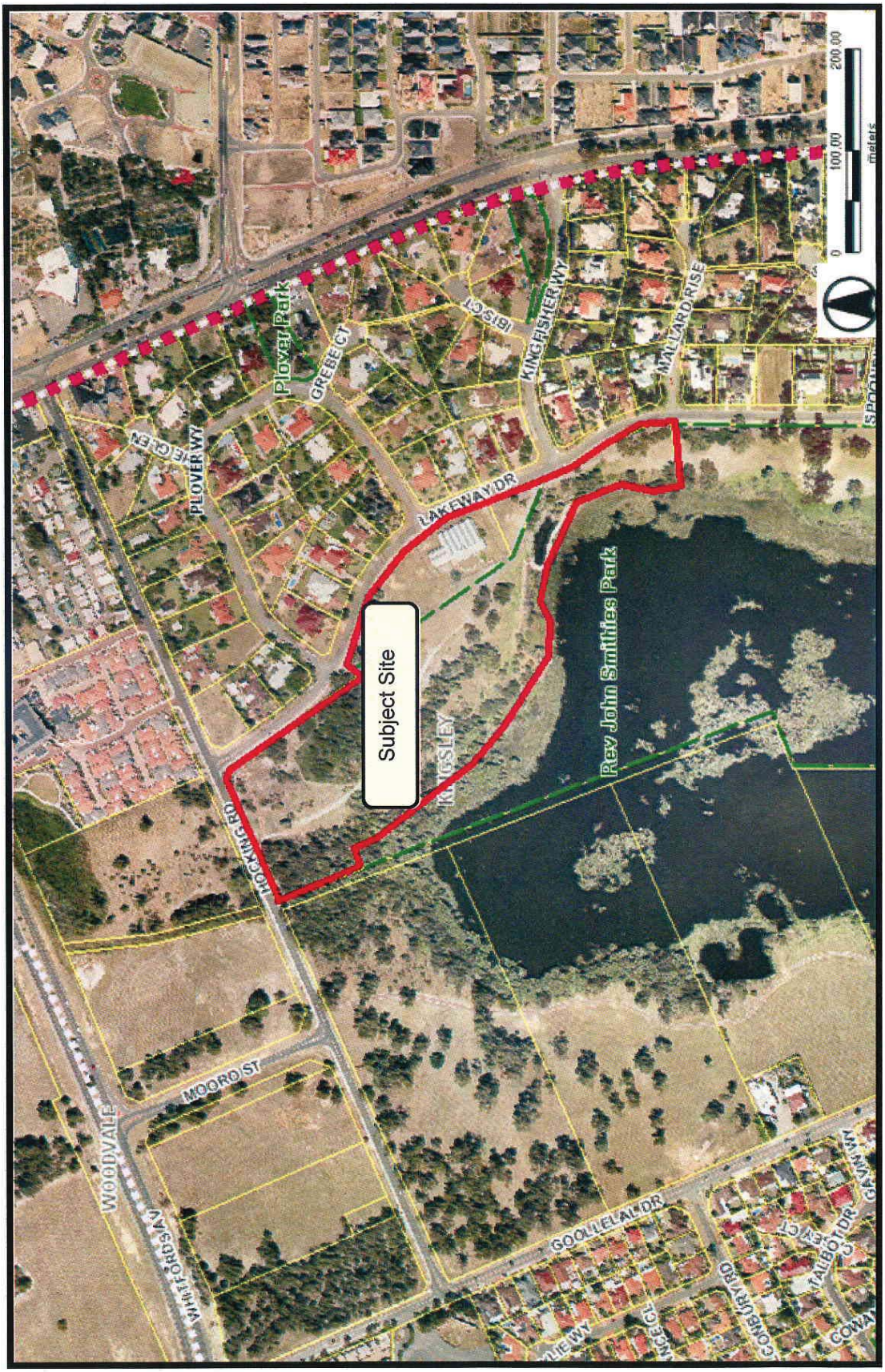
