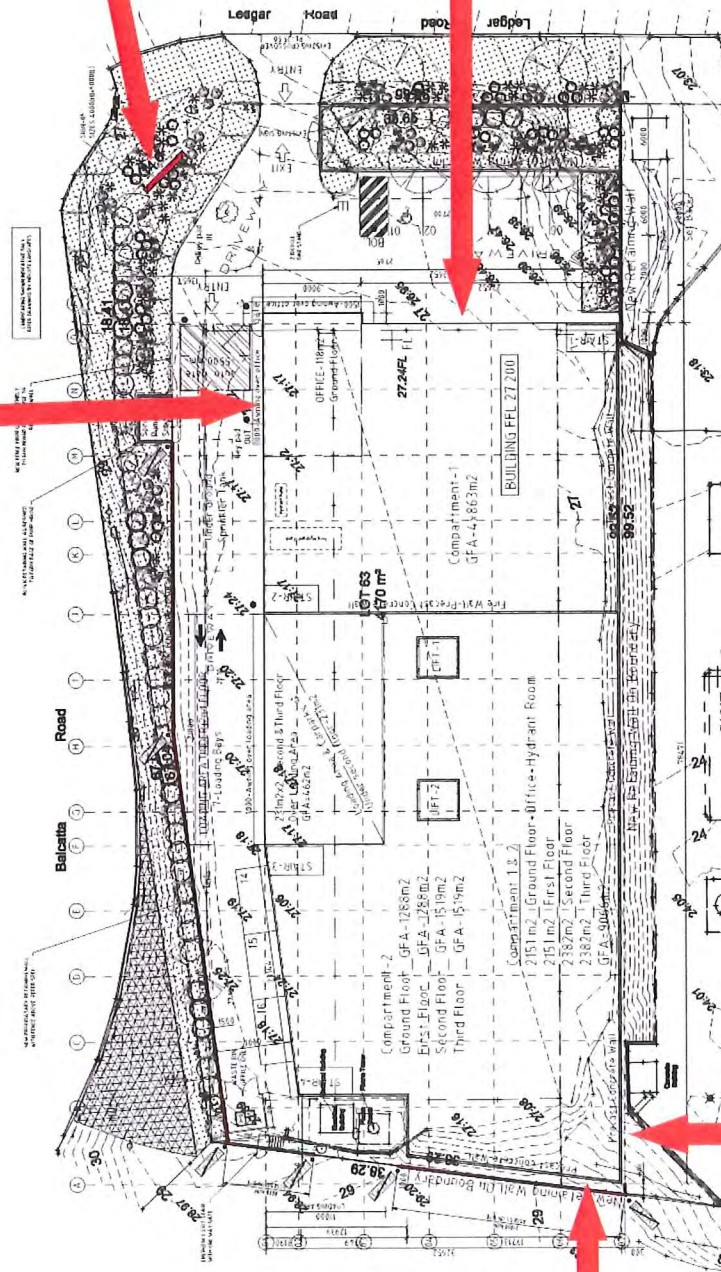


ground signage

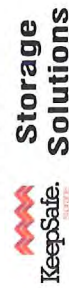
east signage



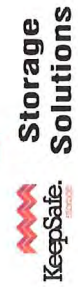
Storage Solutions



west signage



Storage Solutions



Storage Solutions

south signage

RECEIVED
10 JUL 2015
CITY OF STIRLING

north

A24,78

12

12.78m²



2822 mm

storage

4808 mm

794 mm

16208 mm

Secure, Smart, Simple Storage Solutions

RECEIVED
10 JUL 2015
CITY OF STIRLING

east



3528 mm

KeepSafe.

storage

787 mm

Storage Solutions

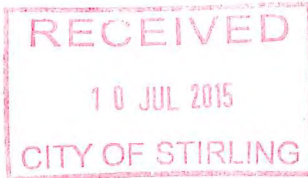
534 mm

2.48

13.66

16.14

4681 mm



south

5033 mm

14211 mm

3044 mm



KeepSafe.
storage

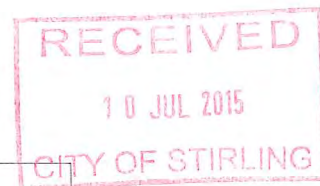
**Storage
Solutions**

2746 mm

7609 mm

20.7m²

35.7



west

5033 mm

14211 mm



KeepSafe.
storage

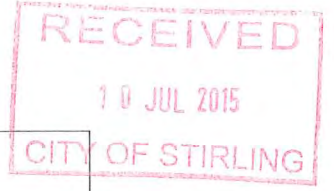
3044 mm

**Storage
Solutions**

2746 mm

7609 mm

20.82



35.82

2440mm x 1220mm single sided ground sign 200mm deep



**SELF
STORAGE**

9200 2252

2440mm x 1220mm single sided ground sign 200mm deep



**SELF
STORAGE**

9200 2252

2440mm x 1220mm single sided ground sign 200mm deep



**SELF
STORAGE**

9200 2252



**SELF
STORAGE**

9200 2252

RECEIVED
10 JUL 2015
CITY OF STIRLING

WESTERN



AUSTRALIA

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

REGISTER NUMBER 63/D51585	
DUPLICATE EDITION 2	DATE DUPLICATE ISSUED 16/12/2002

VOLUME
1460FOLIO
376

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 63 ON DIAGRAM 51585

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

KBH BALCATT A PTY LTD OF POST OFFICE BOX 156, NORTH FREMANTLE
(T M777312) REGISTERED 24 SEPTEMBER 2014

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. H777508 LEASE TO LUCENT TECHNOLOGIES AUSTRALIA PTY LTD OF LEVEL 4, TALAVERA ROAD, NORTH RYDE, NSW EXPIRES: SEE LEASE. AS TO PORTION ONLY REGISTERED 14.6.2001.
 - I308520 TRANSFER OF LEASE H777508 , LESSEE NOW LINDAY PTY LTD OF 68-72 WATERLOO ROAD, NORTH RYDE, NEW SOUTH WALES REGISTERED 27.11.2002.
 - I308521 EXTENSION OF LEASE H777508 . REGISTERED 27.11.2002.
 - *L966796 TRANSFER OF LEASE H777508 , LESSEE NOW TELSTRA CORPORATION LTD OF CARE OF UNITED GROUP REAL ESTATE SERVICES (QLD) PTY LTD, LEVEL 3, 42 MCDOUGALL STREET, MILTON, QUEENSLAND REGISTERED 19.6.2012.
2. *M777313 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 24.9.2014.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1460-376 (63/D51585).
PREVIOUS TITLE: 1159-723.
PROPERTY STREET ADDRESS: 46 LEDGAR RD, BALCATT A.
LOCAL GOVERNMENT AREA: CITY OF STIRLING.

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING

END OF PAGE 1 - CONTINUED OVER

RECORD OF CERTIFICATE OF TITLE

REGISTER NUMBER: 63/D51585

VOLUME/FOLIO: 1460-376

PAGE 2

M777313



Application B295961

WESTERN

AUSTRALIA



Volume 1159 Folio 723

VOL. 1460
FOL. 376

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in, the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

DATED 24th February, 1977

Limborough
REGISTRAR OF TITLES

ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Swan Location 92 and being Lot 63 on Diagram 51585, delineated and coloured green on the map in the Third Schedule hereto.

FIRST SCHEDULE (continued overleaf)

~~R. D. B. Holdings Pty. Ltd., of care of Coopers & Lybrand, 220 Saint George's Terrace Perth~~

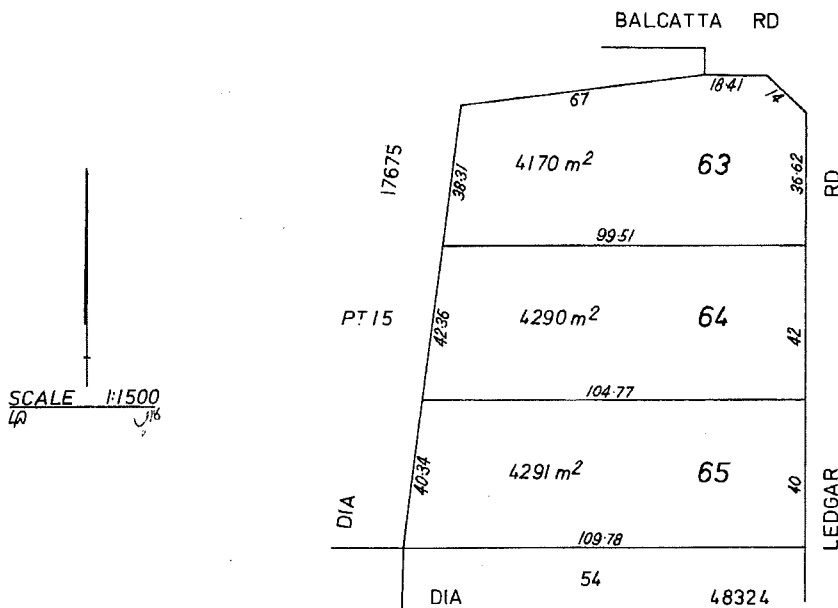
SECOND SCHEDULE (continued overleaf)

~~1. MORTGAGE A787698 to Bank of New South Wales. Registered 21.2.74 at 9.24 o'clock~~

Discharged B672304 1.3.79



Limborough
REGISTRAR OF TITLES



THIRD SCHEDULE

NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.





53083/12/75-20M-S/2880

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

FIRST SCHEDULE (continued)NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT.
ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

REGISTERED PROPRIETOR		INSTRUMENT		REGISTERED	TIME	SEAL	INITIALS
		NATURE	NUMBER				
Rousell Nominees Pty. Ltd. of 1st Floor, 442 Murray Street, Perth.		Transfer	C349085	30.4.82	12.53		K
The correct address of the registered proprietor is now of R.E. Ledger Pty Ltd, Suite 5, 20 Altona Street, West Perth.		By	F884118	23.5.95	11.19		A

SECOND SCHEDULE (continued)NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT.
ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

PARTICULARS		REGISTERED	TIME	SEAL	INITIALS	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	INITIALS
Mortgage F884118	to The Colonial Mutual Life Assurance Society Limited	23.7.79	2.24		A	Discharged	C349084	30.4.82		K
	to Hans Josef Johan Hjelmgvist of care of R.E. Ledger Pty Ltd, Suite 5, 20 Altona Street, West Perth.	23.5.95	11.19		A	Discharged	G979069	15.12.98		2

CERTIFICATE OF TITLE VOL. 1460 376



Form 1 - Responsible Authority Report

(Regulation 12)

Application Details:	Warehouse (Self Storage Units)
Property Location:	Lot 63, House Number 46 Ledger Road, Balcatta
DAP Name:	Metro North-West JDAP
Applicant:	KBH Balcatta Pty Ltd
Owner:	Roswell Nominees Pty Ltd
LG Reference:	DA14/1166
Responsible Authority:	City of Stirling
Authorising Officer:	Ross Povey Director Planning and Development
Department of Planning File No:	DAP/14/00544
Report Date:	14 August 2014
Application Receipt Date:	19 May 2014
Application Process Days:	87 days
Attachment(s):	<p>Attachment 1 Development Application Plans date stamped 21 July 2014:</p> <ul style="list-style-type: none">a. Existing site planb. Site survey planc. Landscape pland. Proposed building layoute. Ground floor building layoutf. First floor unit layoutg. Second floor unit layouth. Third floor unit layouti. Elevations – 1j. Elevations – 2 <p>Attachment 2 City of Stirling Local Planning Scheme No.3 (LPS3) Zoning Map</p> <p>Attachment 3 Aerial Location Plan</p> <p>Attachment 4 Metropolitan Region Scheme (MRS) Zoning Map</p> <p>Attachment 5 Applicants written submissions date stamped 19th May and 18th July 2014</p> <p>Attachment 6 Referral comments from Main Roads WA dated 7th July and 21st July 2014</p> <p>Attachment 7</p>

	<u>Local Planning Policy 4.4 – Mixed Business Design Guidelines</u> Attachment 8 <u>Local Planning Policy 6.2 – Bicycle Parking</u> Attachment 9 <u>Local Planning Policy 6.3 – Bin Storage Areas</u> Attachment 10 <u>Local Planning Policy 6.6 – Landscaping</u> Attachment 11 <u>Local Planning Policy 6.7 – Parking & Access</u>
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Recommendation:

That the Metropolitan North-West JDAP resolves to:

Approve DAP Application reference DAP/14/00455 and accompanying plans (Attachment 1) in accordance with Clause 10.3.1 of the City of Stirling Local Planning Scheme No. 3, subject to the following conditions:

Conditions:

- a) All existing mature vegetation on the subject site identified as being retained on plan (c) landscaping plan is to be provided with suitable protection during the construction period, and retained thereafter to the satisfaction of the City.
- b) All land indicated as landscaped area on the approved plan being developed on practical completion of the building to the satisfaction of the City. All landscaped areas are to be maintained in good condition thereafter.
- c) All street trees located in verge areas adjoining the subject lot are to be retained and protected.
- d) The fencing provided within the primary and secondary street setbacks is not to exceed 2.5 metres in height and is to be visually permeable and constructed of high quality materials to the satisfaction of the City.
- e) Signage shown on the submitted plans does not form part of this approval.
- f) Vehicular parking, manoeuvring and circulation areas indicated on the approved plan being sealed and drained to the satisfaction of the City and the parking spaces being marked out and maintained in good repair prior to occupation of the building.
- g) All off street parking to be available during business hours for all customers and staff to the satisfaction of the City.

- h) No goods or materials being stored either temporarily or permanently in the parking or landscape areas or within access driveways. All goods and materials are to be stored within the buildings or storage yards where provided.
- i) The proposed crossovers shall be designed and constructed in accordance with the City's Crossover Policy to the satisfaction of the City.
- j) Any existing crossovers not included as part of the proposed development on the approved plan are to be removed. Kerbing and verge areas are to be reinstated to the satisfaction of the City.
- k) Any on site floodlights not being positioned or operated in such a manner as to cause annoyance to surrounding uses and passing traffic.
- l) A Site Management Plan to be submitted to the satisfaction of the City prior to the issue of a building permit. The Site Management Plan to address dust, noise, waste management, storage of materials, traffic and site safety/security. The Site Management Plan is to be complied with for the duration of the construction of the development.
- m) All stormwater to be collected and contained on site. A Stormwater Management Plan demonstrating this to be submitted to the satisfaction of the City prior to commencing development.
- n) No earthworks shall encroach onto the Mitchell Freeway reserve.
- o) No stormwater drainage shall be discharged onto the Mitchell Freeway reserve.
- p) No vehicle access shall be permitted onto the Mitchell Freeway reserve.
- q) The provision of a minimum of one (1) bicycle parking bay on site.

