



Metro North-West Joint Development Assessment Panel Agenda

Meeting Date and Time: 11 May 2016; 10:00am
Meeting Number: MNWJDAP/128
Meeting Venue: Department of Planning
140 William Street
Perth

Attendance

DAP Members

Ms Karen Hyde (Presiding Member)
Mr Paul Drechsler (Deputy Presiding Member)
Mr Fred Zuideveld (Specialist Member)
Cr David Boothman JP (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 Greg Bowering (City of Stirling)
Mr Travis Wright (City of Stirling)
Mr Tim Thornton (City of Joondalup)
Mr John Corbellini (City of Joondalup)

Department of Planning Minute Secretary

Ms Natalie Garland

Applicants and Submitters

Mr David Sutton (Oldfield Knott Architects)
Mr Ian Oldfield (Oldfield Knott Architects)
Mr Jeff Malcolm (MGA Town Planners)

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

Mayor Giovanni Italiano JP (Local Government Member, City of Stirling)
Cr John Chester (Local Government Member, City of Joondalup)



3. Members on Leave of Absence

Nil

4. Noting of Minutes

Note the Minutes of meeting no.125 held on the 22 April 2016 and meeting no.126 held on 26 April 2016.

The Minutes of meeting no.127 held on 5 May 2016 were not available at time of Agenda preparation.

5. Declarations of Due Consideration

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

6. Disclosure of Interests

Nil

7. Deputations and Presentations

- 7.1** Mr Ian Oldfield (Oldfield Knot Architects) presenting for the application at Item 8.1. The presentation will support the RAR Recommendation.

8. Form 1 - Responsible Authority Reports – DAP Applications

- | | | |
|------------|------------------------|---------------------------------------|
| 8.1 | Property Location: | Lot 106 (157) Balcatta Road, Balcatta |
| | Application Details: | Electronic Goods Warehouse |
| | Applicant: | Oldfield Knott Architects |
| | Owner: | Balcatta Sunshine West Pty Ltd |
| | Responsible authority: | City of Stirling |
| | DoP File No: | DAP/16/00991 |

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

- | | | |
|------------|------------------------|--|
| 9.1 | Property Location: | Lot 12 (493) Beach Road, Duncraig |
| | Application Details: | Proposed extension to approval period for proposed Dan Murphy's Liquor Store |
| | Applicant: | MGA Town Planners |
| | Owner: | ALH Group Property Holdings Pty Ltd |
| | Responsible authority: | City of Joondalup |
| | DoP File No: | DP/12/00977 |

10. Appeals to the State Administrative Tribunal

As invited by the State Administrative Tribunal under Section 31 of the *State Administrative Act 2004*, the Metro North-West JDAP will reconsider DAP/15/00779 and DAP/15/00915 on the 19 May 2016.



11. General Business / Meeting Closure

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.



Minutes of the Metro North-West Joint Development Assessment Panel

Meeting Date and Time: 22 April 2016; 10:00am
Meeting Number: MNWJDAP/125
Meeting Venue: City of Wanneroo
Lechenaultia Meeting Room
23 Dundobar Road, Wanneroo

Attendance

DAP Members

Mr Paul Drechsler (A/Presiding Member)
Mr Clayton Higham (A/Deputy Presiding Member)
Mr Fred Zuideveld (Specialist Member)
Cr Russell Driver (Local Government Member, City of Wanneroo)
Cr Frank Cvitan (Local Government Member, City of Wanneroo)

Officers in attendance

Ms Coralie Anderson (City of Wanneroo)
Ms Lucia Dunstan (Department of Planning)
Mr Andrew Cook (Department of Planning)
Ms Alice Harford (City of Wanneroo)
Mr Pas Bracone (City of Wanneroo)

Local Government Minute Secretary

Ms Grace Babudri (City of Wanneroo)

Applicants and Submitters

Mr Sean Fairfoul (Rowe Group)
Mr Peter Simpson (PTS Town Planning Pty Ltd)
Mr David O'Brien (Taylor Robinson)
Mr Jarrad Wilson (Woolworths)
Mr Justin Millar (CBRE)

Members of the Public

There were 2 members of the public present at the meeting.

1. Declaration of Opening

The A/Presiding Member, Mr Paul Drechsler declared the meeting open at 10:00am on 22 April 2016 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.



The A/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 A/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

Ms Karen Hyde (Presiding Member)

3. Members on Leave of absence

Panel member, Ms Karen Hyde has been granted leave of absence by the Minister for the period of 6 April 2016 to 8 May 2016 inclusive.

4. Noting of minutes

Minutes of the Metro North-West meeting no.124 held on 18 April 2016 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 Sean Fairfoul (Rowe Group) addressed the DAP for the application at Item 8.1a and 8.1b.

7.2 Mr Peter Simpson (PTS Town Planning) and Mr David O'Brien (Taylor Robinson) addressed the DAP for the application at Item 8.2.

8. Form 1 - Responsible Authority Reports – DAP Application/s

8.1a Property Location:	Lot 2810 (150) Camborne Parkway, Butler
Application Details:	Shopping Centre with associated Town Square, Main Street, Liquor Store and other commercial and retail tenancies
Applicant:	Rowe Group
Owner:	Fabcot Pty Ltd
Responsible authority:	City of Wanneroo
DoP File No:	DAP/15/00964



REPORT RECOMMENDATION/PRIMARY MOTION

Moved by: Cr Frank Cvitan

Seconded by: Cr Russell Driver

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

REFUSE DAP Application reference DAP/15/0964 and accompanying plans (Attachment 3 – TP04, TP06, TP07, TP08, TP09, TP10, TP 11, TP 12 and Attachment 4 – SG-02, SG-03, SG-04, SG-05, SG-6) in accordance with the City of Wanneroo District Planning Scheme No.2, for the following reason:

1. The proposed angled (90 degree) on-street car bays along the Main Street do not satisfy the provisions of City's Local Planning Policy 3.2: Activity Centres and will have an adverse impact on pedestrian movement and safety.
2. The proposed full movement intersection at Main Street and Exmouth Drive will have an adverse impact on pedestrian movement and safety and bus movement; and
3. The size and number of signs proposed on the Liquor Store Building (Dan Murphy's) is considered superfluous and unnecessary and does not satisfy the provisions of City's Signs Local Planning Policy 4.6 or the landmark provision (Clause 4.3 of Table 1) of the Butler District Centre Structure Plan.

In accordance with 5.8.1 of the Standing orders, with the approval of the Mover and Seconder the Report Recommendation/Primary Motion was withdrawn.

PROCEDURAL MOTION

Moved by: Cr Frank Cvitan

Seconded by: Cr Russell Driver

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

To **defer** DAP Application reference DAP/15/00964 (**Item 8.1a**) for a two week period to provide an opportunity for the City of Wanneroo and Department of Planning to provide further advice on the following:

1. Applicant and the City of Wanneroo to discuss the parking situation along the Main Street in light of the additional traffic information submitted by the applicant;
2. Applicant to consider URBAN design issues in the Main Street, including the width of the Main Street (to create an more intimate environment) and the extending the town square to the northern side of the Main Street;
3. The City of Wanneroo, Transperth and Department of Planning provide further advice on the alternative arrangement proposed for the intersections of Main Street and Exmouth Drive and the proposed right turn to Northern Carpark from Exmouth Drive.

REASON: To allow further consideration by the City of Wanneroo and the Department of Planning as the information provided was of late notice received on 21 April 2016, and didn't allow enough time to analyse.



The Procedural Motion was put and CARRIED (4/1).

For: Cr Frank Cvitan
Cr Russell Driver
Mr Paul Drechsler
Mr Clayton Higham

Against: Mr Fred Zuideveld

8.1b Property Location: Lot 2810 (150) Camborne Parkway, Butler
Application Details: Mixed Use Development
Applicant: Rowe Group
Owner: Fabcot Pty Ltd
Responsible authority: Department of Planning
DoP File No: DAP/15/00964

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Cr Russell Driver **Seconded by:** Cr Frank Cvitan

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

Approve DAP Application reference DAP/15/00964 and accompanying plans TP03 (Rev C), TP04 (Rev C), TP06 (Rev B), TP07 (Rev A), TP08 (Rev C), TP09 (Rev C), TP10 (Rev C), TP11 (Rev B), TP12 (Rev B) and TP14 (Rev C) in accordance with Clause 30(1) of the Metropolitan Region Scheme, subject to the following conditions:

Conditions

1. Public access easements pursuant to sections 195 and 196 of the Land Administration Act 1997, as indicated generally on the approved plans, being registered on the Certificate of Title, to the benefit of the City of Wanneroo and the public at large. The easements are to provide unfettered public access at all times prior to occupation of any part of the development.
2. The retail-shop floor space not exceeding 8,996m², unless otherwise approved by the Western Australian Planning Commission.
3. The intersection of the 'Main Street' and Exmouth Drive, as indicated generally on the approved plans, being constructed and clearly marked as a left-in, left-out only intersection to the specification of the City of Wanneroo and the satisfaction of the Western Australian Planning Commission.
4. The bus embayments being constructed to the specifications of the Public Transport Authority and the satisfaction of the WAPC.
5. Internal signage being provided within the centre directing commuters to Butler Train Station, to the specification of the Public Transport Authority and the satisfaction of the Western Australian Planning Commission.



6. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.

Advice

1. In respect of Condition 2, retail-shop floor space is to be calculated in accordance with State Planning Policy 4.2 - Activity Centres for Perth and Peel.
2. In respect of Condition 4, the Public Transport Authority advises that these areas are to be constructed using red asphalt, including yellow hatching and appropriate road signage, to clearly indicate the use of the area for 'buses only'.

In accordance with 5.8.1 of the Standing orders, with the approval of the Mover and Seconder the Report Recommendation/Primary Motion was withdrawn.

PROCEDURAL MOTION

Moved by: Cr Russell Driver

Seconded by: Cr Frank Cvitan

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

To **defer** DAP Application reference DAP/15/0964 (**Item 8.1b**) for a two week period to provide an opportunity for the City of Wanneroo and Department of Planning to provide further advice on the following;

1. Applicant and the City to discuss the parking situation along the Main Street in light of the additional traffic information submitted by the applicant;
2. Applicant to consider URBAN design issues in the Main Street, including the width of the Main Street (to create an more intimate environment) and the extending the town square to the northern side of the Main Street;
3. The City, Transperth and Department of Planning provide further advice on the alternative arrangement proposed for the intersections of Main Street and Exmouth Drive and the proposed right turn to Northern Carpark from Exmouth Drive.

REASON: To allow further consideration by the City of Wanneroo and the Department of Planning as the information provided was of late notice, received on 21 April 2016, and didn't allow enough time to analyse.

The Procedural Motion was put and CARRIED (4/1)

For: Cr Frank Cvitan
Cr Russell Driver
Mr Paul Drechsler
Mr Clayton Higham

Against: Mr Fred Zuideveld



- 8.2** Property Location: Lot 1446 (12K) Longstaff Avenue, Alkimos
Application Details: Mixed Use Development
Applicant: PTS Town Planning Pty Ltd
Owner: Northern Corridor Developments Ltd
Responsible authority: City of Wanneroo
DoP File No: DAP/15/00914

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Cr Russell Driver

Seconded by: Cr Frank Cvitan

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

Approve DAP Application reference DAP/15/00914 and accompanying plans (**Attachments 2a – 2g** including plans; DA04, DA05, DA06, DA07, DA08, DA09 and DA10), in accordance with the provisions of the City of Wanneroo District Planning Scheme No. 2 and subject to the following conditions being met to the satisfaction of the Manager, Approval Services.

1. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.
2. The use of the tenancies detailed below are as defined in the City of Wanneroo's District Planning Scheme No. 2:

Tenancy No.	DPS 2 Land Uses
Tenancies 1 – 4, 7 – 9	Shop
Tenancy 5	Liquor Store
Tenancy 6	Pharmacy
Tenancy 10	Convenience Store
Tenancy 11	Medical Centre
Tenancy 12	Recreation Centre
Tenancy 13	Child Care Centre
Tenancy 14	Shop

3. A maximum of seven (7) medical practitioners and/or health professional shall be permitted on the premises of Tenancy 11 (Medical Centre) at any one time.
4. A maximum of 84 occupants shall be accommodated within Tenancy 12 (Recreation Centre) at any one time.
5. A maximum of 56 children and 12 staff are permitted within Tenancy 12 (Child Care Centre) at any one time.
6. An outdoor acoustic fence shall be constructed on the boundaries of Tenancy 12 (Child Care Centre) in accordance with the recommendations of Part 4 and Part 5 of the Trinity Village Child Care Centre Environmental Noise Impact Assessment by WSP Parsons Brinckerhoff dated 27 October 2015 (included as **Attachment 4**).



7. Vehicular entry shall be restricted from the driveway on the western side of the Childcare Centre car park located off Longstaff Avenue as indicated on the approved plans. Appropriate signage shall be displayed to limit vehicle entry to this driveway to service vehicles accessing the specialty loading dock only. Service vehicles shall only access this driveway outside of the operating hours of the Child Care Centre.
8. A waste management plan shall be submitted to the City for its approval prior to the commencement of development, depicting collection areas and demonstrating how service vehicles will manoeuvre on the internal access ways of the development. Service vehicle movements shall thereafter accord with the approved management plan.
9. An on-site stormwater drainage system, sufficient to contain a 1:100 year storm event (over 24 hours) shall be provided. Plans illustrating the system proposed shall be submitted for approval when application is made for a building permit and the system shall be installed during the construction of the development.
10. Parking areas, driveways, crossovers and points of ingress and egress shall be designed and constructed in accordance with the Australian Standard for Offstreet Carparking (AS2890) as amended and the City of Wanneroo Technical Standards, and shall be drained, sealed and marked.
11. The parking areas and associated access indicated on the approved plans shall not be used for the purpose of storage or obstructed in any way at any time, without the prior written approval of the City.
12. Lighting shall be installed along all driveways, pedestrian pathways, car parking areas and in all common service areas prior to the development first being occupied.
13. A construction management plan shall be submitted by the proponent and approved by the City prior to the commencement of any works on site. This plan is to detail how construction will be managed to minimise disruption in the area and shall include:
 - a. Hours of construction;
 - b. The delivery of and delivery times for materials and equipment to the site;
 - c. Storage of materials and equipment on site;
 - d. Parking arrangements for contractors and sub-contractors;
 - e. The impact on traffic movement;
 - f. Impacts on any City or public assets; and
 - g. Any other matters required by the City.

The construction management plan will need to be submitted and approved by the City prior to the commencement of any development.

14. The applicant shall undertake adequate measures to minimise any impacts of dust and sand drift from the site.



15. A non-sacrificial anti-graffiti coating shall be applied to external surfaces of the development to the satisfaction of the City of Wanneroo prior to its practical completion. In the event of any graffiti being applied to these areas, the proponent shall take steps to the City's satisfaction to remove the graffiti as soon as is reasonable practicable.
16. No signage is approved as part of this development application. All signage shall accord with the City of Wanneroo's Signs Local Planning Policy. In the event that a variation to the Signs Local Planning Policy is proposed, a signage strategy for the development shall be submitted to the City in a separate development application for planning approval.
17. The footpaths in the adjoining road reserves shall be constructed to connect with the entry of the buildings in a design that matches the existing paving and at a grade of 2% rising from the kerbline, prior to the development first being occupied and to the satisfaction of the City.
18. Detailed civil engineering drawings and specifications for works within the public road reserve shall be lodged for approval by the City prior to the commencement of works. Development works shall be undertaken in accordance with the approved development application, engineering drawings and specifications to the satisfaction of the City.
19. Detailed landscaping and reticulation plans for the site and adjacent verges shall be submitted for approval by the City prior to an application for a building permit. Planting and installation shall be in accordance with the approved plans and shall be completed prior to occupation of the development and thereafter maintained to the City's satisfaction.

Advice Notes:

1. Adequate measures to minimise any impacts of dust and sand drift from the site include all requirements as stipulated within the Department of Environmental Regulation's *'A guideline for managing the impacts of dust and associated contaminants from land development sites remediation and other related activities'*.
2. With regard to Condition 8, all refuse should be stored within the designated bin enclosures and collected from the site by a private contractor at the cost of the applicant/owner. All bin storage areas should be designed to comply with Clause 4.13 of the District Planning Scheme No. 2.
3. With regard to Condition 18, works within the road reserve include but are not limited to; the closure of the median strip on Trethowan Promenade, on-street car parking bays and drainage.
4. Where an approval has so lapsed, no development must be carried out without the further approval having first been sought and obtained.
5. If an applicant or owner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of the determination.



AMENDING MOTION

Moved by: Cr Russell Driver

Seconded by: Cr Frank Cvitan

Insert Condition 20, to read as follows:

Revised plans shall be lodged with, and to the satisfaction of, the City for its approval prior to the commencement of the works which addresses vehicular traffic and pedestrian movements along the internal road connecting Santorini Promenade and Longstaff Avenue.

REASON: To provide improved safety for pedestrians.

The Amending Motion was put and CARRIED UNANIMOUSLY.

AMENDING MOTION

Moved By: Mr Clayton Higham

Seconded by: Mr Fred Zuideveld

To replace Condition 15 with the following:

A non-sacrificial anti-graffiti coating shall be applied to external surfaces of the development to the satisfaction of the City of Wanneroo prior to its practical completion to the external surfaces of the building. The proponent shall appropriately take steps to the City's satisfaction to remove any graffiti as soon as is reasonably practicable and no longer than 7 days.

REASON: To provide greater flexibility to the owners for the management of graffiti.

The Amending Motion was put and CARRIED UNANIMOUSLY.

PRIMARY MOTION (AS AMENDED)

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

Approve DAP Application reference DAP/15/00914 and accompanying plans (**Attachments 2a – 2g** including plans; DA04, DA05, DA06, DA07, DA08, DA09 and DA10), in accordance with the provisions of the City of Wanneroo District Planning Scheme No. 2 and subject to the following conditions being met to the satisfaction of the Manager, Approval Services.

1. This decision constitutes planning approval only and is valid for a period of two years from the date of approval. If the subject development is not substantially commenced within the two year period, the approval shall lapse and be of no further effect.



2. The use of the tenancies detailed below are as defined in the City of Wanneroo's District Planning Scheme No. 2:

Tenancy No.	DPS 2 Land Uses
Tenancies 1 – 4, 7 – 9	Shop
Tenancy 5	Liquor Store
Tenancy 6	Pharmacy
Tenancy 10	Convenience Store
Tenancy 11	Medical Centre
Tenancy 12	Recreation Centre
Tenancy 13	Child Care Centre
Tenancy 14	Shop

3. A maximum of seven (7) medical practitioners and/or health professional shall be permitted on the premises of Tenancy 11 (Medical Centre) at any one time.
4. A maximum of 84 occupants shall be accommodated within Tenancy 12 (Recreation Centre) at any one time.
5. A maximum of 56 children and 12 staff are permitted within Tenancy 12 (Child Care Centre) at any one time.
6. An outdoor acoustic fence shall be constructed on the boundaries of Tenancy 12 (Child Care Centre) in accordance with the recommendations of Part 4 and Part 5 of the Trinity Village Child Care Centre Environmental Noise Impact Assessment by WSP Parsons Brinckerhoff dated 27 October 2015 (included as **Attachment 4**).
7. Vehicular entry shall be restricted from the driveway on the western side of the Childcare Centre car park located off Longstaff Avenue as indicated on the approved plans. Appropriate signage shall be displayed to limit vehicle entry to this driveway to service vehicles accessing the specialty loading dock only. Service vehicles shall only access this driveway outside of the operating hours of the Child Care Centre.
8. A waste management plan shall be submitted to the City for its approval prior to the commencement of development, depicting collection areas and demonstrating how service vehicles will manoeuvre on the internal access ways of the development. Service vehicle movements shall thereafter accord with the approved management plan.
9. An on-site stormwater drainage system, sufficient to contain a 1:100 year storm event (over 24 hours) shall be provided. Plans illustrating the system proposed shall be submitted for approval when application is made for a building permit and the system shall be installed during the construction of the development.
10. Parking areas, driveways, crossovers and points of ingress and egress shall be designed and constructed in accordance with the Australian Standard for Offstreet Carparking (AS2890) as amended and the City of Wanneroo Technical Standards, and shall be drained, sealed and marked.



