



Metro Outer Joint Development Assessment Panel Agenda

Meeting Date and Time: Monday, 26 February 2024; 9:30am
Meeting Number: MOJDAP/299
Meeting Venue: Electronic Means

To connect to the meeting via your computer -
<https://us06web.zoom.us/j/83380414680>

To connect to the meeting via teleconference dial the following phone number -
+61 8 7150 1149

Insert Meeting ID followed by the hash (#) key when prompted - 833 8041 4680

This DAP meeting will be conducted by electronic means (Zoom) open to the public rather than requiring attendance in person.

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Attendance

DAP Members

Eugene Koltasz (Presiding Member)
Karen Hyde (Deputy Presiding Member)
Neema Premji (A/Third Specialist Member)

Item 8.1

Cr Tom Widenbar (Local Government Member, City of Cockburn)
Cr Tarun Dewan (Local Government Member, City of Cockburn)

Item 9.1

Cr Bronwyn Smith (Local Government Member, City of Wanneroo)
Cr Jacqui Huntley (Local Government Member, City of Wanneroo)

Officers in attendance

Item 8.1

Jamie Evans (City of Cockburn)
Lucia Dunstan (City of Cockburn)
Ellie Kennedy (City of Cockburn)

Item 9.1

Shabnam Boss (City of Wanneroo)

Minute Secretary

Claire Ortlepp (DAP Secretariat)

Applicants and Submitters

Item 8.1

Marc Re (Planning Solutions)
James Kish (Firmus Capital)
Garry Sheridan (Insight Project Services)

Item 9.1

Neil Teo (Dynamic Planning)

Members of the Public / Media

Nil.

1. Opening of Meeting, Welcome and Acknowledgement

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

This meeting is being conducted by electronic means (Zoom) open to the public. Members are reminded to announce their name and title prior to speaking.



2. Apologies

Jason Hick (Third Specialist Member)

3. Members on Leave of Absence

Nil.

4. Noting of Minutes

Signed minutes of previous meetings are available on the [DAP website](#).

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 Marc Re (Planning Solutions) presenting in support of the recommendation for the application at Item 8.1. The presentation will address support for the application and a request to amend Advice Note 2.

7.2 Neil Teo (Dynamic Planning) presenting in support of the recommendation for the application at Item 9.1. The presentation will address support for the RAR and background to the development.

The City of Cockburn and the City of Wanneroo may be provided with the opportunity to respond to questions of the panel, as invited by the Presiding Member.

8. Form 1 – Responsible Authority Reports – DAP Applications

8.1 Lot 63 (254) Rockingham Road, Spearwood

Development Description:	Proposed shopping centre refurbishment and new external dining precinct
Applicant:	Marc Re (Planning Solutions)
Owner:	The Trust Company (Australia) Ltd
Responsible Authority:	City of Cockburn
DAP File No:	DAP/24/02624



9. Form 2 – Responsible Authority Reports – DAP Amendment or Cancellation of Approval

9.1 Lot 234 (394) Kingsway, Landsdale

Development Description: Child Care Centre
Proposed Amendments: Amendment to condition 4, to increase number of staff permitted on site
Applicant: Neil Teo (Dynamic Planning)
Owner: Stoneridge Nominees Pty Ltd
Responsible Authority: City of Wanneroo
DAP File No: DAP/21/02056

10. State Administrative Tribunal Applications and Supreme Court Appeals

Current SAT Applications				
File No. & SAT DR No.	LG Name	Property Location	Application Description	Date Lodged
DR75/2022 DAP/18/01543	City of Joondalup	Portion of 9040 (34) Kallatina Drive, Iluka	Mixed Commercial Centre (Iluka Plaza)	02/05/2022
DR135/2023 DAP/23/02447	City of Rockingham	Lot 622 (No.2) Aurea Boulevard, Golden Bay	Proposed mixed commercial development (Golden Bay Neighbourhood Centre)	11/08/2023
DR169/2023 DAP/23/02486	City of Swan	Lot 1 (No.9) Waterhall Road, South Guildford	Child Care Premises	13/11/2023
DR175/2023 DAP/22/02166	City of Joondalup	1 Lyell Grove (Lot 2), Woodvale	Child Care Premises	30/11/2023
DR193/2023 DAP/23/02545	Shire of Serpentine Jarrahdale	575 (Lot 218) Abernethy Road, Oakford	Proposed Educational Establishment	19/12/2023

Current Supreme Court Appeals				
File No.	LG Name	Property Location	Application Description	Date Lodged
DAP/23/02496 CIV 2251 of 2023	City of Swan	Lot 2 & 67 (No.163) and Lot 18 (No.159) James Street, Guildford	Proposed redevelopment of Vaudeville Theatre	03/11/2023

11. General Business

In accordance with Section 7.3 of the DAP Standing Orders 2020 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.

12. Meeting Closure



Presentation Request Form

[Regulation 40\(3\)](#) and [DAP Standing Orders 2020](#) cl. 3.5

Must be submitted at least 72 hours (3 ordinary days) before the meeting

Presentation Request Guidelines

Persons interested in presenting to a DAP must first consider whether their concern has been adequately addressed in the responsible authority report or other submissions. Your request will be determined by the Presiding Member based on individual merit and likely contribution to assist the DAP's consideration and determination of the application.

Presentations are not to exceed **5 minutes**. It is important to note that the presentation content will be **published on the DAP website** as part of the meeting agenda.

Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	Marc Re
Company (if applicable)	Planning Solutions
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements: Click or tap here to enter text.

Meeting Details

DAP Name	Metro Outer Joint Development Assessment Panel
Meeting Date	26 February 2024
DAP Application Number	DAP/23/005
Property Location	Lot 63 (254) Rockingham Road, Spearwood
Agenda Item Number	Item 8.1

Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content will be published as part of the Agenda:	YES <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>report recommendation</u> ? (<i>contained within the Agenda</i>)	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
Is the presentation in support of or against the <u>proposed development</u> ?	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
Will the presentation require power-point facilities?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please attach



Presentation Content*

These details may be circulated to the local government and applicant if deemed necessary by the Presiding Member. Handouts or power points will not be accepted on the day.

Brief sentence summary for inclusion on the Agenda	<i>The presentation will address:</i> Presentation in support of the application and request to amend Advice Note 2.
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In accordance with Clause 3.5.2 of the [DAP Standing Orders](#), your presentation request must also be accompanied with a written document detailing the content of your presentation.

Please attach detailed content of presentation or provide below:

Refer to the attached presentation summary.

Presentation Summary

To:	Metro Outer JDAP	From:	Planning Solutions
Attention:	Panel Members	Job No:	8410
Copy to:	City of Cockburn	Date:	21 February 2024
Subject:	DAP Meeting Number: MOJDAP/299 Item 8.1 -Proposed Shopping Centre Refurbishment and External Dining Precinct Lot 63 (254) Rockingham Road, Spearwood		

Planning Solutions acts on behalf of The Trust Company (Australia) Ltd ATF KAH I Phoenix Trust in support of the proposed refurbishment and new external dining precinct at the Phoenix Shopping Centre on Lot 63 (254) Rockingham Road, Spearwood (**subject site**).

We are pleased to receive the City's Responsible Authority Report and recommendation to approve the application, subject to conditions. We thank the City's officers for their collaboration throughout the design and development application process.

We have reviewed the conditions and advice notes, and support the recommended conditions. We do request a minor amendment to Advice Note 2, which has been discussed and agreed with the City's officers in advance of the JDAP meeting.

MERITS OF THE PROPOSAL

The proposal comprises the refurbishment of the Phoenix Shopping Centre through external upgrades to the centre's northern entrance, creation of an external dining precinct at the southern entrance, car park and internal access modifications, and improvements to the centre's servicing area fronting Rockingham Road.

The proposed works are a substantial investment in the Phoenix Shopping Centre that will significantly improve the centre's facilities and offering to the local community. In conjunction with the recently approved tavern development, the external dining precinct will generate community interest and interaction, create additional passive surveillance, and increase day and night time activity at the centre.

The development proposal has substantial planning and design merit, and warrants approval for the following reasons:

- The proposed land uses are permitted and entirely consistent with the intent for the District Centre zone under the City's TPS3.
- The proposed design of the development has been informed by pre-lodgement consultation and input from the City's Design Review Panel.
- The proposed development is consistent with the requirements of TPS3 and the planning framework applicable to the Phoenix Activity Centre.
- In conjunction with the approved tavern development, the proposal will significantly improve the centre's presentation to Rockingham Road through façade upgrades, high quality landscaping and creation of an identifiable entrance.
- The proposal is a high-quality architectural design, created through the use of quality materials and articulated building form, which will positively contribute towards and enhance the amenity of the locality.
- The proposal will substantially improve pedestrian access, connectivity and safety at the centre, and deliver a high level of amenity for its users.

ADVICE NOTE 2 – STORMWATER MANAGEMENT

Advice Note 2 requires stormwater drainage to be able to contain a 1 in 100 year, 24 hour storm event. It is not necessary to impose this requirement on an existing large scale development with an existing stormwater management system in place, where no increase to the amount of impervious area or size of the existing catchment is proposed.

The applicant and the City's officers have discussed this matter in advance of the JDAP meeting and have agreed to the following amended Advice Note 2:

With regards to Condition 5, all stormwater must be contained and disposed of on-site to the satisfaction of the City. All stormwater drainage shall be designed in accordance with the National Construction Code Volumes I-III (as applicable). The design is to be certified by a suitably qualified practicing Engineer on the basis of a 1 in 20 year event, 5 minute storm duration, to the satisfaction of the City. Details of the stormwater drainage is to be provided with the associated Building Permit Application.

The above amended Advice Note is consistent with the stormwater management condition and advice note applied to the tavern development, which was approved at the JDAP meeting on 28 September 2023. We respectfully request the Panel resolve to amend Advice Note 2, as outlined above.

SUMMARY

For the reasons outlined above, we consider the development proposal has substantial planning merit and warrants approval. We respectfully request the Panel approve the application and resolve to amend Advice Note 2.

I would be pleased to answer any questions from the Panel members at the meeting.

Yours sincerely,

Marc Re

MARC RE
SENIOR ASSOCIATE



Presentation Request Form

[Regulation 40\(3\)](#) and [DAP Standing Orders 2020](#) cl. 3.5

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Presentation Request Guidelines

Persons interested in presenting to a DAP must first consider whether their concern has been adequately addressed in the responsible authority report or other submissions. Your request will be determined by the Presiding Member based on individual merit and likely contribution to assist the DAP's consideration and determination of the application.

Presentations are not to exceed **5 minutes**. It is important to note that the presentation content will be **published on the DAP website** as part of the meeting agenda.

Please complete a separate form for each presenter and submit to daps@dplh.wa.gov.au

Presenter Details

Name	Neil Teo
Company (if applicable)	Dynamic Planning and Developments
Please identify if you have any special requirements:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please state any accessibility or special requirements:

Meeting Details

DAP Name	Lot 234 (No.394) Kingsway, Landsdale – Amendment to Childcare Premises
Meeting Date	26/02/2024
DAP Application Number	DAP/21/02056
Property Location	Lot 234 (No. 394) Kingsway, Landsdale
Agenda Item Number	2

Presentation Details

I have read the contents of the report contained in the Agenda and note that my presentation content will be published as part of the Agenda:	YES <input checked="" type="checkbox"/>
Is the presentation in support of or against the <u>report recommendation</u> ? (<i>contained within the Agenda</i>)	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
Is the presentation in support of or against the <u>proposed development</u> ?	SUPPORT <input checked="" type="checkbox"/> AGAINST <input type="checkbox"/>
Will the presentation require power-point facilities?	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> If yes, please attach



Presentation Content*

These details may be circulated to the local government and applicant if deemed necessary by the Presiding Member. Handouts or power points will not be accepted on the day.

Brief sentence summary for inclusion on the Agenda	<i>The presentation will address:</i> To speak in support of the RAR and offer some background to the proposed amendment.
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In accordance with Clause 3.5.2 of the [DAP Standing Orders](#), your presentation request must also be accompanied with a written document detailing the content of your presentation.

Please attach detailed content of presentation or provide below:

- A brief background as to why there has been a need to seek an increase in staff members.
- How the operations of the contracted childcare tenant manages its staff arrival and departures.
- A brief explanation as to a qualified traffic engineer's assessment of the proposed increase in staff numbers from 16 to 23 and how that has no detrimental impact to the parking supply.

LOT 63 (254) ROCKINGHAM ROAD, SPEARWOOD – PROPOSED SHOPPING CENTRE REFURBISHMENT AND NEW EXTERNAL DINING PRECINCT

Form 1 – Responsible Authority Report (Regulation 12)

DAP Name:	DAP23/005- Outer Metro DAP	
Local Government Area:	The City of Cockburn	
Applicant:	Planning Solutions	
Owner:	The Trust Company (Australia) Ltd Atf Kahi Phoenix Trust	
Value of Development:	\$5.5 million <input type="checkbox"/> Mandatory (Regulation 5) <input checked="" type="checkbox"/> Opt-In (Regulation 6)	
Responsible Authority:	The City of Cockburn	
Authorising Officer:	Jamie Evans	
LG Reference:	DAP23/005	
DAP File No:	DAP/24/02624	
Application Received Date:	20 December 2023	
Report Due Date:	14 February 2024	
Application Statutory Process Timeframe:	60 Days	
Attachment(s):	1. Application Forms 2. Site Plan 3. Development Plans 4. Landscape Concepts 5. Waste Management Plan 6. Car Park Modification Plans 7. DRP Minutes 8. Future Possible Rockingham Road Bus Stop Plan	
Is the Responsible Authority Recommendation the same as the Officer Recommendation?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> N/A	Complete Responsible Authority Recommendation section
	<input type="checkbox"/> No	Complete Responsible Authority and Officer Recommendation sections

Responsible Authority Recommendation

That the Metro Outer JDAP resolves to:

- Accept** that the DAP Application reference DAP/24/02624 is appropriate for consideration as a “Shop and Restaurant ” land use and compatible with the objectives of the zoning table in accordance with Clause 3.4.2 of the City of Cockburn Local Planning Scheme No. 3;

2. **Approve** DAP Application reference DAP/24/02624 and accompanying plans (Development Plan Attached 3) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Cockburn Local Planning Scheme No. 3, subject to the following conditions:

Conditions

1. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.
2. This decision constitutes planning approval only and is valid for a period of **four (4)** years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
3. No building or construction activities shall be carried out before 7.00 am or after 7.00 pm, Monday to Saturday, and not at all on Sunday or Public Holidays, unless otherwise approved by the City.
4. Prior to the issue of a **Building Permit**, a construction management plan (CMP) shall be submitted to and approved by the City. The CMP shall be implemented to the satisfaction of the City.
5. The owner/applicant shall submit a detailed stormwater plan for approval prior to the lodgement of a **Building Permit**, showing the proposed method of stormwater drainage as certified by a suitably qualified practicing Engineer. The stormwater infrastructure is to be maintained for the duration of the development
6. **Prior to occupancy**, an operational noise management plan is to be submitted to address the management of operational noises.
7. The premises shall be kept in a neat and tidy condition at all times by the owner/occupier to the satisfaction of the City.
8. **Prior to occupation**, the owner/applicant shall:
 - Submit to the City for an approval for a preliminary artwork proposal designed by a professional artist at a cost of 1% of the total project cost (to a maximum of \$250,000), to be located within the subject site as an integral part of the development;
 - Submit to the City for approval an 'Application for Art Work Design';
 - Enter into a contract with a professional artist/s to design and install (if appropriate) the artwork approved by the City.

The artwork shall then be installed prior to occupation of the building/development and maintained thereafter to the satisfaction of the City.
9. The Waste Management Plan prepared by Talis Consultants (**2nd of February 2024**) shall be implemented to the satisfaction of the City.
10. The signage shall not include fluorescent, reflective or retro reflective colours or materials. If illuminated, signage shall not to flash, pulsate or chase. All signage

shall relate to the use(s) of the site, unoffensive in nature, and is to be maintained to the satisfaction of the City.

11. A detailed landscaping plan shall be submitted to and approved by the City, prior to the lodgement of **the Building Permit** and shall include the following:-
 - (1) the location, number, size and species type of existing and proposed trees and shrubs, including calculations for the landscaping area;
 - (2) any lawns to be established;
 - (3) any existing landscape areas to be retained;
 - (4) those areas to be reticulated or irrigated; and
 - (5) verge treatments
12. Prior to the **initial occupation** of the development hereby approved, landscaping including verge planting shall be installed and maintained thereafter in accordance with the approved plans.
13. Prior to the **initial occupation** of the building hereby approved, the parking bay/s, driveway/s and points of ingress and egress shall be sealed, kerbed, drained, line marked and made available for use in accordance with the approved plans and to the satisfaction of the City.

Advice Notes

1. This is a Development Approval only and does not remove the responsibility of the applicant/owner to comply with all relevant building, health and engineering requirements of the City, or with any requirements of the City of Cockburn Town Planning Scheme No. 3 or with the requirements of any external agency.
2. With regards to condition 5, the applicant is advised to ensure:
 - All stormwater is contained and disposed of on-site
 - All Stormwater drainage to be able to contain a 1 in 100-year, 24 hour storm event.
 - Be designed in accordance with the National Construction Code Volumes I-III (as applicable) and certified based on a 1 in 20 year event, 5-minute storm duration, to the satisfaction of the City.
3. The landowner/applicant is advised to accord with the requirements of Australian Standard AS 4282 - 2019 "Control of the Obtrusive Effects of Outdoor Lighting".
4. With regards to condition 6, the applicant is advised the operational Noise Management Plan is to include:
 - a. control measures to address noises from breakout noise, pedestrian noise, amplified music, staff movement, movement of equipment and furniture;
 - b. a complaint response procedure; and
 - c. hours of operation.
5. The landowner/applicant is recommended that the proposed nine (9) bicycle stands/racks conform to Australian Standard 2890.3 and shall be provided in

close proximity to the entrance of the building prior to the occupation of the building.

6. The applicant is advised that dimensions of all car parking bays, aisle widths, wheel stops, columns, ramps and circulation areas should accord with the Australian Standards AS/NZS 2890.1:2004 and AS/NZS 2890.6:2009, and maintained in accordance with the City's engineering requirements and design guidelines. (made this an advice note)
7. With regards to attachment 8, the landowner/applicant is advised the plan is indicative only having regard to the future development proposed on Rockingham Road. Further consultation is required with the City to confirm the scope of the final works proposed adjacent to the Rockingham Road reserve.

Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme - Zone/Reserve	Urban
Local Planning Scheme	Planning Solutions
Local Planning Scheme - Zone/Reserve	City of Cockburn Town Planning Scheme No.3 (TPS3)
Structure Plan/Precinct Plan	District Centre
Structure Plan/Precinct Plan - Land Use Designation	Phoenix Activity Centre Structure Plan
Use Class and permissibility:	District Centre
Lot Size:	5.749Ha
Existing Land Use:	Commercial and Car Park - AC3 (District Centre)
State Heritage Register	No
Local Heritage	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Heritage List <input type="checkbox"/> Heritage Area
Design Review	<input type="checkbox"/> N/A <input checked="" type="checkbox"/> Local Design Review Panel <input type="checkbox"/> State Design Review Panel <input type="checkbox"/> Other
Bushfire Prone Area	No
Swan River Trust Area	No

Proposal:

The proposed development consists of the refurbishment of three areas of the existing Phoenix Shopping Centre including the Northern and Southern entrance points, and the interface along Rockingham Road (western side).

Proposed Land Use	Restaurant and Shop
Proposed Net Lettable Area	758m ²
Proposed No. Storeys	2 Storey
Proposed No. Dwellings	N/A

The scope of the work proposed to the Northern Entrance includes an upgraded entrance, and new tenancies area adjacent to the entrance with the addition of 100m² retail space. This area will also feature the new Australian Post Office location and landscaping enhancements.

For the Southern Entrance, the proposal includes the redevelopment of 682m² of retail space into restaurants, including a new semi-circular food and beverage external dining precinct, with a public space, new lifts, stairs, and new landscaping.

Individual tenancies are not yet determined but the proposed land uses 'Shops', 'Restaurant', and 'Fast-Food Outlets' are all 'P' (permitted) uses within the District Centre as per Town Planning Scheme No. 3

Furthermore, the proposal includes an minor upgrade of the Rockingham Road frontage, featuring new signage, a wall mural, screening elements, and landscaping.

The overall car parking areas and layouts (northern and southern upper decks and under crofts) are largely unchanged, except where bays are being removed on the southern side to make way for the recently JDAP approved Tavern (DAP23/001) in the southwestern corner.

Background:

The proposed development is situated within the Phoenix Shopping Centre site. The Phoenix Shopping Centre and its surroundings have seen significant changes over the last two decades with the increase of medium-density housing with residential areas zoned from R30 to R60.

The proposed development forms part of a three-phase project, including internal works to the centre and an approved tavern on the corner of Rockingham Road and Coleville Crescent. The subject of this report relates to Phase 3.

Legislation and Policy:

Legislation

Planning and Development Act 2005

Planning and Development (Local Planning Schemes) Regulations 2005

Planning and Development (Development Assessment Panels) Regulations 2011

State Government Policies

State Planning Policy 4.2 - Activity Centres for Perth and Peel

State Planning Policy 7.0 – Design of the Built Environment

Structure Plans/Activity Centre Plans

Phoenix Activity Centre

Local Policies

Local Planning Policy 1.2 - Residential Design Guidelines

Local Planning Policy 1.12 - Noise Attenuation

Local Planning Policy 3.7 – Signs & Advertisement

Local Planning Policy 4.7 - Phoenix Activity Centre Design Guidelines

Local Planning Policy 5.13- Percent for Art

Local Planning Policy 5.16 – Design Review Panel

Consultation:

Public Consultation

No advertising was required as part of the application, as all the proposed land uses are permitted within a District Centre, according to TPS3. Any potential impacts will be adequately addressed as outlined in the assessment below.

Referrals/consultation with Government/Service Agencies

N/A

Design Review Panel Advice

Prior to submission the proposed development underwent a review by a Design Review Panel (DRP) on the 25th of October 2023 and received an overall positive response from the panel.

Summary

1. Context and Character

- The panel requested further investigation of the site to ensure that the architectural design and materials chosen for the project are appropriate for the specific location
- The applicant is proposing to address this by providing a landscaping design that will have reference to the character of the area, by incorporating fine-grained materials and extensive landscaping.

2. Landscape Quality

- The panel suggested enhancements for the Rockingham Road footpath with the addition of large trees to provide shading and elevate the entrance.
- With limited space available on Rockingham Road restricting the opportunity to include large trees, the concept landscaping plan is proposing additional trees and screening an art mural. A final landscaping plan is to be provided and approved by the city.

5. Sustainability

- With the development proposing the redesign and modification of the centre, DRP recommended that electric vehicle charging points should be considered as part of the proposal. The comments were noted by the applicant to be considered if the infrastructure allows.
- With regards to Environmentally Sustainable Design Initiatives (ESD) the panel was generally supportive of the design with the proposal being a refurbishment with the introduction of more sustainable materials for significant sections of the rebuilt from an ESD perspective

6. Amenities

- Upon the panel's request, additional 3D renderings were included as part of the proposal to provide more context to the functionality of the site relating to the amenities such as lift, stairs, and pedestrian pathway.

- The panel suggested including a food and beverage tenancy at the Northern entrance, but due to commercial and leasing agreements, this was not a practical outcome as part of this Phase 3.

The City's Design Review Panel (DRP) has considered State Planning Policy 7.0 (SPP 7.0) - Design of the Built Environment within the framework of Local Planning Policy 5.15 (LPP 5.15) - Design Review Panel. The 10 principles outlined in SPP 7.0 have been considered throughout the DRP meetings held during the pre-lodgement phase of the application, as indicated in Attachment 7.

Planning Assessment:

The proposal entails a refurbishment of the Northern and Southern Entrances with the inclusion of a new dining precinct, and an upgraded frontage to Rockingham Road in Spearwood. The site at Phoenix Shopping Centre is a landmark for the community, offering a unique land use that benefits the local community.

The proposed refurbishments are aimed to substantially enhance the Phoenix Shopping Centre's amenities and ease of use for the local community. The Design Review Panel (DRP) noted a lack of communal space on the site. The proposed changes are designed to address this by introducing improvements to the public areas and through art and ESD initiatives to create a 'sense of place'.

Land Use:

The applicant is seeking approval for the refurbishment of the Northern and Southern entrances of the Phoenix Shopping Centre, consisting of new proposed 'Shops' and 'Restaurants' within the District Centre, as defined below:

Restaurant: *means premises where the predominant use is the sale and consumption of food and drinks on the premises and where seating is provided for patrons, and includes a restaurant licensed under the Liquor Licensing Act 1988.*

Shop: *means premises used to sell goods by retail, hire goods, or provide services of a personal nature (including a hairdresser or beauty therapist) but does not include a showroom, fast food outlet, bank, farm supply centre, garden centre, hardware store, liquor store, and nursery.*

The land uses above are permitted uses (P-use) as per Table 1 (Zoning Table) within the (TPS3).

State Planning Policies:

State Planning Policy 4.2- Activity Centres:

The proposal aligns with the objectives outlined in State Planning Policy 4.2 – Activity Centres. The inclusion of new shops and restaurants will increase local employment opportunities and offer entertainment and dining options for the Spearwood community. Additionally, the development aims to encourage sustainable transportation methods like walking, cycling, and the use of public transport. This application is consistent with the SPP and complements the objectives outlined in the City's Local Planning Policy 4.7 Phoenix Activity Design Guidelines.

Structure Plans/Activity Centre Plans

Phoenix Activity Centre Structure Plan

The subject site is within the Phoenix Activity Centre Structure Plan area and forms part of the 'Core Precinct'

Within the 'Core Precinct' due regard is to be given to achieve specific design goals as part of new development. These include improving pedestrian connections for safety and convenience, providing adequate weather protection, and ensuring safety from vehicular traffic. The design should aim to create an inviting and active atmosphere along Rockingham Road, with an identifiable entry point to the Centre. Features such as seating areas, well-designed landscaping, engaging children's play equipment, and captivating artwork should be considered to enhance the overall ambience and functionality of the space.

Phase 3 includes new signages, improvements to the Rockingham Road interface with the incorporation of public art, and the creation of a sense of place for the community with the inclusion of the shade dining precinct, public area, play area, and landscaping. The proposal meets the design principles set out in the Phoenix Activity Centre Structure Plan.

Significant enhancements are proposed to the pedestrian environment around the entrances. These enhancements include the installation of paved pathways, additional landscaping, and the integration of public art, all aimed at improving and enhancing connectivity between Rockingham Road and both the Northern and Southern entrances.

Local Planning Policies:

Local Planning Policy 4.7 - Phoenix Activity Centre Design Guidelines

The guidelines outlined in the Local Planning Policy 4.7 for Phoenix Activity Centre Design Guidelines, provide development control measures for guiding development within the designated 'Core Precinct' areas, as identified in the Phoenix Activity Centre Structure Plan. The proposal generally complies with and adheres to the objectives and provisions of LPP 4.7.

1. Movement

The proposal does not alter the entry points to the subject site. The current vehicle crossover location will stay unchanged. However, notable improvements will be implemented to the pedestrian environment surrounding the entrances. This includes the addition of paved walkways, extra landscaping, and public art to soften and enhance connectivity between Rockingham Road and the Northern and Southern entrances.

It should be noted that as part of the proposal, a pedestrian ramp connecting the pedestrian access point from Coleville Crescent is being removed at the Southern entrance.

2. Built Form

The City's LPP 4.7 requires development on Rockingham Road to address street frontages to maximise safety through passive surveillance. Given that the proposal primarily involves refurbishing the existing entrance rather than introducing a major additional built form, its capacity to address this guideline is restricted. This was discussed during the DRP meeting to see if there was any scope for the proposal to address this guideline. The addition of the tavern built form (phase 2) (which is subject to a separate DRP and Planning Approval process) activates and addresses the Rockingham Road streetscape, with the addition of the external dining precinct, creating connectivity between the two phases.

3. Visual Impact

The proposed plans were reviewed by the DRP, and the panel supported the designs, which utilise complementary colours and natural materials, thereby addressing the LPP4.7 provisions accordingly. Additionally, the new proposed development will significantly enhance the facades of both the Northern and Southern entrances and not visually impact any residential areas or the immediate surrounding vicinity.

4. Signage

The proposal includes installing a new sign within the lot boundary and proposing a variation to LPP 3.7, which is addressed below. Considering that the proposed sign will replace an existing sign with similar dimensions and heights, that align with the existing building heights and is appropriately setback from Rockingham Road, the variation to the LLP can be supported. Furthermore, additional sign are proposed against the external wall facing Rockingham Road, which is in accordance with LPP 3.7

Local Planning Policy 3.7 – Signs & Advertisement

LPP 3.7 sets out the requirements for signage proposed within the City. This proposal includes three new signs along Rockingham Road, two against the Western Wall, and an upgraded pylon sign.

The applicant is proposing to replace the existing pylon sign with a modified sign of a similar height, setback, and area, and is therefore supported.

Further, the modifications to the pylon sign which addresses the site to Rockingham Road are supported by the City's DRP, as the upgraded pylon sign has a sculptural aspect to it and incorporates feature lighting.

Local Planning Policy 1.12 - Noise Attenuation

During the Design Review Panel (DRP) process, it was established that an acoustic report was not required at the time of the application.

The City will require an operational noise management plan to be submitted prior to occupation.

The City acknowledges the possibility of mitigating noise levels that could potentially impact nearby residents. The operational noise management plan shall address operational noises, such as break-out noise, pedestrian noises, amplified music, staff movements, packing up of furniture etc. Conditions will be proposed regarding the operational noise management plan to ensure compliance with noise attenuation measures accordingly.

Operating Hours:

The applicant has proposed the following operating hours

Proposed Operating Hours:

- Monday to Thursday 8:00am to 9:00pm
- Friday to Sunday – 8:00 am to 10:00pm

The City supports the proposed operating hours in conjunction with operational noise management plan.

Local Planning Policy 5.13- Precent for Art

In accordance with the City's Precent for Art LPP 5.13, all commercial developments where works are of greater than \$1million dollars in value, must set aside 1% of the total project cost for a maximum of up to \$250,000 dollars. This will be applied as a standard condition.

Waste Management: LPP 1.14

The proposed development incorporates a new bin storage located to the South of the existing Big W, to service the external dining precinct tenancies.

An amended Waste Management Plan (WMP) (Attachment 5) considering the general waste volumes and recommendations for the appropriate collection, storage, and handling is provided as part of the application. The Waste Management Plan was deemed sufficient, and a condition is recommended to ensure ongoing compliance with this Waste Management Plan. The City will monitor its effectiveness on an ongoing basis.

City of Cockburn Town Planning Scheme

Traffic and Transport:

Future Road Design:

The application is not proposing any changes to vehicular access points to the site. The applicant has demonstrated that the development can function effectively within the existing road design, with the capacity to accommodate future road upgrade works, relating to the City's Rockingham Road Project. (See Attachment 8)

However, it's noted that the road design itself is not part of the application, future discussions are required if and when the final Rockingham Road designs are implemented.

Commercial and Industrial Uses*4.9.1 Building setback*

The external modification to the existing centre building as part of the proposal will not result in any changes to the existing setbacks from the street or the lot boundaries.

4.9.2 Landscaping

Landscaping requirements outlined in the City of Cockburn Town Planning Scheme for commercial site development require the inclusion of 10% landscaping, with the opportunity for deep soil landscaping and a requirement for planting one shaded tree in the carport for every 10 parking spaces provided.

The application is proposing an improvement by including 500m² of landscaping across the subject site. The development is proposing landscaping enhancements in the external dining area at the Southern entrance and along Rockingham Road. This is still constituting a variation from the Town Planning Scheme requirements of 10% of the total area of the lot to be set aside for landscaping.

The City supports the proposed landscaping as part of the proposal, acknowledging the challenges posed by the existing carpark and shopping centre and the available space onsite. The Concept Landscaping plan showcases feature trees, ground shrubs, a play area, and vibrant colours

The Design Review Panel (DRP) comments further endorse the proposed landscaping, and firmly believe that the landscaping concept will substantially enhance the amenities of Rockingham Road and the subject site.

A condition is recommended for the submission of a Landscape Management Plan before the issuing of a Building Permit.

*4.9.3 Amenity**d) Advertising Signs*

All proposed signs are associated with the use of the subject site. The pylon sign as part of this application is for the modification of an existing sign, with the remainder of the signs as part of the proposal meeting the requirements of TPS No. 3.

4.9.5 Vehicle Parking

Vehicle Parking

Parking requirements will be in accordance with the City of Cockburn Town Planning Scheme parking ratios for 'Shop' and 'Restaurant'.

The application is proposing to convert the existing shop tenancies into restaurants and the inclusion of an additional 100m² of shop tenancies. In addition, 31 parking bays will be removed as part of the proposal to improve access and connectivity.

As part of the development application for the Tavern, a TIA report was provided. The TIA report identified a 42-parking bay surplus for the subject site.

Land use	GLA/NLA (m2)	TPS Rate	Car bays Required	Car bays Required
Shop(existing)	1:16m ² nla for 10000m ² and over gla	658m ²	(41.1)	
Restaurant (new)	1:4 seats	250	62.5	
Shop (New)	1:16m ² nla for 10000m ² and over gla	100m ²	6.25	
Reduced Parking bays			30	
			57.65	58

The subject proposal identifies a shortfall of 58 bays due to the change of land use from shop to restaurant, the additional 100m² 'shop' floor space added to the northern entrance, and the removal of the car parking bay to facilitate the improvements to the access and pedestrian connectivity. Having regard to the surplus of 42 parking surplus indicated as part of the tavern development application, the overall parking provision associated with this application will result in a shortfall of 16 parking bays.

Parking shortfall: 16 car bays

The variation is considered minor and acceptable, noting the site contains 768 bays overall. (Attachment 6)

Bicycle Parking

The City of Cockburn Town Planning Schemes Table 3 (Parking) specifies that the proposed development requires nine (9) additional bicycle parking bays. The proposal complies with the bicycle parking bays requirements.

Conclusion:

The proposed development consists of the refurbishment of three areas of the existing Phoenix Shopping Centre including the Northern and Southern entrance points, and the interface along Rockingham Road (western side).

Individual tenancies are not yet determined but the proposed land uses 'Shop', and 'Restaurant', are 'P' (permitted) uses within the District Centre as per Town Planning Scheme No. 3 and therefore supported by the City.

The application aligns with most of the City's scheme and policy requirements. The DRP was supportive of the application, and any recommendations made have now been accounted for by the applicant.

The proposal aligns with the City's objectives for Phoenix Activity Centre in accordance with TPS3 and the Phoenix Activity Centre Structure Plan. Variations have been made to parking, landscaping, and signage. It is noted by the City that these variations have been addressed in this report.

Overall, the City recommends conditional approval for the refurbishment of the Northern and Southern Entrances at 254 Rockingham Road.

Alternatives

N/A

**MRS****Form 1****Application for Planning Approval****Owner/s details**

Registered proprietor/s (landowner/s) or the authorised agent's details **must** be provided in this section. If there are more than two landowners please provide all relevant information on a separate page. Signature/s must be provided by all registered proprietors or by an authorised agent.

Alternatively, a letter of consent, which is signed by all registered proprietors or by the authorised agent, can be provided.