Advice Notes:

1. If an applicant is aggrieved by this determination there is a right of appeal under Part V of the *Planning and Development Act 2005*. An appeal must be lodged within 28 days of the determination with the State Administrative Tribunal.
2. This is a Development Approval under the City of Stirling Local Planning Scheme No. 3 and related policies. It is not a Building Permit or an approval to commence or carry out development under any other law. It is the responsibility of the applicant to obtain any other necessary approvals, consents and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
3. This approval is not an authority to ignore any constraint to development on the land, which may exist through statute, regulation, contract or on title, such as an easement or restrictive covenant. It is the responsibility of the applicant and not the City to investigate any such constraints before commencing development. This approval will not necessarily have regard to any such constraint to development, regardless of whether or not it has been drawn to the City's attention.

4. Submission of plans showing the details of paving, stormwater drainage and disposal with the Building Permit application.
5. The applicant is responsible for ensuring that all lot boundaries as shown on the approved plans are correct.
6. The proposed crossover configuration is subject to the approval of the City's Engineering Operations Business Unit. A "Crossover Installation Application" is required to be submitted and approved prior to the commencement of the crossover installation.
7. If the development the subject of this approval is not substantially commenced within a period of two years, or such other period as specified in the approval after the date of the determination, the approval shall lapse and be of no further effect.
8. Where an approval has so lapsed, no development shall be carried out without the further approval under the City of Stirling Local Planning Scheme No. 3 having first been sought and obtained.
9. Noisy Construction Work outside the period 7.00 am to 7.00 pm Monday to Saturday and at any time on Sundays and Public Holidays is not permitted unless an approved Noise Management Plan for the construction site has been issued.
10. Any outside lighting should meet Australia Standard AS 4282-1997 for the control of obstructive effects of outdoor lighting and must not spill into any residential premises.
11. If the development the subject of this approval is not substantially commenced within a period of two (2) years after the date of determination, the approval shall lapse and be of no further effect.

Background:

Insert Property Address:	Lot 63, House Number 46 Ledger Road, Balcatta
Insert Zoning MRS:	Industrial
TPS:	Mixed Business
Insert Use Class:	Warehouse
Insert Strategy Policy:	Not Applicable
Insert Development Scheme:	Not Applicable
Insert Lot Size:	4170m ²
Insert Existing Land Use:	Warehouse
Value of Development:	\$6 million

The subject lot is located in the local municipality of Stirling, and is approximately 15km northwest of the Perth CBD, within the area commonly known as the Balcatta Industrial Area.

The subject site is zoned 'Industrial' under the Metropolitan Region Scheme and 'Mixed Business' under the City of Stirling's Local Planning Scheme No.3 (LPS3).

The objectives of the Mixed Business Zone are as follows:

- a) *To facilitate a development mix of showrooms and service industry of a higher aesthetic quality located on major traffic routes.*
- b) *To provide a more intense commercial business development form within established industrial areas of the City.*
- c) *To ensure that traffic management, road safety, site access, onsite parking, building design and streetscape appearance are not compromised.*

The definition of 'Warehouse' in Schedule 1 of the City's LPS3 is as follows:

"means premises used to store or display goods and may include sale by wholesale".

The City's Local Planning Policy 4.4 – Mixed Business Design Guidelines (Attachment 7), has been developed predominantly to guide new development within the zone. The guidelines contain the following objectives:

- *"To facilitate a development mix of showrooms and service industry of a higher aesthetic quality located on major traffic routes;*
- *To provide a more intense commercial business development form within established industrial areas of the City;*
- *To ensure that the Mixed Business areas are accessible by all modes of transport.*
- *To create attractive and well maintained landscaped areas between the setback line and the street; and*
- *To ensure that buildings facing the street maintain an attractive facade that enhances the amenity of the streetscape".*

Summary of development application (DA14/1166)

The application proposes construction of a four (4) storey building on the subject lot to be used for the purpose of Self Storage Units. The development can be summarised as follows:

- 668 self-storage units totalling 6161.69m² of Net Leasable Area and 9066m² of Gross Floor Area;
- 118m² Ground floor office/administration area;
- 16 car parking bays;
- A security access gate in line with the building to the primary street, fencing along the southern side boundary within the primary street setback area and perimeter fencing to the secondary street behind the landscaping; and
- Landscaping to the primary and secondary streets.

Legislation & policy:

Legislation

- Planning and Development Act 2005
- Metropolitan Region Scheme (MRS)
- Local Planning Scheme No. 3 (LPS3)

State Government Policies

Nil.

Local Policies

The following Local Planning Policies are applicable to the development:

- Local Planning Policy 4.4 – Mixed Business Design Guidelines
- Local Planning Policy 6.2 – Bicycle Parking
- Local Planning Policy 6.3 – Bin Storage Areas
- Local Planning Policy 6.6 – Landscaping
- Local Planning Policy 6.7 – Parking and Access

Consultation:

Public Consultation

As the land use 'Warehouse' is permitted within the Mixed Business zone, consultation with the public is not required under the City's LPS3.

Consultation with other Agencies or Consultants

The subject site abuts the Mitchell Freeway, which is a Primary Regional Road (Category 1) under the Metropolitan Region Scheme. As per the applicable Notice of Delegation published in the Government Gazette on 23 December 2011, referral to Main Roads WA (MRWA) was undertaken.

Comments from MRWA were initially received on 7th July 2014, expressing concern regarding the proposed setback to the Mitchell Freeway road reserve. Following further discussions between Main Roads WA and the applicant, MRWA provided revised comments on the 17th July 2014 (Attachment 6) indicating that MRWA had no objection to the proposed development, subject to the imposition of the following conditions:

1. No earthworks shall encroach onto the Mitchell Freeway reserve.
2. No stormwater drainage shall be discharged onto the Mitchell Freeway reserve.
3. No vehicle access shall be permitted onto the Mitchell Freeway reserve.
4. The gate at the entrance of the driveway is being setback further into the property. This will avoid the banking of traffic onto Ledger Road.

The proposal has subsequently been amended to accord with recommended condition 4, and recommended conditions 1 – 3 form part of the City's recommendation.

Planning assessment

The development has been assessed against the City of Stirling's Local Planning Scheme No. 3 (LPS3) and Local Planning Policies. The proposed development requires a discretionary decision to be made on the following:

1. Local Planning Policy 4.4 – Mixed Business Design Guidelines
2. Local Planning Policy 6.2 – Bicycle Parking
3. Local Planning Policy 6.3 – Bin Storage Areas
4. Local Planning Policy 6.6 – Landscaping
5. Local Planning Policy 6.7 – Parking and Access

Each of these matters is discussed separately below.

Mixed Business Design Guidelines

The provisions of the City of Stirling's Mixed Business Design Guidelines (Design Guidelines) (Attachment 7) prescribe development standards for the built form on the subject site. The proposed development does not accord with the Street Setbacks, Street Facades, Activity & Uses & Fencing elements of the Guidelines.

Street Setbacks

The Design Guidelines specify that buildings are to have a minimum setback of 20 metres from the Primary Street and 9 metres from the Secondary Street.

The development is oriented towards Ledger Road, with a primary street setback of 19 metres proposed in lieu of 20 metres, and a secondary street setback to Balcatta Road of 8.5 metres in lieu of 9 metres.

Variations to the Design Guidelines provisions are required to be assessed against the relevant objectives of the Design Guidelines, in this instance as follows:

- *To create attractive and well maintained landscaped areas between the setback line and the street; and*
- *To ensure that buildings facing the street maintain an attractive façade that enhances the amenity of the streetscape.*

In relation to the primary street setback proposed, it is noted that the 1m incursion is in relation to the office component of the building only. The majority of the building is setback the required 20 metres. The portion of the building with the reduced setback which is glazed, will act as a prominent architectural feature of the development as viewed from the street.

The Balcatta Road secondary street setback of 8.5 metres in lieu of 9 metres area has been provided with a landscaping strip along the entire boundary length, which retains existing trees, as well as proposing new trees and dense plantings. The dense mature landscaping will ensure the setting for the building is attractive and will lessen the impact of the minor reduction to the secondary street setback.

Both the Primary and Secondary Street setbacks meet the objectives of the Design Guidelines as they provide a *building facing the street with an attractive façade that enhances the amenity of the streetscape, and creates attractive and well maintained landscaped areas between the setback line and the street.*

It is also acknowledged that a number of larger lots (over 2000m²) within the immediate locality have primary and secondary street setbacks consistent with those proposed as part of the subject development.

Street Façade

The Design Guidelines require the street façade of buildings facing the street to be constructed of brick, stone, glass, or painted or rendered concrete. Alternative materials may be approved for the portion of the façade above 3.6m from the ground level. The proposed development incorporates horizontal metal cladding that is contrary to these provisions.

The use of cladding on the ground floor therefore requires assessment against the relevant objective of the Design Guidelines, which in this instance requires *buildings facing the street maintain an attractive façade that enhances the amenity of the streetscape*.

The proposed development uses a range of materials and colours to add interest and detail to both the primary and secondary streets, therefore contributing to the façade through the provision of glazing and a variety of colours. In the context of the subject site, being within the Balcatta industrial / commercial area, the building façade is considered appropriate and will contribute positively to the amenity of the streetscape.

The proposed street facades are considered to meet the objectives of the Guidelines, as it will result in a *building facing the street with an attractive façade that enhances the amenity of the streetscape*.

Corner Sites

The Design Guidelines encourage buildings on corner sites to give additional prominence to the street corner by using landmark features such as:

- *Architectural roof features that protrude above the normal roof line;*
- *Increased parapet heights with additional detail, colour and textures; and*
- *Increase the number of storeys at the street corner.*

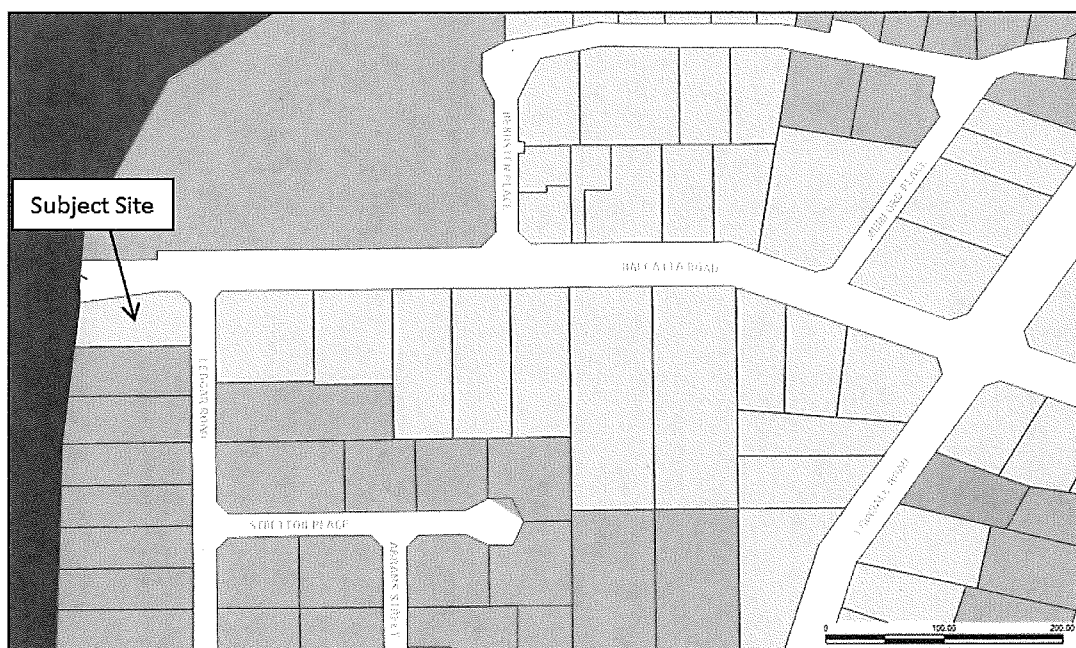
The building is located on a street corner and does not incorporate any of the above features. However, it is noted that the Design Guidelines only encourage additional prominence to be provided, and is not a mandatory requirement.

Activity & Uses

The Design Guidelines specify that showrooms and other active commercial uses are to be located on the ground floor level, with office and other non-active uses local on upper levels.

The proposed development comprises entirely of non-active uses, with an incidental office proposed along with the warehouse. This element needs to be considered in light of whether the proposal *provides a more intense commercial business development form within established industrial areas of the City*.

In reviewing the LPS3 Zoning Map (Attachment 4), it is noted that the Mixed Business Use zone extends along Balcatta Road, with the balance of the properties along Ledger Road being zoned Industry. An extract of the zoning map is provided below.



It is considered that (based on the zoning map above), the intent of the Mixed Business zoning is to facilitate an active frontage along Balcatta Road. However, the proposed development orientates to Ledger Road, and consequently has no direct interface with Balcatta Road. The potential for an active interface with Balcatta Road is in reality significantly limited due to the slope of the site, which results in the existing building on the site, and the proposed building, both having a floor level significantly lower than the levels within the abutting Balcatta Road road reserve.

Furthermore, the zoning of the subject site as Mixed Business is inconsistent with the property on the northern side of Balcatta Road, which is Industry. The requirement for active uses at the ground floor is considered unwarranted in this instance, as providing a more intensive commercial business development on the subject site would be inconsistent with the Ledger Street streetscape. The zoning of the subject site therefore appears to be an anomaly, and consequently, the City is satisfied that the proposal meets the objectives of the Guidelines in relation to activities and uses.

Fencing & Gates

The Design Guidelines specify that fencing within the street setback area is not permitted. The development proposes fencing within both the primary and secondary street setback areas. Consequently, consideration needs to be given as to whether the proposed fencing *creates attractive and well maintained landscaped areas between the setback line and the street.*

The fencing provided within the front setback along the southern side boundary provides security to the subject property and will not obstruct any of the landscaping within the primary street setback area. The fencing to the secondary street setback area is behind the proposed landscaping strip and is behind the primary street building alignment.

A condition of development approval has been recommended, requiring all fencing to be visually permeable and constructed of high quality materials to ensure that the fencing only serves a safety/security function.

As such, the proposed fencing is considered to meet the relevant objective of the Design Guidelines.

Bicycle Parking

The provisions of the City's Local Planning Policy 6.2 - Bicycle Parking Policy (Attachment 8) prescribe the bicycle parking requirements for proposed developments. The Policy requires that one (1) bicycle parking bay is provided for every 400m² of Gross Floor Area proposed. The Policy also requires the provision of end of journey facilities, including shower facilities and lockers where the development generates a need for ten (10) or more bicycle parking bays.

The proposed development proposes 9066m² of gross floor area, which equates to a bicycle parking bay requirement of 23 (22.67) bicycle bays. No bicycle parking bays or end of journey facilities are proposed.

The proposal is therefore required to be considered against the following objectives of the Bicycle Parking Policy:

- *To facilitate the development of adequate bicycle parking facilities;*
- *To ensure the provision of end of journey facilities; and*
- *To encourage the use of bicycles for all types of journeys.*

It is evident that, by virtue of the land use proposed, bicycle parking bays are not a practical feature for this development, due to patrons, through necessity, utilising motor vehicles to transport goods to and from the self-storage units. The type of activity associated with the proposed land use is therefore not conducive to transportation by bicycle.