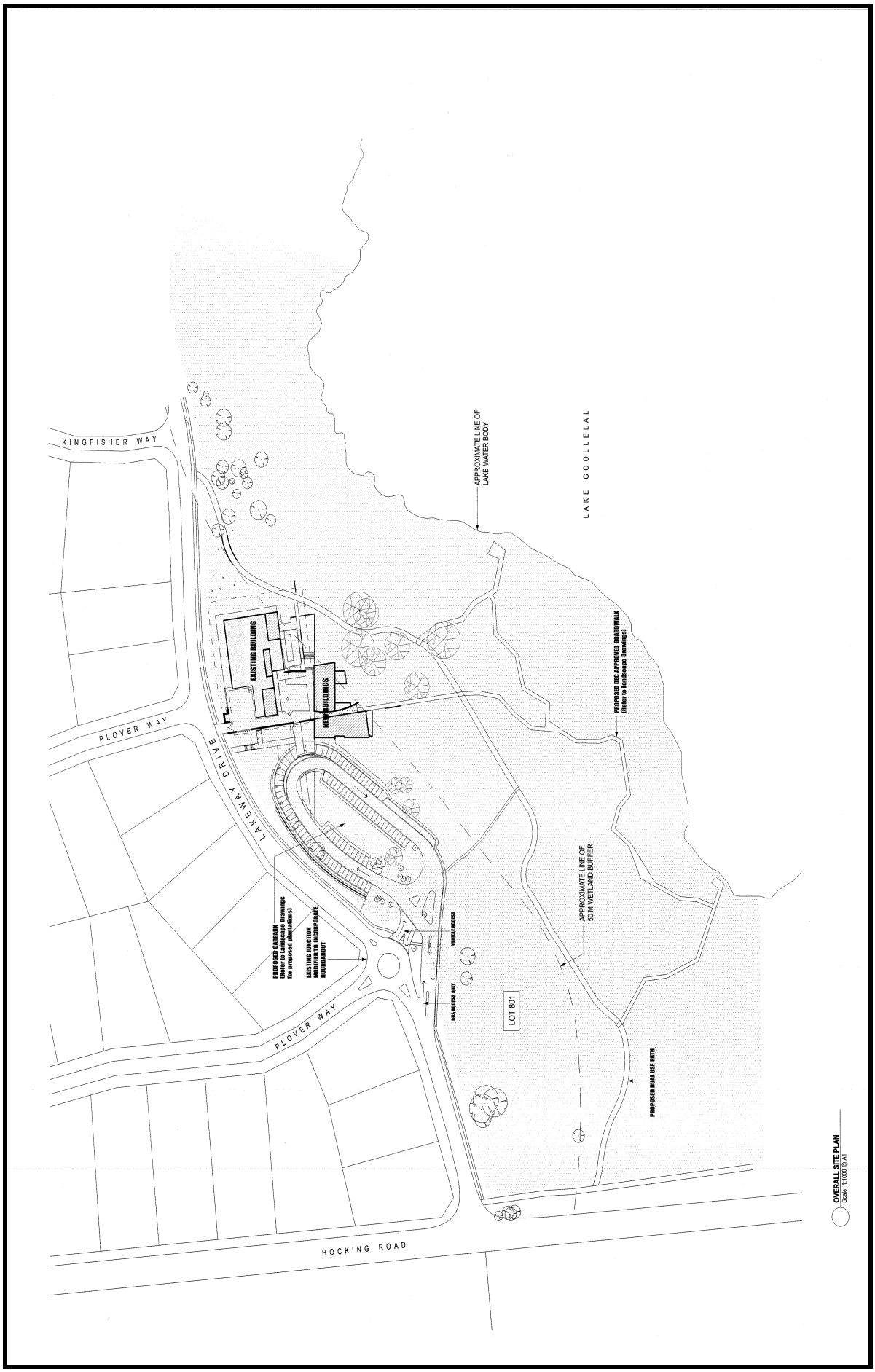