11. The parking areas and associated access indicated on the approved plans shall not be used for the purpose of storage or obstructed in any way at any time, without the prior written approval of the City.
12. Lighting shall be installed along all driveways, pedestrian pathways, car parking areas and in all common service areas prior to the development first being occupied.
13. A construction management plan shall be submitted by the proponent and approved by the City prior to the commencement of any works on site. This plan is to detail how construction will be managed to minimise disruption in the area and shall include:
 - a. Hours of construction;
 - b. The delivery of and delivery times for materials and equipment to the site;
 - c. Storage of materials and equipment on site;
 - d. Parking arrangements for contractors and sub-contractors;
 - e. The impact on traffic movement;
 - f. Impacts on any City or public assets; and
 - g. Any other matters required by the City.

The construction management plan will need to be submitted and approved by the City prior to the commencement of any development.
14. The applicant shall undertake adequate measures to minimise any impacts of dust and sand drift from the site.
15. A non-sacrificial anti-graffiti coating shall be applied to external surfaces of the development to the satisfaction of the City of Wanneroo prior to its practical completion to the external surfaces of the building. The proponent shall appropriately take steps to the City's satisfaction to remove any graffiti as soon as is reasonably practicable and no longer than 7 days.
16. No signage is approved as part of this development application. All signage shall accord with the City of Wanneroo's Signs Local Planning Policy. In the event that a variation to the Signs Local Planning Policy is proposed, a signage strategy for the development shall be submitted to the City in a separate development application for planning approval.
17. The footpaths in the adjoining road reserves shall be constructed to connect with the entry of the buildings in a design that matches the existing paving and at a grade of 2% rising from the kerbline, prior to the development first being occupied and to the satisfaction of the City.
18. Detailed civil engineering drawings and specifications for works within the public road reserve shall be lodged for approval by the City prior to the commencement of works. Development works shall be undertaken in accordance with the approved development application, engineering drawings and specifications to the satisfaction of the City.



19. Detailed landscaping and reticulation plans for the site and adjacent verges shall be submitted for approval by the City prior to an application for a building permit. Planting and installation shall be in accordance with the approved plans and shall be completed prior to occupation of the development and thereafter maintained to the City's satisfaction.
20. Revised plans shall be lodged with, and to the satisfaction of, the City for its approval prior to the commencement of the works which addresses vehicular traffic and pedestrian movements along the internal road connecting Santorini Promenade and Longstaff Avenue.

Advice Notes:

1. Adequate measures to minimise any impacts of dust and sand drift from the site include all requirements as stipulated within the Department of Environmental Regulation's '*A guideline for managing the impacts of dust and associated contaminants from land development sites remediation and other related activities*'.
2. With regard to Condition 8, all refuse should be stored within the designated bin enclosures and collected from the site by a private contractor at the cost of the applicant/owner. All bin storage areas should be designed to comply with Clause 4.13 of the District Planning Scheme No. 2.
3. With regard to Condition 18, works within the road reserve include but are not limited to; the closure of the median strip on Trethowan Promenade, on-street car parking bays and drainage.
4. Where an approval has so lapsed, no development must be carried out without the further approval having first been sought and obtained.
5. If an applicant or owner is aggrieved by this determination, there is a right of review by the State Administrative Tribunal in accordance with the Planning and Development Act 2005 Part 14. An application must be made within 28 days of the determination.

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

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

Nil

10. Appeals to the State Administrative Tribunal

Nil



11. General Business / Meeting Close

The A/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 A/Presiding Member declared the meeting closed at 11:20am.



Minutes of the Metro North-West Joint Development Assessment Panel

Meeting Date and Time: 26 April 2016; 10:00am
Meeting Number: MNWJDAP/126
Meeting Venue: Department of Planning
140 William Street
Perth

Attendance

DAP Members

Mr Paul Drechsler (A/Presiding Member)
Mr Brian Curtis (A/Deputy Presiding Member)
Mr Fred Zuideveld (Specialist Member)
Mayor Giovanni Italiano JP (Local Government Member, City of Stirling)
Cr Rod Willox (Local Government Member, City of Stirling)

Officers in attendance

Mr Chris Fudge (City of Stirling)
Mr Greg Bowering (City of Stirling)
Ms Linda Hanna (City of Stirling)
Mr Peter Webster (City of Stirling)

Department of Planning Minute Secretary

Ms Natalie Garland

Applicant and Submitters

Mr Kim Doepel (Doepel Marsh Architects)
Ms Janine Marsh (Doepel Marsh Architects)
Mr David Watkins (Doepel Marsh Architects)
Mr Anthony Lembo
Mr Paul Collins
Ms Jo Francesca
Ms Louise Cartledge

Members of the Public

There was 1 member of the public present at the meeting.

1. Declaration of Opening

The A/Presiding Member, Mr Paul Drechsler, declared the meeting open at 10:00am on 26 April 2016 and acknowledged the past and present traditional owners and custodians of the land on which the meeting was being held.



The A/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 A/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

Ms Karen Hyde (Presiding Member)
Cr David Boothman (Local Government Member, City of Stirling)

3. Members on Leave of absence

Panel member, Ms Karen Hyde has been granted leave of absence by the Minister for the period of 6 April 2016 to 8 May 2016 inclusive.

4. Noting of minutes

Minutes of the Metro North-West JDAP meeting no.124 held on 18 April 2016 and meeting no.125 held on the 22 April 2016 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 Ms Louise Cartledge presented against the application at Item 8.1. Ms Cartledge answered questions from the Panel.

7.2 Mr Paul Collins presented against the application at Item 8.1.

7.3 Ms Jo Francesca presented against the application at Item 8.1. Ms Francesca answered questions from the Panel.

7.4 Mr Anthony Lembo presented for the application at Item 8.1. Mr Lembo answered questions from the Panel.

7.5 Mr Kim Doepel (Doepel Marsh Architects) presented for the application at Item 8.1. Mr Doepel answered questions from the Panel.



7.6 Mr Greg Bowering (City of Stirling) and Ms Linda Hanna (City of Stirling) answered questions from the Panel.

8. Form 1 - Responsible Authority Reports – DAP Application

8.1 Property Location: Lots 109, 401, 402 and 403, House Numbers 867, 871, 875 and 877 Beaufort Street, Inglewood
Application Details: Mixed Use Development – 65 Multiple Dwellings, Consulting Rooms, Shop and Restaurant
Applicant: Doepel Marsh Architects
Owner: Anthony Lembo, Giuseppa Lembo and Avanti Enterprises (WA) Pty Ltd
Responsible authority: City of Stirling
DoP File No: DAP/15/00904

REPORT RECOMMENDATION / PRIMARY MOTION

Moved by: Councillor Rod Willox **Seconded by:** Mr Brian Curtis

That the Metropolitan North-West JDAP resolves to:

Refuse DAP Application reference DAP/15/00904 and accompanying plans (Attachment 1) for the Mixed Use Development comprising 65 Multiple Dwellings, Consulting Rooms, Shop and Restaurant, in accordance with Schedule 2, Clause 68 (2) of the Planning and Development (Local Planning Scheme) Regulations 2015, for the following reasons:

1. The proposed development does not satisfy the objectives of the City's Local Planning Policy 3.1 – Character Retention Guidelines Mt Lawley, Menora and Inglewood as the proposal is not in keeping with the heritage character of the Inglewood Heritage Protection Area, with respect to the scale and proportions of surrounding buildings and the streetscape.
2. The proposed development does not satisfy the objectives of the City's Local Planning Policy 5.2 – Inglewood Town Centre Design Guidelines with respect to the plot ratio of the residential element of the proposal; building height; and built form not being in keeping with the scale, form and themes of the existing buildings in the Inglewood Town Centre.
3. The proposed development does not satisfy the design principles of Clause 6.3.3 (Parking) of the Residential Design Codes in regards to providing on-site parking suitable for the projected need for the number and size of dwellings, the availability of on-street parking and delineation of commercial from residential parking.
4. The proposed development does not satisfy the objectives of the City's Local Planning Policy 6.7 – Parking and Access as the proposed development does not ensure that the non-residential parking component of the development will not result in a major parking problem in the locality.



5. The proposed development does not satisfy the objectives of the City's Local Planning Policy 4.2 – Mixed Use and Commercial Centre Design Guidelines as there is no provision of pedestrian walkways from the Inglewood Lane car bays to the main entry points of the building.
6. The proposed development does not satisfy the objectives of the City's Local Planning Policy 4.2 – Mixed Use and Commercial Centre Design Guidelines as the proposal has not demonstrated that the colours and materials of the development are appropriate to the area and do not stand in contrast to existing buildings.
7. The proposed development does not satisfy the objectives of the City's Local Planning Policy 6.5 – Development Abutting Rights of Way as the building setbacks are not sympathetic to the streetscape and amenity of the right of way.

The Report Recommendation/Primary Motion was put and LOST (2/3).

For: Cr Rod Willox
Mr Brian Curtis

Against: Mr Paul Drechsler
Mr Fred Zuideveld
Mayor Giovanni Italiano JP

PROCEDURAL MOTION

Moved by: Mayor Giovanni Italiano JP **Seconded by:** Mr Fred Zuideveld

To defer application DAP/15/00904.

REASON: To allow the City of Stirling and the Applicant to engage in further discussions surrounding the scale and height of the building, particularly along Beaufort Street; issues surrounding visitor parking; issues surrounding the materials and colours of the proposed development; reduction of plot ratio; and the outlook and amenity of the development from Inglewood Lane.

The Procedural Motion was put and CARRIED (3/2).

For: Mr Paul Drechsler
Mr Fred Zuideveld
Mayor Giovanni Italiano JP

Against: Cr Rod Willox
Mr Brian Curtis

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

Nil



10. Appeals to the State Administrative Tribunal

Nil

11. General Business / Meeting Close

The A/Presiding Member reminded the meeting that in accordance with Standing Order 7.3 only the A/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 A/Presiding Member declared the meeting closed at 11:47am.

A handwritten signature in black ink, appearing to be 'PD', located at the bottom right of the page.



Form 1 - Responsible Authority Report

(Regulation 12)

Property Location:	Lot 106 & 105, House Numbers, 157 & 159, Balcatta Road Balcatta WA 6021
Application Details:	Warehouse
DAP Name:	Metro North-West
Applicant:	Oldfield Knott Architects Pty Ltd
Owner:	Balcatta Sunshine West Pty Ltd
LG Reference:	DA16/0305
Responsible Authority:	City of Stirling
Authorising Officer:	Ross Povey, Director Planning and Development
Department of Planning File No:	DAP/16/00991
Report Date:	5 May 2016
Application Receipt Date:	16 February 2016
Application Process Days:	80 days
Attachment(s):	<p>Attachment 1 Development Application Plans:</p> <ul style="list-style-type: none">a) Feature Survey Planb) Site Planc) Ground Floor Pland) First Floor Plan;e) Second Floor Plan;f) Roof Plan;g) Landscaping Plan;h) Elevations; andi) Perspectives. <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 Applicants Transport Statement</p>

Officer Recommendation:

That the Metro North-West resolves to:



1. **Approve** DAP Application reference DAP/16/00991 and accompanying plans as included in Attachment 1) in accordance with Schedule 2, Clause 68 (2) of the Planning and Development (Local Planning Scheme) Regulations 2015, subject to the following conditions:

Conditions

- a. The development is to comply in all respects with the attached approved plans, as dated, marked and stamped, together with any requirements and annotations detailed thereon by the City. The plans approved as part of this application form part of the planning approval issued.
- b. This development approval is specific to the occupants (Altronics) proposed as part of this application. Any change in occupancy will require the further approval of the City.
- c. The internal land use configuration between the Warehouse and other associated components of the development are not to be altered without obtaining further development approval from the City.
- d. All landscaped areas are to be planted, reticulated and mulched in accordance with the approved plan prior to occupation of the development and maintained in accordance with the City of Stirling's Policy 6.6 - Landscaping.
- e. All boundary fencing behind the primary street setback shall comply with the provisions of the City's Local Laws pertaining to the provision of a sufficient fence and be installed prior to the occupancy or use of the development.
- f. Crossovers shall be designed and constructed in accordance with the City's Local Planning Policy 6.7 – Parking and Access. Crossovers are to be installed prior to occupancy or use of the development.
- g. All driveways, the 53 car parking bays and manoeuvring areas shall be constructed and drained in accordance with the City of Stirling's Policy 6.7 – Parking and Access, prior to the occupation of the development. The concrete finish shall have a decorative finish to the satisfaction of the City. The driveway, parking and manoeuvring areas shall thereafter be maintained in good condition.
- h. The layout and dimensions of all driveway(s) and 53 vehicle parking bays shall be in accordance with AS/NZS2890.1:2004.
- i. Stormwater from all roofed and paved areas shall be collected and contained on site. Stormwater must not affect or be allowed to flow onto or into any other property or road reserve.
- j. All signage is to be in accordance with the City's Local Planning Policy 6.1 Advertising Signs, unless further development approval is obtained.
- k. The proposed transformers fronting the street are to be screened from view from the public street prior to occupation of the development, to the satisfaction of the City.



- l. The ground levels in the verge area are not to be altered without the further approval of the City (refer advice note 2).
- m. There is to be no storage of goods to occur within any of the car parking areas.

Advice Notes

- a. All street trees adjoining the subject land as shown on the submitted plans are to be retained and protected. It is the responsibility of the applicant to ensure that the site survey plan is correct as any inaccuracy of the plans will not be considered justification for removal of the trees in the event that their positions are incorrectly shown. The removal of street trees without the written approval of the City is an offence.
 - b. No development shall occur within the verge unless separate approval is granted by the City.
 - c. 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.
2. That pursuant to Clause 5.8.2 of Local Planning Scheme No.3, the cash-in-lieu contribution for 12 car parking bays be **WAIVED** for this application (DA16/0305).

Background

Insert Property Address:	157 & 159 Balcatta Road BALCATTWA 6021
Insert Zoning	MRS: Industry
	TPS: Mixed Business
Insert Use Class:	Warehouse
Insert Strategy Policy:	Nil
Insert Development Scheme:	Local Planning Scheme No. 3
Insert Lot Size:	4602m ²
Insert Existing Land Use:	Vacant
Value of Development:	\$4,400,000.00

The subject lot is zoned 'Industry' under the Metropolitan Region Scheme (MRS) (Attachment 3) and 'Mixed Business' under the City of Stirling's Local Planning Scheme No. 3 (LPS3) (Attachment 4).

The subject site abuts Balcatta Road to the south, existing commercial buildings and associated car parking to the north and west, and vacant land to the east (Refer to Attachment 2).

Details: outline of development application

The applicant has submitted an application for the proposed construction of a Warehouse fronting Balcatta Road which includes the following:



- 4,165m² of Warehouse floor space; and,
- 28 car parking bays on Lot 106 and 25 bays on Lot 105, totalling 53 bays for the entire development.

Legislation & policy

Legislation

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

Local Policies

- Local Planning Policy 4.4 - Mixed Business Design Guidelines (LPP4.4)
- Local Planning Policy 6.3 – Bin Storage (LPP6.3)
- Local Planning Policy 6.6 – Landscaping (LPP6.6)
- Local Planning Policy 6.7 – Parking & Access (LPP6.7)

The following extracts of LPS3 and Local Planning Policies are relevant to the determination of the application.

Local Planning Scheme No. 3

Clause 4.2.8 of LPS 3 – Objectives of Mixed Business Zone

The objectives for 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.*

Clause 5.5 - Variations to Site and Development Standards and Requirements

Clause 5.5 of the City's LPS3 provides for the ability to vary a standard or requirement under the scheme. In relation to cash-in-lieu of parking, Clause 5.5.1 provides Council with the ability to waive the cash-in-lieu requirement, stating:-

...if a development is the subject of an application for planning approval and does not comply with a standard or requirement prescribed under the Scheme, the Council may, despite the non-compliance, approve the application unconditionally or subject to such conditions as the Council thinks fit.

Clause 5.8- Cash-in-Lieu of Car Parking

In relation to the any car parking shortfall, Clause 5.8.1 of LPS3 states that:-

Subject to the remaining provisions of this Clause 5.8, an applicant for planning approval for a non-residential development or use may, if Council agrees, make a cash payment to the Council in lieu of providing all or any of the number of car parking spaces required under a Local Planning Policy for the development or use for which planning approval has been sought by the applicant.

Clause 5.8.2 of LPS3 states that:-

Before Council agrees to accept a cash-in-lieu payment under Clause 5.8.1, it must have:-



- a) *a reasonable expectation that a cash payment can be applied to provide additional transport infrastructure in the vicinity of the development site.*

Local Planning Policies

Local Planning Policy 4.4 – Mixed Business Design Guidelines (LPP4.4)

The objectives for LPP 4.4 are as follows:

- *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.*

Local Planning Policy 6.6 – Landscaping

The objectives for LPP 6.6 are as follows:

- *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.*

Local Planning Policy 6.7 – Parking & Access

The objectives for LPP 6.7 are as follows:

- *To facilitate the development of adequate parking facilities;*
- *To ensure safe, convenient and efficient access for pedestrians, cyclists and motorists;*
- *To ensure that a major parking problem is unlikely to occur;*
- *To ensure that car parking does not have a detrimental impact on the character and amenity of a residential area; and*
- *To ensure that an oversupply of parking does not occur that discourages alternative forms of transport and is detrimental to urban design and character of the locality.*

Consultation

Public Consultation

The application was advertised for a period of 21 days as the application proposed a car parking shortfall, in accordance with Clause 9.4.3 of LPS3 and the City’s ‘Planning Consultation Procedure’. A letter was sent to surrounding landowners within 100 metres of the subject site, a sign was installed on-site and notice was published on the City’s website. At the conclusion of the public consultation period, 1 submission was received as detailed below:



Submission Number	Submission Details	Officer Comment
1	All works will need to comply with the <i>Western Australian Occupational Safety and Health Regulation 1996</i> due to the proximity of energised electrical installations and powerlines.	The comments received by Western Power raise no planning issues. The matter is subject to separate legislation with which compliance is the responsibility of the landowner.

SUBMISSIONS RECEIVED	ADJOINING PROPOSED SITE	REMAINDER OF THE CITY	ALL SUBMISSIONS
SUPPORT	0%	0%	0%
OBJECT	0%	0%	0%
OTHER (not stated/no opinion/ 'conditional')	100%	0%	100%

Consultation with other Agencies or Consultants

The City did not specifically consult with any agency or authority in relation to this application, however as an Electricity Transmission Substation is located within 40 metres of the subject site (being within 100 metres of the subject site), Western Power were notified of the development. Their submission is responded to in the table above and no planning issues have been raised.