Full name	<input type="text"/>		
Company/agency (if applicable)	<input type="text" value="The Trust Company (Australia) Ltd"/>		
ACN/ABN (if applicable)	<input type="text"/>		
Postal address	<input type="text" value="Level 18, 123 Pitt Street,"/>		
Town/suburb	<input type="text" value="Sydney NSW"/>	Postcode	<input type="text" value="2000"/>
Signature	<div style="border: 1px solid black; padding: 2px;"> <small>DocuSigned by:</small> <small>C7F2AAA14E3444E...</small> </div> <div style="border: 1px solid black; padding: 2px;"> <small>DocuSigned by:</small> <small>BCFBFAD0877C456...</small> </div>		Date <input type="text" value="13 December 2023"/>
Print name and position <small>(if signing on behalf of a company or agency)</small>	<div style="display: flex; justify-content: space-between;"> <div> KERRIE ANN BILAL Senior Associate </div> <div> Alexander Gray Manager </div> </div>		

Applicant details

Name/company	<input type="text" value="Planning Solutions"/>		
Contact person	<input type="text" value="Marc Re"/>		
Postal address	<input type="text" value="GPO Box 2709"/>		
Town/suburb	<input type="text" value="Cloisters Square PO"/>	Postcode	<input type="text" value="6850"/>
Phone	<input type="text" value="08 9227 7970"/>	Email	<input type="text" value="admin@planningsolutions.com.au"/>
Applicant signature	<div style="border: 1px solid black; padding: 5px; text-align: center;"> </div>		
Print name and position <small>(if signing on behalf of a company or agency)</small>	<input type="text" value="Marc Re, Senior Associate"/>		Date <input type="text" value="13/12/2023"/>

Property details

Certificate of title description of land:	Lot No	<input type="text" value="63"/>	Location No	<input type="text"/>
Plan or diagram <input type="text" value="D67892"/>	Vol	<input type="text" value="1690"/>	Folio	<input type="text" value="799"/>
Certificate of title description of land:	Lot No	<input type="text"/>	Location No	<input type="text"/>
Plan or diagram <input type="text"/>	Vol	<input type="text"/>	Folio	<input type="text"/>
Title encumbrances (e.g. easements, restrictive covenants)	<input type="text" value="Refer to Certificate of Title"/>			
Locality of development (house no., street name, suburb, etc)	<input type="text" value="254 Rockingham Road, Spearwood"/>			
Nearest street intersection	<input type="text" value="Rockingham Road and Kent Street"/>			
Existing building/land use	<input type="text" value="Existing shopping centre"/>			
Description of proposed development and/or use	<input type="text" value="Proposed shopping centre refurbishment and new external dining precinct."/>			
Nature of any existing buildings and/or use	<input type="text" value="Existing shopping centre."/>			
Approximate cost of proposed development (excl. gst) \$	<input type="text" value="\$5.5 million"/>			
Estimated time of completion	<input type="text" value="within 2 years of approval"/>			

Office use only

Acceptance officer's initials	<input type="text"/>	Date received	<input type="text"/>
Local government reference No.	<input type="text"/>	Commission reference No.	<input type="text"/>

The information and plans provided with this application may be made available by the WAPC for public viewing in connection with the application.

Additional Information to be provided on the MRS Form 1

Is the development within a designated Bushfire Prone Area?

☐ Yes ☒ No

If 'yes', have bushfire hazard issues been identified and addressed (e.g. by providing a BAL Assessment(s) or BAL Contour Map and a Bushfire Management Plan with the application)?

☐ Yes ☐ No
☒ N/A

If NA is selected and the development is in a designated bushfire prone area then a short statement justifying why SPP 3.7 does not apply should be included.

Does your application require determination by a Development Assessment Panel? (DAP)

☒ Yes ☐ No

Please refer to the following website for DAP requirements: www.dplh.wa.gov.au/daps

If yes, please complete DAP Application Form as per DAP requirements.

Checklist (supporting information)

Please complete the checklist below and ensure that all the relevant information is provided with the application.

1. Completed Metropolitan Region Scheme (MRS) Form 1
2. Plans at a scale not less than 1:500 (A3) showing:-
 - (i) the location of the site including street names, lot number(s), north point and the dimensions of the site;
 - (ii) the existing and proposed ground and floor levels over the whole of the land that is the subject of the application, including details of proposed cut and fill, and retaining walls;
 - (iii) the location, metric dimensions, materials, finishes and type of all existing and proposed structures, including services, on the land that is the subject of the application and all existing structures and vegetation proposed to be removed;
 - (iv) the existing and proposed use of the site, including proposed hours of operation and buildings to be erected on the site;
 - (v) the existing and proposed means of access and egress for pedestrians and vehicles to and from the site;
 - (vi) the location, number, dimensions and layout of all car parking spaces intended to be provided, including provision for the disabled;
 - (vii) the location and dimensions of any area proposed to be provided for the loading and unloading of vehicles carrying goods or commodities to and from the site and the means of access to and from those areas;
 - (viii) the location, dimensions and design of any open storage or trade display area and particulars of the manner in which it is proposed to develop those areas;
 - (ix) the nature and extent of any open space and landscaping proposed for the site; and
 - (x) proposed external lighting and signage.
3. Plans, elevations and sections, as appropriate, of any building or structure proposed to be erected or altered and of any building or structure it is intended to retain;
4. Any specialist studies that the responsible authority may require the applicant to undertake in support of the application such as traffic, heritage, environmental, engineering or urban design studies;
5. Any management plans the responsible authority may require to support or implement the application; and
6. Any other plan or information that the responsible authority may require to enable the application to be determined. This may include scale models or information in digital formats.

For additional information please refer to Development Control Policy 1.2

www.dplh.wa.gov.au/getmedia/37533b97-e0ad-4947-9d00-c4d62fa92746/DCP_1-2_general_principles

Development application checklist - lodgement requirements

Application signatures	<p>The MRS Form is to be signed by the registered proprietor/s as shown on the certificate/s of title.</p> <p>Where the landowner/s cannot sign, an authorised agent can sign and attach evidence of the authority.</p> <p>If the subject land is owned by a company, you must confirm whether it is a sole proprietorship company and state the full name/s and position/s of the company signatory/ies.</p> <p>Appropriate company signatory/ies include one director and the company seal, two directors, or one director and one secretary.</p> <p>Eg: _____</p> <p style="text-align: center;">John F. Smith - Director Peter S James - Director Smith Pty Ltd Smith Pty Ltd</p> <p>Or _____</p> <p style="text-align: center;">John F. Smith - Sole Director Smith Pty Ltd</p> <p>If the subject land is owned by a strata company, consent can be signed by the strata company secretary or by an elected person of the strata company providing proof of authority either by letter of delegated authority, signed by all strata owners or minutes showing delegated authority.</p>
Certificate of Title	Ensure the Certificate of Title/s is/are current (within 6 months) and provide copy/s.
Change of name	<p>Applications made by either private owners or companies who have changed names to that depicted on the Certificate of Title, must provide supporting documentation showing the change of name such as:</p> <ul style="list-style-type: none"> • a transfer of land document that incorporates a lodgement receipt, • a company search from the Australian Securities and Investment Commission, • a marriage certificate or • a change of name certificate.
Contacts	A contact name, phone and email address is essential, in the event more information is required and for issuing correspondence relating to the Department's decision.
Contracts of sale	<p>Where the land is subject to a contract of sale or offer and acceptance, evidence of landowner's consent must be provided. Relevant evidence may include;</p> <ul style="list-style-type: none"> • an express provision of consent by the vendor on the contract of sale or offer and acceptance, • a letter of consent from the registered proprietor/s giving prospective purchaser/s consent to lodge the application or • a copy of the transfer of land document that incorporates a lodgement receipt.
Crown land	Where the land is registered in the name of the Crown, the application form must be signed by an authorised officer of the Department of Lands, stating the name and position. Alternatively, a letter of consent from the authorised Crown land officer.
Deceased estates	Where the land is registered in joint tenants, a copy of the death certificate of the deceased landowner must be provided. Where the land is registered in tenants in common, a copy of the grant of probate or endorsed enduring power of attorney must be provided.
Designated Bushfire Prone Area	If the proposed development is located within a Bushfire Prone Area according to the Map of Bush Fire Prone Areas, then bushfire hazard issues should be identified and addressed (e.g. by providing a BAL assessment(s) or BAL Contour Map and a Bushfire Management Plan with the application). If NA is selected and the development is in a designated bushfire prone area then a short statement justifying why SPP 3.7 does not apply should be included.
Emailed documents	Emailed applications or documents are acceptable, however the application must be signed by the registered proprietor/s.
Government agencies	Where the land is registered in the name of a government authority, the application form must be signed by an authorised officer of the relevant authority, stating the name and position of the signatory/s. Alternatively, a letter of consent signed by an authorised officer.



DAP FORM 1

Notice of Development Application to be Determined by a Development Assessment Panel

Planning and Development Act 2005

Planning and Development (Development Assessment Panel) Regulations 2011 – regulations 7, 10 and 21

Application Details

To	Name of local government and/or Western Australian Planning Commission City of Cockburn	
Planning Scheme(s)	Name of planning scheme(s) that applies to the prescribed land City of Cockburn Town Planning Scheme No. 3	
Land	Lot number, street name, town/suburb Lot 63 (254) Rockingham Road, Spearwood	
Certificate of Title (provide copy)	Volume Number 1690	Folio 799
	Location Number	Plan / Diagram Number D67892
Details of development application made to responsible authority	Summary of Proposal Proposed shopping centre refurbishment and new external dining precinct.	
Development Use	Residential / Commercial / Industrial / Rural / Mixed Use / Other Commercial	
Estimated cost of development (GST Exc)	\$ 5.5 million	

Part A – Acknowledgement by Applicant and Landowner

Mandatory Application	<input type="checkbox"/> I give notice that I understand that this is a mandatory Development Assessment Panel application (regulation 5)
Optional Application	<input checked="" type="checkbox"/> I give notice that I have elected to have the development application that accompanies this form determined by a Development Assessment Panel (regulation 6)
Delegated Application	<input type="checkbox"/> I give notice that I understand that this is an application of a class delegated to a Development Assessment Panel for determination (regulation 9)


Applicant Details (to be completed and signed by applicant)

- By completing this notice, I declare that all the information provided in this application is true and correct.
- I understand that the information provided in this notice, and attached forming part of the development application will be made available to the public on the Development Assessment Panel and local government websites.

Name	Marc Re	
Company	Planning Solutions	
Address	Street Number/PO Box number, street name, suburb, state, postcode GPO Box 2709 Cloisters Square PO 6850	
Contact Details	Email admin@planningsolutions.com.au	Phone 9227 7970
Signature	Marc Re	Date 13/12/2023

Landowner Details (to be completed and signed if landowner is different from applicant) <ul style="list-style-type: none"> By completing this notice, consent is provided to submitting this application. If there are more than two landowners, please provide all relevant information on a separate page. Signatures must be provided by all registered proprietors or by an authorised agent as shown on the Certificate of Title. Alternatively, a letter of consent, which is signed by all registered proprietors or by the authorised agent, can be provided. Companies, apart from sole directors, are required to provide signatories for two directors, a director and the company seal or a director and a company secretary. 		
Company (if applicable)	Executed under Power of Attorney dated 16th September 2014. The Trust Company (Australia) Ltd	
Contact Details	Email Kerrieann.Bilal@perpetual.com.au	Phone 02 9229 9005
Address	Street Number/PO Box number, street name, suburb, state, postcode Level 18, 123 Pitt Street, Sydney, NSW, 2000	
Name/s	Kerrie Ann Bilal	Alexander Gray
Title/s	Landowner/Sole Director/Director (2 signatures required) Attorney Senior Associate	Additional Landowner/ Director/Secretary (if applicable) Attorney Manager
Signature/s	 <small>DocuSigned by:</small> <small>C7E2AAA14E3444E</small>	 <small>DocuSigned by:</small> <small>8CF8FAD0877C456</small>
Date	13/12/2023	13/12/2023

Part B – Acknowledgement by Local Government

Responsible Authority	<input checked="" type="checkbox"/> Local Government (LG) <input type="checkbox"/> * Western Australian Planning Commission (WAPC) <input type="checkbox"/> * Dual – Local Government and Western Australian Planning Commission <input type="checkbox"/> Department of Finance – <i>Public Primary School Applications</i>	
* WAPC/DUAL reporting details	<i>If WAPC or DUAL is selected, please provide details of relevant provision (or within covering letter)</i> N/A	
Fees for applications (DAP Regulations - Schedule 1)	\$ 19 251.00 Amount that has been paid by the applicant \$ 6003.00 Amount to be paid by local government (delegated applications only - regulation 22)	
Statutory Timeframe (regulation 12)	<input checked="" type="checkbox"/> 60 days (advertising not required) <input type="checkbox"/> 90 days (advertising required or other scheme provision)	
LG Reference Number	DAP 23/005	
Name of planning officer (Report Writer)	Jamie Evans	
Position/Title	Planning officer	
Contact Details	Email jevans@cockburn.wa.gov.au	Phone 9411 3444
Planning Officer's Signature		Date 21/12/23

Please refer to the Guidance Note: Lodging a DAP Application for further information.

POWER OF ATTORNEY

THIS POWER OF ATTORNEY is made by deed on **16 September 2014** by the companies listed in Schedule A (each of them the **Company**).

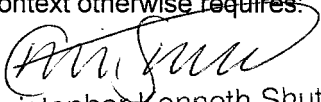
The Company appoints the persons who have, or whose title includes, a title listed in Schedule B in any of the Companies to be its Attorneys (each of them an **Attorney**) so that:

- (i) any Attorney jointly and severally has the power to do any of the acts referred to in Schedule C; and
- (ii) any two Attorneys jointly have the power to do any of the acts referred to in Schedule D, on behalf of the Company (but only to the extent that the Company may lawfully authorise the Attorney so to do) until this Power of Attorney is revoked by the Company or an Attorney ceases to hold a title, or a title including any of the titles listed in Schedule B in any of the Companies, or the Attorney is revoked in accordance with clause 5 of this Power of Attorney.


DECLARATIONS

The Company declares that:

1. Any person, including the Registrar of Titles of Western Australia or any other registration authority in Australia or elsewhere, dealing with an Attorney or a person purporting to be an attorney under this Power of Attorney is:
 - (a) entitled to rely on the execution of any document by that person as conclusive evidence that:
 - (i) the person holds the office set out in this Power of Attorney;
 - (ii) this Power of Attorney has come into effect and has not been revoked; and
 - (iii) the right or power exercised, or purported to be exercised, is properly exercised and the circumstances have arisen to authorise the exercise of that right or power; and
 - (b) not required to make any enquiries in respect of any of the above matters.
2. Each provision (including each power referred to in Schedule C and Schedule D) in this Power of Attorney is to be regarded as separate and independent to the extent that if the whole or any part of the provision is held to be invalid in any jurisdiction (but not in others) all of the other provisions (or parts of them) which have not been held to be invalid remain in full force and effect in that jurisdiction and all other jurisdictions.
3. To the extent that a provision deals with a specific subject matter which is covered by another provision dealing with the same or similar subject matter, the provisions shall be construed as alternatives which an Attorney and the Company may choose to rely on. The provisions are not to be construed as inconsistent with or repugnant to each other.
4. An Attorney may exercise, or purport to exercise, any right or power under this Power of Attorney as attorney of the Company both on the Company's own account and where the Company is acting in any other capacity including in the capacity of responsible entity, trustee, executor, representative, attorney, manager, custodian, financial manager, agent or fiduciary of any person, entity, trust or scheme.
5. The appointment of any Attorney under this Power of Attorney is revoked:
 - (a) immediately if the Company gives the relevant Attorney written notice at the revocation of its appointment, or
 - (b) immediately and automatically from the time the Attorney ceases to be an employee of the Employer.
6. In the interpretation of this Power of Attorney, unless the context otherwise requires:

 13/10/2014
I, Christopher Kenneth Shute, Solicitor,
hereby certify this to be a true
and correct copy of the original


- (c) the singular includes the plural and vice versa;
 - (d) where an expression is defined, another part of speech or grammatical form of that expression has a corresponding meaning;
 - (e) references to a gender include all other genders;
 - (f) references to a Schedule are to a schedule to this Power of Attorney and each Schedule forms part of this Power of Attorney;
 - (g) "document" includes any deed, agreement, letter, form, notice, consent, transfer, conveyance, lease, licence, caveat, policy, claim, demand, appeal, objection, will, settlement, trust, power of attorney, surrender, warrant, appointment, undertaking, covenant, guarantee, discharge, variation, transmission, application, acceptance, assurance, receipt, assignment, acknowledgement, statement, contract, certificate, confirmation, schedule, instruction and other instrument;
 - (h) "Employer" means Perpetual Limited (ABN 86 000 431 827) or a wholly owned subsidiary of Perpetual Limited;
 - (i) "financial manager" includes any person appointed in a similar capacity under the legislation of any State or the Commonwealth whether described as financial manager, administrator or any other name;
 - (j) "includes" means includes without limitation;
 - (k) "person" includes an individual, firm, trust, body corporate, partnership, joint venture, association (whether incorporated or not) and any other body whether governmental or semi-governmental ;
 - (l) "property" includes real and personal property (including money, a debt or other thing in action), any estate, right or interest in or to any real or personal property and any licence, sub-licence or other arrangement in relation to real or personal property (notwithstanding that it does not confer an estate, right or interest in that property), wherever located;
 - (m) "securities" includes shares, stocks, notes, options, units, bonds, stapled securities, treasury bills, bills of exchange and debentures of or in any corporation, entity, trust or scheme;
 - (n) "security interest" includes any mortgage, sub-mortgage, charge, encumbrance, pledge, lien, assignment by way of security, hypothecation, secured interest over any property and includes any other arrangement having the same or equivalent commercial effect and any agreement to create or give such an interest;
 - (o) "statute" includes any legislation, regulation or ordinance and includes corresponding regulations and instruments and in all instances as amended, re-enacted or replaced; and
 - (p) "Superannuation Entities" includes funds regulated by the Australian Prudential Regulation Authority or its successor.
7. The powers granted by this Power of Attorney take effect without geographical limitation.
 8. The Company undertakes to ratify everything which its Attorneys do or purport to do in the lawful exercise of any of the powers contained in this Power of Attorney.
 9. The Company will indemnify and keep its Attorneys indemnified against all claims, demands, costs, damages, losses and expenses, however arising in connection with the lawful exercise of any of the powers contained in this Power of Attorney.
 10. With respect to property in Western Australia, whether registered under the *Transfer of Land Act 1893* (WA), the *Strata Titles Act 1985* (WA), the *Land Administration Act 1997* (WA), or otherwise, the Attorneys may act in accordance with this Power of Attorney in the name of the Company.