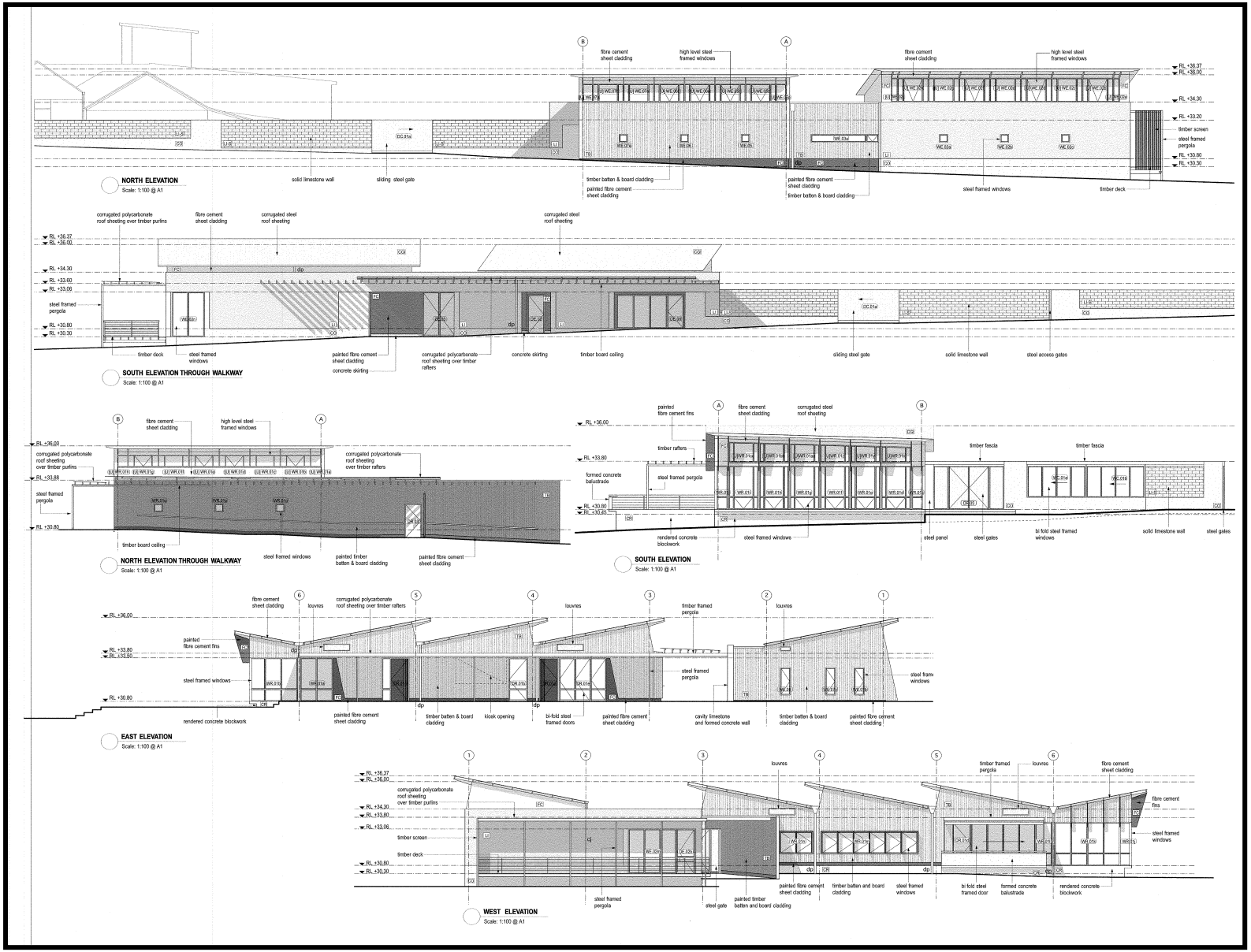