Consequently, the provision of no bicycle parking bays is considered to be appropriate for the self-storage component of the proposal. The provision of bicycle parking for the office component however is considered reasonable, and consequently a condition is recommended to be imposed requiring the provision of 1 bicycle parking bay, to the satisfaction of the City of Stirling, for potential office workers.

Bin Storage

The provisions of the City's Local Planning Policy 6.3 - Bin Storage Areas (Attachment 9) prescribe the Bin Storage Area requirements for new developments. The Bin Storage Policy requires the provision of a minimum 10m² bin storage area, with a minimum dimension of 3.5 metres. The proposal has a bin storage area approximately 11.84m² in area and with a minimum width of 3.2 metres.

As the proposed bin storage area is not in accordance with the standards prescribed by the Policy, the proposal must be considered against the following objectives of the Bin Storage Policy:

- *To provide sufficient space for the storage of bulk refuse bins; and*
- *To ensure that bin areas are screened from the street and are in harmony with the materials and finishes of the building.*

The reduced dimension in minor in nature and the additional area will permit the storage of a bulk bin. Additionally, self-storage units generate a low level of waste, so the reduced dimension of the bin store is not expected to compromise the ability for the development to have sufficient space for bulk bin storage, as the overall area still complies. Furthermore, the proposed bin storage area will be screened from view with an enclosure, as well as the landscaping being retained along Balcatta Road. Based on

the above, the proposal is therefore considered to meet the objectives of the Bin Storage Policy.

Landscaping

The City's Local Planning Policy 6.6 - Landscaping (Attachment 10) requires landscaping to comprise one sixth of the lot area, with landscaping being required to provide a buffer adjacent to property boundaries and the street boundaries.

The proposed development includes 515m² of landscaped area, which is less than the 695m² of landscaped area required by the Landscaping Policy. The proposal must therefore be assessed against the following objectives of the Landscaping Policy:-

- *To promote improved landscaping provision and design;*
- *To improve the visual appeal of development, screen service areas and provide a buffer to boundaries;*
- *To provide shade and 'green relief' in built up areas; and*
- *To promote more environmentally sustainable landscaping.*

The applicant submitted a landscaping plan as part of the development application in accordance with the requirements of the Landscaping Policy. Based on this plan, it is considered that the reduced amount of landscaping on site can be compensated for through the provision of high quality landscaping provided as buffers along the primary and secondary streets.

Additionally eight (8) existing mature trees along the southern side boundary, front boundary and secondary street side boundary will be retained and incorporated into the landscaping design. A number of smaller trees are also identified for retention, which will assist in increasing the density of the landscaping provided. This is expected to ensure existing positive landscaping features of the site are maintained, which will create a natural buffer between the streetscapes and the development.

The landscaping proposed is considered appropriate, and the location, quality and density of the landscaping will still soften the appearance of the development from the street and is consistent with the desired type and form of landscaping found within new developments in proximity of the subject property. The applicant also proposes landscaping within the verge area and retention of mature vegetation both within the subject property and within the verge. Based on the above, the proposal is therefore considered to meet the objectives of the Landscaping Policy.

Car Parking

The provisions of the City of Stirling's Local Planning Policy 6.7 – Parking and Access (Parking Policy) (Attachment 11) prescribe development standards for the amount of car parking and design of parking and vehicular access throughout the City of Stirling. In this instance, the objective of ensuring *that a major car parking problem is unlikely to occur* is considered to be the key consideration.

A 'Warehouse' land use requires one (1) car parking bay per 50m² of Gross Floor Area to be provided. The proposed development has 8,948m² of Gross Floor Area for the self-storage units and therefore 179 car parking bays are required for the development. The development also proposes 118m² of office area (9,066m² gross floor area in total). The Parking Policy requires the provision of one (1) bay per 30m² of GFA for an office land use and therefore four (4) bays are also required for the office component. Therefore a total of 183 car parking bays are required for the proposed development.

The subject property does not qualify for any parking concessions under the Parking Policy.

The proposed development has provided a total of 16 bays with six (6) car parking bays at the front of the development and 10 bays provided for loading purposed behind the security barrier adjacent to Balcatta Road. This equates to a car parking shortfall of 167 bays.

Self-Storage Units typically operate very differently from typical warehouses and are considered to be a less intensive form of development compared to a traditional warehouse. Application of the same parking requirements would result in an oversupply of car parking for the facility.

To address the proposed parking shortfall, a detailed parking demand report (prepared by Aurecon in 2012, refer Appendix A of Attachment 5) has been provided which specifies the expected parking demands for a facility of this type and size based on analysis of the parking demands of a number of similar self-storage facilities across Australia. The report identifies that the expected parking requirements for the proposal are as follows:

- Eight (8) bays for the self-storage units;
- Three (3) bays for the office and staff;
- One (1) disabled access bay; and
- One (1) for any additional trailers/utility vehicles.

The total car parking demand generated by the proposal is therefore expected to be 13 bays. The applicants believe that the provision of 16 bays will therefore meet the parking demands for this facility. The City's officers support the conclusions reached in the report as it has demonstrated that the amount of car parking provided for the subject development can accommodate the expected car parking demands. Given the above, it is considered that the proposal meets the key objective of the City's Parking Policy which is to ensure that a major car parking problem is unlikely to occur. The City's officers therefore have no objection to the proposed parking provision.

Conclusion:

The subject site is located within north-eastern corner of the Balcatta industrial / commercial precinct, adjacent to the Mitchell Freeway. The subject site is zoned 'Industry' under the Metropolitan Region Scheme and Mixed Business under the City of Stirling Local Planning Scheme no. 3.

The proposed Warehouse (Self Storage Units) has been assessed against the existing statutory framework for the site and does not comply with various development standards relating to a number of Local Planning Policies. It has however been demonstrated that the development meets the objectives of these Policies. The proposed development, including considerations relating to building design, car parking, fencing, landscaping, bin storage, and bicycle parking, are therefore not considered an impediment to approval.

In view of the above, the proposal is recommended for approval, subject to conditions.



Form 2 - Responsible Authority Report (Regulation 17)

Property Location:	Lot 90, House Number 812, Beaufort Street, Mount Lawley
Application Details:	Service Station
DAP Name:	Metro North-West JDAP
Applicant:	Planning Solutions
Owner:	Berta F L C Von Bibra
LG Reference:	DA15/0477.01
Responsible Authority:	City of Stirling
Authorising Officer:	Ross Povey Director Planning and Development
Department of Planning File No:	DAP/15/00747
Report Date:	11 September 2015
Application Receipt Date:	16 July 2015
Application Process Days:	50 Days
Attachment(s):	<p>Attachment 1 Development Application Plans, all date stamped 16 July 2015:</p> <ul style="list-style-type: none">a) Proposed Floor Plan – A200 Rev Eb) Shop Elevations Sheet 1 of 2 Coloured – A201A Rev Ec) Shop Elevations Sheet 1 of 2 – A201 Rev Ed) Shop Elevations Sheet 2 of 2 Coloured – A202A Rev Ee) Shop Elevations Sheet 2 of 2 – A202 Rev E <p>Attachment 2 Approved Application – Responsible Authority Report 16 June 2015</p> <p>Attachment 3 Aerial Location Plan</p> <p>Attachment 4 Metropolitan Region Scheme (MRS) Zoning Map</p> <p>Attachment 5 City of Stirling Local Planning Scheme No. 3 (LPS3) Zoning Map</p> <p>Attachment 6 Applicant's justification dated 16 July 2015</p> <p>Attachment 7 Department of Planning comments dated 7 August 2015</p>

Officer Recommendation:

That the Metro North-West JDAP resolves to:

1. **Accept** that the DAP Application reference DP/15/00747 as detailed on the DAP Form 2 dated 16 July 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/15/00747 as detailed on the DAP Form 2 date 16 July 2015 and accompanying plans dated 16 July 2015 (Attachment 1) in accordance with the provisions of regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, for the proposed Amendment to DA15/0477 – Service Station at Lot 90, House Number 812, Beaufort Street, Mount Lawley subject to:

New Conditions

28. Any improvement works within the road widening area will have to be removed and made good at the owners expense within 60 days at the request of the Local Government or the WAPC.
29. All other conditions and requirements detailed on the previous approval dated 16 June 2015 (Attachment 2) shall remain unless altered by this application.

Amended conditions

4. No permanent or temporary structures are permitted in the easement area.
10. The crossover on Central Avenue closest to the traffic signals shall be reduced in width to 7.0m (refer the City's Sketch 04a). The modification to the existing crossover shall be at the applicant's expense and to the satisfaction of the City prior to the occupation of the development.
27. The applicant to submit amended plans and schedules of materials demonstrating a redesign of the façade and awning of the canopy, prior to commencement of development, to address the objectives of the City's Policy 3.1 Character Retention Guidelines Part 6, 6.1 Commercial & Mixed – Use Development.

Advice Notes

- i. If the development has not substantially commenced by 16 June 2017 this approval shall no longer be valid. Notwithstanding, if a further application is made under regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the responsible authority will assess any new application under the operative planning framework at that point in time.

Background:

Insert Property Address:	Lot 90, House Number 812, Beaufort Street, Mount Lawley
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Insert Zoning	MRS:	Urban and Other Regional Roads
	TPS:	Service Station
Insert Use Class:		Service Station
Insert Strategy Policy:		Not Applicable
Insert Development Scheme:		Not Applicable
Insert Lot Size:		1,973m ²
Insert Existing Land Use:		Service Station
Value of Development:		\$3.5 Million

The subject site is located in the local municipality of Stirling, approximately 4.3 km north of the Perth CBD. The subject site is located on the corner of Beaufort Street and Central Avenue, Mount Lawley, with Ingleton Lane running adjacent to the site. The site abuts a property zoned Business to the southwest, and properties coded residential R60 to the south.

The site is zoned 'Urban' under the Metropolitan Region Scheme (MRS) (Attachment 3) and 'Service Station' under the City of Stirling's Local Planning Scheme No. 3 (LPS3) (Attachment 4). The site is affected by an 'Other Regional Road' reservation under the MRS, the purpose of which is to facilitate future road widening.

On 9 March 2015, a Development Application (DAP/15/00747 refers) was lodged for the subject lot which sought approval for a Service Station comprising:

- A new retail building to be located to the rear of the subject site, adjacent to Ingleton Lane;
- A 5.6m high canopy structure with four fuel bowsers and eight designated refuelling bays located underneath; and
- A total of 14 car bays for customers and staff located to the front and the rear of the retail building.

The previous application was considered by the Metro North West Joint Development Assessment Panel on 16 June 2015 and approved subject to conditions.

Details: outline of development application

The subject development application proposes to remove and amend previous conditions of planning approval as per the following table. The applicant's justification for the removal and amendments to conditions can be found in Attachment 6.

Conditions proposed to be removed
<p>1. <i>The Lot is subject to a Metropolitan Regional Scheme (MRS) 4.3m with 6.0m x 6.0m truncation road widening land requirement as shown on Western Australian Planning Commission (WAPC) Plan No: 1.3560/1. Once the MRS Road Widening is required by the Local Government or the WAPC, the land is to be ceded to the Crown free of cost, at the owner's expense.</i></p>
<p>6. <i>The verge of Beaufort Street and Central Avenue to match the City's recent Beaufort Street upgrades and to the satisfaction of the City prior to the completion of the development, and shall include the following:</i></p> <p style="margin-left: 40px;">a) <i>A minimum 2.5m brick paved pedestrian path from back of kerb is to be re-instated along the frontage of Beaufort Street.</i></p> <p style="margin-left: 40px;">b) <i>A minimum 2.5m brick paved pedestrian path from boundary is to be constructed along the frontage of Central Avenue.</i></p>

<p>c) The newly installed brick paving colours and pattern as part of the bus lane works is to be re-instated along the Beaufort Street and Central Avenue frontage of the development site and to the satisfaction of the City. (refer Advice Note 17).</p>
<p>16. The external wall facing the Right of Way is to be treated with an anti-graffiti coating prior to the occupation of the development.</p>
<p>27. The applicant to submit amended plans and schedules of materials demonstrating a redesign of the façade and awning, prior to commencement of development, to address the objectives of the City's Policy 6.1 Commercial Mixed Use Development.</p>
<p>Conditions proposed to be amended (crossed out/highlighted in bold)</p>
<p>3. The costs associated with the preparation and lodgement of Interest Only Deposited Plan 72141 at Landgate shall be borne by the Local Government and all costs of and incidental to the preparation of the easement, including all registration fees shall be borne by the owner of the Land Local Government. The easement must be registered over the certificate of title to the Land prior to the occupation of the development.</p>
<p>4. No permanent or temporary structures are permitted in the road widening and/or easement area</p>
<p>5. Only one two monolith signs shall be permitted. The monolith sign ID sign shall be modified such that it is located outside of the road widening easement area and does not exceed a height of 7.2 metres.</p>
<p>10. Modifications to the existing crossovers shall occur as follows, at the applicant's expense to the satisfaction of the City prior to the occupation of the development:-</p> <p>a) The crossover on Central Avenue closest to the traffic signals shall be reduced in width to 1.0m (refer the City's Sketch 04a); and</p> <p>b) The two crossovers closest to the corner of Beaufort Street and Central Avenue are to be modified such that they are 6.0m wide with 2.5m wings and the two other crossovers are to be modified such that they are 10.0m wide with 2.5m wings.</p>

Legislation & policy:

Legislation

- Planning and Development Act 2005
- Metropolitan Region Scheme (MRS)
- Local Planning Scheme No. 3 (LPS3)

State Government Policies

Nil.