 13/10/2014

I, Christopher Kenneth Shute, Solicitor,
hereby certify this to be a true
and correct copy of the original

SCHEDULE A
Companies

Company	ACN	ABN
Fordham Business Advisors Pty Ltd	140 981 853	77 140 981 853
Perpetrust Nominees Pty Ltd	004 470 964	90 004 470 964
Perpetual Corporate Trust Limited	000 341 533	99 000 341 533
Perpetual Custodians Limited	000 313 431	70 000 313 431
Perpetual Investment Management Limited	000 866 535	18 000 866 535
Perpetual Nominees Ltd	000 733 700	37 000 733 700
Perpetual Services Pty Limited	001 020 364	25 001 020 364
Perpetual Trust Services Limited	000 142 049	48 000 142 049
Perpetual Trustee Company Limited	000 001 007	42 000 001 007
Perpetual Trustee Company (Canberra) Ltd	008 393 806	89 008 393 806
Perpetual Trustees Consolidated Limited	004 029 841	81 004 029 841
Perpetual Trustees Queensland Limited	009 656 811	49 009 656 811
Perpetual Trustees Victoria Limited	004 027 258	47 004 027 258
Perpetual Trustees W.A. Ltd	008 666 886	98 008 666 886
P.T. Limited	004 454 666	67 004 454 666
The Trust Company Limited	004 027 749	59 004 027 749
The Trust Company (Australia) Limited	000 000 993	21 000 000 993
The Trust Company (PTAL) Limited	008 412 913	28 008 412 913
The Trust Company (Nominees) Limited	000 154 441	14 000 154 441
The Trust Company (PTCCL) Limited	008 390 387	48 008 390 387
The Trust Company (UTCCL) Limited	008 426 784	35 008 426 784
The Trust Company (FCNL) Pty Limited	006 827 738	98 006 827 738
The Trust Company (Legal Services) Pty Limited	003 284 437	32 003 284 437
The Trust Company (RE Services) Limited	003 278 831	45 003 278 831
The Trust Company (Real Estate) Pty Limited	004 434 995	12 004 434 995

 13/10/2014

I, Christopher Kenneth Shute, Solicitor,
hereby certify this to be a true
and correct copy of the original

SCHEDULE B

Attorneys

Any person holding one or more of the following titles, or whose title includes any of the following titles, in any of the Companies:

Account Executive

Adviser

Administrator

Analyst

Associate

Company Secretary

Consultant

Counsel

Director

Executive

General Manager

Group Executive

Head of

Leader

Manager

Officer

Portfolio Manager

Senior Administrator

Senior Adviser

Senior Associate

Senior Consultant


Senior Legal Counsel

Senior Manager

Senior Officer

State Manager

Team Leader

 13/10/2014
I, Christopher Kenneth Shute, Solicitor,
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SCHEDULE C


Several Acts

1. To attend for and on behalf of the Company and to represent it either personally or through a barrister, solicitor or other agent, before any court judge, registrar, magistrate, board, commission, arbitrator or other tribunal or authority wherever the attendance of the Company is required.
2. To attend, vote and act at any meeting of members or any class of members or of creditors of any corporation, trust, entity or scheme in which the Company is or may in the future be interested (or appoint some other person to attend, vote or act) and do any other act which the Company is or may be authorised to do in connection with its interest in any such corporation, trust, entity or scheme including the giving or appointment of proxies in relation to any such meeting.
3. To execute any document in relation to the renunciation or resignation of an executorship, enduring power of attorney or similar appointment.



13/10/2014

I, Christopher Kenneth Shute, Solicitor,
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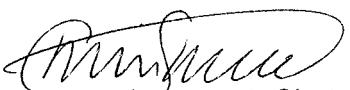
 13/10/2014
I, Christopher Kenneth Shute, Solicitor,
hereby certify this to be a true
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SCHEDULE D
Joint Acts

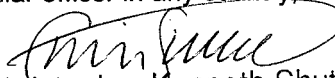
1. To execute, issue or deliver any document:
 - 1.1. to acquire goods, services or rights where the total consideration to be paid under the document does not exceed \$20,000 (excluding GST);
 - 1.2. made, given or required in relation to any statute or by any statutory or regulatory authority;
 - 1.3. to amend, novate, cancel, rescind, discharge or terminate any agreement, appointment or relationship to which the Company is a party;
 - 1.4. in relation to the exercise of any right, power or authority given or purported to be given under any document;
 - 1.5. made, given or required in relation to any court or tribunal order,
 - 1.6. in relation to the appointment of any manager, valuer, expert, auditor, accountant, supervisor, bailiff, receiver or receiver and manager, including in relation to the duties, remuneration or termination of appointment of any such person;
 - 1.7. in relation to the appointment of any arbitrator, mediator or dispute resolution body or any reference or submission to that person or body;
 - 1.8. in relation to any licence or sub-licence relating to information technology or intellectual property;
 - 1.9. in relation to any policy of insurance of any nature, including applications, claims or in connection with discharge, transfer, conversion, assignment or consent of any insurance policy or claims;
 - 1.10. necessary or expedient in relation to the stamping of any document;
 - 1.11. in relation to any registration copy of any document;
 - 1.12. in relation to the holding of any property or document in escrow;
 - 1.13. in relation to the offer of a managed investment scheme through a platform, investor directed portfolio service or related service or platform
 - 1.14. in relation to any confidential information.
2. To appoint or dismiss any officer, agent, consultant, workmen, servant or employee in connection with any of the affairs of the Company or any estate, business or property which the Company may be interested and to determine the duties, salaries, wages and remuneration of any such persons and to execute any document in connection with the appointment, dismissal, remuneration or duties of any such persons.
3. To accept any appointment or authorisation to act as trustee, co-trustee, executor, co-executor, receiver, administrator, controller, committee manager, guardian, custodian, financial manager or other representative, to execute, to issue or deliver any document or take any action which the Attorneys consider necessary or desirable in connection with that office or appointment.
4. To accept any appointment and to act as the donee or co-donee under any General, Protective or Enduring Power of Attorney and to execute any document or take any action which the Attorneys consider necessary or desirable in connection with that appointment.
5. To demand, give notice of the dishonor of, receive, recover and give effectual discharge for all sums of money, bank notes, debts, bills of exchange, promissory notes, bankers' drafts and other cheques, orders, bonds, securities, share certificates, debentures, scrip and deposit notes which may be due, payable or belonging to the Company and to call for or compel, adjust and finally settle all accounts and demands between the Company and any other person and to

receive all moneys payable to the Company on the taking of the amounts and to execute any documents which are necessary or desirable in relation to any of them.

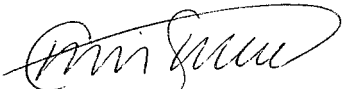
6. To execute, issue or deliver any document in relation to securities, including in relation to:
 - 6.1. the allotment, subscription, application or issue of any securities;
 - 6.2. the conversion of any securities into any other form of security;
 - 6.3. the sale, redemption, withdrawal or transfer of any securities;
 - 6.4. any meeting of holders of securities, including proxy voting forms;
 - 6.5. any swaps, derivatives or futures transactions
 - 6.6. general investment administration, including applications to participate in floats and placements;
 - 6.7. the participation in any clearing, payment, registry or settlement system;
 - 6.8. the Australian Securities Exchange Limited (or any successor of it) or any market in which securities are traded;
 - 6.9. any finance facility or debt funding for a trust or managed investment scheme, including any term sheet, unit holder loan or financial accommodation or related verification document.
7. To execute, issue or deliver any document in relation to any mortgage origination, securitisation or covered bond arrangement including:
 - 7.1. giving series notices or notices of creation of trust, and the amendment or termination of such securitisation arrangements;
 - 7.2. the origination, custody, purchase or transfer of receivables;
 - 7.3. the establishment, administration or provision of other services in respect of securitisation trusts and security trusts;
 - 7.4. the making or provision of financial accommodation;
 - 7.5. the issuing, subscription and/or underwriting of debt instruments;
 - 7.6. giving effect to any tax sharing arrangement;
 - 7.7. giving effect to any derivative or futures transaction.
8. To execute any documents required to enable the Company to perform its role as responsible entity of a managed investment scheme, or in any capacity relating to a Superannuation Entity, including:
 - 8.1. trust deeds or constitutions;
 - 8.2. deeds of amendment;
 - 8.3. deeds of appointment and retirement of trustee or responsible entity;
 - 8.4. bank account establishment documentation;
 - 8.5. service provider agreements, including custody, sub-custody, primebroker, administration and investment management agreements;
 - 8.6. distribution agreements, including rebate, ratings or any agreement;
 - 8.7. portfolio agreements;
 - 8.8. standard transfer forms for the acquisition and disposal of securities;
 - 8.9. shareholder or unit holder agreements;
 - 8.10. property title transfer forms;
 - 8.11. contracts of purchase and sale;

 13/10/2014
I, Christopher Kenneth Shute, Solicitor,
hereby certify this to be a true
and correct copy of the original

- 8.12. investor account establishment documentation (in any jurisdiction);.
9. To execute any documents required to enable the Company to perform its role as trustee, custodian or investment manager of a trust or scheme, or as executor or administrator of a deceased estate, or as financial manager, administrator, or attorney including:
 - 9.1. trust deeds or constitutions;
 - 9.2. deeds of amendment;
 - 9.3. deeds of appointment and retirement;
 - 9.4. bank account establishment documentation;
 - 9.5. service provider agreements, including custody, sub-custody, primebroker, administration and investment management agreements;
 - 9.6. distribution agreements, including rebate, ratings or any agreement to offer the trust or service;
 - 9.7. portfolio agreements;
 - 9.8. shareholder or unit holder agreements;
 - 9.9. standard transfer forms for the acquisition and disposal of securities;
 - 9.10. property title transfer forms;
 - 9.11. contracts of purchase and sale;
 - 9.12. investor account establishment documentation (in any jurisdiction);
 - 9.13. indemnity agreements, or deeds of indemnity, settlement or release.
 10. To execute, issue or deliver any document in relation to any security interest, including in relation to:
 - 10.1. any increase or reduction in the rate of interest from time to time charged or payable;
 - 10.2. any increase or reduction in the amount from time to time secured by the security interest;
 - 10.3. any discharge, transfer, assignment or other disposal of any security interest or moneys secured;
 - 10.4. the terms of, or discharge, assignment, surrender or release of, the security interest or moneys secured.
 11. To execute, issue or deliver any document in relation to any property, including in relation to:
 - 11.1. any acquisition, sale, mortgage, transfer, alienation or holding of the property;
 - 11.2. the exercise of any right or option;
 - 11.3. any lease, sub-lease, licence, sub-licence, tenancy, assignment, (including any variation, renewal or surrender);
 - 11.4. any exercise or grant of any right, option, consent, power or authority in respect of any security interest, lease, sub-lease, tenancy or licence;
 - 11.5. the registration of the Company (or any person for whom the Company is empowered to act) as proprietor or co-proprietor;
 - 11.6. the registration of any interest held by the Company (or any person for whom the Company is empowered to act) in the property;
 - 11.7. receipts for title deeds, certificates of title, Crown leases, mortgages delivered by the Registrar General, Registrar of Titles or any similar officer in any country;


 13/10/2014
 I, Christopher Kenneth Shute, Solicitor,
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- 11.8. any requisition or requirement in connection with the sale or purchase of any property by the Company (or any person for whom the Company is empowered to act), or the registration or renewal of registration of any document;
 - 11.9. application to any person for any consent required by law to the taking by the Company (or any person for whom the Company is empowered to act) of any interest over property or registration of such interest;
 - 11.10. acceptance of any documents to or in favour of the Company.
12. To demand, receive and deal with any livestock, merchandise, bills of lading, goods, chattels and effects, including to execute, issue or deliver any document in relation to:
- 12.1. any lease, sub-lease, agreement or assignment of any such property;
 - 12.2. any option, contract or agreement for the purchase, sale or other dealing of any such property;
 - 12.3. the acquisition, holding, transfer or sale of any livestock and stock brands or marks.
13. To execute, issue or deliver any document in relation to any real property or interest in real property, including in relation to:
- 13.1. amendment of any certificates of title or deposited plan;
 - 13.2. sub-division (whether in strata or otherwise) or consolidation of any title to property;
 - 13.3. alienation, occupation, settlement, management, or improvement of Crown lands;
 - 13.4. caveats;
 - 13.5. any easement or right of use, including any consent, grant, variation, modification or release;
 - 13.6. taking, selecting or obtaining (including by transfer, exchange, conversion or otherwise) any land or any estate or interest in any land, or the conversion of any land or lease into any other tenure or tenures.
14. To take any action (including give notice) or to execute, issue or deliver any document to:
- 14.1. enter or examine any property, including land or tenements;
 - 14.2. demand possession of any property, including land or tenements;
 - 14.3. enforce any rights or forfeiture of any leases, demises or grants of any property or land;
 - 14.4. recover rent, payment or money;
 - 14.5. perform, arrange or require the improvement, repair, modification or reinstatement of property;
 - 14.6. recover costs of effecting any improvement, repair, modification or reinstatement;
 - 14.7. enforce any right to payment;
 - 14.8. accept or receive any document including any trust deed, title deeds, certificates of title, Crown leases, mortgages, and other documents which may be delivered to the Company by any person including the Registrar General, Registrar of Titles or any other officer of any State or Territory of Australia or any similar officer in any other country.
15. To do any act which the Attorneys consider necessary or desirable in connection with any act or thing referred to in the preceding paragraphs of this Schedule D or the transactions contemplated by them including executing any document which alters or amends any document referred to in this Schedule D.

 13/10/2014
 I, Christopher Kenneth Shute, Solicitor,
 hereby certify this to be a true
 and correct copy of the original


Executed as a deed.

Signed, sealed and delivered by FORDHAM BUSINESS ADVISORS PTY LTD ACN 140 981 853



Director ~~PETER~~
~~RICHARD VAN DER MERWE~~
~~Joanne Hawkins~~

Name




Director/Secretary

THORNTON CHRISTENSEN

Name

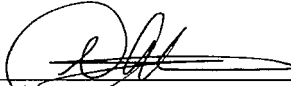
Signed, sealed and delivered by PERPETRUST NOMINEES PTY LTD ACN 004 470 964



Director

Joanne Hawkins

Name

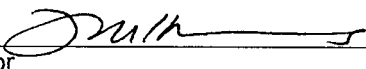


Director/Secretary

THORNTON CHRISTENSEN

Name

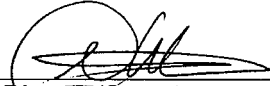
Signed, sealed and delivered by PERPETUAL CORPORATE TRUST LIMITED ACN 000 341 533



Director

Joanne Hawkins

Name

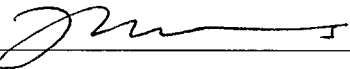


Director/Secretary

THORNTON CHRISTENSEN

Name


Signed, sealed and delivered by PERPETUAL CUSTODIANS LIMITED ACN 000 313 431



Director

Joanne Hawkins


Name




Director/Secretary

THORNTON CHRISTENSEN

Name


 13/10/2014
I, Christopher Kenneth Shute, Solicitor,
hereby certify this to be a true
and correct copy of the original

Signed, sealed and delivered by PERPETUAL INVESTMENT MANAGEMENT LIMITED ACN 000 866 535



Director
Joanne Hawkins

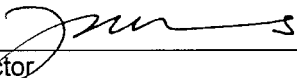
Name



Director/Secretary
THORNTON CHRISTENSEN

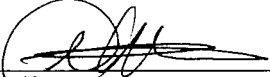
Name

Signed, sealed and delivered by PERPETUAL NOMINEES LTD ACN 000 733 700



Director
Joanne Hawkins


Name



Director/Secretary
THORNTON CHRISTENSEN


Name

Signed, sealed and delivered by PERPETUAL SERVICES PTY LIMITED ACN 001 020 364



Director
Joanne Hawkins

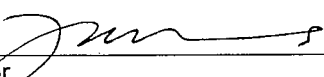
Name



Director/Secretary
THORNTON CHRISTENSEN

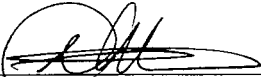
Name

Signed, sealed and delivered by PERPETUAL TRUST SERVICES LIMITED ACN 000 142 049



Director
Joanne Hawkins

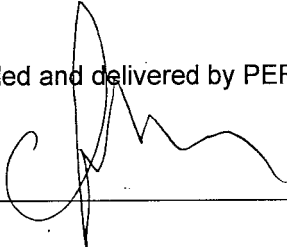
Name



Director/Secretary
THORNTON CHRISTENSEN


Name

Signed, sealed and delivered by PERPETUAL TRUSTEE COMPANY LIMITED ACN 000 001 007




Director
Christopher Green

Name




Director/Secretary
THORNTON CHRISTENSEN

Name

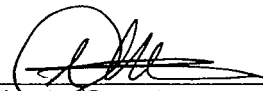
 13/10/2014
I, Christopher Kenneth Shute, Solicitor,
hereby certify this to be a true
and correct copy of the original

Signed, sealed and delivered by PERPETUAL TRUSTEE COMPANY (CANBERRA) LTD ACN 008 393 806



Director
Joanne Hawkins


Name



Director/Secretary
THORNTON CHRISTENSEN

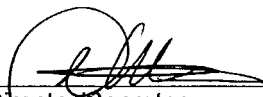
Name

Signed, sealed and delivered by PERPETUAL TRUSTEES CONSOLIDATED LIMITED ACN 004 029 841



Director
Joanne Hawkins

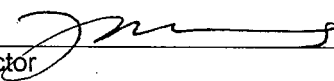
Name



Director/Secretary
THORNTON CHRISTENSEN


Name

Signed, sealed and delivered by PERPETUAL TRUSTEES QUEENSLAND LIMITED ACN 009 656 811



Director
Joanne Hawkins

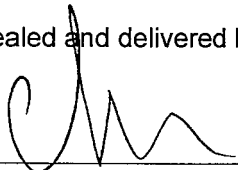
Name



Director/Secretary
THORNTON CHRISTENSEN

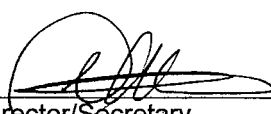
Name

Signed, sealed and delivered by PERPETUAL TRUSTEES VICTORIA LIMITED ACN 004 027 258



Director
Christopher Green

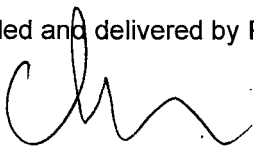
Name



Director/Secretary
THORNTON CHRISTENSEN

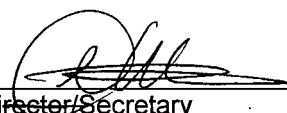
Name

Signed, sealed and delivered by PERPETUAL TRUSTEES W.A. LTD ACN 008 666 886



Director
Christopher Green


Name



Director/Secretary
THORNTON CHRISTENSEN

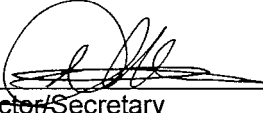
Name

Signed, sealed and delivered by P.T. LIMITED ACN 004 454 666



Director
Joanne Hawkins

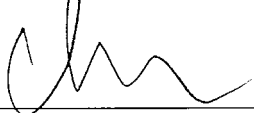
Name



Director/Secretary
THORNTON CHRISTENSEN


Name

Signed, sealed and delivered by THE TRUST COMPANY LIMITED ACN 004 027 749



Director
Christopher Green

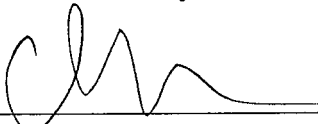
Name



Director/Secretary
THORNTON CHRISTENSEN

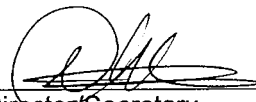
Name

Signed, sealed and delivered by THE TRUST COMPANY (AUSTRALIA) LIMITED ACN 000 000 993