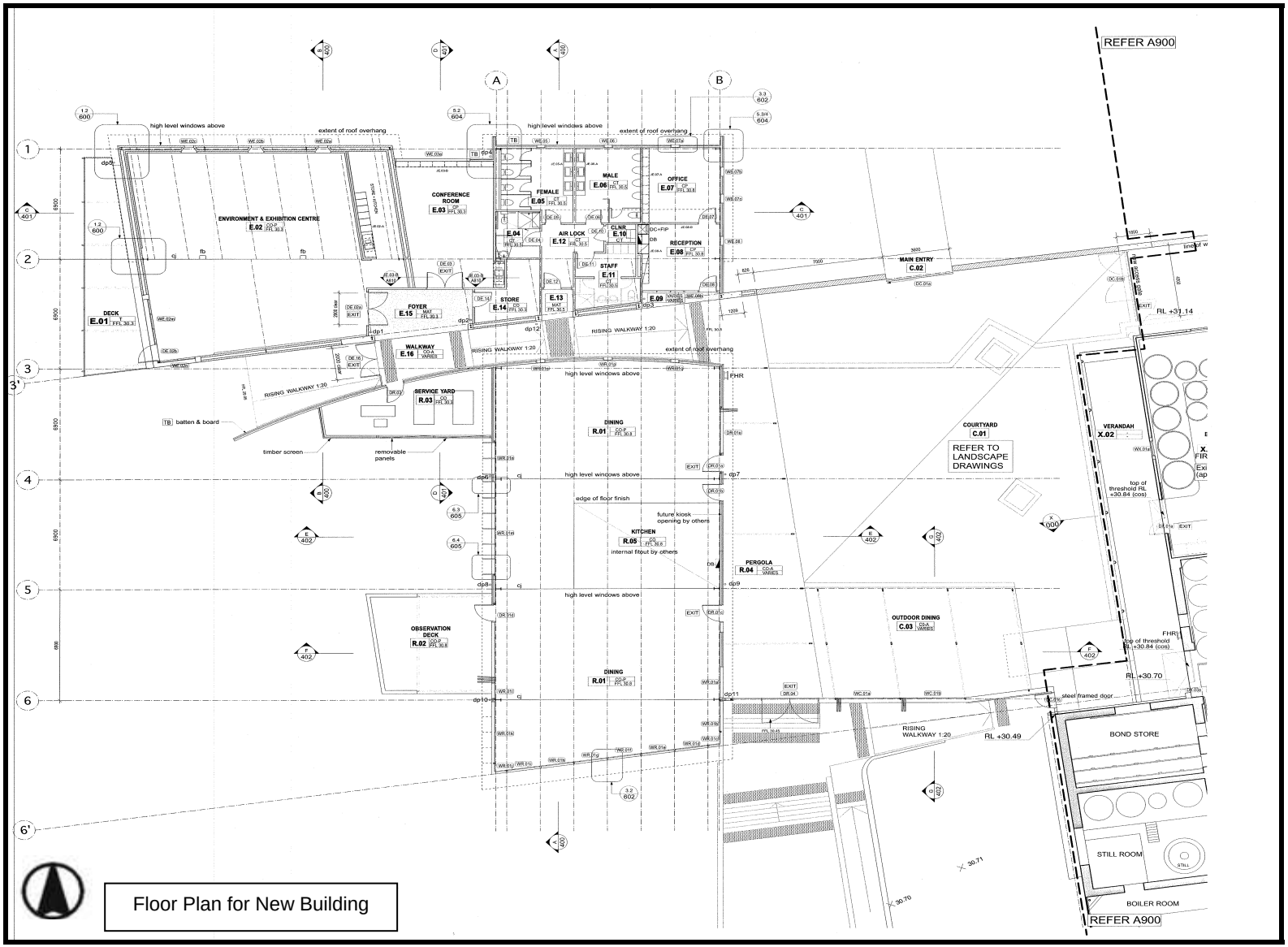