Local Planning Policies

The following Local Planning Policies are applicable to the development:-

- Local Planning Policy 3.1 – Character Retention Guidelines Mt Lawley, Menora and Inglewood
- Local Planning Policy 4.2 – Mixed Use and Commercial Centre Design Guidelines
- Local Planning Policy 6.1 – Advertising Signs

Clause 6.6 of Local Planning Scheme No. 3 (LPS 3) – Heritage Protection Area Special Control Area

The subject site is located within the Heritage Protection Area Special Control Area. Clause 6.6.1 of LPS3 outlines the following objectives for the Heritage Protection Area Special Control Area:-

- *To ensure the conservation and retention of buildings within the Heritage Protection Area Special Control Area dating from the early 1900s to the 1950s where the architectural style of the building is generally intact;*
- *To ensure the retention of existing buildings referred to in (a) above to maintain the existing character of the streetscape;*
- *To ensure that new buildings (where permitted), alterations, additions to existing buildings, carports, garages and front fences are in keeping with the heritage character of the area, respect the scale and proportions of surrounding buildings, and are designed to fit into the existing streetscape;*
- *To maintain and improve existing street trees, grass verges and front gardens; and*
- *To retain mature trees wherever possible.*

Clause 6.6.3 of LPS3 requires development within the Heritage Protection Area (HPA) to conform to the following:-

- a) The objectives of the Heritage Protection Area Special Control Area (clauses 6.6.1); and*
- b) The Local Planning Policy adopted for the Heritage Protection Area Special Control Area (Character Guidelines Mt Lawley, Menora and Inglewood).*

Local Planning Policy 3.1 – Character Retention Guidelines Mt Lawley, Menora and Inglewood

Local Planning Policy 3.1 (LPP3.1) applies to the subject site, the specific objectives relating to commercial and mixed use development of that policy are to:

- *Ensure the conservation and retention of traditional buildings, particularly traditional shops and commercial buildings, including those described in Part 5;*
- *Ensure new commercial and mixed-use development consistent with 'main street', mixed-use design principles, and consistent with the heritage character of the locality; and*
- *Ensure refurbishment of more recent development in a manner in keeping with traditional commercial buildings.*

Local Planning Policy 4.2 – Mixed Use & Commercial Centre Design Guidelines

The City of Stirling's Mixed Use & Commercial Centres Design Guidelines (LPP4.2) apply to the subject site, the objectives of which are:

- *To create vibrant and active mixed use centres by locating facilities such as housing, employment places and retail activities together;*

- *To create main street frontages to existing box style developments;*
- *To create a high level of pedestrian amenity through the provision of continuous streetscapes, interactive frontages and weather shelter;*
- *To promote a high quality built form that creates a distinctive urban form and enables safety and security through passive surveillance; and*
- *To create public and private spaces that are safe, attractive and surrounded by active vibrant uses that will become the focal / meeting point of the centres.*

The Mixed Use & Commercial Centre Design Guidelines state that where that Policy is inconsistent with the provisions of a specific Policy or Guidelines applying to a particular site or area, the provisions of that specific Policy or Guidelines prevail. In this instance, specific Guidelines in the form of the Character Retention Guidelines exist for the subject site, therefore several of the design standards contained in the Policy are redundant.

Local Planning Policy 6.1 – Advertising Signs

Local Planning Policy 6.1 (LPP6.1) contains the following objectives:

- *To ensure that the display of advertisements on private sites does not adversely impact on the amenity of surrounding land;*
- *To avoid a proliferation of signs on individual sites and buildings;*
- *To improve the streetscape of major roads;*
- *Encourage the rationalisation of advertising signs on individual premises;*
- *Encourage the incorporation of advertising signs into the design consideration of buildings;*
- *To ensure that signs are not discriminatory or offensive; and*
- *To ensure that signs only relate to services and products on the site.*

Consultation:

Public Consultation

Public consultation was not required to be undertaken as part of the assessment.

Consultation with other Agencies or Consultants

Department of Planning

The application was referred to the Department of Planning (DoP) as the site abuts Beaufort Street which is reserved under the Metropolitan Region Scheme as a Category 2 Other Regional Road.

The DoP does not support the removal of Condition 1, but does support modification of Condition 4 and Condition 10. (Refer Attachment 7).

Internal Referrals

Referrals to the City's Engineering Design Business Unit and City Planning Business Unit were undertaken and their advice is referred to further in this report.

Planning assessment:

The proceeding section will provide comments on each of the conditions proposed to be removed or amended. As advised earlier in this report, the applicant's justification for the changes can be found in Attachment 7.

Condition 1

Condition 1 states:

The Lot is subject to a Metropolitan Regional Scheme (MRS) 4.3m with 6.0m x 6.0m truncation road widening land requirement as shown on Western Australian Planning Commission (WAPC) Plan No: 1.3560/1. Once the MRS Road Widening is required by the WAPC, the land is to be ceded to the Crown free of cost, at the owner's expense.

The applicant is seeking removal of this condition as they consider the first part of the condition to be advisory in nature and that the second part in relation to requiring the land to be ceded is beyond the City's power to request as the WAPC did not require the land to be ceded in their initial comments. By way of background, the Department of Planning has provided the following comments on the amended application:

Please note that WAPC D.C. Policy 1.7 General Road Planning states: 'The Commission may require that land for road widening be ceded free of cost as a condition of approval for subdivision/ amalgamation in either of the following circumstances:

- i) Where the subdivision/amalgamation and associated development will result in additional traffic movements, including those by vehicles that may require special access considerations which give rise to the need to widen the road;*
- ii) Where the subdivision creates a number of new individual frontages to a road increasing the potential for turning movements and movements to and from the land. The Commission may also require that land for road widening be ceded free of cost as a condition of subdivision/amalgamation where parts (i) and (ii) do not apply, providing it is justified in the particular circumstances'.*

Therefore, the Department does not support the removal of Condition 1.

The comments advise that as part of a subdivision or amalgamation application, the WAPC may require land to be ceded, whereas this application is for development only and does not propose the subdivision of land. Given the comments received, the City considers the condition may be removed and the land will be ceded as such time as the WAPC requires, or upon subdivision of the land. A condition is however recommended to ensure that all proposed structures are to be relocated outside of the road widening area and this is discussed in further detail below.

Condition 3

The applicant requests that Condition 3 be modified to read:

*The costs associated with the preparation and lodgement of Interest Only Deposited Plan 72141 at Landgate shall be borne by the Local Government and all costs of and incidental to the preparation of the easement, including all registration fees shall be borne by the ~~owner of the Land~~ **Local Government**. The easement must be registered over the certificate of title to the Land prior to the occupation of the development.*

The applicant contends that the Beaufort Street upgrade works are an initiative funded and coordinated by the City of Stirling and therefore the applicant should not be liable

for the additional costs. The City does not agree with this contention and considers that the condition should remain unaltered as the easement is required to allow public access for the footpath and also allow the City to perform maintenance works when/if required.

Condition 4

The applicant requests that Condition 4 be modified to read:

No permanent or temporary structures are permitted in the ~~road widening~~ and/or easement area.

The reason for this is that a proposed ID sign is located within the road widening area. The City's Engineering Design Business Unit has provided the following comments:

Condition 4 should be retained as is. Condition 5 below overrides the sketch 4a provided. The WAPC previous comments were referring to DA14/2615 of the existing site and not the re-development and did not provide comment on the ID sign as it was to be retained. However another condition should be added as follows:

"Any improvement works within the road widening area will have to be removed and made good at the owners expense within 30 days at the request of the Local Government or the WAPC".

The WAPC comments relating to removal of signs are advice notes only. If Condition 4 is amended as requested, the removal/relocation requirement should be conditioned. The City in the future may be responsible for the road widening and the WAPC advice is not clear on who is responsible for the cost of the removal of the sign.

The Department of Planning has provided the following comments:

The Department has previously advised that: 'the proposed petrol price signs, new garden bed, path and barrier kerb are to be removed at such time as any or all of the reserved land which they occupy is required for road widening or upgrades' (24 March 2015).

As such until road widening occurs, the placement of temporary structures within the road widening area is acceptable to the Department. Therefore, the Department of Planning supports the modification of Condition 4.

Given the comments above received from the City's Engineering Design Business Unit, the City considers that Condition 4 can be modified to require the sign to be relocated out of the easement area only, however the following additional condition will be required to ensure the sign is relocated upon request of the City or WAPC:

Any improvement works within the road widening area will have to be removed and made good at the owners expense within 60 days at the request of the Local Government or the WAPC.

Condition 5

The applicant requests that Condition 5 be modified to read:

Only ~~one~~ two monolith signs shall be permitted. The ~~monolith sign~~ ID sign shall be modified such that it is located outside of the road widening easement area and does not exceed a height of 7.2 metres.

The City's Advertising Signs Policy (LPP6.1) applies to the subject development, as follows:

LPP6.1 REQUIREMENT	OFFICER COMMENT
<i><u>Monolith Signs shall:</u> Be limited to a maximum of one free standing sign on a lot.</i>	There are two Monolith signs proposed in lieu of one. Both signs are facing the Beaufort Street frontage.

LPP6.1 provides the following objectives against which variations to its development standards may be considered:

- *to avoid a proliferation of signs on individual sites and buildings;*
- *encourage the rationalisation of advertising signs on individual premises;*

The site is located at the corner Beaufort Street and Central Avenue. Ingleton Lane is located on the south eastern side of the site. One of the proposed monolith signs is located at the corner of Beaufort Street and Central Avenue and the second monolith sign is facing Beaufort Street located on the western corner of the lot.

In amending condition 5 of the approval to allow two monolith signs in lieu of one, this will result in a proliferation of signs on site. The Monolith sign at the corner of Beaufort Street and Central Avenue has been previously approved and is to be a maximum 7.5m high. The additional monolith sign is a promotional sign which is not required as there are already promotional wall signs approved on the building (five in total), which are considered adequate for the site. Modification of condition 5 does not meet the objectives of the Advertising Signs Policy and is therefore not supported.

Condition 6

The applicant requests that Condition 6 be removed, which reads as follows:

The verge of Beaufort Street and Central Avenue to match the City's recent Beaufort Street upgrades and to the satisfaction of the City prior to the completion of the development, and shall include the following:

- A minimum 2.5m brick paved pedestrian path from back of kerb is to be re-instated along the frontage of Beaufort Street.*
- A minimum 2.5m brick paved pedestrian path from boundary is to be constructed along the frontage of Central Avenue.*
- The newly installed brick paving colours and pattern as part of the bus lane works is to be re-instated along the Beaufort Street and Central Avenue frontage of the development site and to the satisfaction of the City. (refer Advice Note 17).*

The applicant contends that as the Beaufort Street upgrade works are an initiative funded by the City of Stirling, the applicant should not be held liable for the upgrade works. The City does not agree with this contention as the works required by this

condition are required to comply with the objectives of the City's Character Retention Guidelines. Given the variations provided to the street setback, these design changes within the verge will assist to ensure that the proposed development does not adversely affect the heritage character of the area.

Condition 10

The applicant requests that Condition 10 be modified to read:

Modifications to the existing crossovers shall occur as follows, at the applicant's expense to the satisfaction of the City prior to the occupation of the development:-

- a) The crossover on Central Avenue closest to the traffic signals shall be reduced in width to 7.0m (refer the City's Sketch 04a); and*
- ~~b) The two crossovers closest to the corner of Beaufort Street and Central Avenue are to be modified such that they are 6.0m wide with 2.5m wings and the two other crossovers are to be modified such that they are 10.0m wide with 2.5m wings.~~*

The City's Engineering Business Unit has provided the following comments:

Condition 10 – Only part b of this condition can be removed as requested.

The Department of Planning has provided the following comments:

Main Roads WA technical standards for driveways state that service stations on a corner lot may have one driveway up to 11.0 m wide to a State road and another to the minor road. Those not on a corner may have two driveways, each up to 11.0 m wide. Given that the subject crossovers have been operational for a number of years, the current configuration is acceptable to the Department of Planning.

Therefore, the Department of Planning supports the modification of Condition 10 (removal of Part B).

In light of the comments received removal of part b) of Condition 10 is supported.

Condition 16

The applicant requests that Condition 16 be removed:

The external wall facing the Right of Way is to be treated with an anti-graffiti coating prior to the occupation of the development.

The applicant has provided the following reasoning to remove the above condition:

Under the City's Local Planning Scheme No. 3 and local planning policy framework, there are no provisions requiring the use of anti-graffiti coating on walls. The service station will operate 24 hours a day, seven days a week. This constant operation of the facility, coupled with the security cameras and lighting to the rear of the retail building, will ensure the necessary surveillance at the rear of the retail building. Accordingly, anti-graffiti paint is not required.

Clause 10.3.2 of LPS3 states:

10.3.2 Without limiting the generality of clause 10.3.1(a), the Council may impose conditions on a planning approval relating to -

- c) design of buildings and associated development, including architectural character, floor levels, height, facades and roofing;*

The City's Local Planning Policy 4.2 Mixed Use and Commercial Centre Design Guidelines further states:

The following design features shall be avoided to improve safety and reduce graffiti:

- Long expanses of blank walls (treatment with anti-graffiti paint required where permitted);*

The City therefore considers there is adequate justification to warrant retention of the condition and does not support the removal of Condition 16.

Condition 27

The applicant requests that Condition 27 be removed, which reads as follows:

The applicant to submit amended plans and schedules of materials demonstrating a redesign of the façade and awning, prior to commencement of development, to address the objectives of the City's Policy 6.1 Commercial Mixed Use Development.

This condition has been incorrectly written and should have referred to LPP 3.1 Character Retention Guidelines Part 6, 6.1 Commercial & Mixed – Use Development.

Amended plans have been received and justification provided to address condition 27 of the current approval. The following design changes have been made:

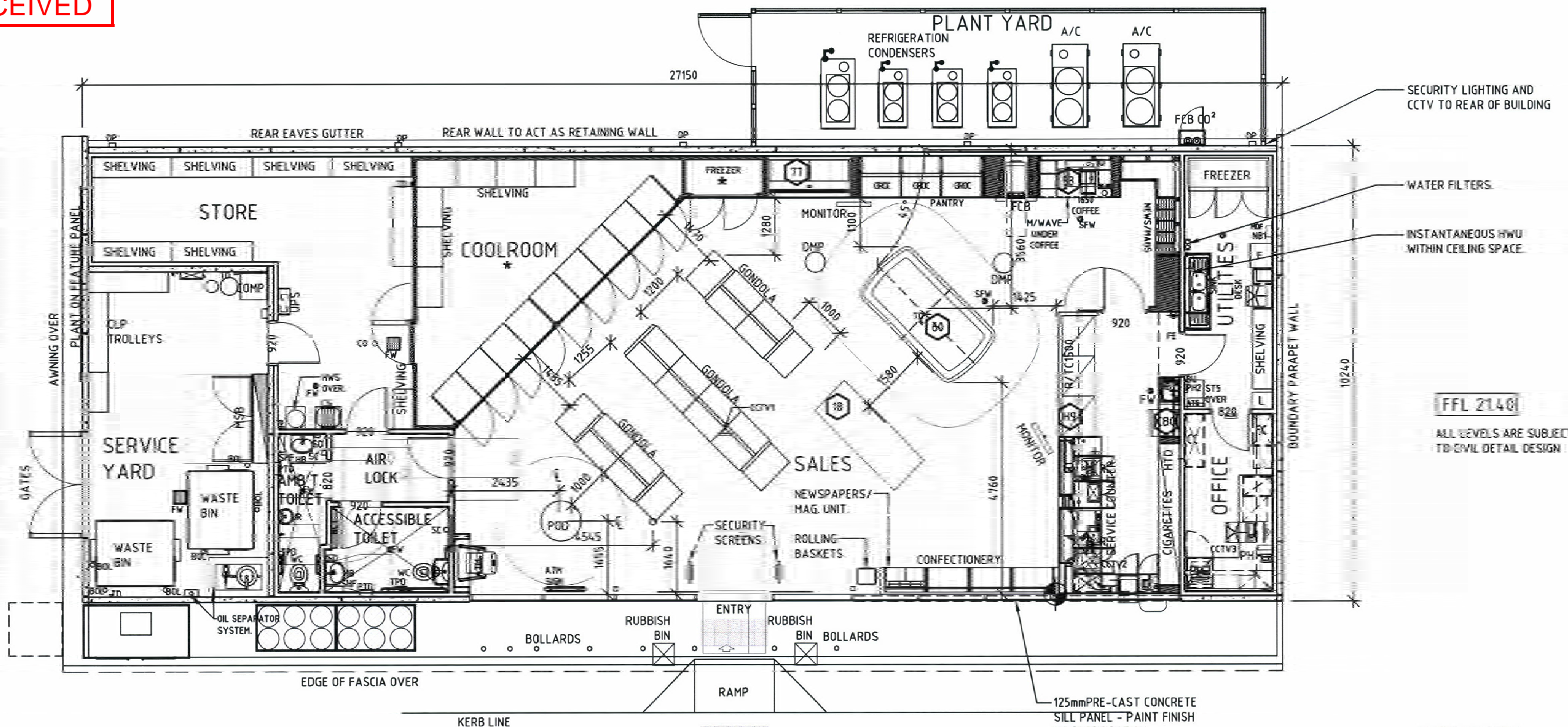
- A feature parapet wall, an awning provided on the northern elevation
- Neutral colour tones of light and darker greys
- The removal of the louvered wall surrounding the service yard and replace with a solid wall and feature panel for vertical planting.