Planning assessment

The development has been assessed against the City's LPS3 and applicable Local Planning Policies. The proposal is considered to comply with the objectives of the City's Policy Framework, however proposes variations to:

- Car parking requirements under the City's Local Planning Policy 6.7 – Parking and Access (LPP6.7);
- Street setback requirements under the City's Local Planning Policy 4.4 – Mixed Business Design Guidelines (LPP4.4); and
- Landscaping requirements under the City's Local Planning Policy 6.6 – Landscaping (LPP6.6).

Car Parking

In accordance with LPP6.7 a warehouse land-use requires 1 car parking bay for every 50sqm of Gross Floor Area (GFA). As the warehouse has a total GFA of 4,165sqm, a total of 84 car parking bays are required on-site. There are no concessions under the policy that apply to the site. Car parking for the site has therefore been calculated as follows:

Use Class	Car Parking	Area	Car Parking
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	provision		requirement
Warehouse	One bay per 50m ² of GFA	4165m ²	83.3
Total required:		83.3 (84)	
Car bays provided on-site:		53	
Shortfall:		31 bays	

The applicant has proposed 28 car parking bays on Lot 106 and 25 bays on Lot 105, totalling 53 on-site car parking bays for the entire development. As a result, a shortfall of 31 car parking bays has been proposed by the applicant.

The comments from the City's Community Safety Business Unit were sought with respect to any historic complaints and parking infringements associated with the subject site and the initial 57 car parking bay shortfall as no parking was initially provided on Lot 105. Community Safety considered the shortfall to have a minimal impact due to the use of robotics over employees, however adequate parking must be provided to accommodate all visitors and employees. It was requested that car parking bays be included on Lot 105 and that a cash-in-lieu contribution be obtained for any shortfalls. In light of the request the applicant provided the additional 25 car parking bays on Lot 105.

Notwithstanding the above, the Community Safety Business Unit did not note that there have been any complaints relating to parking in the vicinity of this development. The comments of Community Safety are noted; however, the justification from the applicant demonstrated that the parking available on site will be sufficient to meet the parking demand generated by the development.

The Parking Policy specifies that any further parking concessions beyond those allowed for in the Policy must be determined by Council, *"...having due regard to the circumstances of a particular case, any justification submitted by the applicant and the likely impact on the amenity of the surrounding area and residents."*

The Parking Policy allows for the provision of cash-in-lieu of parking bays in instances where non-residential developments are unable to meet the Scheme parking requirements. The Policy states that *"variations to this policy shall be determined by Council in accordance with the objectives of this Policy."*

The applicant has provided justification and a Transport Statement (Attachment 5 & 6) that the proposed tenant's use of the warehouse will require a maximum 23 car parking bays at any time due to the number of workers required on site. The nature of the warehouse being an automated storage facility, requires less workers to operate the facility. The following is an extract from Attachment 5:

We are proposing a total of 28 bays for Stage 1. Based on Altronics experience at their Ledger Road, Balcatta warehouse and on APC Storage Solutions assessment of staffing needs to operate the system, this is in excess of the staff and visitor parking requirements.

The number of staff to operate the warehouse systems is estimated between 8 – 10 full time staff. Visitor numbers are minimal as there is no retail outlet proposed. Local pickup and deliveries from trade customers and suppliers using utilities and small trucks are estimated at 9 – 11 trips per day. Container movement is estimated at 8 movements per month.



In the unlikely event that all the staff use cars and all local pickups and deliveries occur at the same time, the maximum parking requirement would be 12 staff, 5 local pickups and 6 local deliveries. The total peak parking demand would be 23 bays.

The proposed car parking variation has been assessed against the objectives of LPP6.7, as detailed in the below table:

OBJECTIVES	OFFICER COMMENTS
<i>To facilitate the development of adequate parking facilities;</i>	The warehouse will incorporate an automated picking system with high bay stacking which therefore reduces the need for large staff numbers on-site. Based on the information provided by the applicant a maximum of 10 staff members will be located on-site with no more than 11 pick-up/deliveries per day. Therefore, based on a worst case scenario, no more than 21 bays would be utilised at any one time. The proposal will result a total of 32 bays being vacant at peak demand. In light of the proposed nature and operation of the warehouse, the proposed car parking can facilitate the operations on-site and would not result in a parking problem.
<i>To ensure safe, convenient and efficient access for pedestrians, cyclists and motorists;</i>	The dimension and location of internal access ways, car parking bays and pedestrian paths are considered to be compliant and ensure safe and convenient movement within the subject site.
<i>To ensure that a major parking problem is unlikely to occur;</i>	The majority of Lot 105 is proposed to remain vacant and could therefore be utilised as an overflow parking area in the scenario where an alternative tenant wishes to move in. A condition has been recommended to ensure that this approval is specific to the occupants proposed as part of this application and therefore should an alternate tenant move in they would be required to lodge a further development application.
<i>To ensure that car parking areas and accessways do not have a detrimental impact on the character and amenity of an area; and</i>	<p>The location and function of parking bays and access ways is typical of an industrial land-use and is common throughout the Balcatta area.</p> <p>The applicant has also proposed an appropriate amount of landscaping between the parking area and the street which provides a buffer between the public realm.</p> <p>As a result, the car parking and access ways would not impact on the amenity or existing streetscape of the locality.</p>
<i>To ensure that an oversupply of parking does not occur that discourages alternative forms of transport and is detrimental</i>	The proposed parking is a shortfall under LPP6.7. Based on the City's Policy, there is not an oversupply of parking for the proposed development.



<i>to the urban design and character of the locality.</i>	
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In light of the above, it is considered that the proposal meets the objectives of LPP6.7, and therefore the proposed parking shortfall is supported by the City.

Cash-in-Lieu

Clause 5.8 of LPS3 outlines that cash-in-lieu of parking can be considered where non-residential developments are unable to meet the Scheme's parking requirement. It is considered that the cash-in-lieu requirement be waived on the basis that the proposal will not result in a major parking problem in the locality.

While Community Safety have requested a cash-in-lieu contribution regarding the proposed car parking shortfall, a review of the City's records has confirmed that there have been no car parking complaints specifically related to this property. As such, it is considered that the parking shortfall is capable of being accommodated on site and therefore it is not considered necessary to provide additional car parking within the verge.

Given the reasons outlined in the Car Parking section above, the proposed parking facilities on-site are considered to be adequate. The applicant has demonstrated the proposed development will meet the key objective of the City's Parking Policy, which is to *'ensure that a major parking problem is unlikely to occur'*. It is therefore recommended that Council waives the requirement for cash-in-lieu of the car parking shortfall in this instance.

Street Setback

In accordance with LPP4.4 buildings are to be setback from the primary street a minimum 20.0m. The proposed warehouse is setback 19.65m from the primary street boundary to Balcatta Road to the south. As a result, a primary street building setback variation of 0.35m has been proposed by the applicant. The proposed street setback variation is minor but is required to be assessed against the objectives of LPP4.4. This is detailed in the below table:

OBJECTIVES	OFFICER COMMENTS
<i>To facilitate a development mix of showrooms and service industry of a higher aesthetic quality located on major traffic routes.</i>	<p>The proposed design of the building compliments the automated operations within the building which provides for a greater mix of industrial uses along Balcatta Road.</p> <p>The warehouse efficiently uses the entire site and is more attractive than surrounding sites that have large unused areas with security fences fronting the streets.</p>
<i>To provide a more intense commercial business development form within established industrial areas of the City.</i>	<p>The proposed development is directed towards a greater use of the lot within the Balcatta industrial area by this development being for the use of distribution, with the future development to include the administration centre for the business.</p>
<i>To ensure that the Mixed Business areas are accessible</i>	<p>The proposed street setback does not impede the ability for all modes of transport to access the site,</p>



<i>by all modes of transport.</i>	with an acceptable provision of bicycle parking, car parking and pedestrian access provided.
<i>To create attractive and well maintained landscaped areas between the setback line and the street; and</i>	<p>The subject site has been provided with a suitable 6.0m wide landscaping strip along the primary street boundary, with additional landscaping through the car parking area in front of the proposed building.</p> <p>The proposed reduced setback of 0.35m does not impact on the provision of a suitable amount of landscaping as the surrounding area is paved as a pedestrian path. The protrusion into the front setback is breaking the façade of the building for an attractive design.</p>
<i>To ensure that buildings facing the street maintain an attractive façade that enhances the amenity of the streetscape.</i>	The proposed building is of a high aesthetic quality with articulation and variation in materials, windows, glass facade and a balcony fronting the street. The reduced setback prevents the creation of a large solid blank wall, and instead breaks the façade into small portions.

In light of the above, it is considered that the proposal meets the objectives of LPP4.4, and therefore the proposed street setback is supported by the City.

Landscaping

In accordance with LPP6.6 as the site is zoned Mixed Business a minimum of one sixth (16.67%) of the gross site area shall be landscaped. Over both lots, a total area of 718.9m² (including the verge) is proposed to be landscaped equating to 8.8% landscaping.

The proposed landscaping variation has been assessed against the objectives of LPP6.6, as detailed in the below table:

OBJECTIVES	OFFICER COMMENTS
<i>To promote improved landscaping provision and design;</i>	The proposed landscaping area has a high quality finish, and is sufficient as viewed from the street. The integration of the landscaping into the car parking area improves the provision of landscaping in the Balcatta area.
<i>To improve the visual appeal of development, screen service areas and provide a buffer to boundaries;</i>	There is a provision of landscaping to the side boundaries where there is not a parapet wall. There is screening provided to the transformer service area. As a result the landscaping will work towards creating a visually appealing street frontage whilst separating the subject site from the neighbouring properties.
<i>To provide shade and 'green relief' in built up areas; and</i>	There is a provision of 18 trees on the site surrounding the vehicle parking area and the pedestrian entry which provides shade for the users in areas that traditionally don't have relief from the sun.



	With the building built to the boundary to the east and sides, the landscaping covers the area that is not built on or used for access. As such the amount and size of trees provide a suitable separation between the building and the street for a green area.
<i>To promote more environmentally sustainable landscaping.</i>	It is considered that the provision of the landscaping assists towards limiting the impact of the urban heat island affect from the subject site so that the site is more environmentally sustainable through landscaping. It is noted that extensive solar installation is placed on an insulated metal roof which will reduce heating and cooling costs.

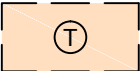
In light of the above, it is considered that the proposal meets the objectives of LPP6.6, and therefore the proposed reduced area of landscaping is supported by the City.

Conclusion

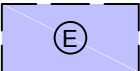
The proposed development is consistent with the applicable planning framework, as well as the objectives of the relevant Local Planning Policies. As a result, the application is recommended for approval subject to relevant conditions and advice notes.



LOCATION SKETCH
NOT TO SCALE



Easement Benefit to Telstra Corporation (I547092)



Easement (Sewerage) Benefit to Water Corporation

Symbol Legend

- Earth Pit
- Power Pole
- Electrical Light Pole
- Power Dome
- Floor Level
- Ground Hydrant
- Natural Surface
- Sign (one pole)
- Peg
- SSM
- TBM
- Stay Wire Anchor
- Top of Wall
- Telstra Pit
- Tree

Linetype Legend

- Cadastral Boundary
- Easement
- Contour Major 0.5m Intervals
- Contour Minor 0.25m Intervals
- Building
- Edge of Kerb/Bitumen
- Edge of Driveway
- Road Centreline
- Fence
- Wall
- Stay Wire
- Overhead Powerlines
- Sewer Pipe
- Water Pipe

Control Point Schedule

Point	Easting	Northing	Elevation	Code
9001	49084.774	273738.826	15.75	D/spike In Bitumen
9002	49137.610	273738.736	16.86	D/spike In Bitumen

Notes:

- Boundary re-constructed from cadastral connections.
- True position of Boundary is subject to a re-establishment survey.
- Heights established from SSM SCA 96 via GPS connection.
- Dimensions, Areas and Offsets subject to re-establishment survey.
- Sewer & Water information plotted from Dial Before You Dig sheets only.
- Lots 105 & 106 subject to Restrictive Covenant J539650.

16010-1.0-29012016-PCG94-F.dwg

VER.	DATE	BY	AMENDMENTS
1.0	2.2.2016	JC	Issued for Information



12B Pepler Ave. Salter Point WA 6152
Ph: 9450 7188 Fax: 9450 7199
email: admin@jbasurveys.com.au
web: www.jbasurveys.com.au

CLIENT:

BALCATTASUNSHINE WEST
PTY LTD

JOB NO: 16010

TITLE: FEATURE SURVEY

PROJECT:

LOTS 105 & 106 ON DP46611
Nº 159 & 157 BALCATTASUNSHINE WEST
BALCATTASUNSHINE WEST, WA, 6021
C/T's 2597-181 & 2597-182

SURVEYOR: TB

DATE OF SURVEY: 29.1.2016

DRAWN BY: JC

APPROVED BY: NRW

DATUM

VERT: AHD
HORIZ: PCG94

SCALE: 1:500

DWG NO: 16010-F01

SHEET NO: 1 OF 1

VER:

1.0

A3



Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



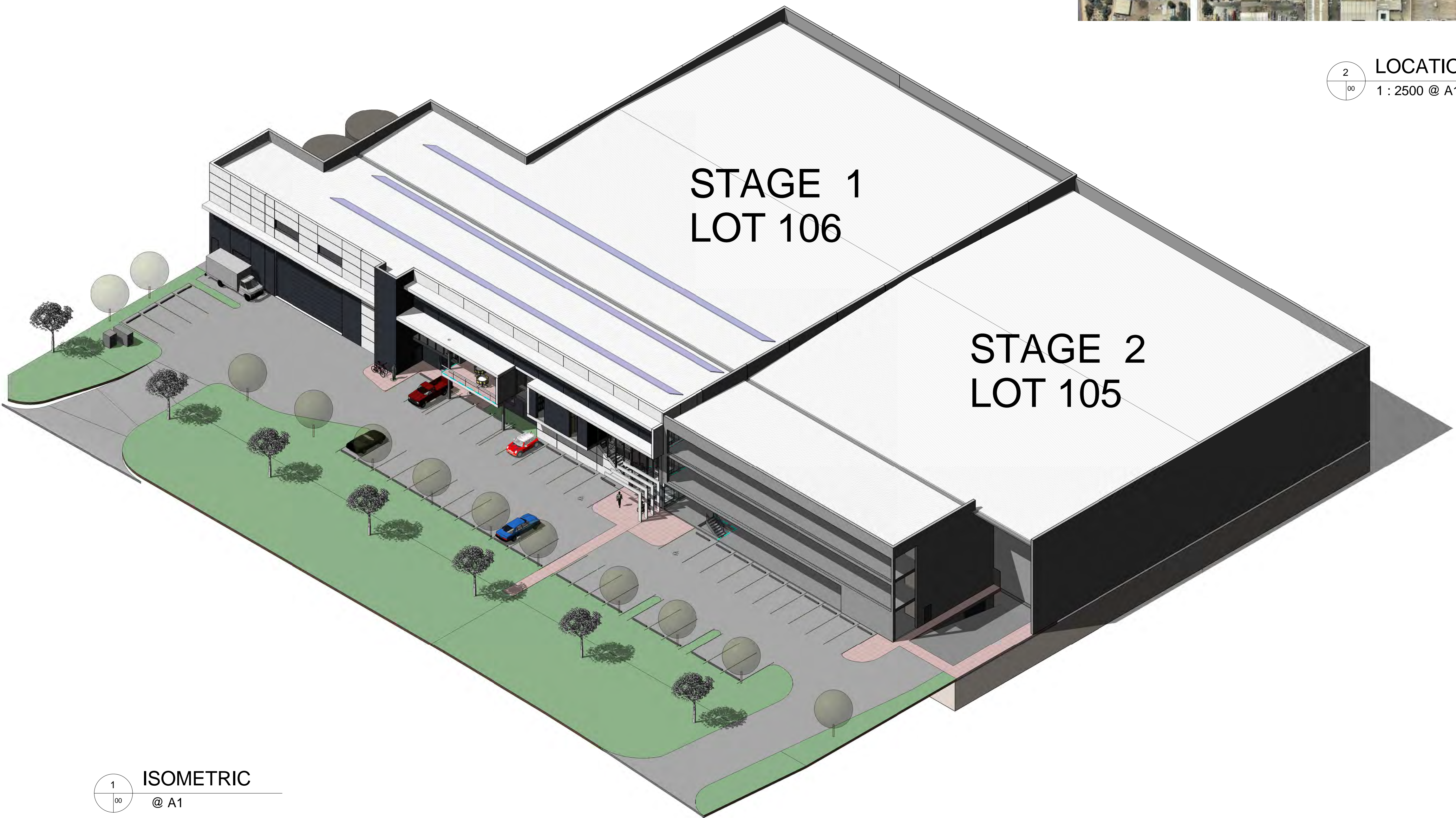
Photo 8

Scale @A3 1:500

0 5 10 15 20 25



2 LOCATION PLAN
00 1 : 2500 @ A1



1 ISOMETRIC
00 @ A1

Sheet List	
Sheet Number	Sheet Name
00	COVER SHEET
F01	JBA SURVEY
P01	SITE PLAN
P02	GROUND FLOOR PLAN
P03	LEVEL 1 PLAN
P04	LEVEL 2 PLAN
P05	ROOF PLAN
P06	ELEVATIONS
P07	ELEVATIONS / SECTIONS
P08	PERSPECTIVES
SK01	TDL LANDSCAPE PLAN