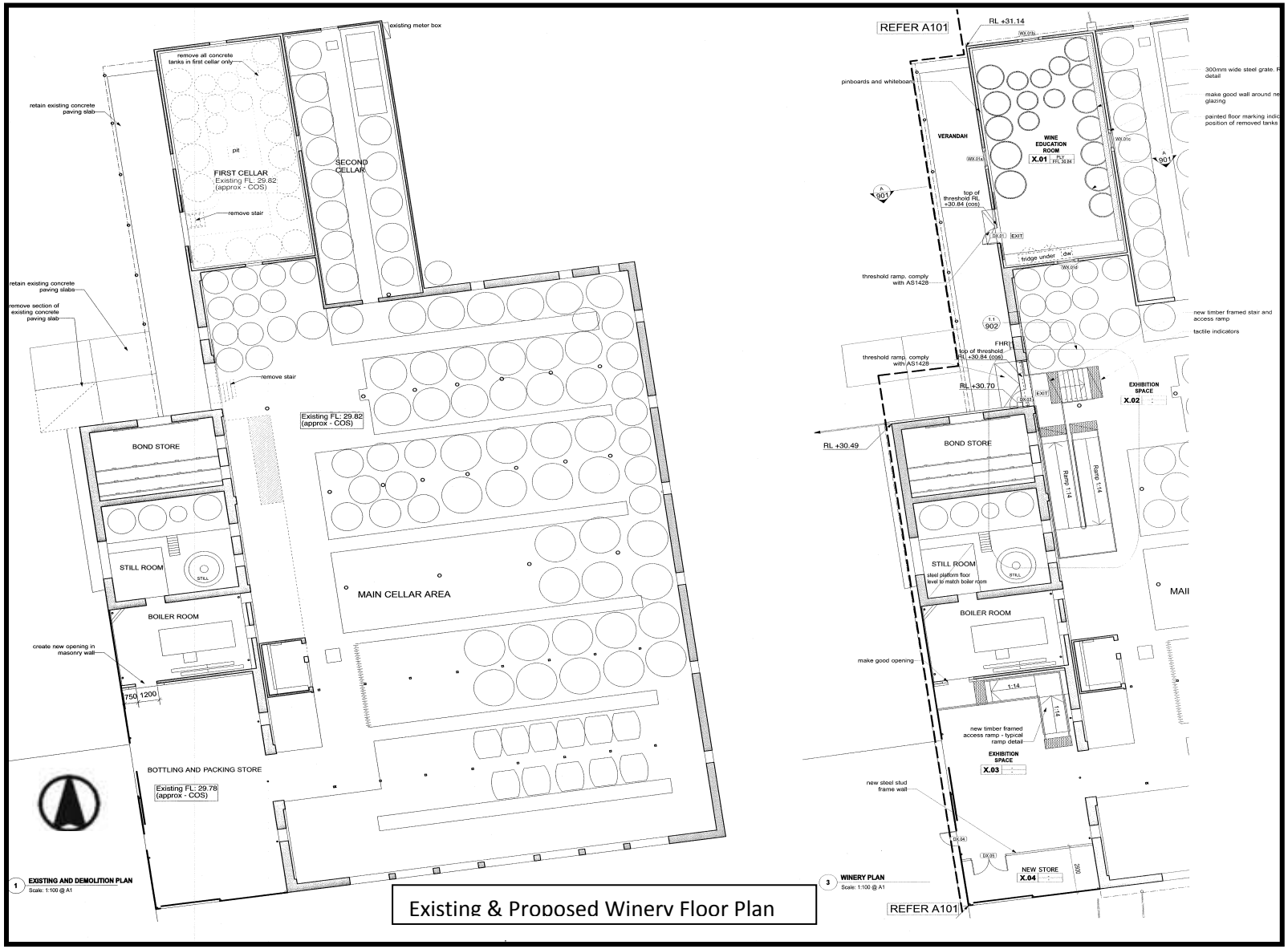