The feature wall above the awning on the front elevation is in keeping with the existing buildings parallel to the subject site. The proposed wall around the service yard will provide a more attractive elevation facing Central Avenue and the proposed feature panel with vertical landscaping which will enhance the elevation. The proposed neutral tones of light and darker greys will be similar to some existing buildings in the area (example the Inglewood Hotel, Goodlife health).

Although the above alterations have slightly improved the design, the applicant has not provided details in relation to the canopy design. The City therefore considers that the condition should remain to ensure further details are provided with the Building Permit application in relation to the canopy design.

Conclusion:

The application seeks reconsideration of conditions 1, 3, 4, 5, 6, 10, 16 and 27 of the Metro North West JDAP determination for Lot 90, House Number 812, Beaufort Street, Mount Lawley. For the reasons outlined in this report, the City supports the removal of conditions 1 and 10.b and amendments to conditions 4 and 27. The remaining changes are not supported by the City.



FLOOR PLAN

LEGEND

- PRE-CAST CONCRETE PANEL WALLS WITH 90mm STUD
- STUD WALLS
- COOLROOM WALLS
- SHOPFRONT WINDOW

LEGEND

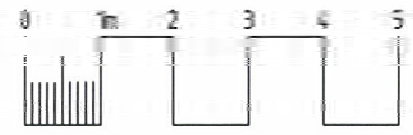
A/C = AIR-CONDITIONING UNIT
ATG = AUTOMATIC TANK GAUGING
ATM = AUTOMATIC TELLER MACHINE
BCT = BABY CHANGE TABLE
BOL = BOLLARD
BU = BUNDY CLOCK
CC = CIGARETTE CUPBOARD
CCTV = SECURITY MONITOR
CR = COOLROOM
CS = CLEANER'S SINK
CPS = CORRUGATED PLATE SEPARATOR
DMP = DUMP BIN

DP = DOWNPIPE
DW = DISHWASHER
F = FRIDGE
FC = FILING CABINET
FCB = FROZEN CARBONATED BEVERAGE
FE = FIRE EXTINGUISHER
FZR = FREEZER
HB = HAND BASIN
HTD = HIGH THEFT DISPLAY
HU = HEATED UNIT
HWU = HOT WATER UNIT (OVER SINK)
IC = ISLAND CHILLER
L = LOCKERS
MDF = TELSTRA

MSB = MAIN SWITCHBOARD
PH2 = OFFICE PHONE
PH3 = EMERGENCY PHONE
PTD = PAPER TOWEL DISPENSER
R = CASH REGISTER
R/TC = REF./TEMP. CONTROLLED DISPLAY
SC = SHARPS DISPOSAL CONTAINER
SFW = SEALED FLOOR WASTE
TD = TUNDISH
TPD = TOILET PAPER DISPENSER
UPS = UNINTERRUPTED POWER SUPPLY
UR = URINAL
VP = VENT PIPE

NOTE

ALL FREEZER AND COOLROOM FLOORS TO BE LEVEL WITH MAIN FFL OF BUILDING. REFER STRUCTURAL ENGINEERS DRAWINGS FOR SETDOWN IN SLAB FOR FREEZERS.



DEVELOPMENT APPLICATION

PROJECT
CONSULTANTS WA
CONTACT NO. 0430 466 223

CALTEX
Caltex Australia Petroleum Pty Ltd

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REV.	BY	DATE	DESCRIPTION OF CHANGE
C	JS	09.03.15	LEVELS AND NOTES ADDED
D	JS	05.05.15	ADDRESS CORRECTED
E	JS	30.06.15	REAR FASCIA REMOVED, AWNING ADDED EQUIPMENT REVISED

REVISION

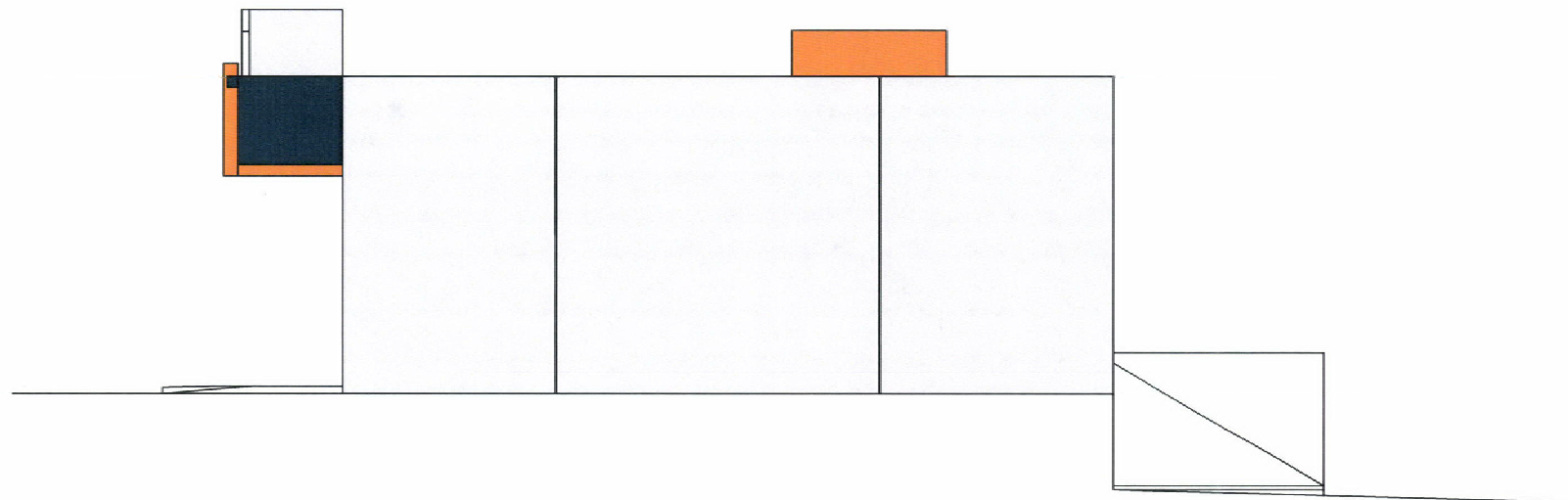
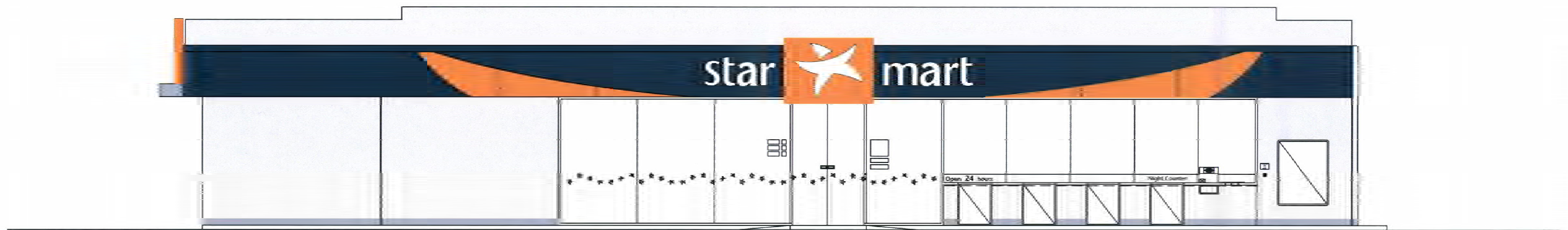
PROJECT

MT. LAWLEY - WA
812 BEAUFORT STREET
CNR. CENTRAL AVENUE

TITLE

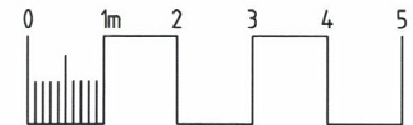
PROPOSED FLOOR PLAN

DRAWN	DATE	APPROVED	DATE
ML	28.01.15		
SCALE	SIZE	DRAWING No.	REV.
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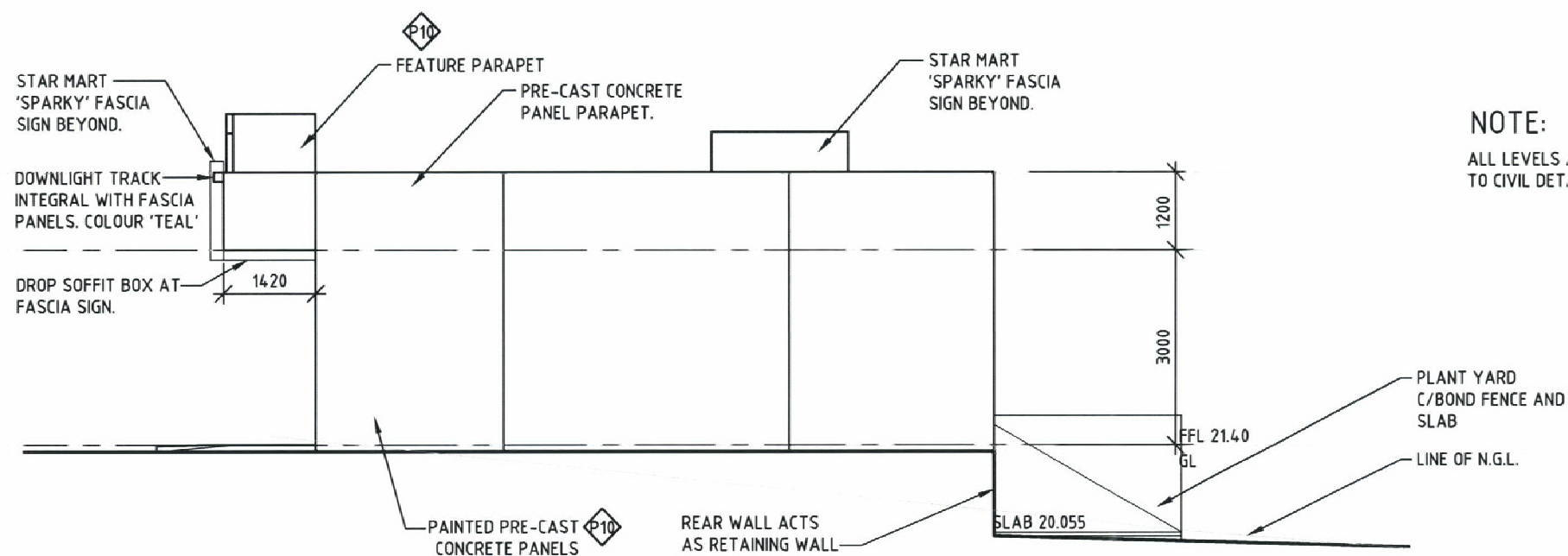
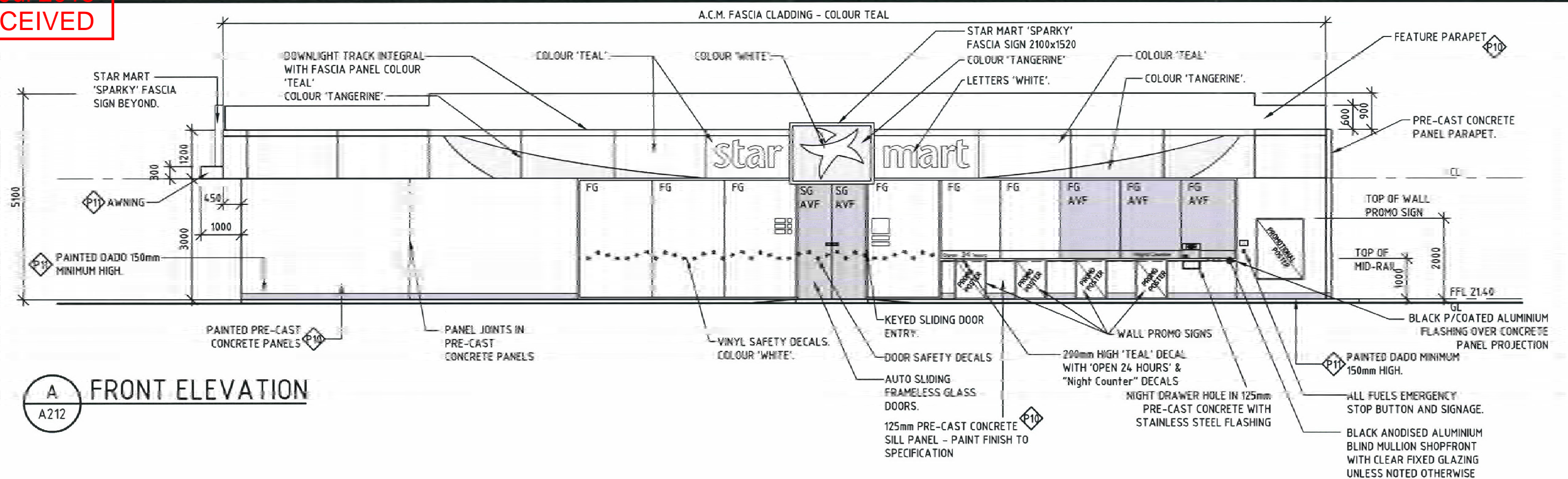
- WHITE
- P10
- P11
- TEAL
- TANGERINE

PROJECT
CONSULTANTS WA
P T Y L D
ACN 602 924 336 ABN 40 415 457 574
CONTACT No 0430 486 222



DEVELOPMENT
APPLICATION

 CALTEX Caltex Australia Petroleum Pty Ltd <small>COPYRIGHT THIS DRAWING & DESIGN MUST NOT BE COPIED IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF CALTEX AUSTRALIA PETROLEUM PTY LTD.</small>	REV.	BY	DATE	DESCRIPTION OF CHANGE	PROJECT MT. LAWLEY - WA 812 BEAUFORT STREET CNR. CENTRAL AVENUE	TITLE SHOP ELEVATIONS SHEET 1 OF 2 COLOURED	DRAWN	DATE	APPROVED	DATE
	C	JS	09.03.15	LEVELS AND NOTES ADDED			JS	28.01.15		
	D	JS	05.05.15	ADDRESS CORRECTED						
	E	JS	30.06.15	AWNING AND FALSE PARAPETS ADDED FEATURE PANEL ADDED						
REVISION							SCALE 1:100	SIZE A3	DRAWING No. 55487-A201A	REV. E



NOTE:
ALL LEVELS ARE SUBJECT
TO CIVIL DETAIL DESIGN

LEGEND:
SG = SLIDING GLASS DOOR
FG = FIXED GLASS
AVF = ANTI-VANDAL FILM AS SPECIFIED.