DEVELOPMENT APPLICATION

COVER SHEET



Oldfield Knott Architects Pty Ltd

567 Hay Street, Daglish, WA. 6008
Phone (08)9381 6788 . Fax (08) 9381 4619 PO Box 849, Subiaco, WA 6904

Revision Schedule		
No.	Date	Description



Altronics Warehouse, Distribution Centre, Balcatta

157 Balcatta Road, Balcatta

for

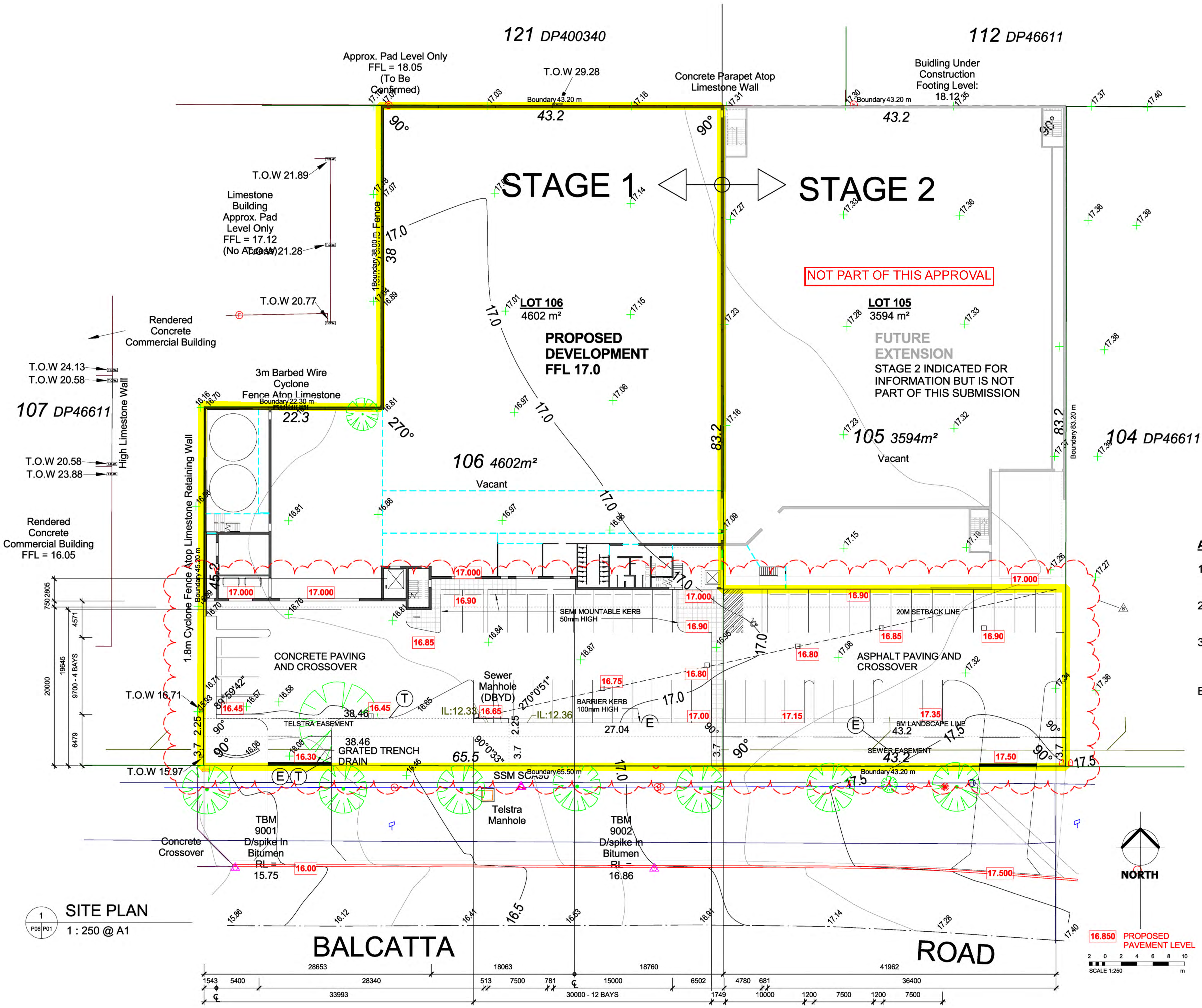
Balcatta Sunshine West Pty Ltd

Project Number	12111	00
Date	FEBRUARY 2016	
Design/drawn by	Designer	
Checked by		
Scale	1 : 2500	

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AMENDED PLAN



ARCHITECTS LPS COMPLIANCE ASSESSMENT

- 1. LANDSCAPE 4602SQM SITE AREA / 6 = 767SQM REQUIRED
730SQM ON SITE + 1120SQM VERGE = 1850SQM
- 2. PARKING 3544SQM WAREHOUSE / 50 LESS 10% EOT = 64 BAYS
52 BAYS PROVIDED
- 3. BICYCLES 4450 SQM GFA / 400 = 11.5 SPACES REQUIRED .
PROVIDED 16 EMPLOYEE SPACES (SECURE)
4 VISITOR SPACES
- EOT FACILITIES PROVIDED 2 MALE, 2 FEMALE, 1 UNISEX SHOWER
16 LOCKERS

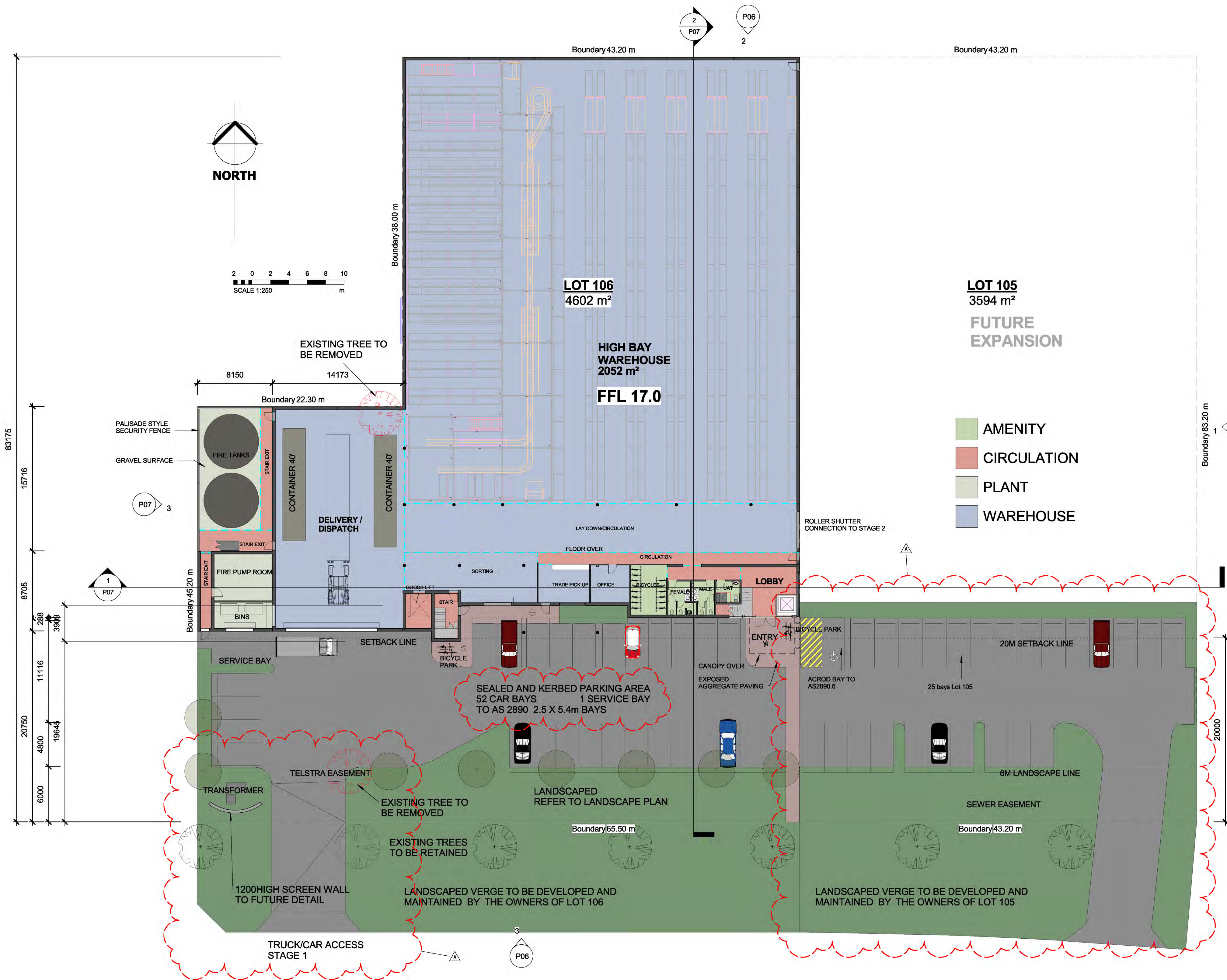
STAGE 1 AREA SUMMARY		
PHASE	Department	Area
1	AMENITY	277 m ²
1	CIRCULATION	285 m ²
1	PLANT	203 m ²
1	WAREHOUSE	3544 m ²
Grand total: 37		4309 m ²

GROSS FLOOR AREA 4450SQM
INCLUDING EXTERNAL WALLS

Revision Schedule		
No.	Date	Description
B	180427	PARKING LEVELS AMMD.



Altronics Warehouse, Distribution Centre, Balcatta
157 Balcatta Road, Balcatta
Balcatta Sunshine West Pty Ltd



GROUND FLOOR Room Schedule			
Department	Level	Name	Area
AMENITY	00 Ground Floor	BICYCLES	21 m²
AMENITY	00 Ground Floor	CLR.	1 m²
AMENITY	00 Ground Floor	FEMALE	8 m²
AMENITY	00 Ground Floor	MALE	8 m²
AMENITY	00 Ground Floor	UAT	6 m²
AMENITY: 5			45 m²
CIRCULATION	00 Ground Floor	CIRCULATION	36 m²
CIRCULATION	00 Ground Floor	GOODS LIFT	11 m²
CIRCULATION	00 Ground Floor	LOBBY	31 m²
CIRCULATION	00 Ground Floor	PASSAGE	11 m²
CIRCULATION	00 Ground Floor	STAIR	13 m²
CIRCULATION	00 Ground Floor	STAIR EXIT	17 m²
CIRCULATION	00 Ground Floor	STAIR EXIT	19 m²
CIRCULATION	00 Ground Floor	STAIR EXIT	10 m²
CIRCULATION: 8			147 m²
PLANT	00 Ground Floor	BINS	18 m²
PLANT	00 Ground Floor	FIRE PUMP ROOM	33 m²
PLANT	00 Ground Floor	FIRE TANKS	89 m²
PLANT: 3			140 m²
WAREHOUSE	00 Ground Floor	DELIVERY / DISPATCH	333 m²
WAREHOUSE	00 Ground Floor	HIGH BAY WAREHOUSE	2052 m²
WAREHOUSE	00 Ground Floor	LAY DOWN/CIRCULATION	228 m²
WAREHOUSE	00 Ground Floor	OFFICE	18 m²
WAREHOUSE	00 Ground Floor	SORTING	71 m²
WAREHOUSE	00 Ground Floor	TRADE PICK UP	23 m²
WAREHOUSE: 6			2725 m²
00 Ground Floor: 22			3056 m²
Grand total: 22			3056 m²

AMENDED PLAN

1 GROUND FLOOR
1 : 250 @ A1



Oldfield Knott Architects Pty Ltd

567 Hay Street, Daglish, WA. 6008
Phone (08)9381 6788 . Fax (08) 9381 4619 PO Box 849, Subiaco, WA 6904

Revision Schedule		
No.	Date	Description
A	180408	PARKING INCREASED SCREEN TO TRANSFORMER ADDED CROSSOVER AND ACROD BAY COMPLIANT PAVING LEVELS ADDED



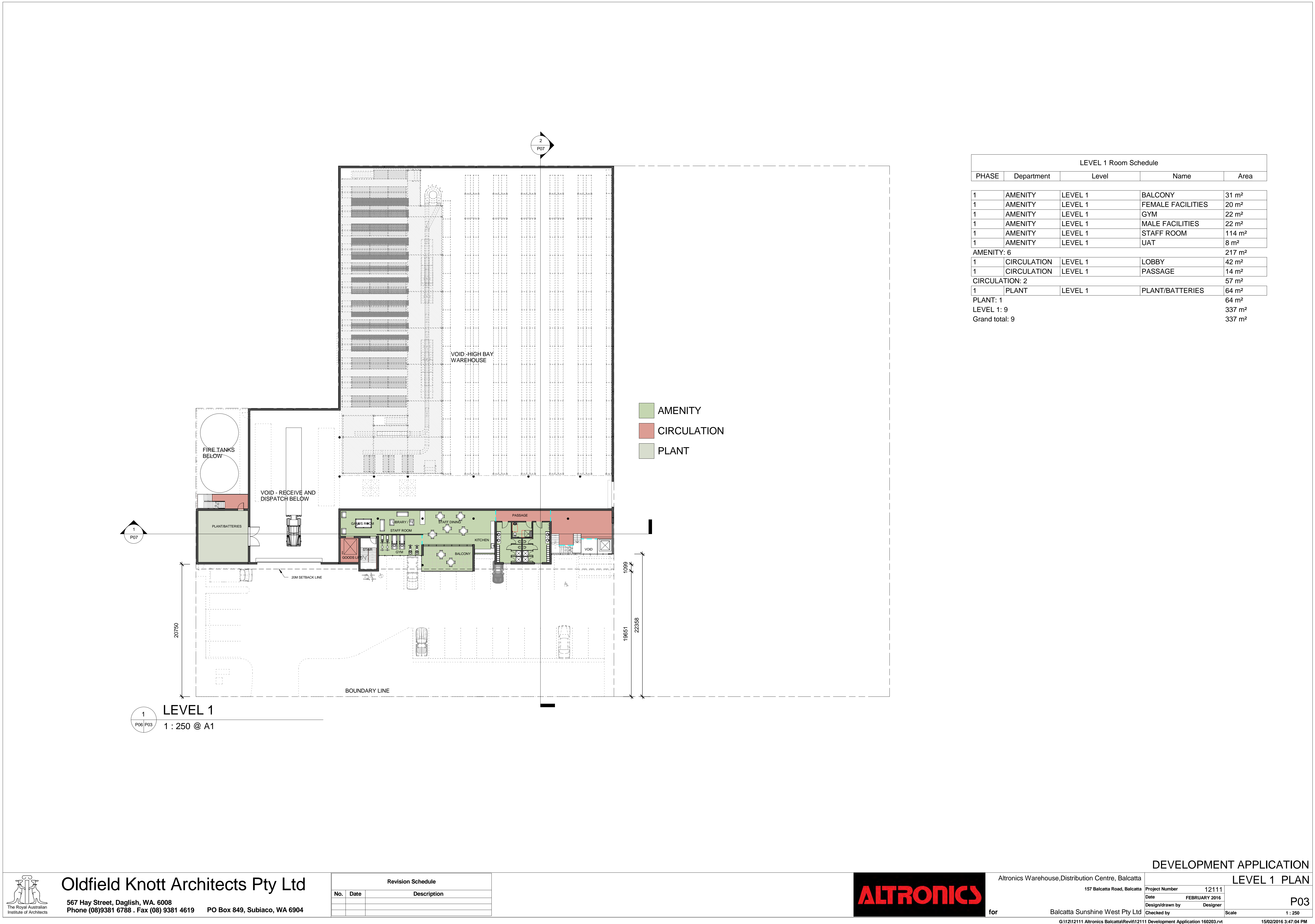
Altronics Warehouse, Distribution Centre, Balcatta
157 Balcatta Road, Balcatta
Project Number 12111
Date FEBRUARY 2016
Design/drawn by Designer
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DEVELOPMENT APPLICATION

GROUND FLOOR PLAN

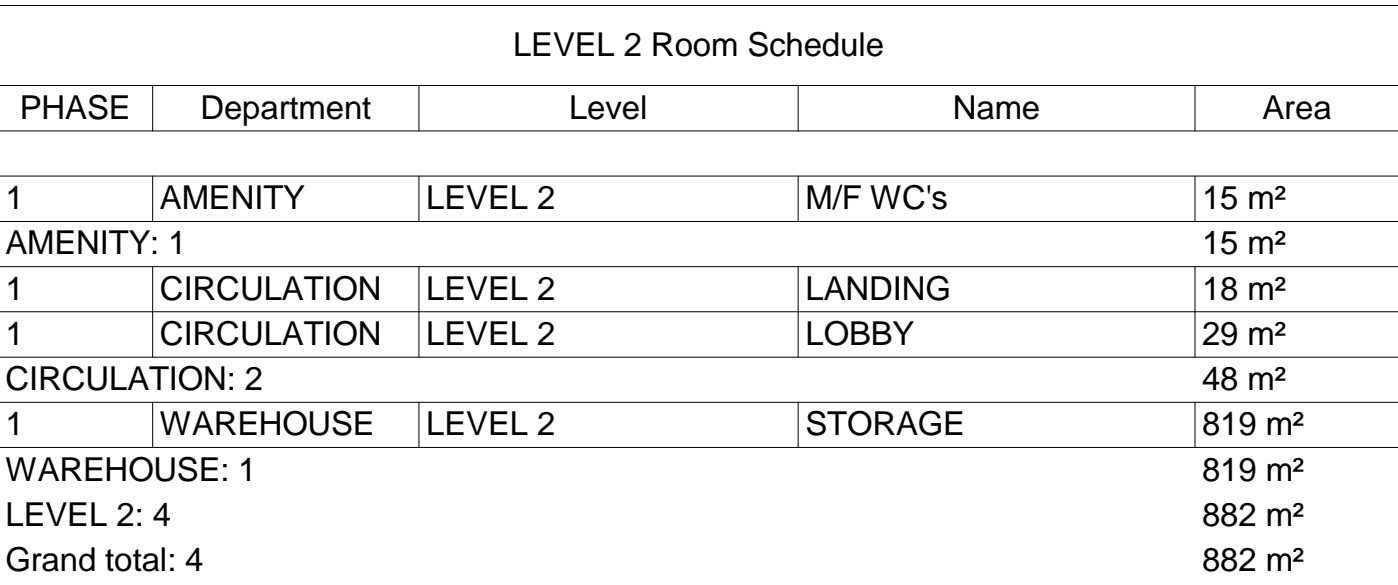
P02 rev.A

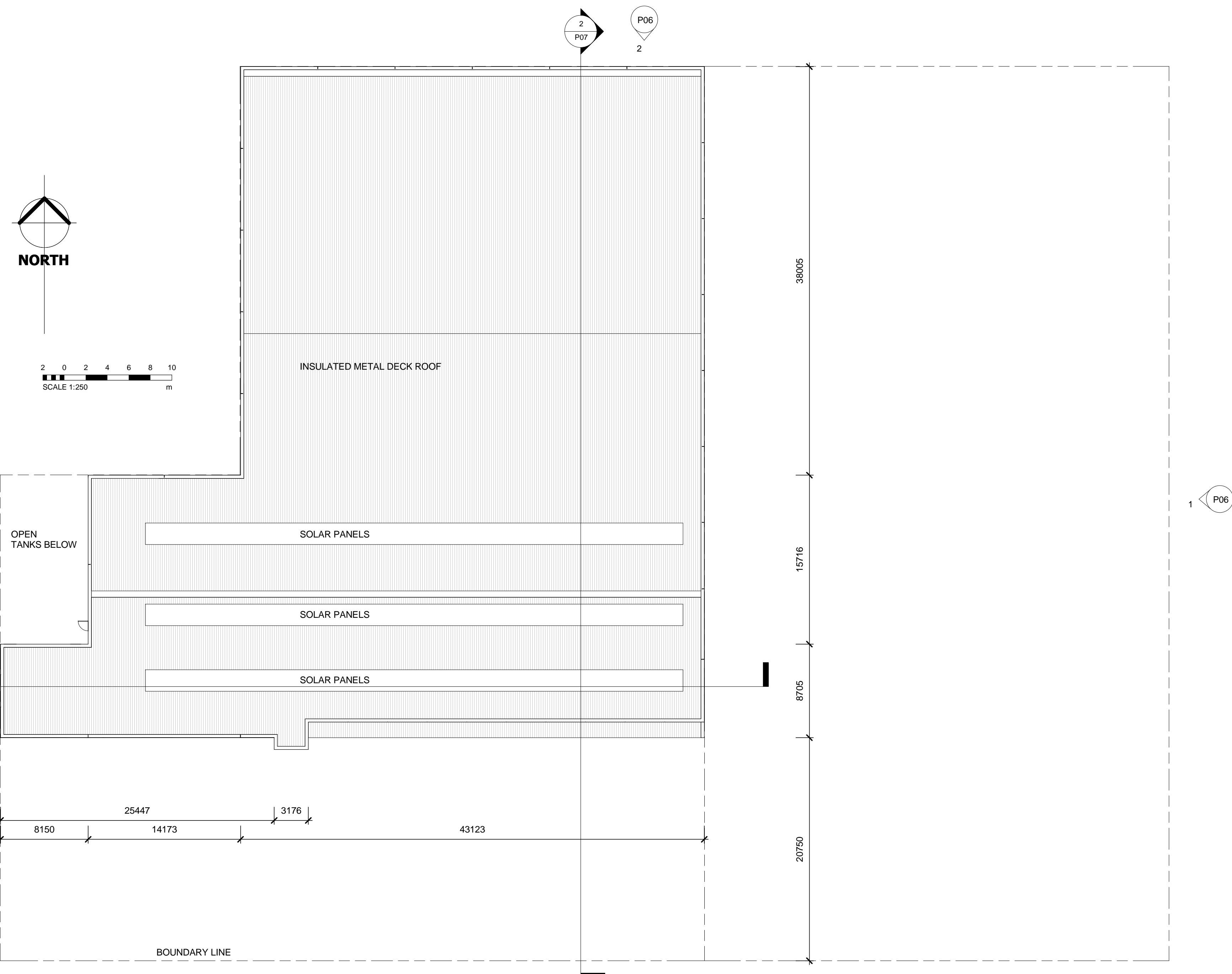
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LEVEL 1 Room Schedule				
PHASE	Department	Level	Name	Area
1	AMENITY	LEVEL 1	BALCONY	31 m²
1	AMENITY	LEVEL 1	FEMALE FACILITIES	20 m²
1	AMENITY	LEVEL 1	GYM	22 m²
1	AMENITY	LEVEL 1	MALE FACILITIES	22 m²
1	AMENITY	LEVEL 1	STAFF ROOM	114 m²
1	AMENITY	LEVEL 1	UAT	8 m²
AMENITY: 6				217 m²
1	CIRCULATION	LEVEL 1	LOBBY	42 m²
1	CIRCULATION	LEVEL 1	PASSAGE	14 m²
CIRCULATION: 2				57 m²
1	PLANT	LEVEL 1	PLANT/BATTERIES	64 m²
PLANT: 1				64 m²
LEVEL 1: 9				337 m²
Grand total: 9				337 m²