Subject Site
Rev John Smithies Park
Plover Park
LAKEWAY DR
KINGSLEY
HOCKING RD
MOORD ST
WOODVALE
WHITFORD AV
GOOLLELAL DR
KINGFISHER WY
MALLARD RISE
PLOVER WY
GREBE CT
200.00
100.00
0
meters


KINGFISHER WAY
PLOVER WAY
LAKEWAY DRIVE
PLOVER WAY
HOCKING ROAD
EXISTING BUILDING
NEW BUILDINGS
APPROXIMATE LINE OF LAKE WATER BODY
LAKE GOOLLELAL
PROPOSED DEC APPROVED BOARDWALK (Refer to Landscape Drawings)
APPROXIMATE LINE OF 50 M WETLAND BUFFER
LOT 801
PROPOSED DUAL USE PATH
PROPOSED CROSSING (Refer to Landscape Drawings for proposed treatment)
EXISTING JUNCTION MODIFIED TO INCORPORATE ROUNDABOUT
VEHICLE ACCESS
BIKE ACCESS ONLY
OVERALL SITE PLAN
Scale: 1:1000 @ A1

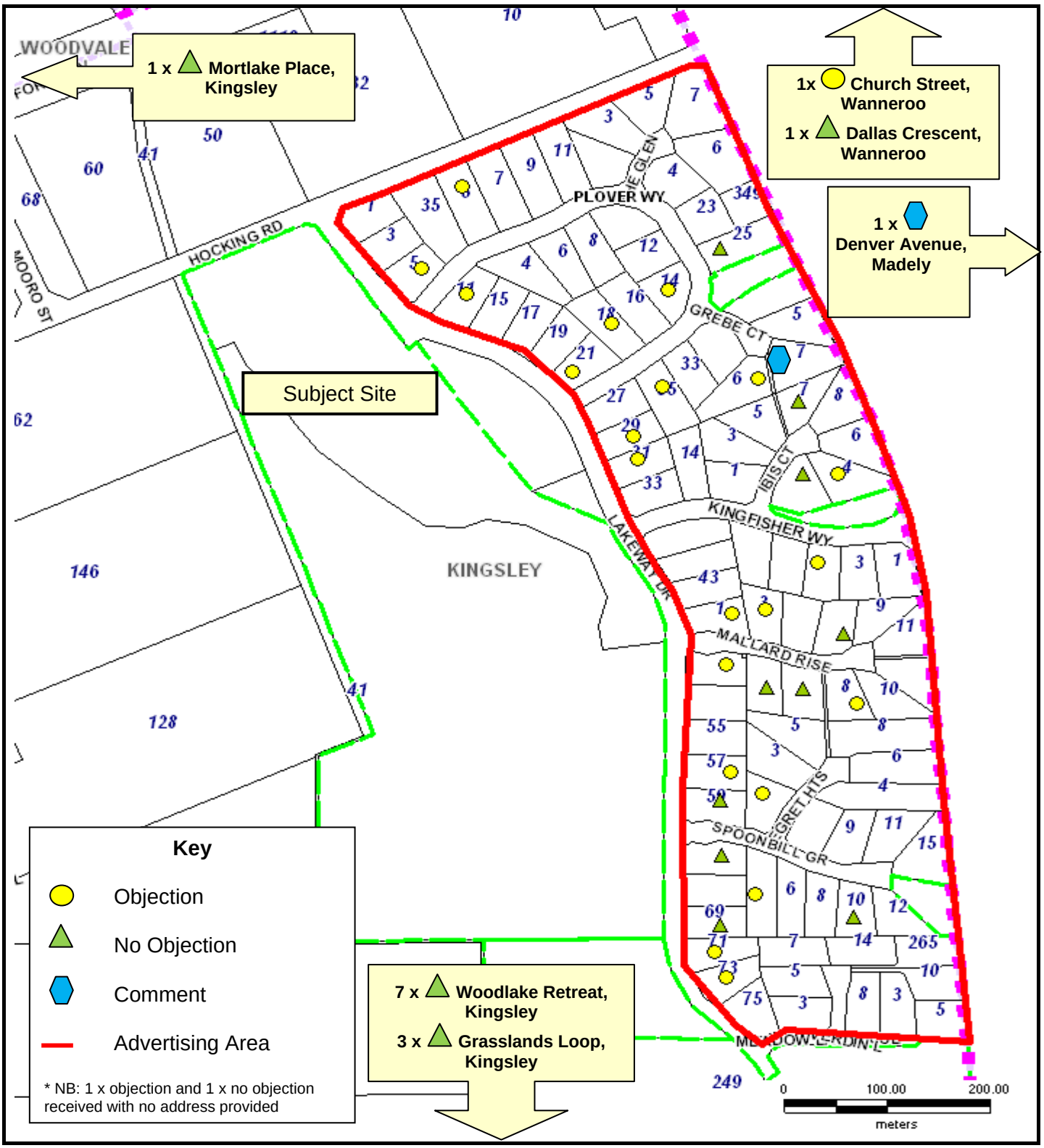

NORTH ELEVATION
Scale: 1:100 @ A1
fibre cement sheet cladding
high level steel framed windows
solid limestone wall
sliding steel gate
timber batten & board cladding
painted fibre cement sheet cladding
steel framed windows
timber deck
timber screen
steel framed pergola
SOUTH ELEVATION THROUGH WALKWAY
Scale: 1:100 @ A1
corrugated polycarbonate roof sheeting over timber purlins
corrugated steel roof sheeting
concrete skirting
timber board ceiling
NORTH ELEVATION THROUGH WALKWAY
Scale: 1:100 @ A1
painted timber batten & board cladding
SOUTH ELEVATION
Scale: 1:100 @ A1
painted fibre cement fins
timber rafters
formed concrete balustrade
rendered concrete blockwork
timber fascia
steel panel
steel gates