Director
Christopher Green

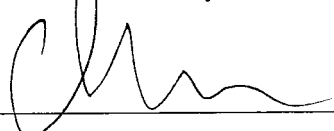
Name



Director/Secretary
THORNTON CHRISTENSEN


Name

Signed, sealed and delivered by THE TRUST COMPANY (PTAL) LIMITED ACN 008 412 913



Director
Christopher Green

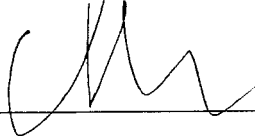
Name



Director/Secretary
THORNTON CHRISTENSEN


Name

Signed, sealed and delivered by THE TRUST COMPANY (NOMINEES) LIMITED ACN 000 154 441




Director
Christopher Green

Name



Director/Secretary
THORNTON CHRISTENSEN

Name

 13/10/2014
I, Christopher Kenneth Shute, Solicitor,
hereby certify this to be a true
and correct copy of the original

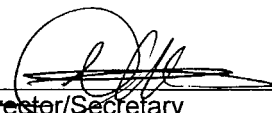
Signed, sealed and delivered by THE TRUST COMPANY (PTCCL) LIMITED ACN 008 390 387

Director


Christopher Green

Name

Director/Secretary


THORNTON CHRISTENSEN

Name

Signed, sealed and delivered by THE TRUST COMPANY (UTCCL) LIMITED ACN 008 426 784

Director


Christopher Green

Name

Director/Secretary


THORNTON CHRISTENSEN

Name

Signed, sealed and delivered by THE TRUST COMPANY (FCNL) PTY LIMITED ACN 006 827 738

Director


Christopher Green

Name

Director/Secretary


THORNTON CHRISTENSEN

Name

Signed, sealed and delivered by THE TRUST COMPANY (LEGAL SERVICES) PTY LIMITED ACN 003 284 437

Director


Joanne Hawkins

Name

Director/Secretary


THORNTON CHRISTENSEN

Name

Signed, sealed and delivered by THE TRUST COMPANY (RE Services) LIMITED ACN 003 278 831

Director

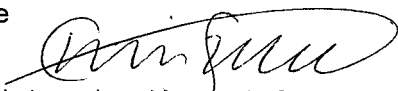

Christopher Green

Name

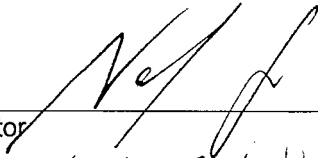
Director/Secretary


THORNTON CHRISTENSEN

Name

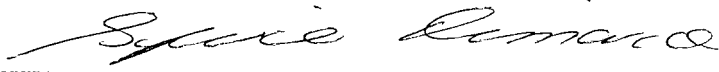
 13/10/2014
I, Christopher Kenneth Shute, Solicitor
hereby certify this to be a true
and correct copy of the original

Signed, sealed and delivered by THE TRUST COMPANY (REAL ESTATE) PTY LIMITED ACN 004 434 995:




Director
NOEL FINCK

Name



Director/Secretary
Sylvie Dimarco

Name

 13/10/2014
I, Christopher Kenneth Shute, Solicitor,
hereby certify this to be a true
and correct copy of the original

M801764

LODGED BY:

ADDRESS:

PHONE No:

FAX No:

REFERENCE No:

ISSUING BOX No:

PREPARED BY **Gadens**ADDRESS Level 7
150 St Georges Terrace
PERTH WA 6000

PHONE No: (08) 9323 0999

FAX No: (08) 9323 0900

REFERENCE No: 34605741

INSTRUCT IF ANY DOCUMENTS ARE TO ISSUE TO
OTHER THAN LODGING PARTYTITLES, LEASES, DECLARATIONS ETC LODGED
HEREWITH

- | | | |
|----|---------------------------------------|-----------------|
| 1. | <u>Duplicate Power of Attorney</u> | |
| 2. | <u>Verification of Identity (4)</u> | Received Items |
| 3. | _____ | Nos. |
| 4. | _____ | |
| 5. | _____ | |
| 6. | _____ | Receiving Clerk |

Registered pursuant to the provisions of the TRANSFER of
LAND ACT 1893 as amended on the day and time shown
above and particulars entered in the Register.

EXAMINED

Categorisation

Module Code: Rams Regulatory Application Management Syst..
Primary Group: DAP Development Assessment Panel Application
Primary Category: DAPRegular Development Assessment Panel Application

Sub-Categories

Sub-Category*	Description	Status	Notes

Costing

Charge Balance: 0.00 Refresh Balance Estimated Cost: 5,500,000.00 (Excludes GST)

Related Applications

Relationship	Application ID	Full Details	Stage/Decision	Completion Date

Clock and Target Details

Target Days Clock



Figure 1 – Aerial photograph of subject site.



Phoenix Shopping Centre Redevelopment

254 Rockingham Road, Spearwood
Phase 3 DA Application

December 2023
Whadjuk Noongar Country

**TR
CB.**

Contents

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1.0

Plans and Elevations

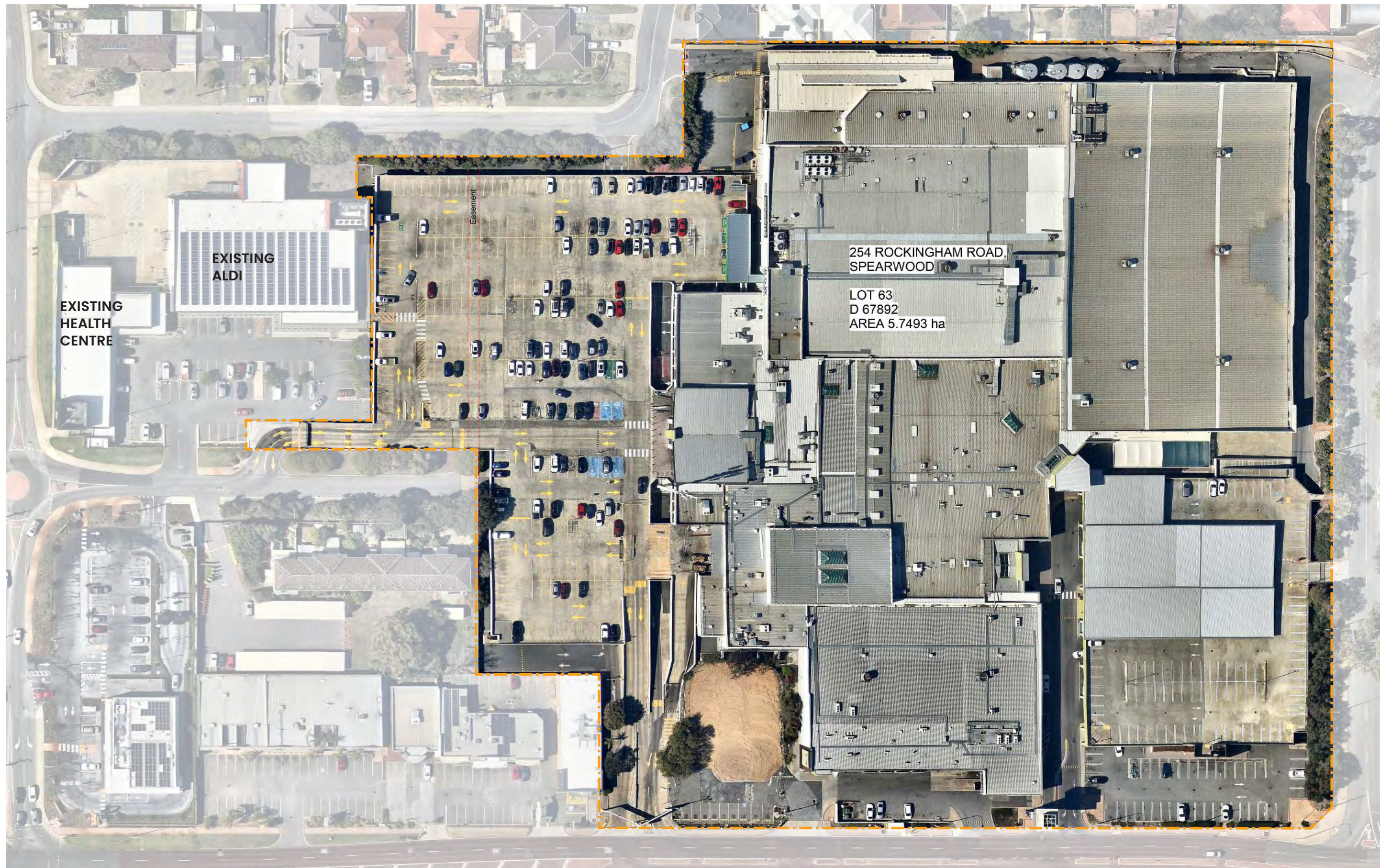


Context Site Plan

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DA 4

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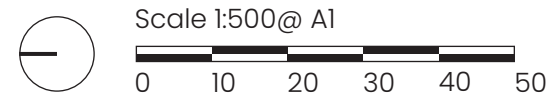


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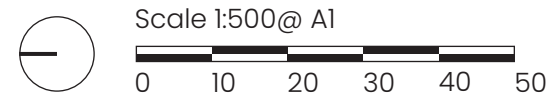
Site Plan – Existing
Phoenix Shopping Centre Redevelopment Phase 3 DA December 2023
DA 5

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- LEGEND**
- EXISTING BUILDINGS - NOT IN SCOPE
 - EXISTING PARKING
 - PHASE 3 DA SCOPE
 - PHASE 3 DEMOLITION
 - PHASE 3 NEW CONSTRUCTION
 - EXISTING TREES
 - NEW TREES
 - BOUNDARY LINE



Site Plan – Existing Ground Floor
 Phoenix Shopping Centre Redevelopment Phase 3 DA December 2023
 DA 7

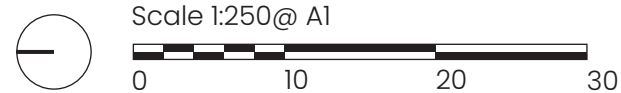






LEGEND

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- PHASE 3 DA SCOPE
- PHASE 3 DEMOLITION
- PHASE 3 NEW CONSTRUCTION
- EXISTING TREES
- NEW TREES

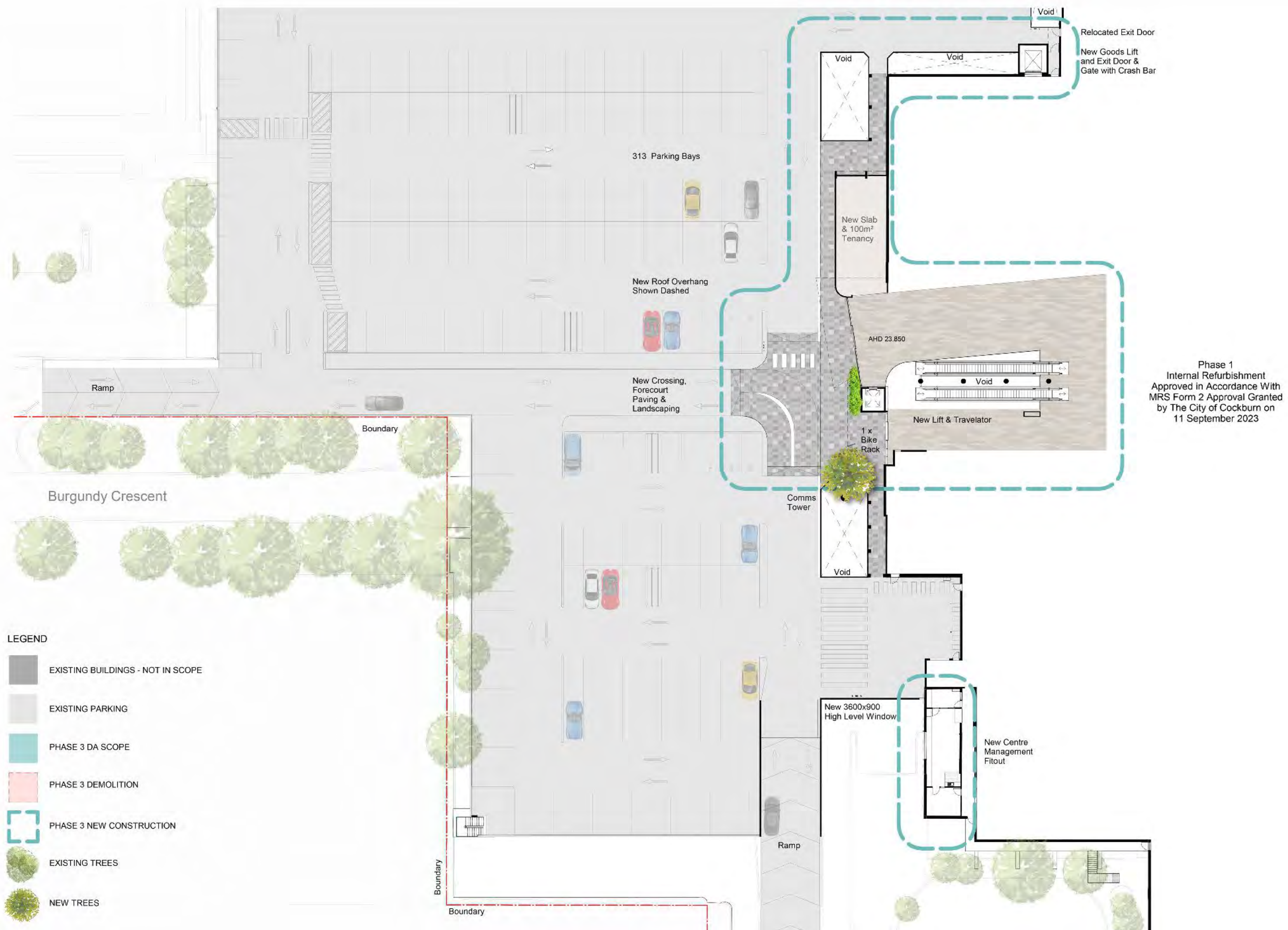


Floor Plan – Existing / Demolition North Undercroft

Phoenix Shopping Centre Redevelopment Phase 3 DA December 2023

DA 9

**TR
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Floor Plan – Proposed Ground Floor North

Phoenix Shopping Centre Redevelopment Phase 3 DA December 2023

DA 12



LEGEND

-  EXISTING BUILDINGS - NOT IN SCOPE
-  EXISTING PARKING
-  PHASE 3 DA SCOPE
-  PHASE 3 DEMOLITION
-  PHASE 3 NEW CONSTRUCTION
-  EXISTING TREES
-  NEW TREES
-  BOUNDARY LINE



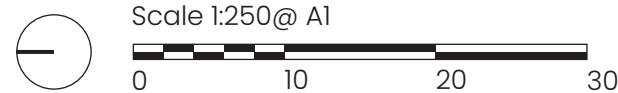
ROCKINGHAM ROAD

Coleville Crescent

Floor Plan – Existing / Demolition Ground Floor South & West

Phoenix Shopping Centre Redevelopment Phase 3 DA December 2023

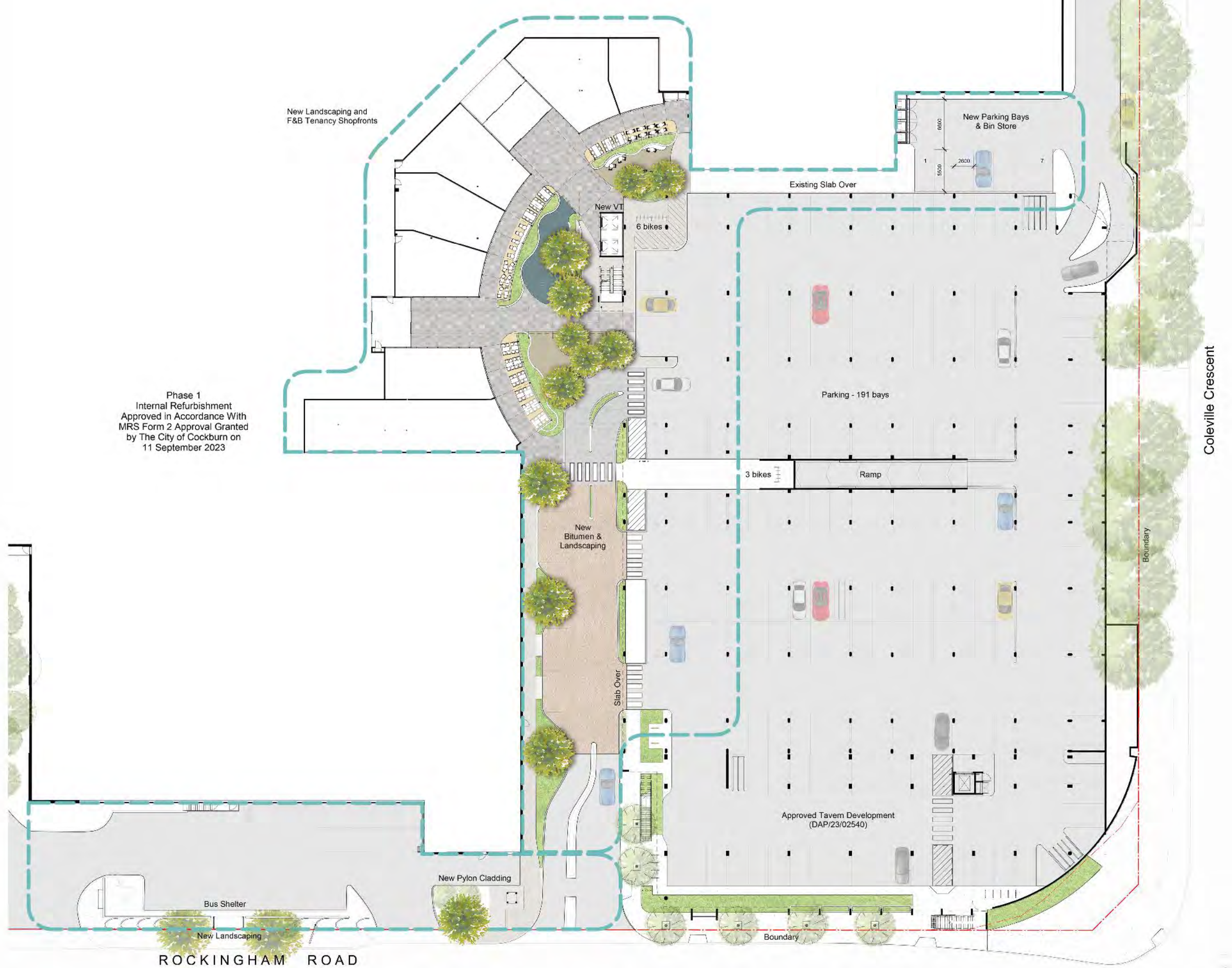
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LEGEND