PROJECT
CONSULTANTS WA
P O BOX 11111
MELBOURNE VIC 3000
ACN 602 924 336 ABN 40 415 457 574
CONTACT No 0430 366 223

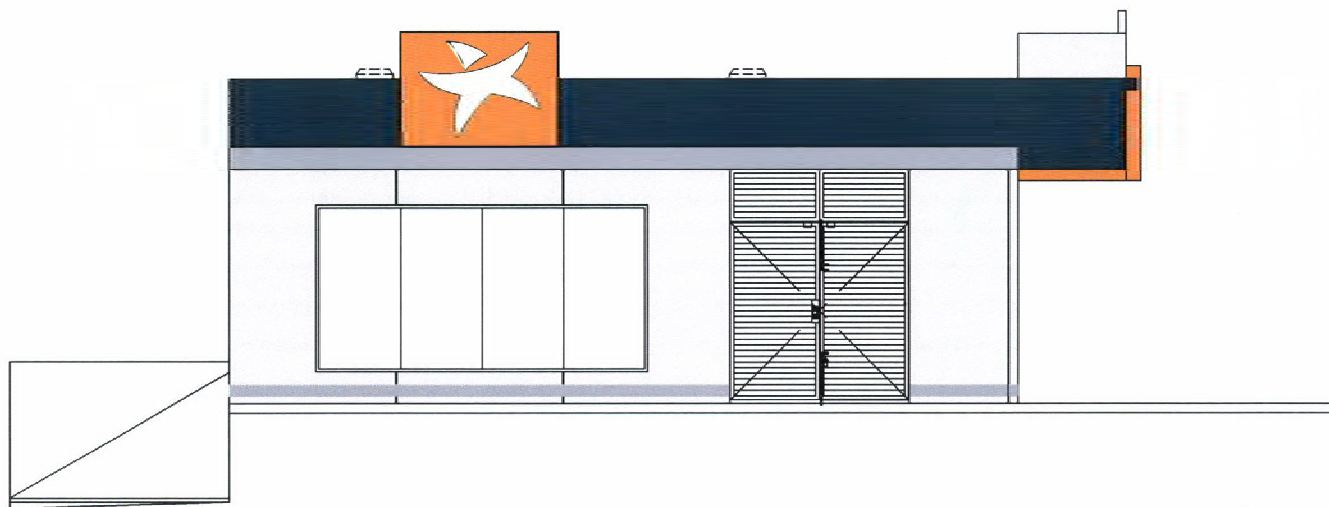


REV.	BY	DATE	DESCRIPTION OF CHANGE
C	JS	09.03.15	LEVELS AND NOTES ADDED
D	JS	05.05.15	ADDRESS CORRECTED
E	JS	30.06.15	AWNING AND FALSE PARAPETS ADDED FEATURE PANEL ADDED
REVISION			

PROJECT
MT. LAWLEY - WA
812 BEAUFORT STREET
CNR. CENTRAL AVENUE

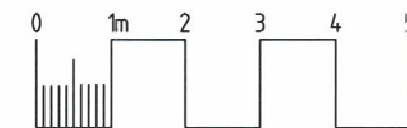
TITLE
SHOP ELEVATIONS
SHEET 1 OF 2

DRAWN	DATE	APPROVED	DATE
JS	28.01.15		
SCALE	SIZE	DRAWING NO.	REV.
1:100	A3	55487-A201	E



- WHITE
- P10
- P11
- TEAL
- TANGERINE

PROJECT
CONSULTANTS WA
P T Y L D
ACN 602 924 336 ABN 40 415 457 574
CONTACT No 0430 466 223



DEVELOPMENT
APPLICATION



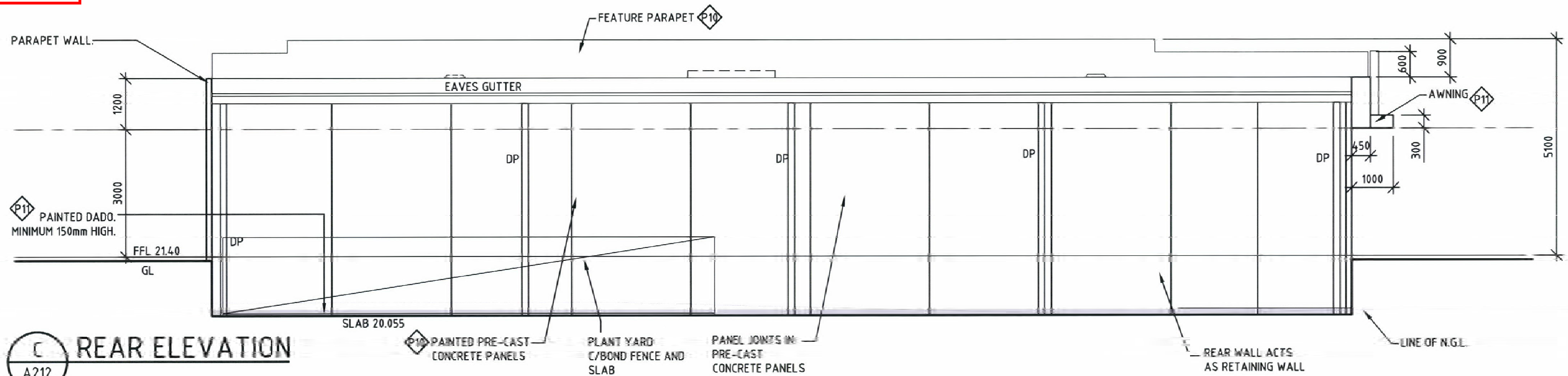
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REV.	BY	DATE	DESCRIPTION OF CHANGE
C	JS	09.03.15	LEVELS AND NOTES ADDED
D	JS	05.05.15	ADDRESS CORRECTED
E	JS	30.06.15	AWNING AND FALSE PARAPETS ADDED FEATURE PANEL ADDED
REVISION			

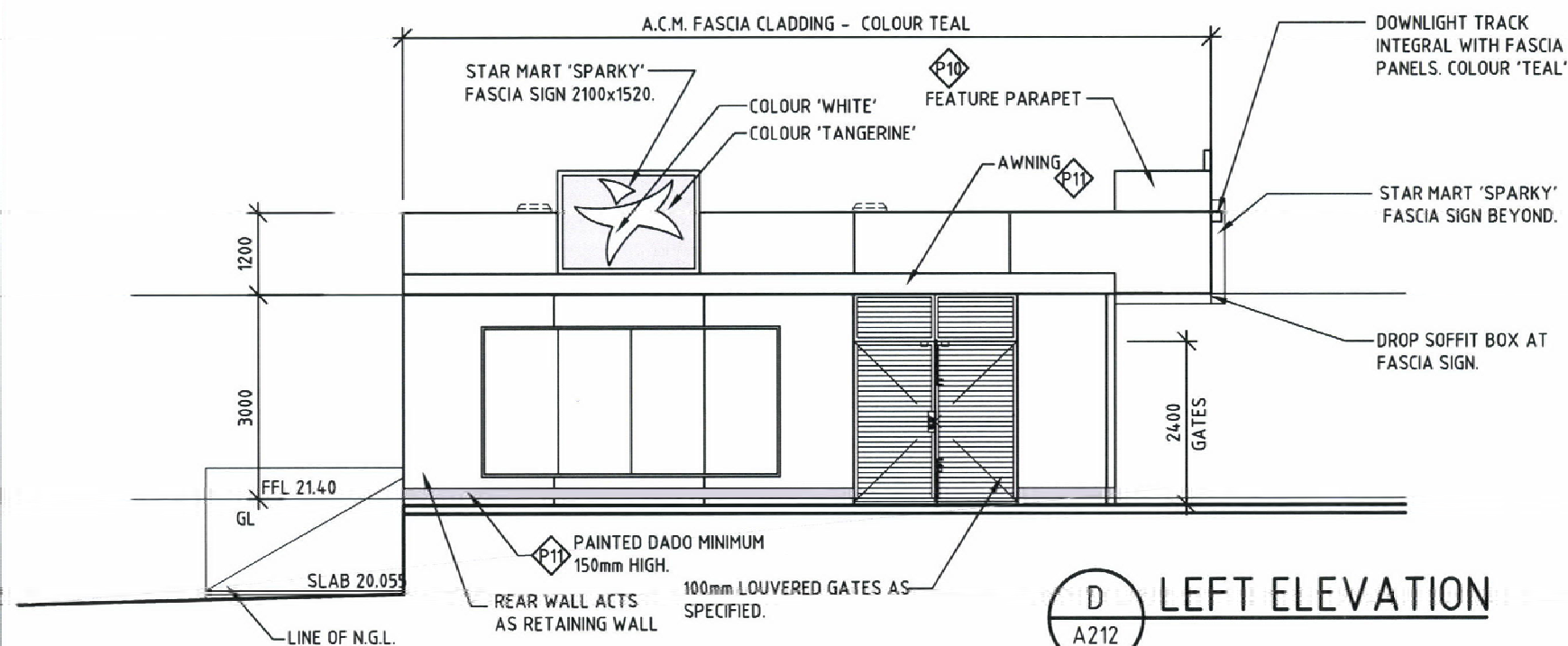
PROJECT	MT. LAWLEY - WA 812 BEAUFORT STREET CNR. CENTRAL AVENUE
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TITLE	SHOP ELEVATIONS SHEET 2 OF 2 COLOURED
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DRAWN	DATE	APPROVED	DATE
JS	29.01.15		
SCALE	SIZE	DRAWING No.	REV.
1:100	A3	55487-A202A	E



REAR ELEVATION
A212



LEFT ELEVATION
D
A212

NOTE:
ALL LEVELS ARE SUBJECT
TO CIVIL DETAIL DESIGN

PROJECT
CONSULTANTS WA
P O BOX 1111
ACN 602 924 336 ABN 40 415 457 574
CONTACT NO 0430 486 223



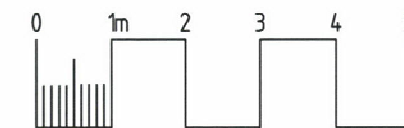
THIS DRAWING & DESIGN MUST NOT BE COPIED IN WHOLE OR PART WITHOUT THE WRITTEN CONSENT OF CALTEX AUSTRALIA PETROLEUM PTY LTD.

REV.	BY	DATE	DESCRIPTION OF CHANGE
C	JS	09.03.15	LEVELS AND NOTES ADDED
D	JS	05.05.15	ADDRESS CORRECTED
E	JS	30.06.15	AWNING AND FALSE PARAPETS ADDED FEATURE PANEL ADDED
REVISION			

PROJECT
MT. LAWLEY - WA
812 BEAUFORT STREET
CNR. CENTRAL AVENUE

TITLE
SHOP ELEVATIONS
SHEET 2 OF 2

DRAWN	DATE	APPROVED	DATE
JS	28.01.15		
SCALE	SHEET	DRAWING NO.	REV.
1:100	A3	55487-A202	E



**DEVELOPMENT
APPLICATION**

LG Ref: DA15/0477
DoP Ref: DAP/15/00747
Enquiries: Development Assessment Panels
Telephone: (08) 6551 9919

Planning Solutions
PO Box 8701
Perth BC 6849

Metro North-West JDAP – City of Stirling – DAP Application DA15/0477
Lot 90, House Number 812, Beaufort Street, Mount Lawley
Service Station

Thank you for your application and plans submitted to the City of Stirling on 9 March 2015 for the above development at the above-mentioned site.

This application was considered by the Metro North-West Joint Development Assessment Panel at its meeting held on 16 June 2015, where in accordance with the provisions of the City of Stirling Local Planning Scheme No.3, it was resolved to approve the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, a DAP Form 2 application may be made to amend or cancel this planning approval in accordance with Regulation 17 of the Development Assessment Panel Regulations 2011.

Also be advised that there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. An application must be made within 28 days of the determination in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any enquiries in respect to the conditions of approval please contact Ms Linda Tynan at the City of Stirling on (08) 9205 8746.