Revision Schedule		
No.	Date	Description





1
P06 P05
ROOF
1 : 250 @ A1



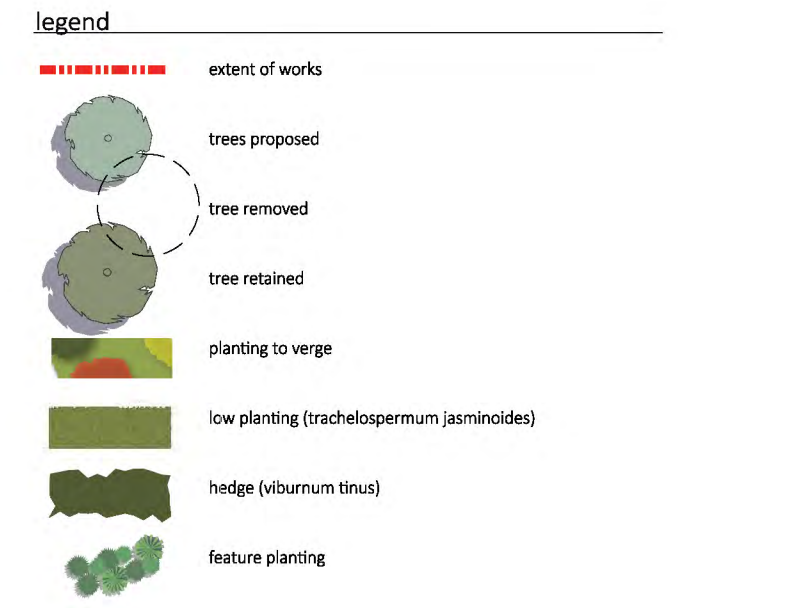
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Revision Schedule		
No.	Date	Description



Altronics Warehouse, Distribution Centre, Balcatta
157 Balcatta Road, Balcatta
for Balcatta Sunshine West Pty Ltd

DEVELOPMENT APPLICATION			
ROOF PLAN			P05
Project Number	12111		
Date	FEBRUARY 2016		
Design/drawn by	DAS		
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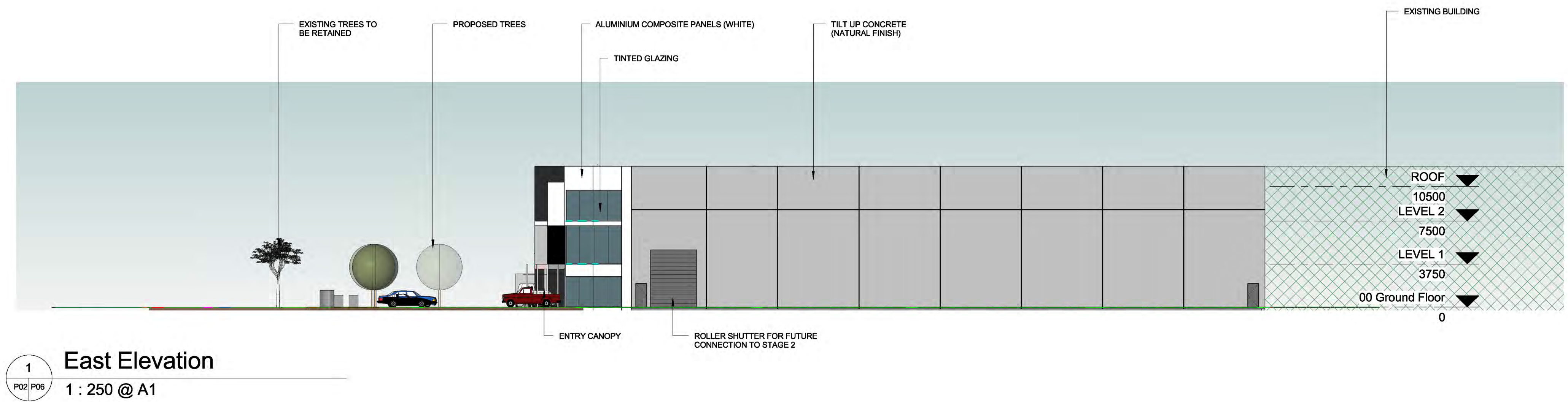
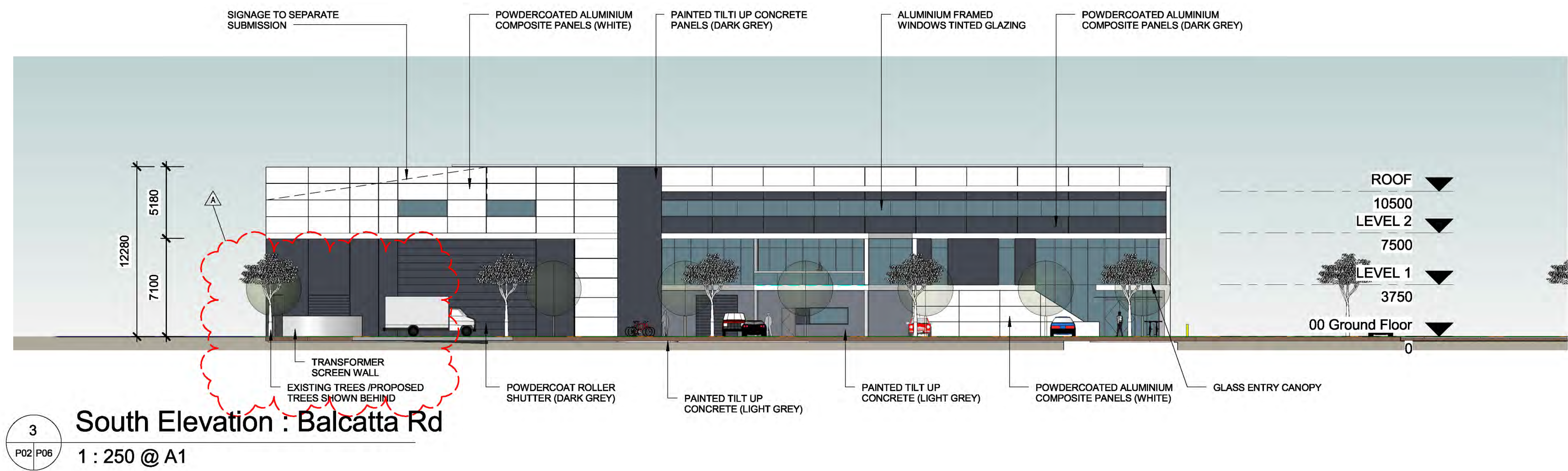


Species to be selected from					
Trees					
Key	Species	Common Name	Planting Centres	Pot Size	Qty
EV	Eucalyptus victrix	Little Ghost Gum	As Shown	45litre	2
GT	Gleditsia Triacanthos	Shademaster	As Shown	45litre	5
SS	Sapium sebiferum	Chinese tallow	As Shown	45litre	12
Shrubs & Ground Covers					
Key	Species	Common Name	Planting Centres	Pot Size	Qty
Aa	Agave attenuata	Agave	600-750mm	M	162
Hs	Hibbertia scandens	Snake vine	600-750mm	140mm	208
Mp	Murraya paniculata	Orange jessamine	600-750mm	140mm	376
Ri	Raphiolepis indica	Indian hawthorn	600-750mm	140mm	362
Tj	Trachelospermum jasminoides	Star jasmine	600-750mm	140mm	1845
Vt	Viburnum Tinus	Tinus	600-750mm	140mm	369

AMENDED PLAN



AMENDED PLAN



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Revision Schedule		
No.	Date	Description
A	18/04/08	PARKING INCREASED, SCREEN TO TRANSFORMER ADDED, CROSSOVER AND ACROD BAY COMPLIANT, PAVING LEVELS ADDED.

ALTRONICS

Altronics Warehouse, Distribution Centre, Balcatta

157 Balcatta Road, Balcatta

for

Balcatta Sunshine West Pty Ltd

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DEVELOPMENT APPLICATION

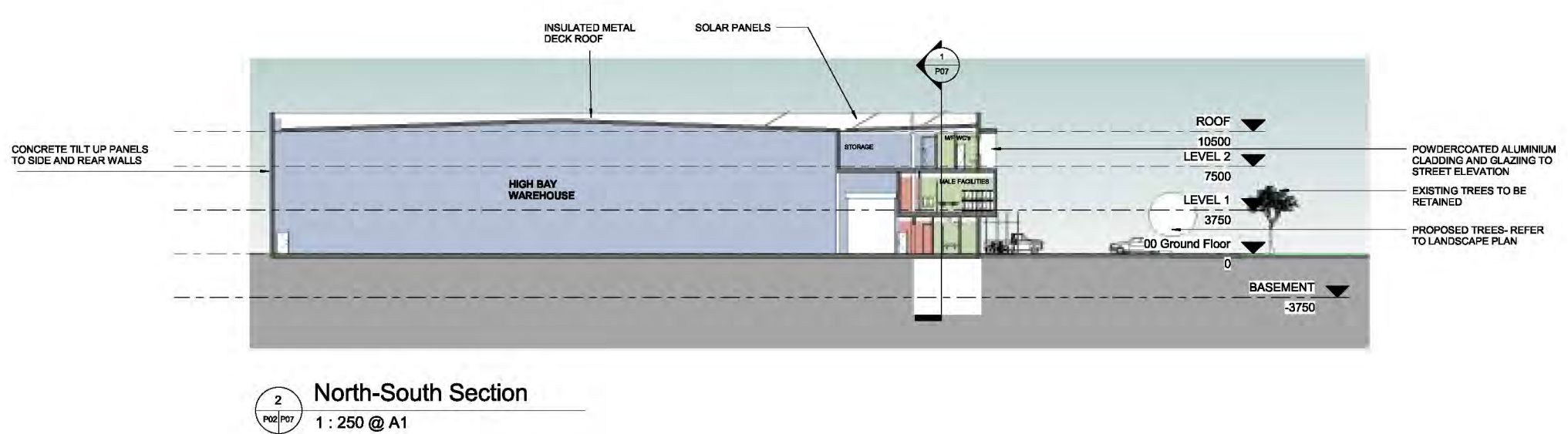
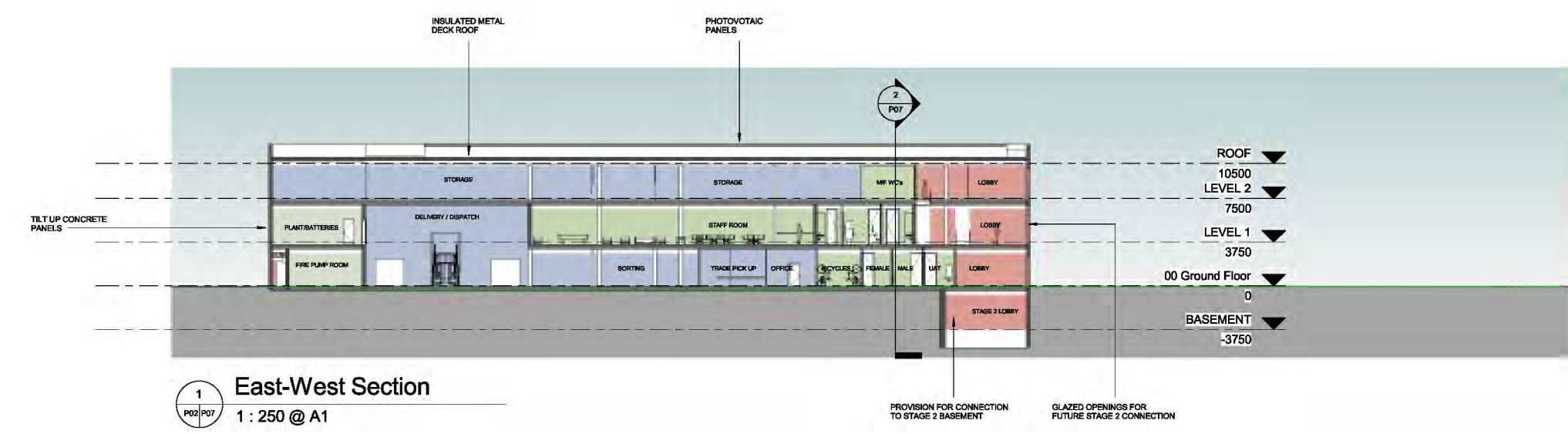
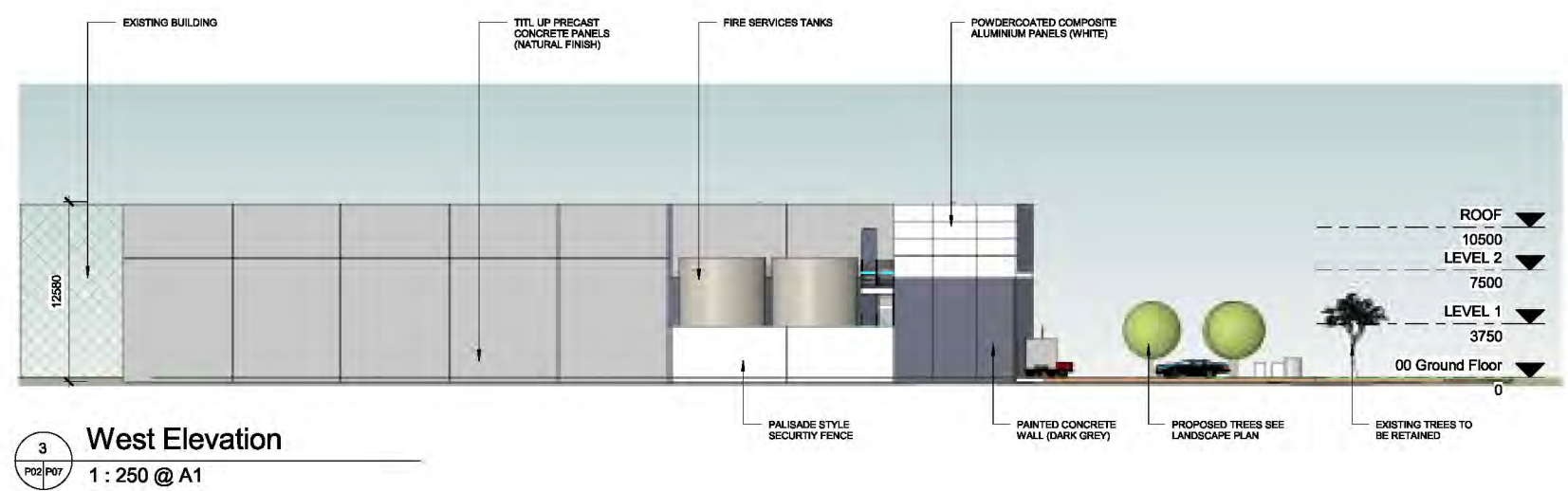
ELEVATIONS

Project Number	12111	P06 rev.A
Date	FEBRUARY 2016	
Design/drawn by	Designer	
Checked by	Scale	

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AMENDED PLAN



Revision Schedule		
No.	Date	Description





NOTE : SIGNS IS FOR ILLUSTRATION
PURPOSES ONLY AND ARE SUBJECT TO
A SEPARATE SUBMISSION



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Revision Schedule		
No.	Date	Description



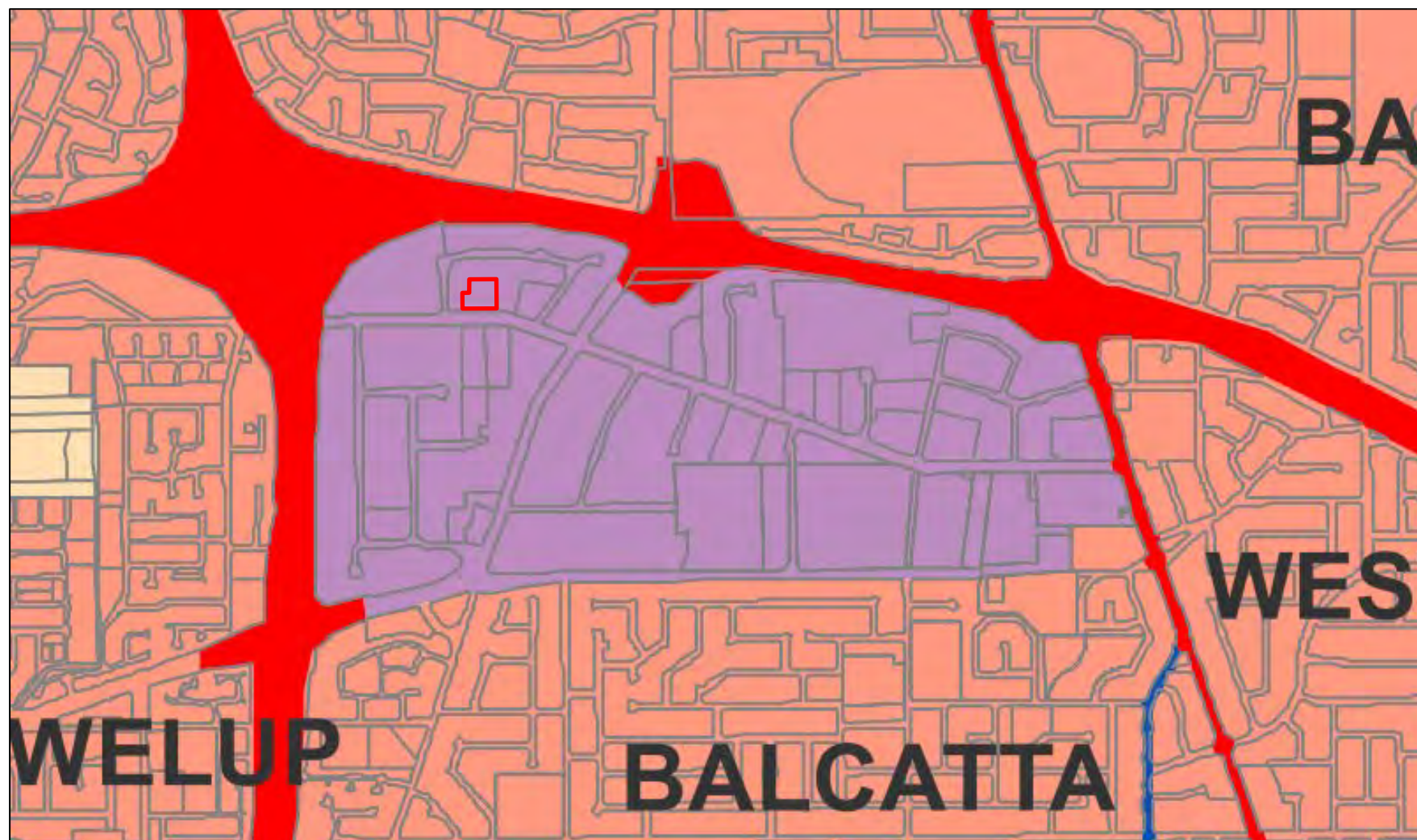
Altronics Warehouse, Distribution Centre, Balcatta
157 Balcatta Road, Balcatta
for Balcatta Sunshine West Pty Ltd