- EXISTING BUILDINGS - NOT IN SCOPE
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- PHASE 3 DEMOLITION
- PHASE 3 NEW CONSTRUCTION
- EXISTING TREES
- NEW TREES
- BOUNDARY LINE

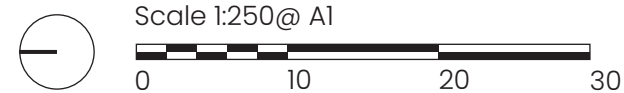


Floor Plan – Proposed Ground Floor South & West

Phoenix Shopping Centre Redevelopment Phase 3 DA December 2023

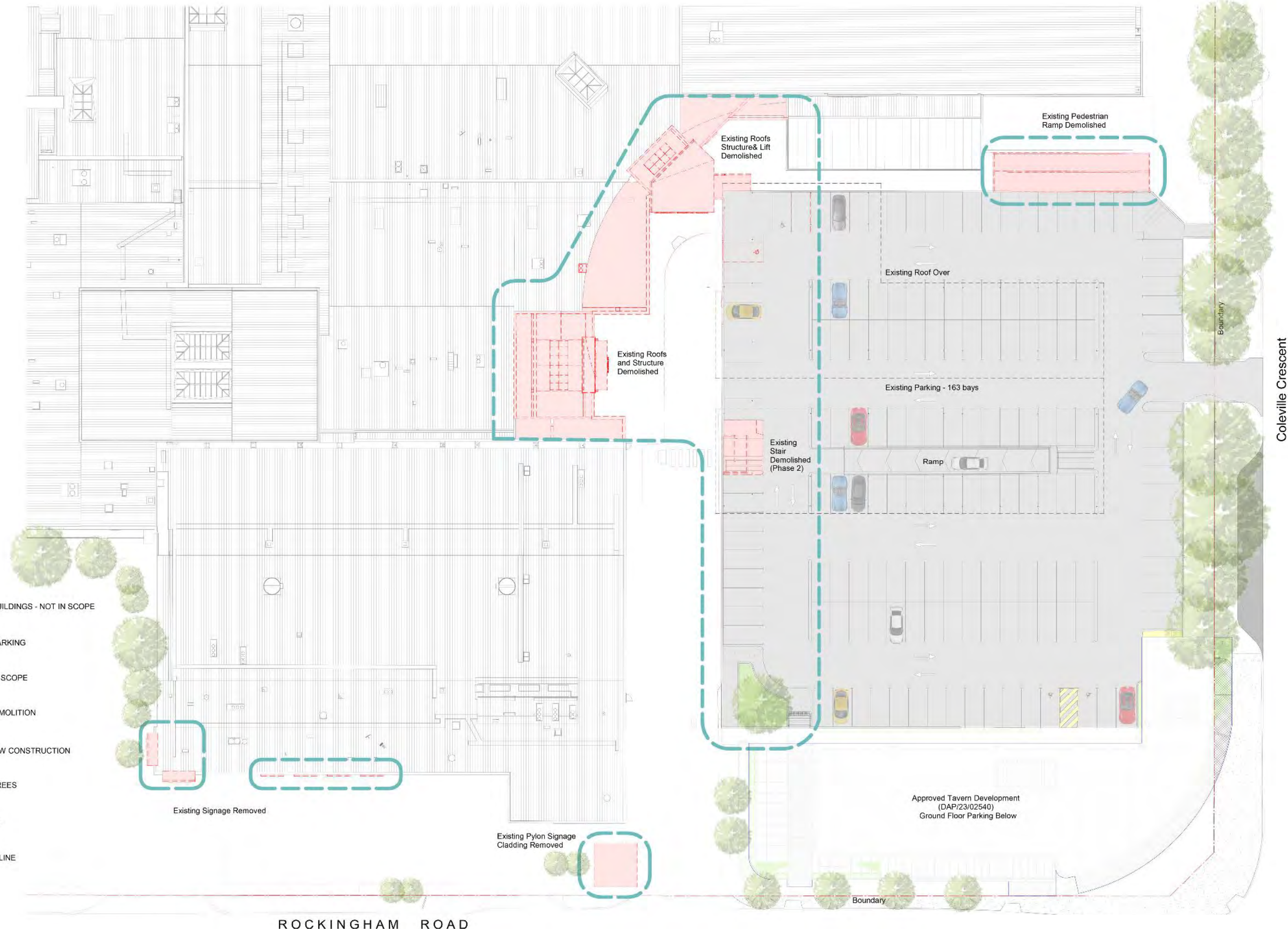
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-  PHASE 3 DEMOLITION
-  PHASE 3 NEW CONSTRUCTION
-  EXISTING TREES
-  NEW TREES
-  BOUNDARY LINE



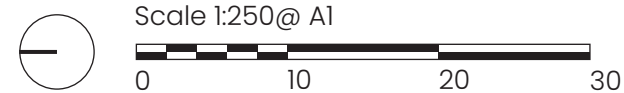
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Coleville Crescent

Floor Plan – Existing / Demolition Upper Ground Floor South & West

Phoenix Shopping Centre Redevelopment Phase 3 DA December 2023

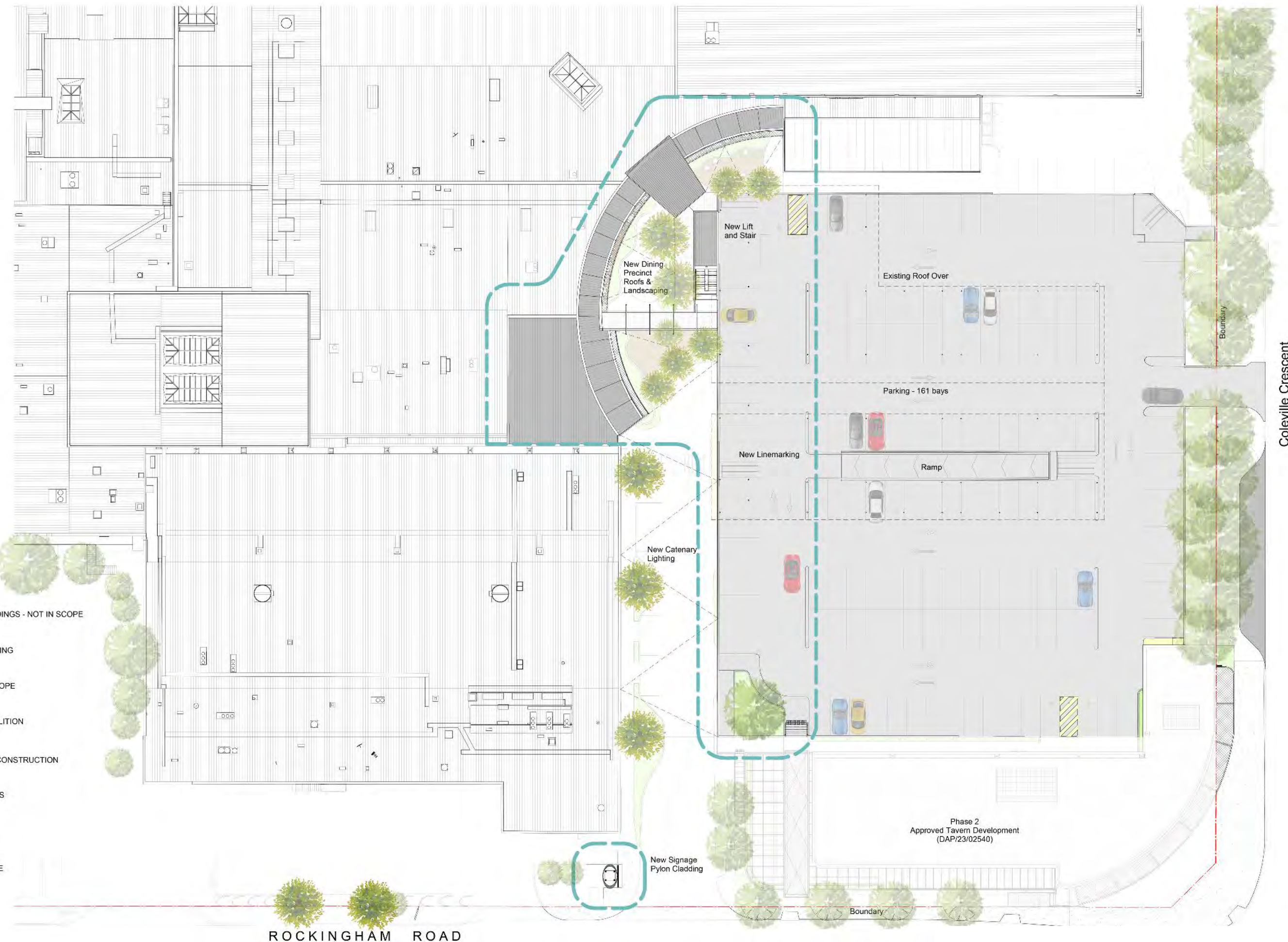
DA 15



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LEGEND

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- EXISTING PARKING
- PHASE 3 DA SCOPE
- PHASE 3 DEMOLITION
- PHASE 3 NEW CONSTRUCTION
- EXISTING TREES
- NEW TREES
- BOUNDARY LINE



ROCKINGHAM ROAD

Coleville Crescent

Floor Plan – Proposed Upper Ground Floor South & West

Phoenix Shopping Centre Redevelopment Phase 3 DA December 2023

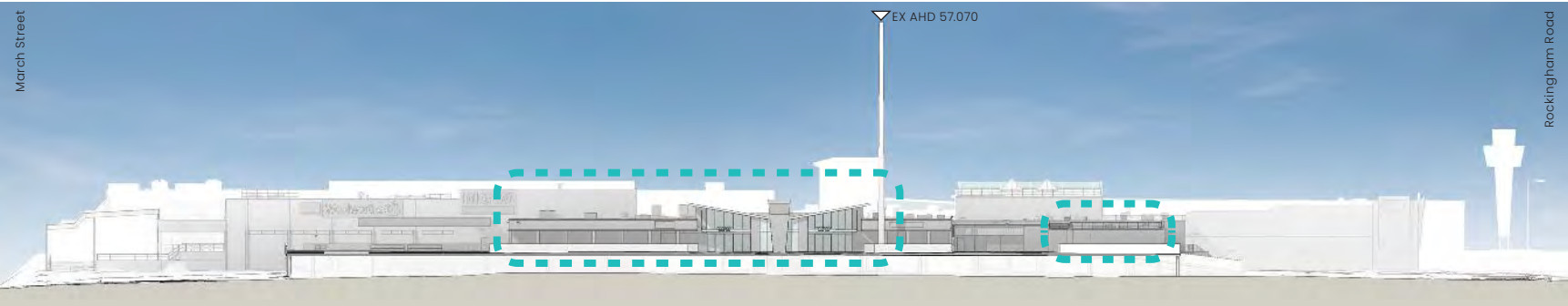
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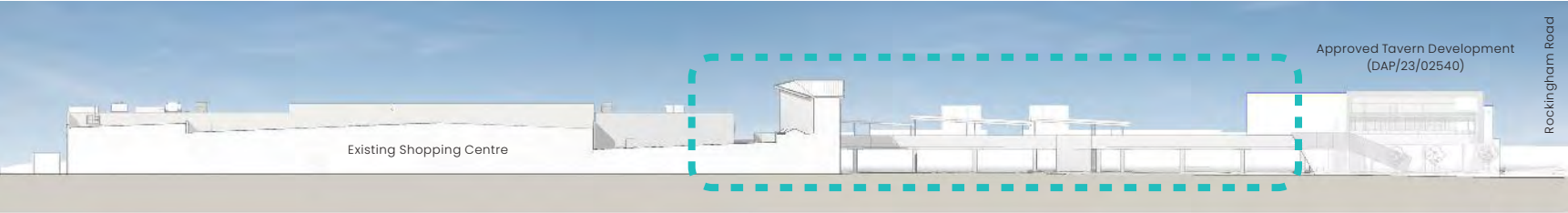
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Existing Overall North Elevation – Retail Level



Southern Retail Entry – Existing Elevation



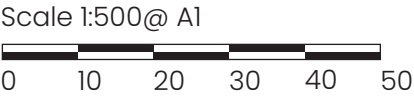
Southern Parking Deck – Existing North Elevation

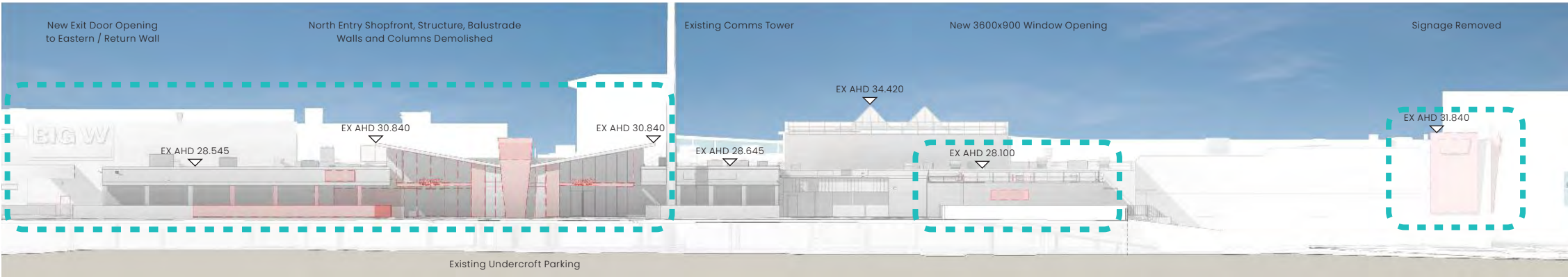


Existing Overall East Elevation

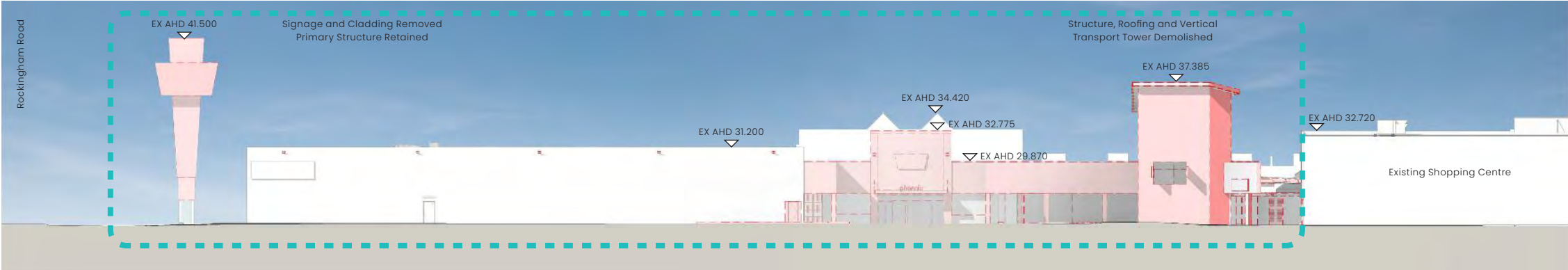


Existing Overall Street Elevation – Rockingham Road

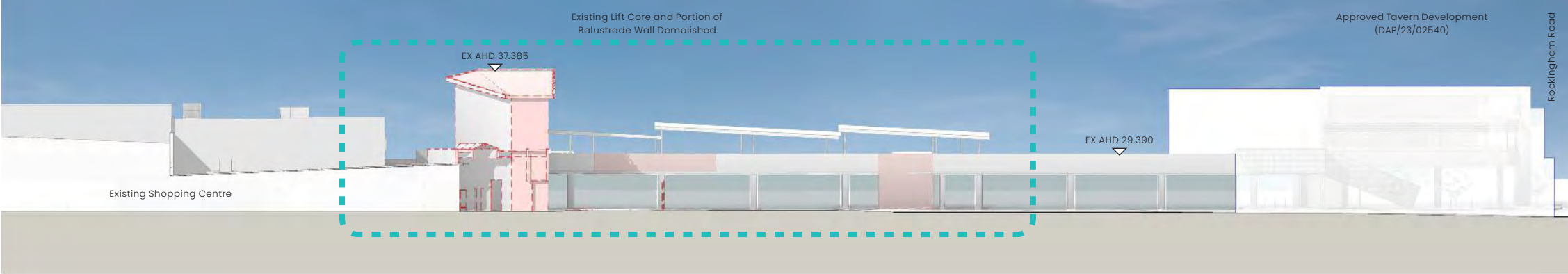




Existing Northern Retail Entry



Existing Southern Retail Entry



Existing Southern Parking Deck – North Elevation



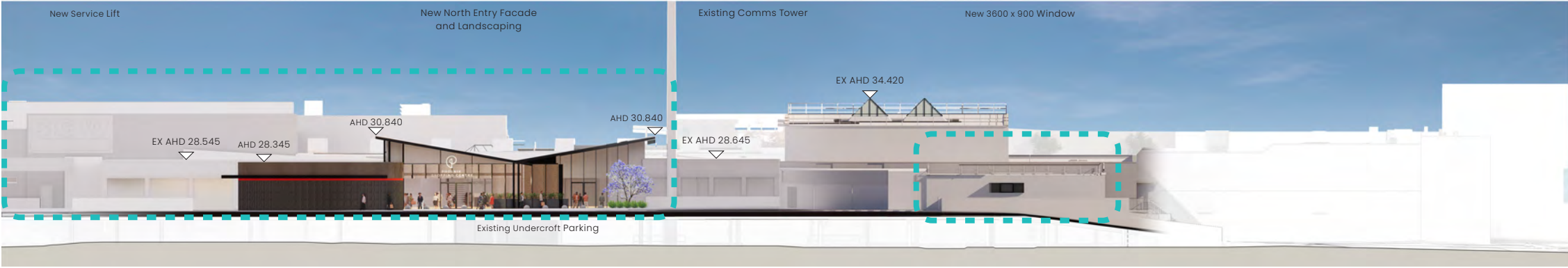
Existing Rockingham Road Entry – West Elevation