Yours sincerely,



DAP Secretariat

23/06/2015

Encl. DAP Determination Notice
Approved plans

Cc: Ms Linda Tynan
City of Stirling

Planning and Development Act 2005

City of Stirling Local Planning Scheme No.3

Metro North-West Joint Development Assessment Panel

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

Location: Lot 90, House Number 812, Beaufort Street, Mount Lawley

Description of proposed Development: Service Station

In accordance with Regulation 8 of the *Development Assessment Panels Regulations 2011*, the above application for planning approval was **granted** on 16 June 2015, subject to the following:

APPROVE DAP Application reference DAP/15/00747 and accompanying plans (Attachment 1) for the Service Station in accordance with Clause 10.3 of the City of Stirling Local Planning Scheme No.3, subject to the following conditions:-

1. The Lot is subject to a Metropolitan Regional Scheme (MRS) 4.3m with 6.0m x 6.0m truncation road widening land requirement as shown on Western Australian Planning Commission (WAPC) Plan No: 1.3560/1. Once the MRS Road Widening is required by the WAPC, the land is to be ceded to the Crown free of cost, at the owner's expense.
2. The owner of Lot 90, House Number 812, Beaufort Street, Mount Lawley shall grant to the Local Government, for the duration of this Approval, a 1.5m wide easement along the Beaufort Street frontage of the subject lot and a 4m x 4m truncation easement over the subject lot for vehicular and pedestrian access purposes pursuant to sections 195 and 196 of the *Land Administration Act 1997* for the benefit of the Local Government and the public at large. The easement shall be in accordance with the specifications of and to the satisfaction of the Local Government and located in accordance with the attached Easement Plan E6241-SP-13 and more specifically Interest Only Deposited Plan 72141.
3. The costs associated with the preparation and lodgement of Interest Only Deposited Plan 72141 at Landgate shall be borne by the Local Government and all costs of and incidental to the preparation of the easement, including all registration fees shall be borne by the owner of the Land. The easement must be registered over the certificate of title to the Land prior to the occupation of the development.
4. No permanent or temporary structures are permitted in the road widening and/or easement area.
5. Only one monolith sign shall be permitted. The monolith sign shall be modified such that it is located outside of the road widening area and does not exceed a height of 7.2 metres.
6. The verge of Beaufort Street and Central Avenue to match the City's recent Beaufort Street upgrades and to the satisfaction of the City prior to the completion of the development, and shall include the following:-

- a) A minimum 2.5m brick paved pedestrian path from back of kerb is to be re-instated along the frontage of Beaufort Street.
 - b) A minimum 2.5m brick paved pedestrian path from boundary is to be constructed along the frontage of Central Avenue.
 - c) The newly installed brick paving colours and pattern as part of the bus lane works is to be re-instated along the Beaufort Street and Central Avenue frontage of the development site and to the satisfaction of the City. (refer Advice Note 17)
7. Ingleton Lane requires a 1.0m road widening with a 2.0m x 2.0m truncation which is to be ceded to the Crown, free of cost at the applicant/owner's expense prior to the completion of the development. (refer the City's Sketch 04a)
8. Construction of the widening of Ingleton Lane, including the widening of the existing crossover, is to be undertaken prior to the occupation of the development to the satisfaction of the City of Stirling. (refer the City's Sketch 04a)
9. The existing directional and parking signage at the corner of Ingleton Lane and Central Avenue are to be relocated as necessary to facilitate the widening of Ingleton Lane. The signs are to be relocated to the satisfaction of the City at the applicant's expense.
10. Modifications to the existing crossovers shall occur as follows, at the applicants expense to the satisfaction of the City prior to the occupation of the development:-
 - a) The crossover on Central Avenue closest to the traffic signals shall be reduced in width to 7.0m (refer the City's Sketch 04a); and
 - b) The two crossovers closest to the corner of Beaufort Street and Central Avenue are to be modified such that they are 6.0m wide with 2.5m wings and the two other crossovers are to be modified such that they are 10.0m wide with 2.5m wings.
11. Modifications to the proposed islands shall occur as follows (refer the City's Sketch 04a):-
 - a) The proposed island near the eastern corner of the Lot is to be extended as shown on the City's Sketch 04a. No Landscaping is permitted within the 2m x 2m truncation area.
 - b) Two new islands are to be installed within the lot on each side of the service yard accessed from Ingleton Lane.
12. The provision of a CCTV system including all entrances into the development, parking and loading areas prior to practical completion of the development in accordance with the relevant Australian Standards, Guidelines and City of Stirling Policies to the satisfaction of the City.
13. Stormwater from all roofed and paved areas to be collected and contained on site.
14. The submission of an acoustic report from a qualified acoustic (noise) consultant is required to the satisfaction of the City's Health and Compliance Business Unit prior to the issue of a building permit. The report is to identify potential noise impacts and control measures from plant equipment, essential

services, refrigeration condensers, air conditioning units, noise from people's activities, vehicle noise, operation of the café, to minimise impact on the residents in the development/neighbouring properties.

15. All external lighting to comply with Australian Standards AS 4282-1997 for the control of obstructive effects of outdoor lighting and must not spill into any adjacent residential premises. Any on site floodlights not being positioned or operated in such a manner so as to cause annoyance to surrounding uses or passing traffic.
16. The external wall facing the Right of Way is to be treated with an anti-graffiti coating prior to the occupation of the development.
17. No fencing abutting the right of way shall be constructed of fibro-cement, metal deck, concrete slot-in or untreated pine timberlap fencing.
18. Vehicular parking, manoeuvring and circulation areas indicated on the approved plan being sealed and drained to the satisfaction of the Local Government, the parking spaces being marked out and maintained in good repair.
19. No goods or materials being stored, either temporarily or permanently, in the car parking or landscaped areas or within access driveways. All goods and materials are to be stored within the buildings or storage yards, where provided.
20. The boundary walls not to exceed the approved height(s) on the development plans. The surface finish of the wall facing a neighbour shall be to the satisfaction of the City.
21. All landscaping areas on the approved plan being planted with a suitable number of plants and the species should be chosen to suit the location to the satisfaction of the City. The landscaping being developed on practical completion of the buildings and is to be maintained in good condition thereafter.
22. The proposed crossovers shall be designed and constructed in accordance with the City's Crossover Policy and the verge reinstated to the satisfaction of the City.
23. All boundary fencing behind the front setback line is to accord with the provisions of the City's Local Laws pertaining to the provision of a sufficient fence.
24. No walls fences or letterboxes above 0.75 metres in height to be constructed within 1.5 metres of where:-
 - a) walls or fences adjoin vehicular access points to the site; or
 - b) a driveway meets a public street unless the approval of the City is obtained.
25. Air conditioning units, ducts and other services shall be screened from view.
26. Pedestrian pathways providing wheelchair accessibility connecting all entries to buildings with the public footpath and car parking areas to the satisfaction of the City of Stirling.
27. The applicant to submit amended plans and schedules of materials demonstrating a redesign of the façade and awning, prior to commencement of

development, to address the objectives of the City's Policy 6.1 Commercial Mixed Use Development.

Advice Notes

1. Following removal of fuel storage and dispensing infrastructure, soil sampling should be carried out in accordance with NSW Environmental Protection Authority (EPA) guidance 'Technical Note: Investigation of Service Station Sites' (NSW EPA 2014).
2. The decommissioning work should be appropriately managed to ensure it does not cause any concerns or nuisance to neighbouring properties, particularly with respect to odours and dust.
3. The results of soil investigations should be provided to DER for assessment. DER is likely to require the re-installation of appropriately located groundwater monitoring bores for ongoing assessment of groundwater contamination at the site, in accordance with the site's classification under the *Contaminated Sites Act 2003*.
4. All signage should comply with the requirements of Main Roads (Control of Advertising) Regulations 1996. Please liaise with the Technical Advertising Officer at MRWA prior to erecting this signage.
5. If an applicant is aggrieved by this determination there is a right of appeal under Part 14 of the *Planning and Development Act 2005*. An appeal must be lodged within 28 days of the determination with the State Administrative Tribunal.
6. Except where the land the subject of this approval is the subject of a notice under Clause 32 of the Metropolitan Region Scheme or is reserved by that Scheme, this approval shall be deemed to be an approval under the Metropolitan Region Scheme.
7. All construction works to comply with the requirements of the *Environmental Protection Act 1986* and the Environmental Protection (Noise) Regulations 1997. Noisy construction works to comply with times specified under the Noise Regulations unless a Noise Management Plan for the construction site has been issued.
8. Development to comply in all respects with the Health (Public Building) Regulations 1992.
9. Compliance with all aspects of the City of Stirling's Waste Management Local Law 2010.
10. The level of noise emanating from all fixed plant and equipment installed at the premises not to exceed that prescribed in the *Environmental Protection Act 1986* and Environmental Protection (Noise) Regulations 1997.
11. The development to be connected to deep sewer.
12. If the development the subject of this approval is not substantially commenced within a period of two years, or such other period as specified in the approval

after the date of the determination, the approval shall lapse and be of no further effect.

13. This is a Development Approval under the City of Stirling Local Planning Scheme No.3 and related policies. It is not a building licence or an approval to commence or carry out development under any other law. It is the responsibility of the applicant to obtain any other necessary approvals, consents and licenses required under any other law, and to commence and carry out development in accordance with all relevant laws.
14. The lot has been identified as potentially being in an area affected by acid sulphate soil and, as such, it is the applicant's responsibility to ensure that all building works comply with WAPC Bulletin 64. For more information, contact the Department for Environment and Regulation.
15. Noisy Construction Work outside the period 7.00am to 7.00pm Monday to Saturday and at any time on Sundays and Public Holidays is not permitted unless an approved Noise Management Plan for the construction site has been issued.
16. Food premises development is to comply with the Food Act and Australia New Zealand Food Standards Code and should supply to Health Services two sets of scaled floor plans and elevations at 1:100 with all fittings, fixtures and finishes and a full menu. Plans should also show hot and cold water supply and waste water services; staff/customer toilet facilities; mechanical exhaust ventilation; grease trap (where applicable and in accordance with the Water Corporation).
17. The material and colour specifications of the Beaufort Street upgrades are as follows:-
 - Paving Specification: Austral 'Favourites Collection' 65mm
 - Stuart (Dark Red)
 - Brockman (Light Red/Terracotta)
 - Meelup (Off White/Cream)
18. The Department of Planning advise as follows:-
 - a) Proposed signage is not to interfere with sight lines, distract drivers, or have the potential to become confused with traffic signals or road signs. This position reflects the Commission's Advertising on Reserved Land Policy D.C 5.4, paragraph 3.3.1;
 - b) The proponent agrees that any improvements made to or loss of amenity will not be taken into consideration in determining any land acquisition cost or compensation which may be payable by Council or the WAPC at such time as the land is required. This can be discussed further with the Department's Land Dealing Coordinator; and
 - c) The proposed petrol price signs, new garden bed, path and barrier kerb are to be removed at such time as any or all of the reserved land which they occupy is required for road widening or upgrades.

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*.

ATTACHMENT 2 – AERIAL LOCATION PLAN



ATTACHMENT 3 – METROPOLITAN REGION SCHEME (MRS) ZONING



ATTACHMENT 4 – CITY OF STIRLING LPS3 ZONING MAP



PSA Ref: 3938
City Ref: DA15/0477
DAP Ref: DAP/15/00747

15 July 2015

Chief Executive Officer
City of Stirling
PO Box 1533
Osborne Park WA 6916

Attention: Linda Tynan, Planning Officer

Dear Sir,

**LOT 90 (812) BEAUFORT STREET, MOUNT LAWLEY
PROPOSED SERVICE STATION REDEVELOPMENT
DAP FORM 2 APPLICATION
RECONSIDERATION OF PLANNING CONDITIONS**

Planning Solutions acts on behalf of Caltex Australia Petroleum Pty Ltd, the proponent of the proposed service station redevelopment on Lot 90 (812) Beaufort Street, Mount Lawley (subject site).

We refer to the development approval granted by the Metro North-West Joint Development Assessment Panel (JDAP) on 16 June 2015.

In accordance with regulation 17 (1)(b) of the *Planning and Development (Development Assessment Panels) Regulations 2011*, we seek to amend and delete conditions contained within the JDAP determination.

Please find enclosed the following:

- DAP Form 2 – Application for amendment or cancellation of a Development Assessment Panel determination signed by the registered proprietor of the subject site and the applicant.
- MRS Form 1 – Application for Approval to Commence Development signed by the registered proprietor of the subject site.
- City of Stirling Application for Planning Approval form signed by the registered proprietor of the subject site and the applicant.
- A cheque for \$250 in payment of \$100 for the City of Stirling Amended Plan Planning Application Fee and \$150 for the DAP minor amendment fee.
- Five copies of the amended Development Plans.

BACKGROUND

An application for the redevelopment of the existing service station on the subject site was lodged with the City of Stirling on 6 March 2015. The application was approved by the JDAP on 16 June 2015, subject to conditions. The approved development comprised the replacement of the existing retail building, canopy, fuel tanks and associated signage in line with Caltex's modern imagery and branding.

Refer **Appendix 1**, JDAP determination dated 23 June 2015.

REQUESTED MODIFICATIONS TO CONDITIONS

We request amendments to conditions **1, 3, 4, 5, 6, 10, 16, 27** of the JDAP determination. The reasons for our requests are outlined below.

Condition 1

We request Condition 1 is removed.

~~The Lot is subject to a Metropolitan Regional Scheme (MRS) 4.3m with 6.0m x 6.0m truncation road widening land requirement as shown on Western Australian Planning Commission (WAPC) Plan No: 1.3560/1. Once the MRS Road Widening is required by the WAPC, the land is to be ceded to the Crown free of cost, at the owner's expense.~~

We request the first part of the condition is removed and referenced in the Advice Note 18. The future land requirement matter is advisory in nature and the Department of Planning (**Department**), in their referral comments dated 24 March 2015, advised the road widening requirement is acknowledged on the submitted plans.

Refer **Appendix 2**, Department of Planning referral comments dated 24 March 2015.

We also request the second part of the condition relating to the ceding of the land to the Crown free of cost is deleted. Under Section 3.1 of the WAPC's Development Control Policy 1.7 – General Road Planning (**DCP 1.7**), the WAPC is the responsible authority for requiring land for road widening to be ceded free of cost.

The Department, in their referral comments dated 24 March 2015, did not require the land for road widening be ceded free of cost. Accordingly, we consider it is beyond power for the City to request this condition as part of their recommendation to the JDAP. In addition, Advice Note 18 (b) contemplates the payment of land acquisition costs and compensation at the time the land is required by the WAPC.

Condition 3

We request Condition 3 is amended as follows:

~~The costs associated with the preparation and lodgement of Interest Only Deposited Plan 72141 at Landgate shall be borne by the Local Government and all costs of and incidental to the preparation of the easement, including all registration fees shall be borne by the owner of the Land~~ **Local Government**. The easement must be registered over the certificate of title to the Land prior to the occupation of the development.

We request the condition is amended by removing reference to the land owner being responsible for all incidental costs associated with the preparation of the easement. Whilst our client is agreeable to the public access easement as outlined in Condition 2, the Beaufort Street upgrade works are an initiative funded and coordinated by the City of Stirling. Accordingly, all costs to prepare and lodge the easement should be borne by the Local Government.

Condition 4

We request Condition 4 is amended as follows:

No permanent or temporary structures are permitted in the ~~road widening and/or easement area~~.

We request the condition is amended by removing reference to the road widening area. As outlined on the approved plans, the proposed ID sign is located within the road widening area.

The Department, in their referral comments dated 24 March 2015, has not specifically requested the relocation of the ID sign, and advises that all signage within the road widening area shall be removed at such time as the land is require for road widening purposes. As the land is not required for ceding at this time, the placement of the ID sign within the road widening area is acceptable.

In addition, the City's Engineering Design Sketch (SK04) dated 15 May 2015 recommends the ID sign is relocated outside the proposed easement area, however remaining within the road widening area. Accordingly, we request the condition is amended to allow the placement of the ID sign within the road widening area.

Refer **Appendix 3**, City's Engineering Design Sketch.

Condition 5

We request Condition 5 is amended as follows:

*Only ~~one~~ **two** monolith signs shall be permitted. The ~~monolith sign~~ **ID sign** shall be modified such that it is located outside of the ~~road widening easement~~ area and does not exceed a height of 7.2 metres.*

We request the condition is amended to include the proposed street promo sign. Presently, four freestanding signs are located on the subject site, comprising one main ID sign, two price signs and one promo sign. The application includes one freestanding promo sign (2.3m high by 1.3m wide), and will combine the remaining three freestanding signs into one monolith sign of 7.2m. This represents a substantial rationalisation of advertising signage on the subject site and reduction in the proliferation of freestanding signs from four to two. Accordingly, we request the proposed street promo sign is retained on the subject site.

It is also common for service station developments to contain more than one monolith sign. This is evident at the Caltex service stations in Carine, Innaloo, Glendalough and Scarborough, and several other service stations managed by other operators within the City of Stirling.