DEVELOPMENT APPLICATION PERSPECTIVES			
Project Number	12111	P08	
Date	FEBRUARY 2016	Designer	
Design/drawn by		Checked by	
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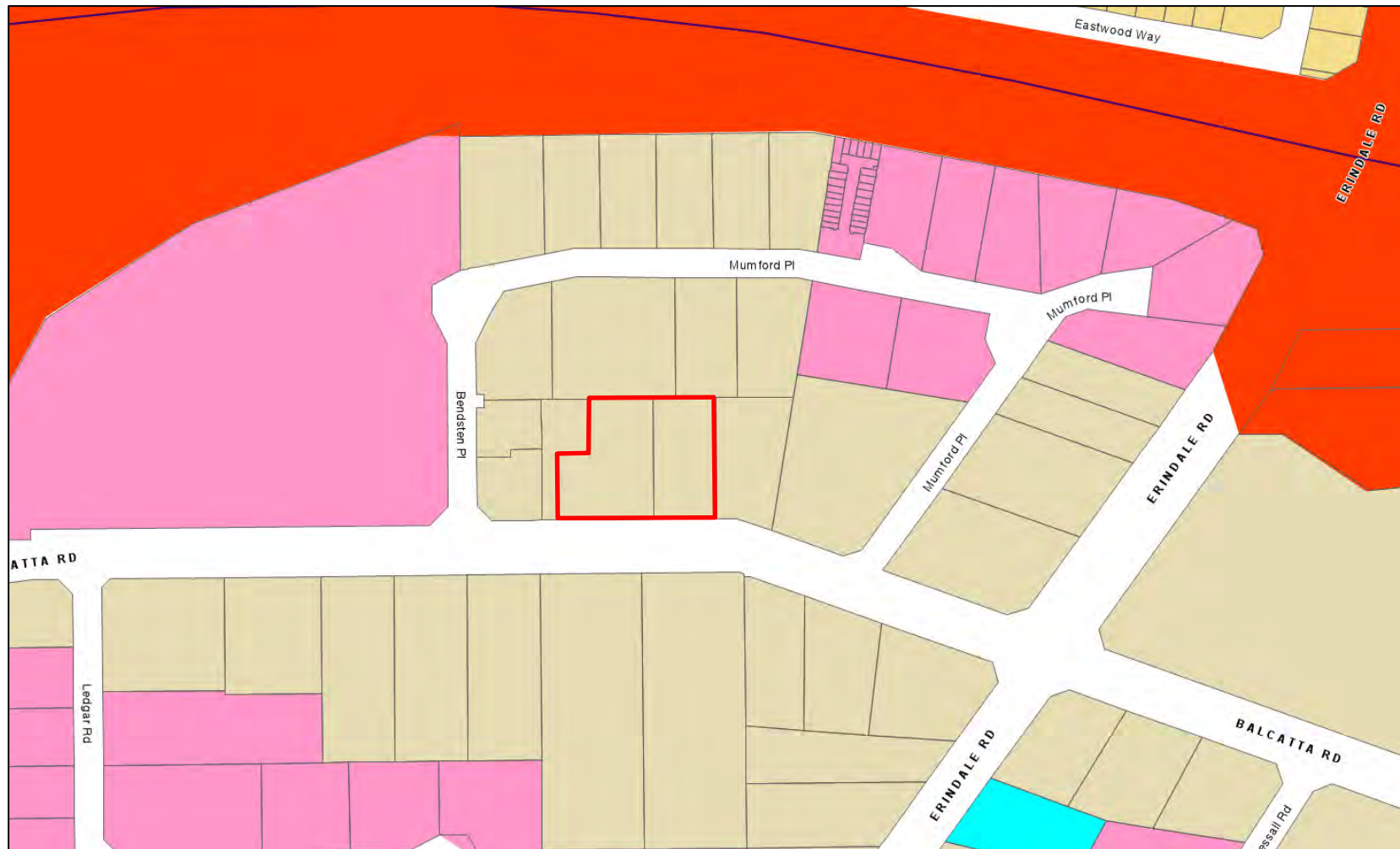
AERIAL LOCATION PLAN – LOT 106 & 106 (157 & 159) BALCATT ROAD, BALCATT



METROPOLITAN REGION SCHEME ZONING MAP



CITY OF STIRLING LOCAL PLANNING SCHEME NO. 3 ZONING MAP





OLDFIELD KNOTT ARCHITECTS PTY LTD

DAS:ZM
Job No. 12111
Ref: 12111 City Of Stirling 160212

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15 February 2016

The CEO
City Of Stirling
25 Cedric Street
STIRLING WA 6021

ATTENTION: MR AUSTIN DONAGHEY

Dear Austin,

157 BALCATT ROAD, BALCATT DEVELOPMENT APPLICATION

1. Introduction

We hereby apply for a development application for a warehouse at 157 Balcatta Road.

Supporting documents of the proposal include a traffic report, survey, architectural and landscape drawings together with the relevant completed forms all as listed as attachments at the end of this letter.

The vacant sites 157-161 (Lots 105 & 106) were purchased by our client in 2012 with the aim of eventually consolidating his warehousing, distribution and head office into one location. Our clients business, Altronics currently operates warehousing and distribution from a leased property in Ledger Road, Balcatta with headquarters, design and assembly staff located at Roe St in Perth. These facilities serve various retail outlets in Australia.

Further details of Altronics operations can be found at www.altronics.com.au

The sites are to be developed in 2 stages. The first stage, on Lot 106, will be developed for warehousing using the latest automated operations together with staff facilities sufficient to support both Stages 1 and 2. Stage 2 is anticipated to include all head office functions, a showroom and an extension to the warehousing facilities.

2. Scope of Submission

The submission for Development Approval is only for Stage 1 on Lot 106.

We have included Stage 2 on the Location Plan for information only.

IB: HJH/IE
RB: GJ
DA: 160212
FS: 160212

3. Description of Development

The application is for a high bay warehouse, staff facilities, parking and associated plant and service areas. The building comprises a 12m high warehouse to the rear of the site with a 3 story section fronting Balcatta Road. We anticipate construction to be of tilt up precast concrete for the side and rear walls with aluminum/glass cladding to the frontage along Balcatta Road.

The warehouse will incorporate an automated picking system (Developed by APC Storage Solutions Pty Ltd) with high bay stacking over a floor area of approximately 2000sqm and an enclosed delivery / Dispatch area suitable for the accommodation of 40foot containers. Fronting Balcatta Road, the 3 story section of the development will house on the ground floor a small trades reception for local suppliers and contractors, the warehouse manager, bicycle storage and staff facilities. A lift and stairs serve the first floor housing staff showers and lockers, a staff kitchen, dining room and recreation rooms. The second floor will be used for additional storage.

4. Town Planning Compliance

The following is our assessment of compliance with Local Planning Scheme 3.

(a) USE:

Warehousing is a permitted use under the Mixed Business Zone.

(b) SETBACKS:

A 20 metre setback is required. With the exception of a small (less than ½ metre) breach at the stair shaft, canopy and staff balcony. The remainder of the walls are behind the setback line and comply with this requirement.

We believe a relaxation of this requirement assists in the Architectural presentation of the development and is in keeping with the adjacent setbacks.

We are therefore asking for a relaxation of the setbacks as noted above.

(c) LANDSCAPE:

L.P.S 3 requires a landscaping area to be for 1/6th of the site area, together with a 6 metre landscape strip to primary road frontage and 1 tree for each 6 car bays. With a site area of 4602sqm, a 767sqm of landscaped area is required.

We are proposing a landscaped area of in excess of 1150sqm together with 1 tree / 4 cars and the 6 metre strip to the road boundary. This includes 660sqm of verge landscaping, 400sqm of soft on site landscaping and 90sqm of hard landscape (paths, entry forecourt).

We request that the verge landscaping be included in the calculation of landscape area on the proviso that the owners shall install and maintain landscaping and irrigation to the verge area to the council's satisfaction.

(d) PARKING:

Under the town planning scheme, the parking rate for warehousing is 1 car per 50sqm of floor area with reductions available for, in our submittal, End of Trip facilities in excess of minimum requirements. Under these calculations 64 bays are required. Refer to PO1 for this calculation.

We are proposing a total of 28 bays for Stage 1. Based on Altronics experience at their Ledger Road, Balcatta warehouse and on APC Storage Solutions assessment of staffing needs to operate the system, this is in excess of the staff and visitor parking requirements. Altronics' Brian Sorensen's memo dated 2nd February 2106 and APC's letter dated 25th November 2015 and Transcore's traffic Statement.

The number of staff to operate the warehouse systems is estimated between 8 – 10 full time staff. Visitor numbers are minimal as there is no retail outlet proposed. Local pickup and deliveries from trade customers and suppliers using utilities and small trucks are estimated at 9 – 11 trips per day. Container movement is estimated at 8 movements per month.

In the unlikely event that all the staff use cars and all local pickups and deliveries occur at the same time, the maximum parking requirement would be 12 staff, 5 local pickups and 6 local deliveries. The total peak parking demand would be 23 bays. This does not take into account the employees who regularly cycle to work or take public transport.

Based on the traffic statement, the use of the automated storage retrieval system reducing staff requirements and Altronics experience at their existing facilities, we believe the parking is sufficient. We therefore request a relaxation of the parking requirements.

Note: In the event that now or in the future, parking requirements increase, additional parking can be provided on the adjacent Lot 105.

(e) BICYCLE END OF TRIP FACILITIES:

Bicycle and end of trip facilities are provided in excess of the Local Planning Scheme Policy requirements as noted on drawing PO1.

(f) RENEWABLE ENERGY SYSTEMS:

A large (30kw) photovoltaic system with battery backup is proposed for the development. The panels are located on the roof and are not visible from the street.

5. Summary

With the exception of relaxations requested above, we believe the proposal is compliant with the town planning scheme and we respectfully request recommendation for approval.

We trust that the above and the attachments are comprehensive and self-explanatory, however if you have any questions, please do not hesitate to email or call the author.

Yours sincerely,



DAVID SUTTON
OLDFIELD KNOTT ARCHITECTS PTY LTD

Encl.

Cc: Jack O'Donnell: Altronics
Brian Sorensen: Altronics

Attachments:

1. Application for Planning Approval – City of Stirling
2. DAP Form 1
3. Attachment to Application Forms being owners / directors signature and details
4. Power of Attorney for owner – John Malcolm O'Donnell
5. Certificate of Title Lot 106 and ASIC Company Details
6. Certificate of Title Lot 105 and ASIC Company Details (for information only)
7. Deposited Plan 46611
8. Survey Plan: JBA Surveys DWG No 5K-01-A
9. Architectural Drawings: Oldfield Knott Architects PO1-P08
10. Landscape Drawing: TOL DWG No SK-01-A
11. Transcore: Transport Statement – February 2016
12. APC Storage Solutions Letter – 23 November 2015
13. Altronics' Brian Sorensen Memo – 2nd February 2016



Sean Prosser
APC Storage Solutions Pty Ltd
4 Hanwell Way
Bassendean WA 6054

23 November 2015

To Whom it May Concern

RE: Altronic Distributors – System Overview

This serves to confirm that APC Group is an Australian design, engineering and manufacturing company of static and automated storage systems which are installed across the ANZ region as well as export markets. Altronic Distributors have engaged with APC to design a solution for its proposed new Distribution Facility in the Perth metropolitan region.

The typical composition of the product flow through the facility includes the following:

- 9500 SKU's / 4800 invoices per month average
- 1100 lines per day / Average 6 lines per order
- Typically 10-11 containers per month split 70/30 between 20 and 40 footers. These are dropped with a side loader and picked up next day
- 5500-6000 cartons per month despatched

The storage medium to support the product mix includes the following but not limited to:

- Selective Racking: 2298 positions
- Longspan Racking: 386 x levels 2750 x 840 = 1062 lineal metres (including elevations)
- Steel Shelving/Binning: 260 x bays steel shelving = 234 lineal metres (excluding elevations)
- +/- 100 lineal metres of powered conveyor + zone divert system, Incline/decline and Spiral conveyor

APC is proposing to design, supply and install a fully automated storage solution for Altronics. The overall solution & technology expects to improve picking efficiencies by up to 50% as a result of state of the art conveyor and picking technologies.

Presently, based on the above, the current warehouse operates with 12 full time staff and with the implementation of the fully automated system as outlined in the planned design we believe this staffing level could be reduced to about half as the overall solution brings the distribution centre to a modern standard of best practice.

Regards,

Sean Prosser
Sales Manager Western Australia

MEMORANDUM

TO: WHOM IT MAY CONCERN

FROM: BRIAN SORENSEN

DATE: 2 February 2016

SUBJECT: PROPOSED NEW ALTRONIC DISTRIBUTORS WAREHOUSE DEVELOPMENT

The new proposed development at 157-161 Balcatta Rd, Balcatta is to serve as our main warehouse/distribution centre.

Based on latest best practice procedures, we anticipate that the warehouse in its current form will operate with approximately 8-10 full time staff. The majority of these will move from our current Ledger Road facility. Of these, some use public transport (train from Warwick then bus) and 3-4 regularly cycle to work.

The vast majority of consignments are despatched directly to customers. With this, we have 4-5 pick up's per day. Generally these are smaller 2-8 tonne trucks. We do experience a limited number of walk in trade customers. There will be no retail sales from this development.

In addition, we will receive incoming goods from local suppliers. We could have 5-6 local deliveries daily. Once again these are smaller trucks.

Stock arriving from overseas will be by sea container. This is a combination of both 20 and 40 foot containers, approximately a 50/50 split. These will be unloaded inside the building. Overall we receive around 8 containers per month on average.



Brian Sorensen
General Manager



Proposed Altronic Warehouse and Distribution Centre

Lot 106 (No 157) Balcatta Road

Transport Statement

**PREPARED FOR:
Balcatta Sunshine West Pty
Ltd**

February 2016

Document history and status

Author	Revision	Approved by	Date approved	Revision type
A Rasouli	r01	B Bordbar	29/01/16	Draft
A Rasouli	r01a	B Bordbar	5/02/16	Final

File name: t16006arr01a.docx

Author: A Rasouli

Project manager: Behnam Bordbar

Client: Balcatta Sunshine West Pty Ltd

Project: Lot 106 (No 157) Balcatta Road

Document revision: r01a

Project number: t16.006

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APPENDIX B – TURN PATH ANALYSIS		
APPENDIX C – APC LETTER (ALTRONIC SYSTEM REVIEW)		
APPENDIX D - MEMORANDUM - PROPOSED NEW ALTRONIC DISTRIBUTORS WAREHOUSE DEVELOPMENT		

REPORT FIGURES

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1.0 Introduction

This Transport Statement report has been prepared by Transcore on behalf of Balcatta Sunshine West Pty Ltd with regard to the proposed Altronic warehouse and distribution centre to be located at Lot 106 (157) Balcatta Road, Balcatta in the City of Stirling.

The Transport Assessment Guidelines for Developments (WAPC, Vol 4 – Individual Developments, August 2006) states: “A *Transport Statement* is required for those developments that would be likely to generate moderate volumes of traffic¹ and therefore would have a moderate overall impact on the surrounding land uses and transport networks”. Section 6.0 of Transcore’s report provides details of the estimated trip generation for the proposed development. Accordingly, as the total peak hour vehicular trips are estimated to be less than 100 trips, a Transport Statement is deemed appropriate for this development.

As shown in Figure 1, the subject site is currently vacant and the surrounding land uses are mainly commercial and retail uses.

The subject site is bound by Balcatta Road to the south, a vacant land to the east (Lot 105) and existing developments to the immediate north and west.



Figure 1: Location of the subject site

¹ Between 10 and 100 vehicular trips

Key issues that will be addressed in this report include the traffic generation and distribution of the proposed development, access and egress arrangement, service vehicle movement patterns and parking supply and demand.

2.0 Proposed Development

As detailed in the site plan prepared by Oldfield Knott Architects, the development proposal is for an Altronic Warehouse and distribution centre comprising of:

- ✚ Total of 4,450m² GFA;
- ✚ 28 parking bays (including 1 ACROD bay and 1 service bay);
- ✚ A loading and unloading area;
- ✚ Staff bicycle parking including 16 staff and 4 visitor bicycle bays and end of trip facility; and,
- ✚ A bin area.

The development proposes a full movement crossover on Balcatta Road to service the site.

The proposal provides a bin store area which is located at the western end of the site to the immediate south of the Fire Services facility. A service bay is also proposed for the proposed development which can cater for small delivery and despatch vehicles as well as the rubbish collection trucks.

Large delivery vehicles including 19m semi-trailers utilise the loading/unloading area, which is located to the west of the warehouse building. The large delivery vehicles enter the site in forward gear, reverse into the loading area and then exit the site in forward gear.

Turn path analysis was undertaken to confirm the suitability of the geometry of the Balcatta Road crossover, internal site's layout including parking aisle and the loading area to accommodate a typical 19.0m semi-trailer.

For more details refer to the proposed development plan and turn path analysis included in Appendix A and B of this report respectively.

Based on the information provided to Transcore, it is expected that the proposed Altronic Warehouse and distribution centre would have 8-10 full time staff on-site. A Copy of the APC letter which describes the operation of the proposed warehouse is attached in Appendix C for further information.

3.0 Parking

The proposed development provides the following number of parking bays:

- + 26 normal passenger parking bays;
- + 1 ACROD bay;
- + 1 Service Bay;
- + A loading and unloading bay which caters for large delivery vehicles; and,
- + 16 staff and 4 visitor bicycle bays.

Based on advice from the Applicant it is understood that the proposed operation of Altronic Warehouse and distribution centre would involve 8-10 full time staff on-site. Accordingly, assuming that at any time maximum 10 staff use private car to commute to work, there would be a minimum of 17 bays available to cater for any visitors to the site. Accordingly, the proposed parking supply is considered to be adequate for the anticipated parking demand of this development.

In addition to the on-site car parking provision the employees are also encouraged to utilise other modes of transport such as public transport or cycling to travel to the proposed development.

A signed copy of the Memorandum written by the General Manager of Altronic Warehouse and distribution centre is attached in Appendix D. The memorandum acknowledges the number of staff and how they would commute to work. It also provides information regarding deliveries and despatches.