Elevations – Existing / Demolition

Phoenix Shopping Centre Redevelopment Phase 3 DA December 2023





Proposed Northern Retail Entry



Proposed Southern Retail Entry

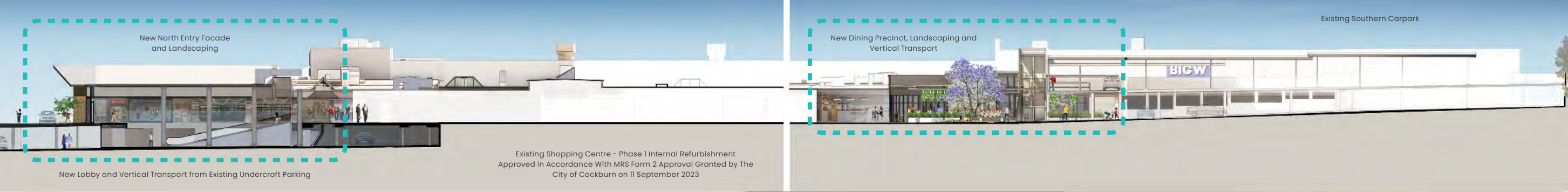


Southern Parking Deck – Proposed North Elevation



Rockingham Road Entry – Proposed West Elevation





Proposed Overall Section
Phoenix Shopping Centre Redevelopment Phase 3 DA December 2023
DA 20





Northern Entrance



Dining Precinct and West Face of Farmer Jacks

Site Photography

Phoenix Shopping Centre Redevelopment Phase 3 DA December 2023

DA 21

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2.0

Northern Entrance



View of the Existing Entrance from the Northern Carpark



View of Existing Void to Basement/ Undercroft



View of Existing North Eastern Entrance



View of Existing North Western Entrance

Northern Entrance – Existing Photos

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DA 23

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Northern Entrance – Concept Perspective

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DA 24

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3.0

External Dining Precinct



View of Existing Southern Carpark



Internal View of Existing Entry Lobby



View of Existing Entry



View of Existing Stair and Lift Core Building

External Dining Precinct – Existing Photos

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DA 26

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View North East from Carpark Entry

External Dining Precinct – Concept Perspectives

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DA 27





View from Carpark to Western Entry

External Dining Precinct – Concept Perspectives

Phoenix Shopping Centre Redevelopment Phase 3 DA December 2023

DA 28





View North West from Lift

External Dining Precinct – Concept Perspectives

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DA 29





View South West to Lift and Stair

4.0

Rockingham Road Frontage



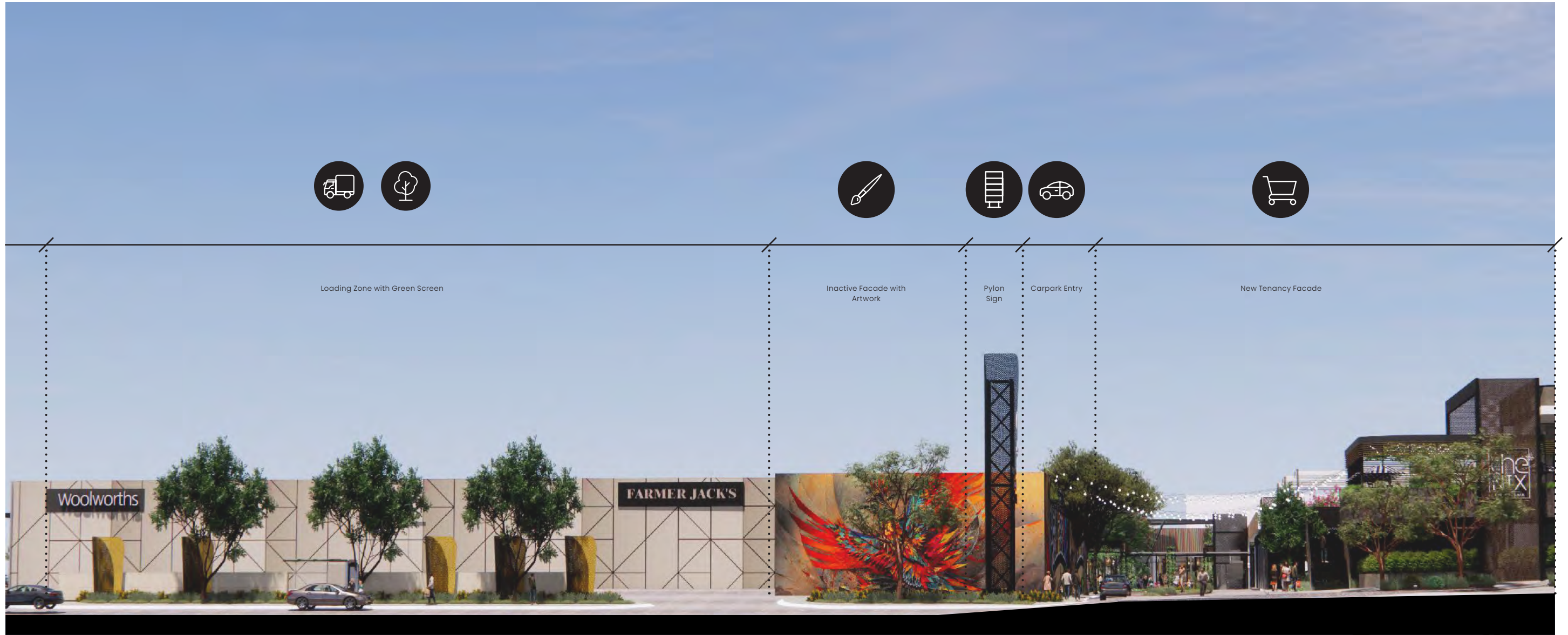
View West from entry off Rockingham Road

Rockingham Road Frontage – Concept Perspectives

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DA 32

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Rockingham Road Perspective

Rockingham Road Frontage – Concept Perspectives

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DA 33





Rockingham Road perspective showing existing bus stop and proposed feature landscape elements

Rockingham Road Frontage – Concept Perspectives

Phoenix Shopping Centre Redevelopment Phase 3 DA December 2023

DA 34

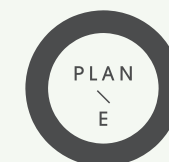
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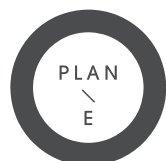
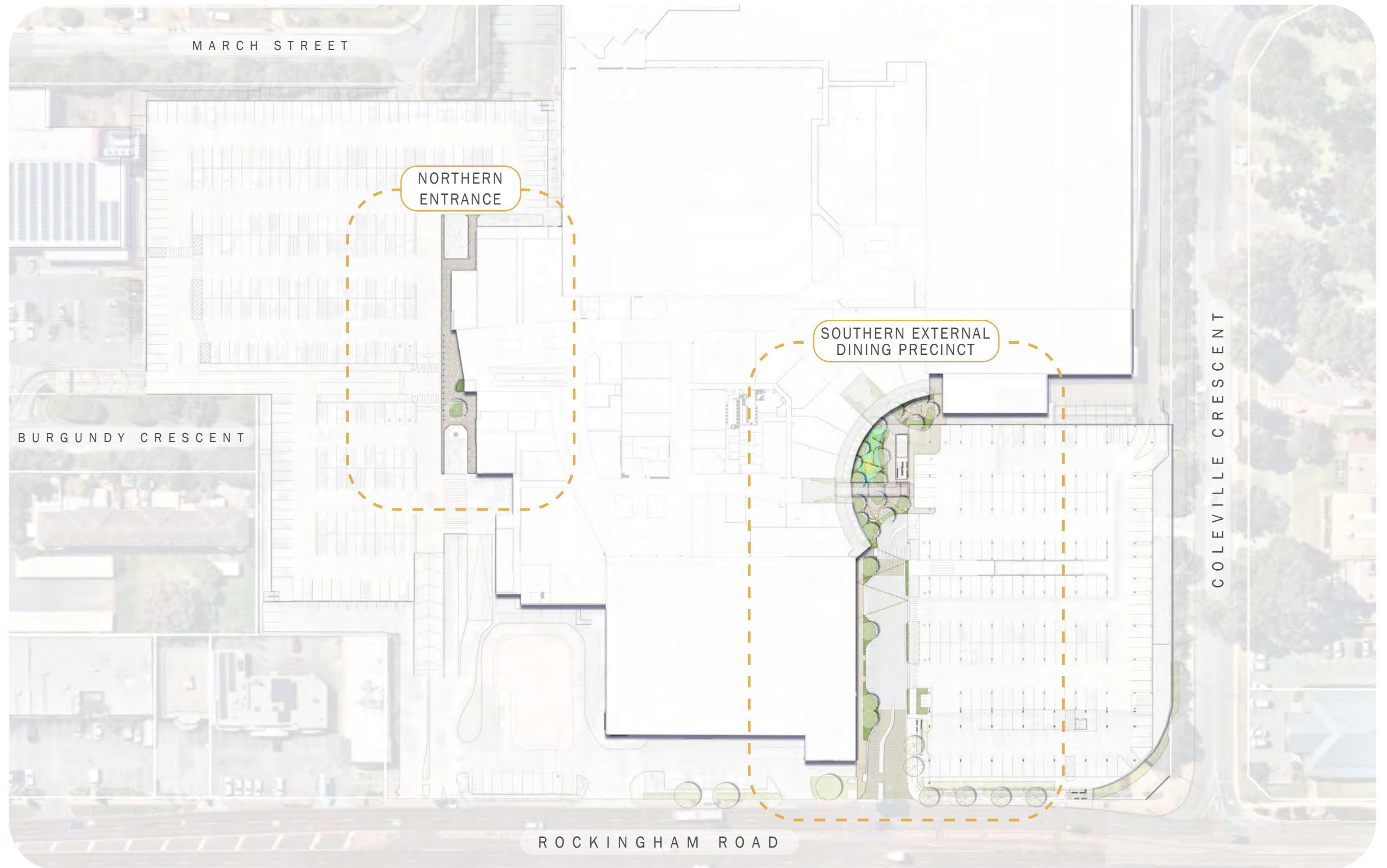
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phoenix shopping centre

landscape concept

december 2023 [C]





LANDSCAPE ARCHITECTS

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PHOENIX SHOPPING CENTRE

PREPARED FOR TRCB
DECEMBER 2023

C1.102

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2315101 PHOENIX SHOPPING CENTRE - CONCEPT DESIGN

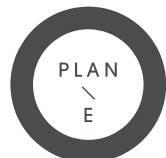
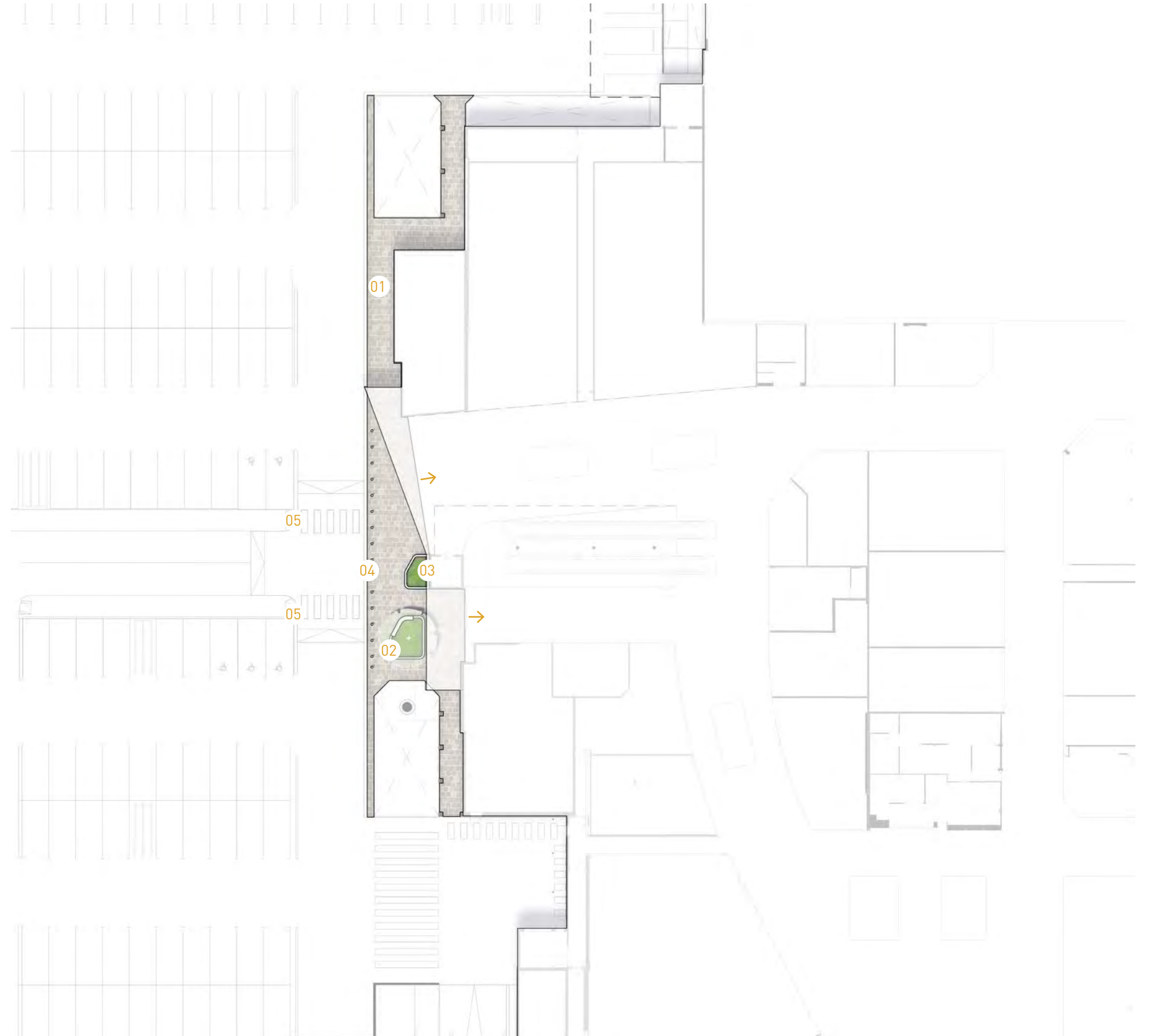
©PLAN E

02 LANDSCAPE CONCEPT

northern entrance

LEGEND

- Pedestrian Entry
- 01 Feature pedestrian pavement (9mm paver/tiles direct stick to slab) to entry
- 02 Raised planter with seating bench and feature tree
- 03 Raised entry planter with feature lush planting adjacent to lift
- 04 Bollards
- 05 Pedestrian crossing



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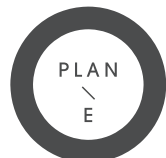


2315101 PHOENIX SHOPPING CENTRE - CONCEPT DESIGN

© PLAN E

LEGEND

- 01 Outdoor food & beverage alfresco dining space under cover with feature paving to define space
- 02 Feature paving to main pedestrian circulation
- 03 Outdoor Dining Node:
Concrete pavement
Feature planting to screen carpark, boulders and tree trunk locations to minimise use of bollards.
Low seating wall, dining furniture and catenary lighting
- 04 Playground
Soft fall mounding to play area with nature play elements and opportunity for informal sensory play. Catenary lighting over with integrated shade sails over key play areas.. Planted edges with trees and decorative posts fence.
- 05 Inground planting with feature shade tolerant planting to frame pedestrian entry
- 06 Pergola along main entrance with climbing plants
- 07 Lifts and staircase with exposed aggregate pavement
- 08 Feature trafficable paving to pedestrian crossings - to be clearly defined as thoroughfare
- 09 Climbing plants to perforated screen fence along car park edge



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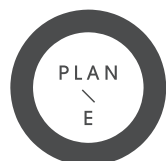
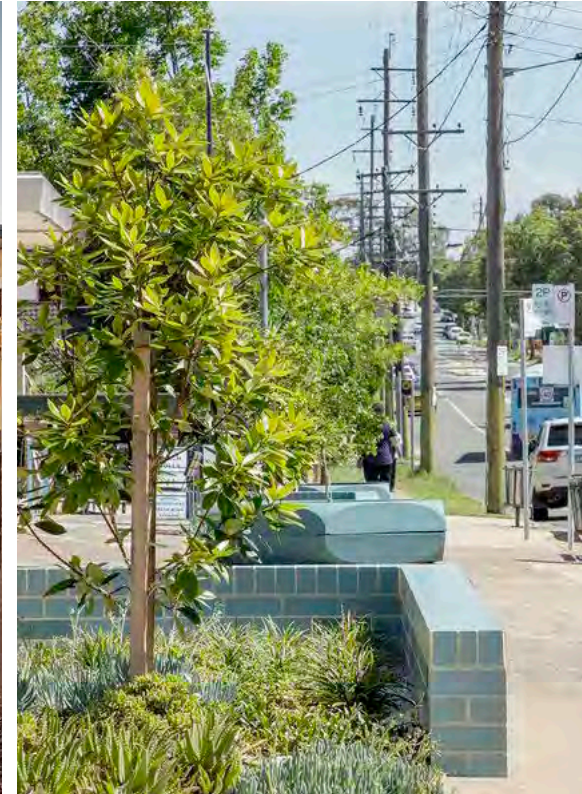
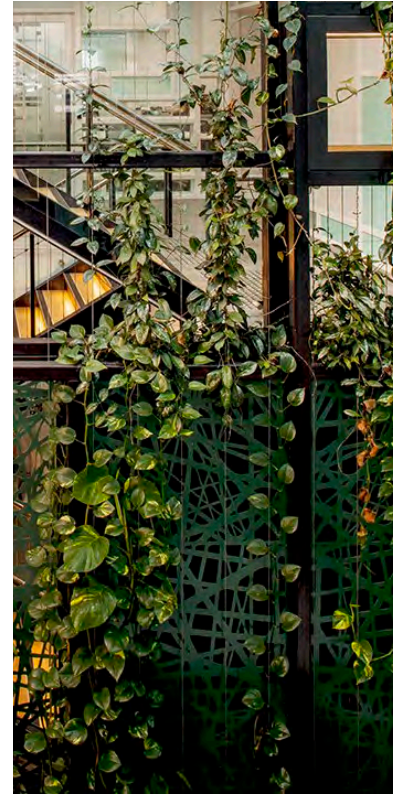
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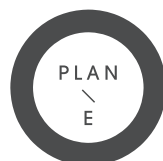
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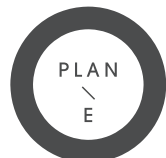