bi fold steel framed windows
solid limestone wall
EAST ELEVATION
Scale: 1:100 @ A1
louvres
timber framed pergola
kiosk opening
bi-fold steel framed doors
cavity limestone and formed concrete wall
WEST ELEVATION
Scale: 1:100 @ A1
steel gate
painted timber batten and board cladding
bi fold steel framed door



Floor Plan for New Building



Existing & Proposed Winery Floor Plan


1 x Mortlake Place, Kingsley
1x Church Street, Wanneroo
1 x Dallas Crescent, Wanneroo
1 x Denver Avenue, Madely
Subject Site
7 x Woodlake Retreat, Kingsley
3 x Grasslands Loop, Kingsley
WOODVALE
HOCKING RD
MOORO ST
PLOVER WY
GREBE CT
IBIS CT
KINGFISHER WY
LAKEWAY DR
MALLARD RISE
EGRET HTS
SPOONBILL GR
KINGSLEY
Key
Objection
No Objection
Comment
Advertising Area
* NB: 1 x objection and 1 x no objection received with no address provided
0
100.00
200.00
meters

City of Joondalup

PO Box21
JOONDALUP WA 6919

Telephone: (08) 9400 4961
Facsimile: (08) 9300 1383

File Number: 03186
Development Application No: DA06/0734
Enquiries Officer: Suzanne Bowman 9400 4217

2 April, 2007

Western Australian Planning Commission
Albert Facey House
469 Wellington Street
Perth WA 6000
Attention: David Carter

Dear Sir/Madam

REDEVELOPMENT OF LUISINI WINERY (proposed new buildings for a restaurant, kiosk and environment centre including associated car park and landscaping), Lot 41 P 16167 Vol 1787 Fol 263, Luisini Winery 24 Lakeway Drive KINGSLEY WA 6026