4.0 Daily Traffic Volumes and Vehicle Types

The traffic volumes likely to be generated by the proposed development has been estimated in accordance with the RTA NSW “Guide to Traffic Generating Developments” document, which provides daily and peak hour trip rates for the relevant land uses.

4.1 Existing Development Trip Generation

The subject site is presently vacant and as such it does not generate any traffic.

4.2 Proposed Development Trip Generation

The most relevant RTA trip generation rates which can be used to estimate the traffic generation of the proposed Altronic warehouse and distribution centre is for *warehouse*. The trip rates for a warehouse use are as following:

- ✚ Daily vehicle trips: 4 trips per 100m² of GFA; and,
- ✚ Peak hour trips: 0.5 per 100m² of GFA.

As the development also includes the distribution centre for the purpose of a robust assessment an additional 50% trips have been added to the trip generation calculations.

Therefore, the proposed development is estimated to generate about 267 daily vehicle trips, with approximately 34 trips during a typical peak hour period. These trips include both inbound and outbound vehicle movements.

All of these trips will be distributed onto Balcatta Road through the proposed crossover. The traffic distribution detailed in Table 1 is based on 50%/50% inbound/outbound trip split assumption:

Table 1: Typical peak hour trips for the proposed development

Time period	Direction	Total Peak Hour Trips	
		Split	Total
Typical Peak	Inbound	17	34
	Outbound	17	

Figure 2 illustrates the peak hour traffic distribution of the proposed development on the surrounding road network.

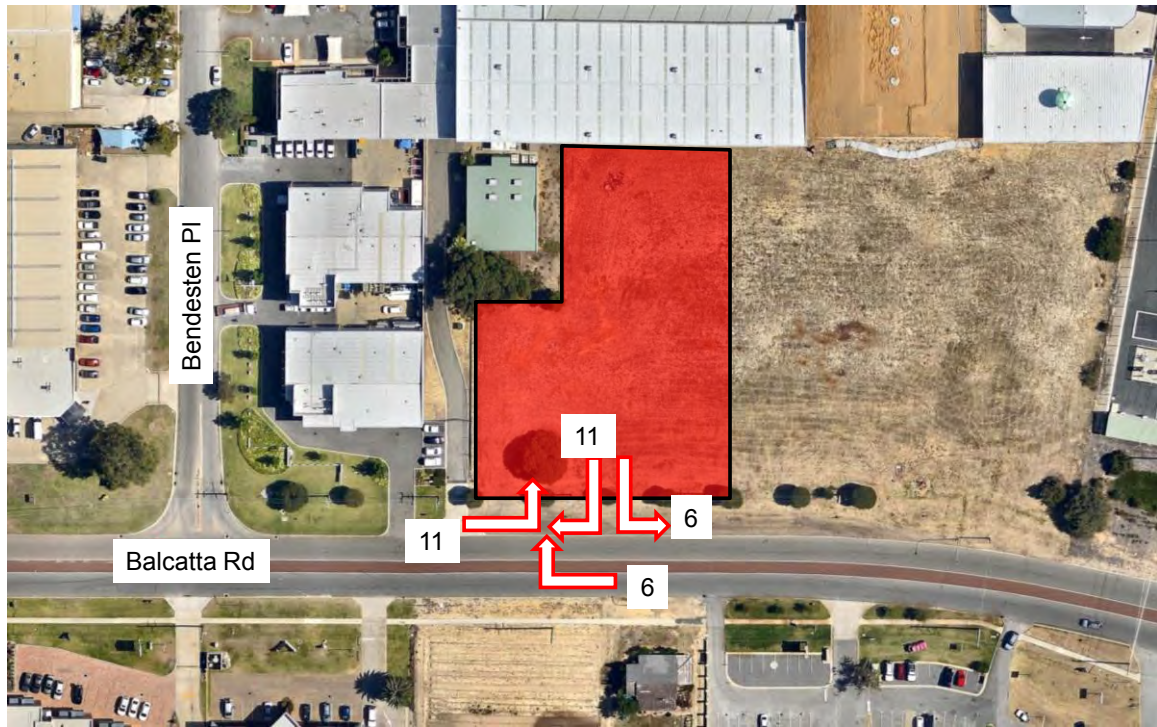


Figure 2: Typical peak hour traffic generation of the proposed Development

4.3 Impact on the Surrounding Road Network

The WAPC *Transport Assessment Guidelines for Developments* (2006) provides guidance on the assessment of traffic impacts:

“As a general guide, an increase in traffic of less than 10 percent of capacity would not normally be likely to have a material impact on any particular section of road, but increases over 10 percent may. All sections of road with an increase greater than 10 percent of capacity should therefore be included in the analysis. For ease of assessment, an increase of 100 vehicles per hour for any lane can be considered as equating to around 10 percent of capacity. Therefore any section of road where the structure plan traffic would increase flows by more than 100 vehicles per hour for any lane should be included in the analysis.”

The proposed development will not increase traffic flows on Balcatta Road anywhere near the quoted WAPC threshold to warrant further detailed analysis. Therefore the impact on the surrounding road network is considered to be insignificant.

5.0 Traffic Management on the Frontage Streets

Balcatta Road in the vicinity of the subject site is a 14.7m two lane road with a 3.0m wide painted median. Balcatta Road operates under a speed limit of 60km/h in this vicinity. Figure 3 shows a section of Balcatta Road in the vicinity of the subject site. As shown in Figure 3, a footpath is provided within the southern verge of Balcatta Road.



Figure 3: Westbound view along Balcatta Road in the vicinity of the subject site²

According to the Main Roads WA *Metropolitan Functional Road Hierarchy* document, Balcatta Road is classified as a *Distributor A* road.

Based on the latest available traffic count data provided by Main Roads WA, Balcatta Road (west of Erindale Road) carried approximately 8,700vpd on a typical weekday (February 2015). The morning peak of 766vph was recorded between 8:00-9:00AM while the afternoon peak of 724vph was recorded between 3:00-4:00PM.

Based on the information provided to Transcore there would be no changes to Balcatta Road in this vicinity in short to medium term.

² Source: Nearmap Street View

6.0 Public Transport

Nearby public transport services are shown in Figure 4. Bus routes 387, 427 and 428 which travel along Erindale Road will serve the proposed development. These bus routes provide connectivity to Warwick Train Station to the north as well as Stirling Train Station and Perth CBD to the south of the development. The nearest bus stop is on Erindale Road approximately 110m walking distance to the north of the signalised intersection of Balcatta Road and Erindale Road.

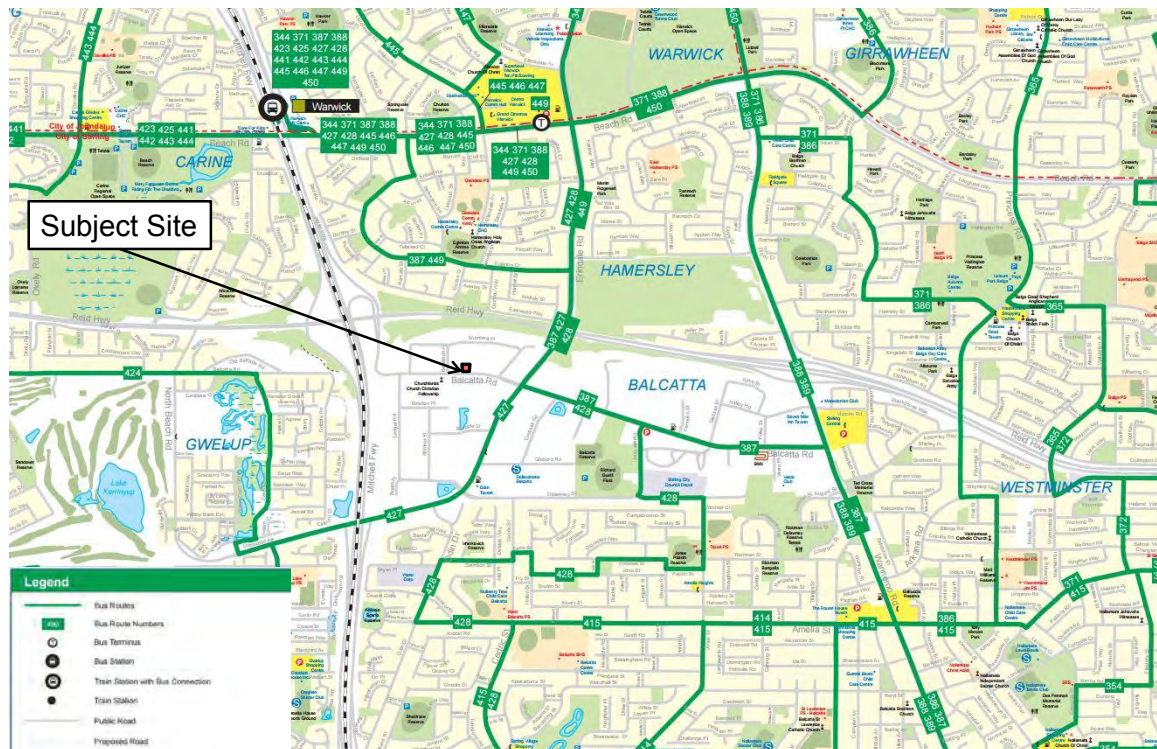


Figure 4: Public transport services (Transperth Maps)

7.0 Pedestrian Access

Pedestrians can access the proposed development from the external footpath provided within the southern verge of Balcatta Road. There is currently no footpath constructed within the northern verge of Balcatta Road and adjacent to the subject site.

Pedestrian crossing facilities are provided at the signalised intersection of Balcatta Road and Erindale Road to the east of the subject site.

9.0 Site Specific Issues

No specific issues were identified for the Site.

10.0 Safety Issues

No safety issues were identified within the scope of this assessment.

11.0 Conclusions

This Transport Statement has been prepared with regard to the proposed Altronic warehouse and distribution centre, at Lot 106 (157) Balcatta Road, Balcatta in the City of Stirling. The site is currently vacant land.

The proposal includes creation of a single full movement crossover on Balcatta Road.

The site features good connectivity to the surrounding areas through existing bus and cycle routes. Pedestrian can also access the site via external footpath within southern verge of Balcatta Road.

Desktop traffic modelling and analysis undertaken in this report shows that the traffic generated as a result of the proposed development is relatively minimal and as such would have insignificant impact on the surrounding road network including Balcatta Road.

The operation of this development is anticipated to involve 8-10 full time staff on-site. Accordingly and assuming that at any time maximum 10 staff use private car to commute to work, there would be a minimum of 17 bays available to cater for any visitors to the site. Accordingly the proposed parking supply is considered to be adequate for the anticipated parking demand of this development.

Turn path analysis undertaken indicates that the biggest size service vehicle which is a 19.0m semi-trailer can access the site in forward gear, reverse into the loading area and exit the site in forward gear.



Form 2 - Responsible Authority Report (Regulation 17)

Property Location:	Lot 12 (493) Beach Road, Duncraig
Application Details:	Proposed extension to approval period for proposed Dan Murphy's Liquor Store
DAP Name:	Metro North-West JDAP
Applicant:	MGA Town Planners
Owner:	ALH Group Property Holdings Pty Ltd
LG Reference:	DA16/0298
Responsible Authority:	City of Joondalup
Authorising Officer:	Dale Page Director Planning and Community Development
Department of Planning File No:	DP/12/00977
Report Date:	2 May 2016
Application Receipt Date:	8 March 2016
Application Process Days:	60 Days
Attachment(s):	1: Location plan 2: Original JDAP decision and approved plans dated 27 March 2013 3: Amended JDAP approval of 2 April 2015

Officer Recommendation:

That the Metro North-West JDAP resolves to:

1. Accept that the DAP Application reference DP/12/00977 as detailed on the DAP Form 2 dated 14 March 2016 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/12/00977 as detailed on the DAP Form 2 dated 8 March 2016, in accordance with clause 77(4) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, for an extension to the approval period for a Dan Murphy's Liquor Store at Lot 12 (493) Beach Road, Duncraig, subject to:

Amended Condition

1. This decision constitutes development approval only and is valid for 18 months from the date of this approval. If the subject development is not substantially commenced within the 18 month period, the approval shall lapse and be of no further effect.

Amended Advice Note

1. All conditions and requirements detailed on the original approval dated 27 March 2013 shall remain unless altered by this application.

Background:

Property Address:	Lot 12 (493) Beach Road, Duncraig
Zoning	MRS: Urban
	TPS: Commercial
Use Class:	Tavern – Discretionary ‘D’ use Shop - Permitted ‘P’ use
Strategy Policy:	N/A
Development Scheme:	<i>City of Joondalup District Planning Scheme No. 2</i>
Lot Size:	10,339m ²
Existing Land Use:	Tavern Shop (drive through liquor store)
Value of Development:	\$3,400,000.00

The subject site forms part of the wider Carine Glades shopping complex in Duncraig. The site is zoned ‘Urban’ under the *Metropolitan Region Scheme* (MRS) and ‘Commercial’ under the City’s *District Planning Scheme No. 2* (DPS2).

The surrounding land to the west and north of the site is also zoned ‘Commercial’ under DPS2. In addition to this, the subject site is adjoined by residential properties to the east and Beach Road immediately to the south (Attachment 1 refers).

In June 2012, the City received an application to extend the Carine Tavern for the purposes of a Dan Murphy’s liquor outlet, and associated signage. The proposed additions are to be incorporated into the existing Carine Tavern, with a number of existing structures, including the drive through liquor store, cool room and a part of the function rooms, to be removed in order to facilitate the new development.

The development was originally refused by the Metropolitan North-West Joint Development Assessment Panel (JDAP) at its meeting of 17 October 2012 due to issues relating to the car parking shortfall and the location of the car park on-site.

The applicant subsequently sought a review of this decision through the State Administrative Tribunal (SAT), and through that process made revisions to the proposal. As a result of these amended plans, the SAT invited the JDAP to reconsider its previous decision. At its meeting of 27 March 2013 the JDAP resolved to approve the application subject to a number of conditions, including a two year approval period provided at condition 1 (Attachment 2 refers).

The applicant has previously had this approval period extended for a period of 18 months. The JDAP at its meeting held on 2 April 2015, resolved to amend condition 1 of the original approval to read as follows:

- “1. *This decision constitutes planning approval only and is valid for 18 months from the date of this approval. If the subject development is not substantially commenced within the 18 month period, the approval shall lapse and be of no further effect.*”

The current approval expires on 2 October 2016.

Details: outline of development application

The applicant seeks an amendment to condition 1 of the JDAP decision of 2 April 2015 so as to extend the period within which the development approved must be substantially commenced.

The applicant has provided justification for the above outlining that, prior to the commencement of development, it is necessary to obtain a liquor licence from the Department of Racing, Gaming and Liquor. The process for obtaining the liquor licence for the development has been delayed. More recently a Supreme Court decision has ordered the Liquor Commission to reconsider its initial decision to refuse the application for the Dan Murphy's Liquor Store. Given that the determination by the Liquor Commission is likely to take between three to 12 months it is unlikely that the liquor licence will have been obtained, and the development substantially commenced by 8 October 2016, which is when the current development approval expires.

As such, the applicant has requested that condition 1 be amended to enable the approval to be valid for a further 18 months from the date of this decision, by which time the applicant expects the process associated with the liquor licence application should be complete and a substantial commencement of the building works made.

Legislation & policy:

Legislation

- *Planning and Development Act 2005*
- *Metropolitan Region Scheme (MRS)*
- *Planning and Development (Local Planning Schemes) Regulations 2015*
- *City of Joondalup District Planning Scheme No. 2 (DPS2)*

State Government Policies

Not applicable.

Local Policies

- *Council Policy – Environmentally Sustainable Buildings in the City of Joondalup*
- *Council Policy – Signs*

The requirements of these policies, including the City's *Environmentally Sustainable Design Checklist*, were addressed previously in the original report for DP/12/00977.

Consultation:

Public Consultation

The proposal was not required to be advertised as it was deemed that the extension to the time in which the development can substantially commence would not result in any additional impact on surrounding landowners.

It is noted that consultation was undertaken previously for the approved development. A summary of concerns raised is contained within the original report for DP/12/00977.

Consultation with other Agencies or Consultants

The application was not required to be referred to any other agencies or consultants.

Planning assessment:

The application is for an amendment to condition 1 of the previous approval for a Dan Murphy's Liquor Store, to enable the approval to be valid for a further 18 months.

The subject development requires a liquor licence prior to the commencement of development. Given the complexity of this process, it is acknowledged that the commencement of development is unlikely to occur prior to the expiration of the development approval on 8 October 2016.

As no changes are proposed to the development itself, there will be no impact on the existing streetscape or character of the area. Furthermore, as there have been no changes or further developments within the locality since the previous approval was granted, the approval is still considered appropriate and in accordance with the objectives of DPS2.

It is therefore recommended that the application be approved.