Condition 6

We request Condition 6 is removed:

~~The verge of Beaufort Street and Central Avenue to match the City's recent Beaufort Street upgrades and to the satisfaction of the City prior to the completion of the development, and shall include the following:-~~

- ~~a) A minimum 2.5m brick paved pedestrian path from back of kerb is to be re-instated along the frontage of Beaufort Street.~~
- ~~b) A minimum 2.5m brick paved pedestrian path from boundary is to be constructed along the frontage of Central Avenue.~~
- ~~c) The newly installed brick paving colours and pattern as part of the bus lane works is to be re-instated along the Beaufort Street and Central Avenue frontage of the development site and to the satisfaction of the City. (refer Advice Note 17)~~

The Beaufort Street upgrade works are an initiative funded and coordinated by the City of Stirling. We consider it is unreasonable for the land owner and developer to fund these works. The Beaufort Street frontage has been partially completed by the City. The additional 1.5m wide pathway should be completed by the City to finalise these works. Accordingly, all costs should be borne by the Local Government for the proposed paving to Beaufort Street and Central Avenue.

Condition 10

We request Condition 10 is amended as follows:

~~Modifications to the existing crossovers shall occur as follows, at the applicant's expense to the satisfaction of the City prior to the occupation of the development:-~~

- ~~a) The crossover on Central Avenue closest to the traffic signals shall be reduced in width to 7.0m (refer the City's Sketch 04a); and~~
- ~~b) The two crossovers closest to the corner of Beaufort Street and Central Avenue are to be modified such that they are 6.0m wide with 2.5m wings and the two other crossovers are to be modified such that they are 10.0m wide with 2.5m wings.~~

We request the condition is amended by removing reference to the Beaufort Street crossovers and the easternmost crossover on Central Avenue. The crossovers on Beaufort Street are under the control of the Department. The Department, in their referral comments dated 24 March 2015, advised no objection to the proposal and did not specifically request any modifications to the crossovers fronting Beaufort Street.

It is requested the easternmost crossover on Central Avenue is retained at a width of 10.94 metres to allow for the safe and efficient access for the tanker. Under Main Roads WA's Driveways Policy (Document No. D12#57413), service stations on a corner lot may have driveways up to 11.0 metres wide. As such, we request the easternmost crossover on Central Avenue is retained, as shown on the approved plans.

Condition 16

We request Condition 16 is removed.

~~The external wall facing the Right of Way is to be treated with an anti-graffiti coating prior to the occupation of the development.~~

Under the City's Local Planning Scheme No. 3 (LPS3) and local planning policy framework, there are no provisions requiring the use of anti-graffiti coating on walls. The service station will operate 24 hours a day, seven days a week. This constant operation of the facility, coupled with the security cameras and lighting to the rear of the retail building, will ensure the necessary surveillance at the rear of the retail building. Accordingly, anti-graffiti paint is not required.

Condition 27

We request Condition 27 is removed.

~~The applicant to submit amended plans and schedules of materials demonstrating a redesign of the façade and awning, prior to commencement of development, to address the objectives of the City's Policy 6.1 Commercial Mixed Use Development.~~

We understand the condition incorrectly references the applicable local planning policy. The City's Policy 6.1 is the Advertising Signs Policy. We understand the intention of the condition is to ensure consistency with the objectives of Part 6.1 of the City's Policy 3.1 - Character Retention Guidelines Mt Lawley, Menora and Inglewood (LPP3.1).

The objectives of Part 6.1 LPP3.1 are as follows:

- ~~• Ensure the conservation and retention of traditional buildings, particularly traditional shops and commercial buildings, including those described in Part 5;~~
- ~~• Ensure new commercial and mixed-use development consistent with 'main street', mixed-use design principles, and consistent with the heritage character of the locality, and~~
- ~~• Ensure refurbishment of more recent development in a manner in keeping with traditional commercial buildings.~~

Amended development plans were lodged with the City on 6 July 2015. The amended development plans are considered to address the objectives detailed above. Specifically, the amended development plans incorporate the following changes to the retail building:

1. Feature parapet wall element above the fascia signage along the front of the retail building.
2. Awning provided on the northern elevation above the service yard.
3. Neutral colour tones of light and darker greys throughout all elevations.
4. Removal of the louvered wall surrounding the service yard and replace with a parapet wall and glazing panel.

These subtle design measures are considered to present an improved design outcome to the streetscape.

The inclusion of the parapet wall element above the star mart signage presents a similar design outcome that is present along the commercial tenancies fronting Beaufort Street. In accordance with LPP 3.1, the single storey shop, detailed in figure 31 provides parapet wall facades above an awning. The concept plans provide this awning with the parapet wall that is similar to the single storey shop detailed in figure 34. Furthermore, the front façade is provided with variable height along the parapet wall to provide additional articulation and visual interest to the retail building.

The proposed retail building presents a design to the street that has a clear entrance point, glazing and advertising signage that is appropriate for the site's location. The amended development plans present a design element that is sympathetic to the existing commercial development located along Beaufort Street. The retail building presents a design that is suitable for its function as a service station whilst taking into consideration the traditional building design of commercial establishments within proximity to the subject site.

The removal of the louvre panels around the service yard and replacing them with a parapet wall ensures a consistent use of materials for the retail building. The inclusion of an awning provides an improved interface to Central Avenue.

For the reasons outlined above, the amendments to the retail building result in a design that is consistent with the objectives of Part 6 of LPP3.1. Therefore, the amended development plans warrant approval and should replace the approved plans for the retail building. This will then remove the need for condition 27 to form part of the planning approval.

Refer **Appendix 4**, Amended Development Plans.

CONCLUSION

The proposed deletion and modification of the conditions listed above are considered minor in nature. The modifications have no significant impacts on the approval of the proposed development. This minor amendments application warrants approval accordingly.

Should you have any queries or require further clarification in regard to the above matter please do not hesitate to contact the undersigned.

Yours faithfully



JOSH WATSON
PLANNING CONSULTANT

City of Stirling
16 Jul 2015
RECEIVED

APPENDIX 2

Department of Planning Referral Comments dated 24 March 2015



Government of Western Australia
Department of Planning

RU	AP
ATT	AP
Action: <i>App. Planning</i>	
Note: _____	

City of Stirling

31 MAR 2015

RECEIVED
Records Services

Your ref: DA15/0477

Our ref: DP/10/00731

Enquiries: Simon Luscombe (6551 9307)

City of Stirling
25 Cedric St
Stirling WA 6021

24 March 2015

Attention: Linda Tynan

Dear Linda,

Re: Lot 90 Beaufort Street, Mount Lawley, redevelopment of service station site

I refer to your email dated 18 March 2015 regarding the above application. In accordance with the Western Australian Planning Commission's (WAPC) Notice of Delegation dated 23 December 2011, the following comments are provided. This proposal seeks approval for the redevelopment of a service station on the subject land.

Land Requirements

The subject property abuts Beaufort Street, which is reserved as an *Other Regional Road* (ORR) in the Metropolitan Region Scheme (MRS), reserved as a Category 2 Road as per Plan Number SP 694/3.

The site is affected by a 4.3 metre ORR reservation for Beaufort Street as per Land Requirement Plan No. 1.3560/1. This road widening requirement has been acknowledged on the submitted plans.

Access

It is noted that Lot 90 is currently accessible via two crossovers onto Beaufort St, and two crossovers onto Central Avenue. The development does not propose the construction of any additional crossovers onto Beaufort St. This is 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.

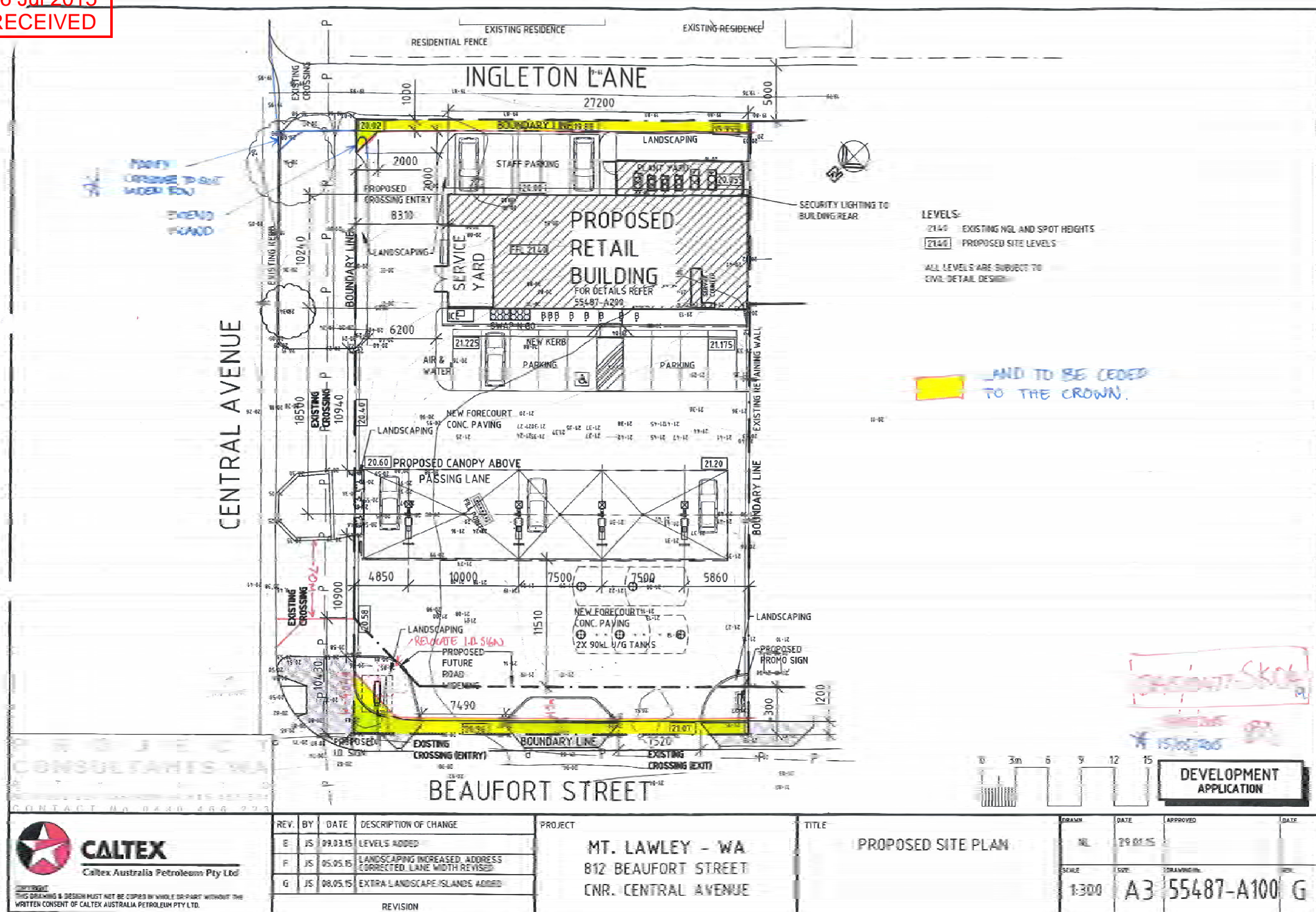
Please note the Department previously provided advice to the City on 18 November 2014 (Your reference: DA14/2615) and advised no objection to the proposal. This advice is summarised as follows:

City of Stirling
16 Jul 2015
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APPENDIX 3

City of Stirling Engineering Design Sketch (SK04) dated 15 May 2015

City of Stirling
16 Jul 2015
RECEIVED



RP	<i>P</i>	No
A	<i>Action</i>	Action Officer <i>App.</i>
ATT		Note <i>Planning</i>



Government of Western Australia
Department of Planning



Your ref: DA15/0477
Our ref: DP/10/00731
Enquiries: Simon Luscombe (6551 9307)

City of Stirling
25 Cedric St
Stirling WA 6021

7 August 2015

Attention: Linda Tynan

Dear Linda,

Re: Lot 90 Beaufort Street, Mount Lawley, redevelopment of service station site, reconsideration of JDAP planning conditions

I refer to your email dated 28 July 2015 regarding the above request for reconsideration of planning conditions issued by the Metro North-West Joint Development Assessment Panel, dated 23 June 2015. The Department of Planning's ILUC directorate has examined the request and provides the following transport based comments.

Condition 1 states that 'The lot is subject to a Metropolitan Region Scheme (MRS) 4.3m with 6.0 x 6.0m truncation road widening land requirement as shown on WAPC Plan No. 1.3560/1. Once the MRS road widening is required by the WAPC, the land is to be ceded to the Crown free of cost, at the owners expense'.

Please note that WAPC D.C. Policy 1.7 *General Road Planning* states: 'The Commission may require that land for road widening be ceded free of cost as a condition of approval for subdivision/ amalgamation in either of the following circumstances:

- i) Where the subdivision/amalgamation and associated development will result in additional traffic movements, including those by vehicles that may require special access considerations which give rise to the need to widen the road;
- ii) Where the subdivision creates a number of new individual frontages to a road increasing the potential for turning movements and movements to and from the land. The Commission may also require that land for road widening be ceded free of cost as a condition of subdivision/amalgamation where parts (i) and (ii) do not apply, providing it is justified in the particular circumstances'.

Therefore, the Department does not support the removal of Condition 1.

Condition 4 states that: 'No permanent or temporary structures are permitted in the road widening and/or easement area'. The Department has previously advised that: 'the proposed petrol price signs, new garden bed, path and barrier kerb are to be removed at such time as any or all of the reserved land which they occupy is required for road widening or upgrades' (24 March 2015).

As such until road widening occurs, the placement of temporary structures within the road widening area is acceptable to the Department. Therefore, the Department of Planning supports the modification of Condition 4.

Condition 10 states: 'Modifications to the existing crossovers shall occur as follows, at the applicant's expense to the satisfaction of the City prior to occupation of the development:

- a) The crossover on Central Avenue closest to the traffic signals shall be reduced in width to 7.0m and
- b) The two crossovers closest to the corner of Beaufort Street and Central Avenue are to be modified such that they are 6.0m wide with 2.5m wings and the two other crossovers are to be modified such that they are 10.0m with 2.5m wings'.

Main Roads WA technical standards for driveways state that service stations on a corner lot may have one driveway up to 11.0 m wide to a State road and another to the minor road. Those not on a corner may have two driveways, each up to 11.0 m wide. Given that the subject crossovers have been operational for a number of years, the current configuration is acceptable to the Department of Planning.

Refer to: <https://www.mainroads.wa.gov.au/BuildingRoads/StandardsTechnical/RoadandTrafficEngineering/GuidetoRoadDesign/Pages/Driveways.aspx#TOCh69>

Therefore, the Department of Planning supports the modification of Condition 10 (removal of Part B).

Regards,

Simon Luscombe
Principal Planning Officer
Infrastructure Planning & Coordination

*Noted
mammothage
10/03/15*