I refer to the City's previous correspondence to you dated 26 September 2006 in regard to the above application. The proposal has been considered by Council at its meeting on 27 March 2007 and resolved to:

1 ADVISE the Western Australian Planning Commission that the Luisini Winery Redevelopment on Lots 41-45 & 82 Lakeway Drive Kingsley is SUPPORTED, subject to the following conditions:

(a) The subject lots being amalgamated, prior to the issuing of a Building Licence

(b) The total number of seats permitted for the internal and external dining areas shall be limited to 150

(c) Amended plans being provided for approval of the Manager Approvals, Planning and Environmental Services, detailing the following revisions:

(i) the overflow car parking area deleted and a total of 87 formal car bays provided on-site and

(ii) the extent of the outdoor seating area clearly identified on the floor plan

(d) The parking bays, driveways and points of ingress and egress to be designed in accordance with the Australian Standard for Offstreet Car Parking (AS2890). Such areas are to be constructed, drained, marked and thereafter maintained to the satisfaction of the City prior to the development first being occupied. These works are to be done as part of the building program

(e) An on-site stormwater drainage system with the capacity to contain a 1:100 year storm of a 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 Licence submission and be approved by the City prior to the commencement of construction

(f) All landscaping, remediation, revegetation and park related infrastructure shall be designed, located and implemented in consultation with Regional Park Unit of the Department of Environment and Conservation and thereafter maintained in accordance with a management plan as agreed by the City and WAPC

(g) The intersection of Plover Way, Lakeway Drive and the proposed access road to be created as a roundabout at the applicant's expense to the satisfaction of the City. Engineering drawings and specifications are to be submitted to the City for approval prior to construction

(h) The preparation of a Management Plan for the approval of the Manager Approvals, Planning and Environmental Services to address (but not be limited to) the following:

i) Seating capacity and opening hours of the café / restaurant
ii) The use of the venue
iii) The use and opening hours of the Environment Centre
iv) A prohibition on the carrying out of functions (eg weddings)

and the site subsequently being used in accordance with the Management Plan

(i) The provision of bicycle parking facilities to the satisfaction of the Manager Approvals, Planning and Environmental Services

(j) An acid sulphate soil management plan shall be prepared and submitted for approval by the Department of Environment and Conservation. All site works shall cease if acid sulphate soils are found. Any further site works shall be carried out in accordance with the provisions of the approved acid sulphate soil management plan by the Department of the Environment and Conservation, and to the satisfaction of the City of Joondalup and the Department of Environment and Conservation

2 AGREES that, on completion of the building works associated with the development on Lots 41-45 & 82 Lakeway Drive, the City will monitor street car parking and traffic movements in Lakeway Drive and Kingfisher Way Kingsley for a minimum period of 12 months

3 ADVISES the applicant, The National Trust, of its recommendation to the Western Australian Planning Commission.

Footnote

I Please refer to the Water Quality Protection Note "Land use Compatibility in Public Water Source Areas" for a list of activities that are considered to be compatible or conditional within P3 areas. This document is available at www.water.wa.gov.au under "Drinking Water".

II The proposed boardwalk jetty and walk trail being the subject of a detailed application for separate assessment.

III The development site is located within the Perth Groundwater Area where there may be a requirement to obtain a Groundwater Licence for the use of groundwater. The issue of a Licence is not guaranteed but if issued will contain a number of conditions including the quantity of water than can be pumped each year.

Please find enclosed a copy of the City's report and minutes from the Council meeting. Please note there was an error in the report as it was incorrectly stated that number of seats for the restaurant had been reduced since the 2003 application. 150 seats were proposed for both the 2003 application and the current 2006 application.

Can you please forward a copy of the Commission's determination to the City at your earliest convenience.

If you have any further enquiries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

STEVE SULLIVAN
Coordinator
Approvals, Planning & Environmental Services