Government of Western Australia
Development Assessment Panels

Planning and Development Act 2005

City of Joondalup District Planning Scheme No.2

Metro North-West Joint Development Assessment Panel

Determination on Development Assessment Panel Application for Planning Approval

Location: Lot 12 (No.493) Beach Road, Duncraig

Description of proposed Development: Proposed Shop Extension (Dan Murphy's Liquor Outlet) to the Carine Tavern and Associated Signage Additions

The Metro North-West Joint Development Assessment Panel, pursuant to section 31 of the *State Administrative Tribunal Act 2004*, and as invited by the State Administrative Tribunal in respect of SAT application DR 381 of 2012, resolves to:

Reconsider its decision dated 17 October 2012 and approve DAP Application reference DP/12/00977, subject to the amended plans set out in Attachment 2 to this report dated 19 March 2013, and 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 two (2) years from the date of this decision letter. 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 Construction Management Plan being submitted and approved prior to the commencement of construction. 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;
 - other matters likely to impact on the surrounding properties;
3. 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 construction.
4. Detailed landscaping plans shall be submitted to the City for approval prior to the commencement of construction. These landscaping plans are to indicate the proposed landscaping treatment(s) of the subject site and the adjoining road verge(s), and shall:
 - Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;



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Development Assessment Panels

Planning and Development Act 2005

City of Joondalup District Planning Scheme No.2

Metro North-West Joint Development Assessment Panel

Determination on Development Assessment Panel Application for Planning Approval

Location: Lot 12 (No.493) Beach Road, Duncraig

Description of proposed Development: Proposed Shop Extension (Dan Murphy's Liquor Outlet) to the Carine Tavern and Associated Signage Additions

The Metro North-West Joint Development Assessment Panel, pursuant to section 31 of the *State Administrative Tribunal Act 2004*, and as invited by the State Administrative Tribunal in respect of SAT application DR 381 of 2012, resolves to:

Reconsider its decision dated 17 October 2012 and approve DAP Application reference DP/12/0097, subject to the amended plans set out in Attachment 2 to this report dated 19 March 2013, and 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 two (2) years from the date of this decision letter. 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 Construction Management Plan being submitted and approved prior to the commencement of construction. 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;
 - other matters likely to impact on the surrounding properties;
3. 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 construction.
4. Detailed landscaping plans shall be submitted to the City for approval prior to the commencement of construction. These landscaping plans are to indicate the proposed landscaping treatment(s) of the subject site and the adjoining road verge(s), and shall:
 - Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;



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Development Assessment Panels

- Provide all details relating to paving, treatment of verges and tree planting in the car park;
 - Show spot levels and/or contours of the site;
 - Indicate any natural vegetation to be retained and the proposed manner in which this will be managed;
 - Be based on water sensitive urban design principles to the satisfaction of the City;
 - Be based on Designing out Crime principles to the satisfaction of the City; and
 - Show all irrigation design details.
5. 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.
 6. The car parking shade trees as indicated on the approved plans shall be installed prior to the development first being occupied. The trees shall be located within tree wells and protected from damage by vehicles and maintained to the satisfaction of the City.
 7. Any proposed external building plant, including air conditioning units, piping, ducting and water tanks, being located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and where practicable from adjoining buildings, with details of the location of such plant being submitted for approval by the City prior to the commencement of construction.
 8. 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. The proposed stormwater drainage system is required to be shown on the Building Permit submission and be approved by the City prior to the commencement of construction.
 9. 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/NZS2890.1 2004), Off-street Parking for People with Disabilities (AS/NZS2890.6 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.
 10. Bicycle parking facilities shall be provided in accordance with the Australian Standard for Off Street Car Parking – Bicycles (AS2890.3-1993) prior to the development first being occupied. Details of bicycle parking area(s) shall be provided and approved by the City prior to the commencement of construction.
 11. All external walls of the proposed building shall be of a clean finish, and shall at all times be maintained to a high standard, including being free of vandalism, to the satisfaction of the City;



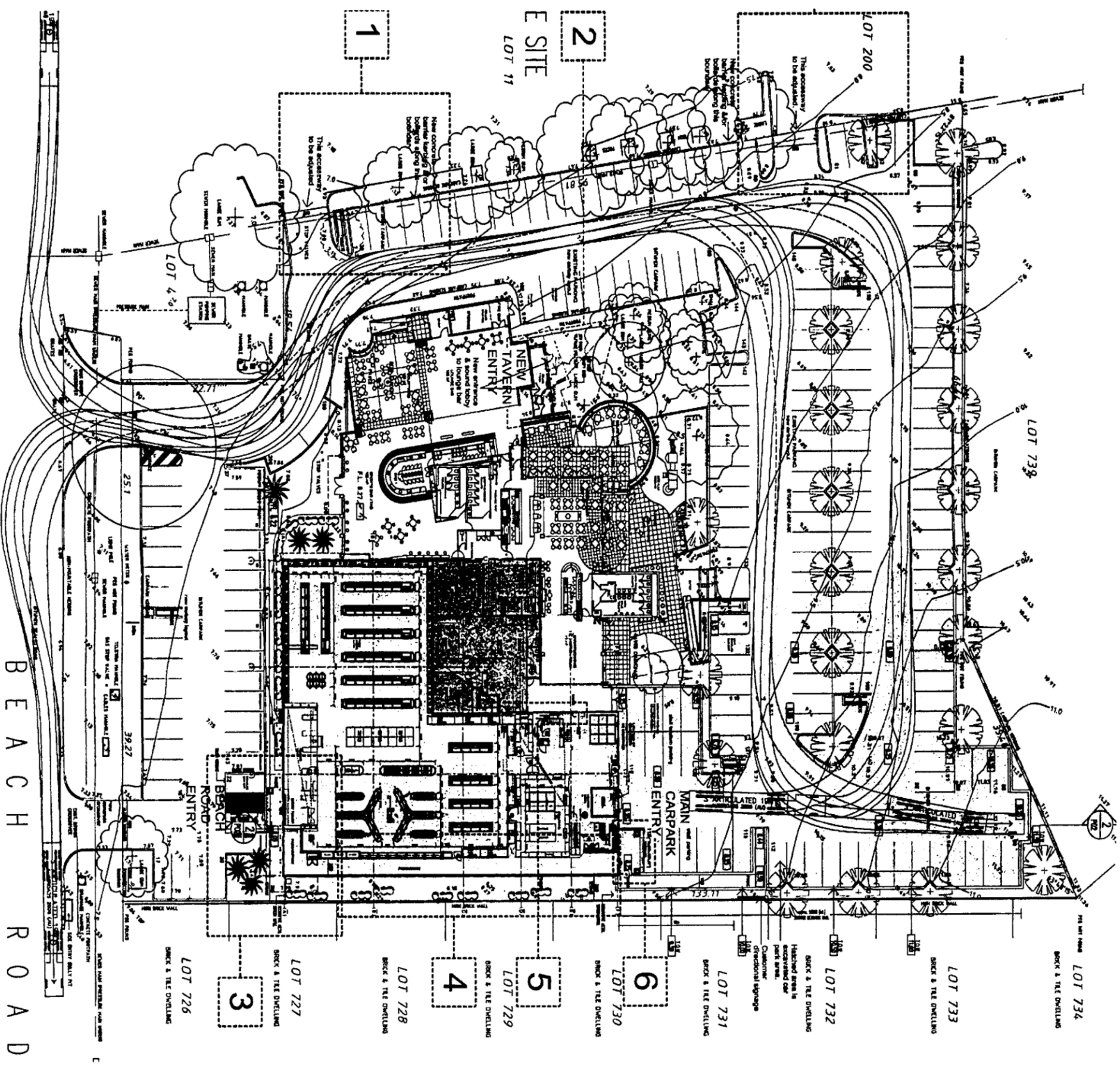
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Development Assessment Panels

12. The tavern, including all function room areas shall not exceed a maximum capacity of 569 persons at any given time.
13. The glazing along the eastern facade of the building (pedestrian passageway) shall be provided with appropriate levels of passive shading in order to improve the thermal efficiency of the building, to the satisfaction of the City. Such shading mechanisms or devices shall be shown on the plans submitted with the Building Permit application, for approval by the City.

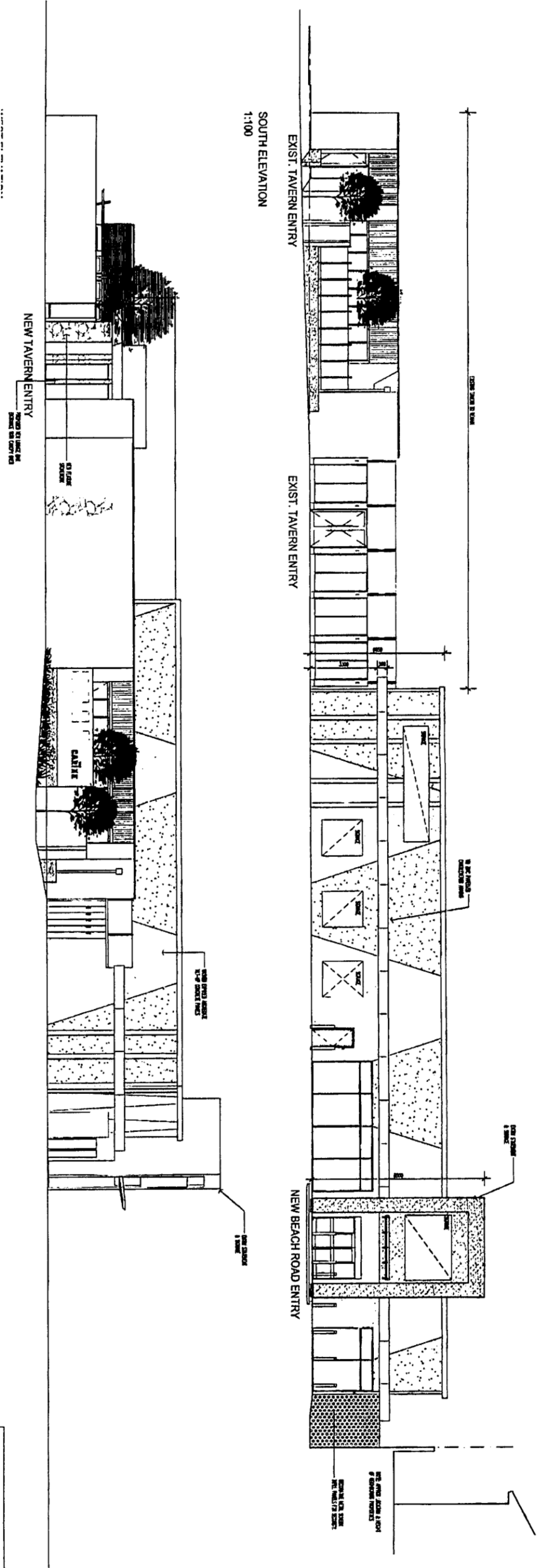
Advice notes

1. In relation to condition 1 above, where an approval has so lapsed, no development shall be carried out without the further approval of the City having first been sought and obtained.
2. In relation to condition 3, a refuse management plan is required which must consider the total amount of waste that would be expected, the number and type of bins proposed, the frequency of collection, method of collection and other issues affecting handling of waste.
3. In relation to condition 10 above, the applicant and developer are strongly encouraged to consider the need for the provision of suitable amounts of shaded, secure, bicycle parking areas and end-of-trip facilities on the site.
4. The City's Local Laws require all commercial developments to be provided with a bin storage area of sufficient size to accommodate the bins that will be used and incorporating wash-down facilities. Minimum specification is a suitably screened 1.5m x 1.5m concrete pad 100mm thick with a floor graded to a floor waste connected to sewer and a hose cock.
5. Kitchen and food related areas to be designed and built in accordance with the *Food Act 2008*. It is recommended that detailed plans of the kitchen area are submitted to the City's Health & Environmental Services section for assessment and comment prior to obtaining a Building Permit. Please contact Health & Environmental Services on 9400 4933 for further information.
6. A report is required from a qualified acoustic consultant showing that noise generated by plant and equipment in the proposed development will meet the assigned levels of the *Environmental Protection (Noise) Regulations 1997* at the nearest noise sensitive premises. Report must also confirm if noise generated by bin servicing and deliveries to the proposed development prior to 7am or after 7pm Monday to Saturday and prior to 9am or after 7pm on Sunday and Public Holidays will meet the assigned levels of the *Environmental Protection (Noise) Regulations 1997* at the nearest noise sensitive premises.

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*.

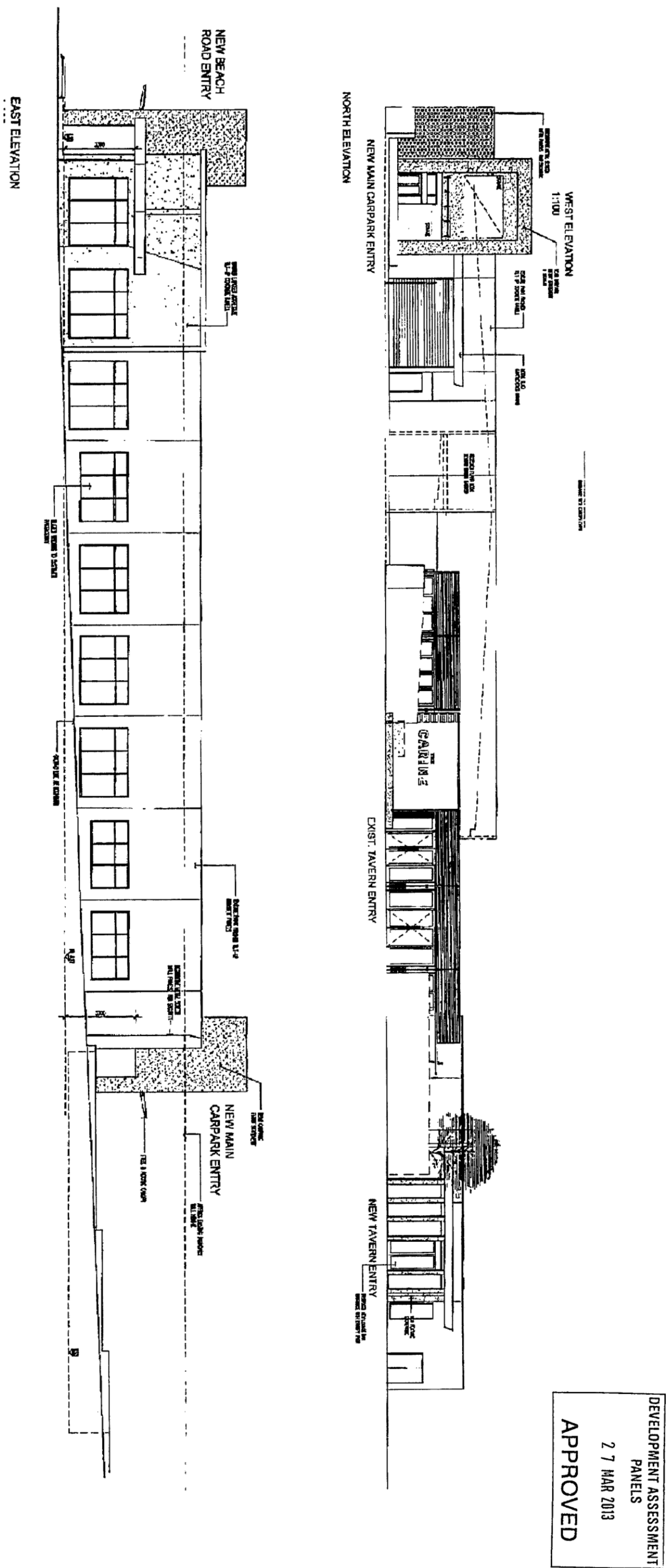


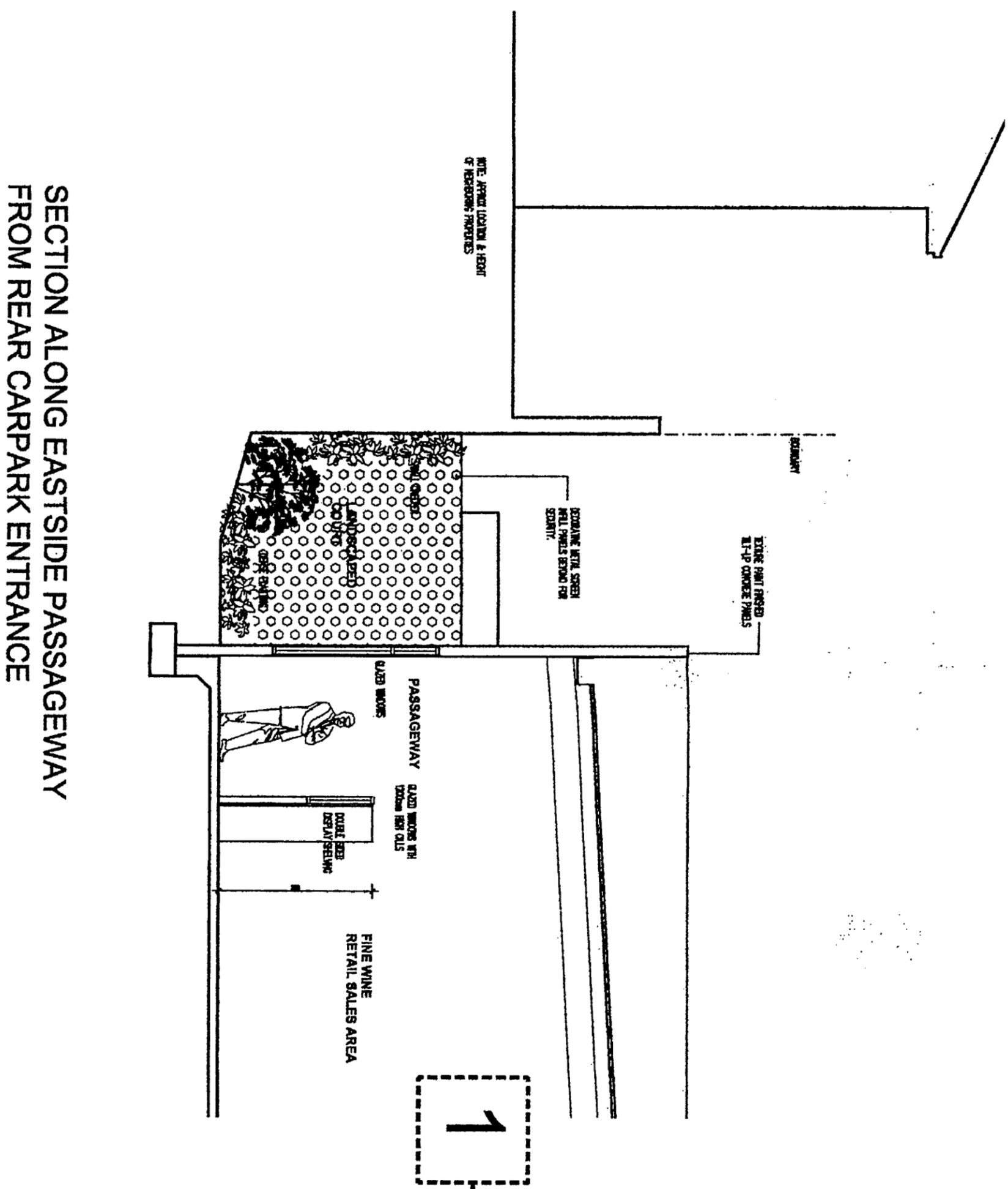
DEVELOPMENT ASSESSMENT
PANELS
27 MAR 2013
APPROVED



DEVELOPMENT ASSESSMENT
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APPROVED

Attachment 2 Development plans





DEVELOPMENT ASSESSMENT
PANELS
27 MAR 2013
APPROVED



Government of Western Australia
Development Assessment Panels

LG Ref: DA15/0085
DP Ref: DAP/12/00977
Enquiries: Development Assessment Panels
Telephone: (08) 6551 9919

Mr Peter Goff
MGA Town Planning
mga@global.net.au

Dear Mr Goff

**Metro North-West JDAP – City of Joondalup – DAP Application DA15/0085
Lot 12 (493) Beach Road, Duncraig
Proposed amendment to approval for shop extension (Dan Murphy's Liquor
Outlet)**

Thank you for your application submitted to the City of Joondalup on 2 February 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 2 April 2015, where in accordance with the provisions of the City of Joondalup City of Joondalup District Planning Scheme No. 2, 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 Lydia Dwyer at the City of Joondalup on (08) 9400 3011.

Yours sincerely,

Sean O'Connor

DAP Secretariat

8/04/2015

Encl. DAP Determination Notice

Cc: Ms Lydia Dwyer
City of Joondalup
Lydia.dwyer@joondalup.wa.gov.au



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Postal address: Locked Bag 2506 Perth WA Street address: 140 William Street Perth WA 6000
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Government of Western Australia
Development Assessment Panels

Planning and Development Act 2005

City of Joondalup 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 12 (493) Beach Road, Duncraig

Description of proposed Development: Proposed amendment to approval for shop extension (Dan Murphy's Liquor Outlet)

In accordance with Regulation 8 of the *Development Assessment Panels Regulations 2011*, the above application for planning approval was **granted** on 2 April 2015, subject to the following:

1. Accept that the DAP Application reference DP/12/00977 as detailed on the DAP Form 2 dated 23 January 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/12/00977 as detailed on the DAP Form 2 date 23 January 2015, in accordance with the provisions of the *City of Joondalup District Planning Scheme No. 2* and the *Metropolitan Region Scheme*, for the amendment to approval for shop extension (Dan Murphy's Liquor Outlet) at Lot 12 (493) Beach Road, Duncraig, subject to:

Amended Condition

1. This decision constitutes planning approval only and is valid for 18 months from the date of this approval. If the subject development is not substantially commenced within the 18 month period, the approval shall lapse and be of no further effect.

Amended Advice Note

1. All conditions and requirements detailed on the previous approval dated 27 March 2013 shall remain unless altered by this application.

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*.



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