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07 LANDSCAPE IMAGERY

playground area



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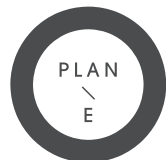
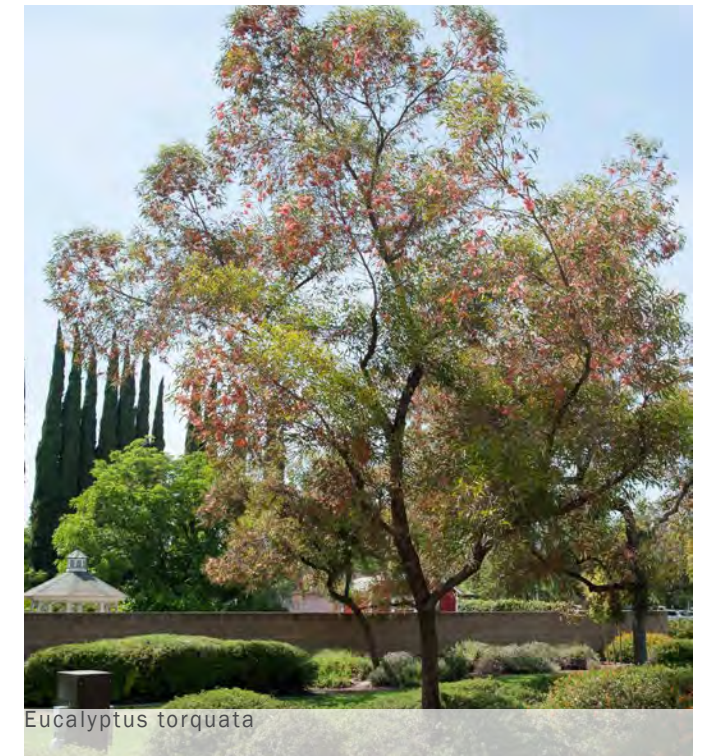
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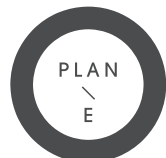
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Waste Management Plan

Phoenix Shopping Centre Redevelopment

Prepared for Insight Project Services Pty Ltd

2 February 2024

Project Number: WMP23091

DOCUMENT CONTROL

Version	Description	Date	Author	Reviewer	Approver
1.0	First Approved Release	7/12/2023	AB	DP	AB
2.0	Second Approved Release	8/12/2023	AB	DP	AB
3.0	Third Approved Release	30/01/2024	AB	DP	DP
4.0	Fourth Approved Release	2/02/2024	AB	DP	DP

Approval for Release

Name	Position	File Reference
Dilan Patel	Waste Management Consultant	WMP23091-01_Waste Management Plan_4.0
Signature		

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Executive Summary

Insight Project Services Pty Ltd is seeking development approval for the proposed additions to the Phoenix Shopping Centre located at Lot 63 (254) Rockingham Road, Spearwood (the Proposal).

To satisfy the conditions of the development application the City of Cockburn (the City) requires the submission of a Waste Management Plan (WMP) that will identify how waste is to be stored and collected from the Proposal. Talis Consultants has been engaged to prepare this WMP to satisfy the City's requirements.

A summary of the bin size, numbers, collection frequency and collection method is provided in the below table.

Proposed Waste Collection Summary

Waste Type	Generation (L/week)	Bin Size (L)	Number of Bins	Collection Frequency	Collection
Refuse	22,095	1,100	Three	Seven times each week	Private Contractor
Recycling	9,746	1,100	Two	Five times each week	Private Contractor

A private contractor will service the Proposal onsite, directly from the Bin Storage Area. The private contractor's waste collection vehicle will enter and exit the Proposal in forward gear via Coleville Crescent.

Centre management will oversee the relevant aspects of waste management at the Proposal.

This WMP will form part of the building management agreement and will continue to be applied in perpetuity across the life of the Proposal. Should the approved Waste Management Plan fail to deliver a safe, effective and efficient waste management service, the City will liaise with the owner to review, update and approve the Waste Management Plan.

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- Diagram 2: Bin Storage Area
- Diagram 3: Loading Zone
- Diagram 4: Swept Path Analysis

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Figure 1: Locality Plan

1 Introduction

Insight Project Services Pty Ltd is seeking development approval for the proposed additions to the Phoenix Shopping Centre located at Lot 63 (254) Rockingham Road, Spearwood (the Proposal).

To satisfy the conditions of the development application the City of Cockburn (the City) requires the submission of a Waste Management Plan (WMP) that will identify how waste is to be stored and collected from the Proposal. Talis Consultants has been engaged to prepare this WMP to satisfy the City's requirements.

The Proposal is bordered by Lancaster Street to the north, March Street to the east, Coleville Crescent to the south and Rockingham Road to the west, as shown in Figure 1.

1.1 Objectives and Scope

The objective of this WMP is to outline the equipment and procedures that will be adopted to manage waste (refuse and recyclables) at the Proposal. Specifically, the WMP demonstrates that the Proposal is designed to:

- Adequately cater for the anticipated volume of waste to be generated;
- Provide an adequately sized Bin Storage Area, including appropriate bins; and
- Allow for efficient collection of bins by appropriate waste collection vehicles.

To achieve the objective, the scope of the WMP comprises:

- Section 2: Construction and Demolition Waste;
- Section 3: Waste Generation;
- Section 4: Waste Storage;
- Section 5: Waste Collection;
- Section 6: Waste Management; and
- Section 7: Conclusion.

2 Construction and Demolition Waste

The below section presents the required communication and waste disposal considerations for Construction and Demolition waste generated during the Proposals development.

2.1 Demolition

As part of any demolition phase, management will consider whether it is possible to re-use existing structures or materials onsite.

If materials cannot be re-used onsite and require removal as part of a demolition phase, management will seek to minimise the disposal of demolition materials to landfill.

2.2 Construction

Appropriate waste management procedures that aim to reduce waste and encourage recycling of excess materials will be considered as part of the construction phase of the Proposal.

3 Waste Generation

The following section shows the waste generation rates used and the estimated waste volumes to be generated by the additional commercial tenancies at the Proposal.

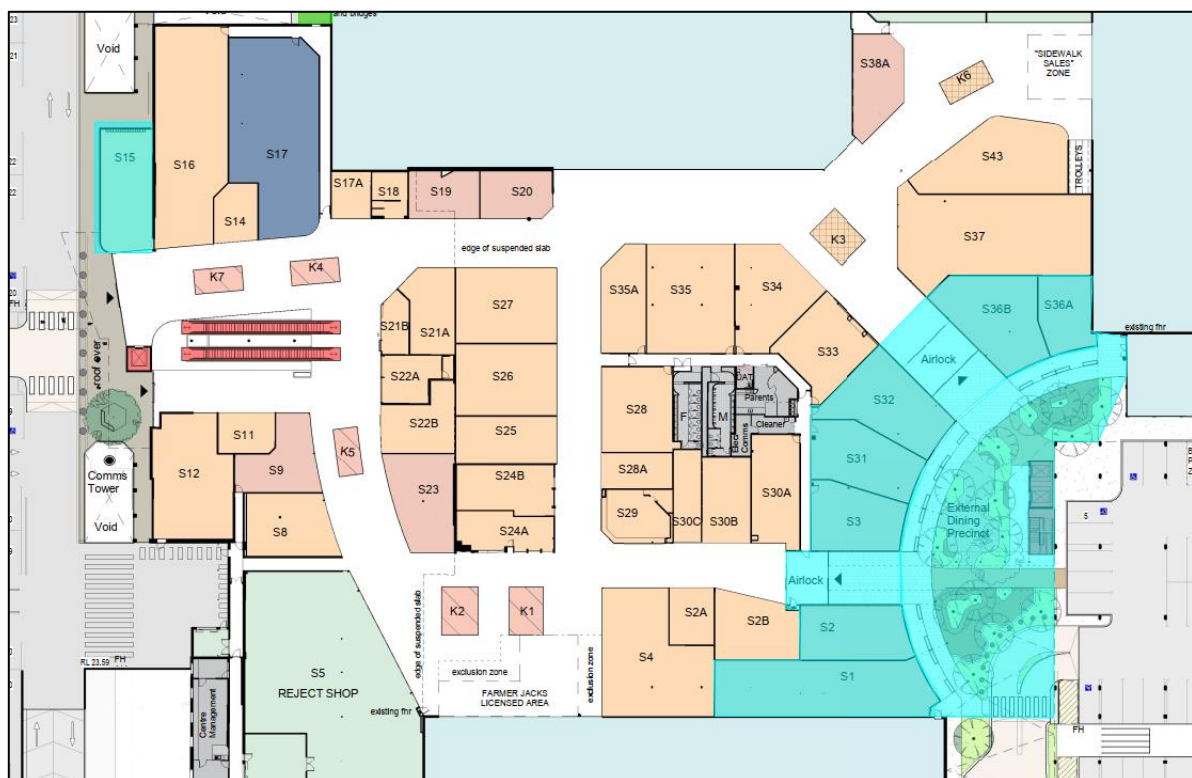
3.1 Proposed Tenancies

The anticipated volume of refuse and recyclables is based on the floor area (m²) of the additional commercial tenancies at the Proposal. The additions consist of the following, and are shown in Diagram 1:

- Food and Beverage (50% Takeaway/Café) – 383.5m²;
- Food and Beverage (50% Restaurant) – 383.5m²; and
- Speciality – 100m².

It should be noted that the total 767m² for Food and Beverage tenancies have assumed a 50:50 floor area split of takeaway/café and restaurant tenancy types for the purposes of this assessment.

Diagram 1: Proposed Additional Tenancies



3.2 Waste Generation Rates

In order to achieve an accurate projection of waste volumes for the Proposal, consideration was given to the City of Melbourne's *Guidelines for Waste Management Plans* (2021).

It should also be noted that a conservative approach has been taken with regards to waste generation across the Proposal by overestimating the potential waste volumes for the commercial tenancies. This includes assuming seven days of operation for all tenancies. This is considered to be an over estimation as it is not uncommon for food and beverage tenancies to close operations post weekend trading therefore resulting in an over estimation of waste volumes generated.

Table 3-1 shows the waste generation rates which have been applied to the Proposal.

Table 3-1: Waste Generation Rates

Tenancy Use Type	City of Melbourne Guideline Reference	Refuse Generation Rate	Recycling Generation Rate	Floor Area Required (m ²)
Food & Beverage (50%)	Takeaway/Café	150L/100m ² /day	150L/100m ² /day	1m ² /20 seats or 1m ² /100 meals served
Food & Beverage (50%)	Restaurant	660L/100m ² /day	200L/100m ² /day	1m ² /20 seats or 1m ² /100 meals served
Specialty	Shops (non-food)	50L/100m ² /day	50L/100m ² /day	2m ² /200m ² GFA
Total Floor Area Required				20.17
Total Floor Area Provided				~73.95

**It has been assumed that there are approximately 50 seats per 100m² in the food & beverage areas.*

3.3 Waste Generation Volumes

Waste generation is estimated by volume in litres (L) as this is generally the influencing factor when considering bin size, numbers and storage space required.

Waste generation volumes in litres per week (L/week) adopted for this waste assessment is shown Table 3-2. It is estimated that the additional commercial tenancies at the Proposal will generate 22,095L of refuse and 9,746L of recyclables each week.

Table 3-2: Estimated Waste Generation

Commercial Tenancies	Area (m ²)	Waste Generation Rate (L/100m ² /day)	Waste Generation (L/week)
Refuse			
Food & Beverage (Takeaway/Café)	383.5	150	4,027
Food & Beverage (Restaurant)	383.5	660	17,718
Specialty	100	50	350
Total			22,095
Recyclables			
Food & Beverage (Takeaway/Café)	767	150	4,027
Food & Beverage (Restaurant)	767	200	5,369
Specialty	100	50	350
Total			9,746

4 Waste Storage

Waste materials generated within the Proposal will be collected in the bins located in the Bin Storage Area, as shown in Diagram 2 and Diagram 3, and discussed in the following sub-sections.

4.1 Internal Transfer of Waste

To promote positive recycling behaviour and maximise diversion from landfill, internal bins will be available throughout the Proposal for the source separation of refuse and recycling.

These internal bins will be collected by the staff/cleaners at least once each day and transferred to the Bin Storage Area for consolidation into the appropriate bins.

All bins will be colour coded and labelled in accordance with Australian Standards (AS 4123.7) to assist staff and cleaners to dispose of their separate waste materials in the correct bins.

4.2 Bin Sizes

Table 4-1 gives the typical dimensions of standard bins sizes that may be utilised at the Proposal. It should be noted that these bin dimensions are approximate and can vary slightly between suppliers.

Table 4-1: Typical Bin Dimensions

Dimensions (mm)	Bin Sizes		
	240L	660L	1,100L
Depth	730	780	1,070
Width	585	1,260	1,240
Height	1,060	1,200	1,330

Reference: SULO Bin Specification Data Sheets

4.3 Bin Storage Area Size

To ensure sufficient area is available for storage of the bins, the amount of bins required for the Bin Storage Area was modelled utilising the estimated waste generation in Table 3-2, bin sizes in Table 4-1 and based on collection of refuse seven times each week and recyclables five times each week.

Based on the results shown in Table 4-2 the new Bin Storage Area has been sized to accommodate:

- Three 1,100L refuse bins; and
- Two 1,100L recycling bins.

Table 4-2: Bin Requirements for Bin Storage Area

Waste Stream	Waste Generation (L/week)	Number of Bins Required			Floor Area Provided (m ²)
		240L	660L	1,100L	
Refuse	22,095	14	5	3	~73.95
Recycling	9,746	9	3	2	

The configuration of these bins within the Bin Storage Area is shown in Diagram 2. It is worth noting that the number of bins and corresponding placement of bins shown in Diagram 2 represents the maximum requirements assuming seven collections each week of refuse and five collection each week of recyclables.

Whilst Table 4-2 indicates that waste collections will be conducted five times each week, the City's Policy requires that the Proposal must have the capacity to store 1 weeks' worth of waste and recyclables.

To cater for a total of 22,095L of refuse and 9,746L of recyclables, a total of thirty 1,100L bins would be required, or a required floor area approximately 20.17m². The Loading Zone on the north side of the development has space for an additional twenty-five 1,100L bins should this be required, and a floor area of approximately 63m², as shown in Diagram 3. Therefore, the approximate floor area available for the storage of bins totals 73.95m².

Additionally, there will be signage on the walls in the Loading Zone marking Overflow Bin Storage Area.

Diagram 2: Bin Storage Area

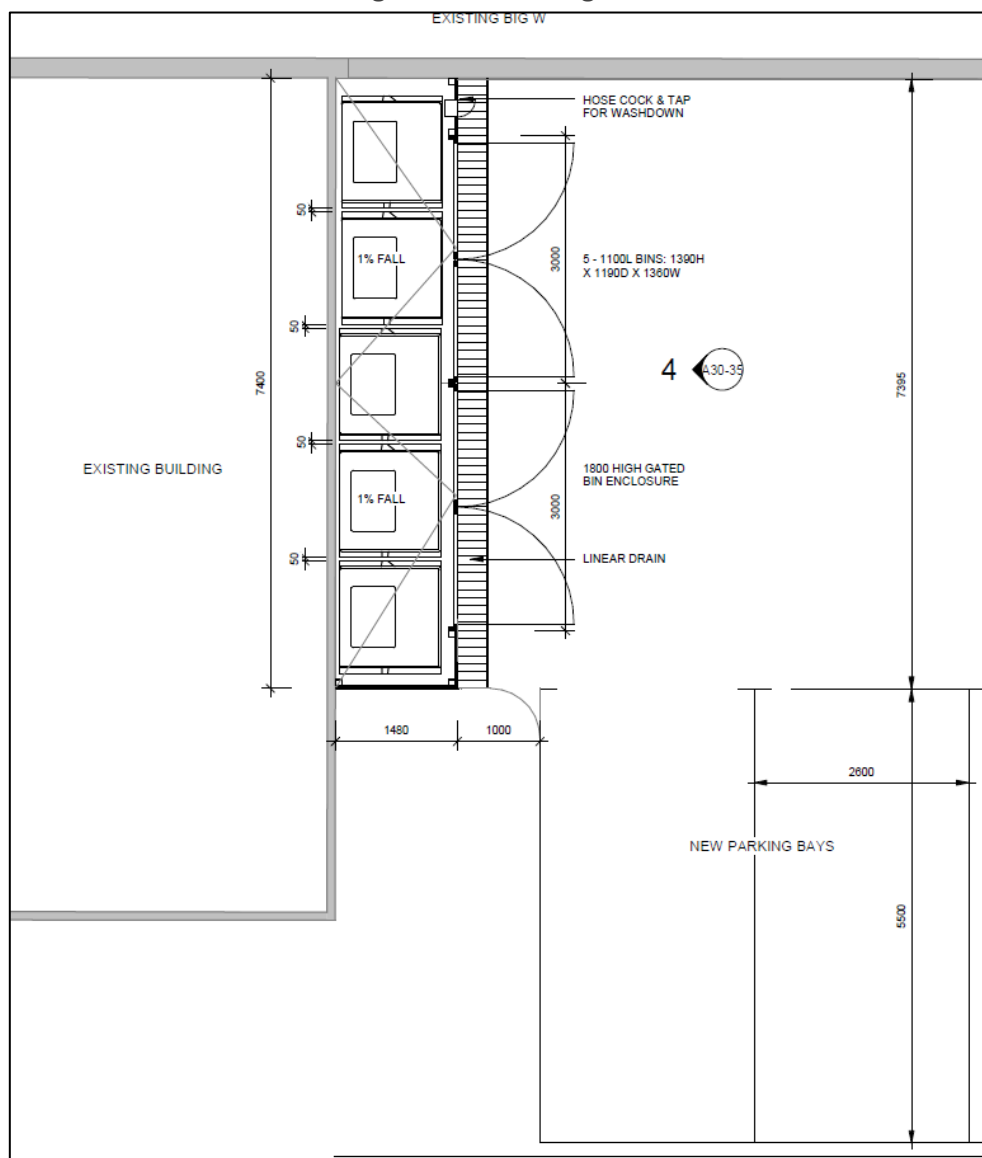
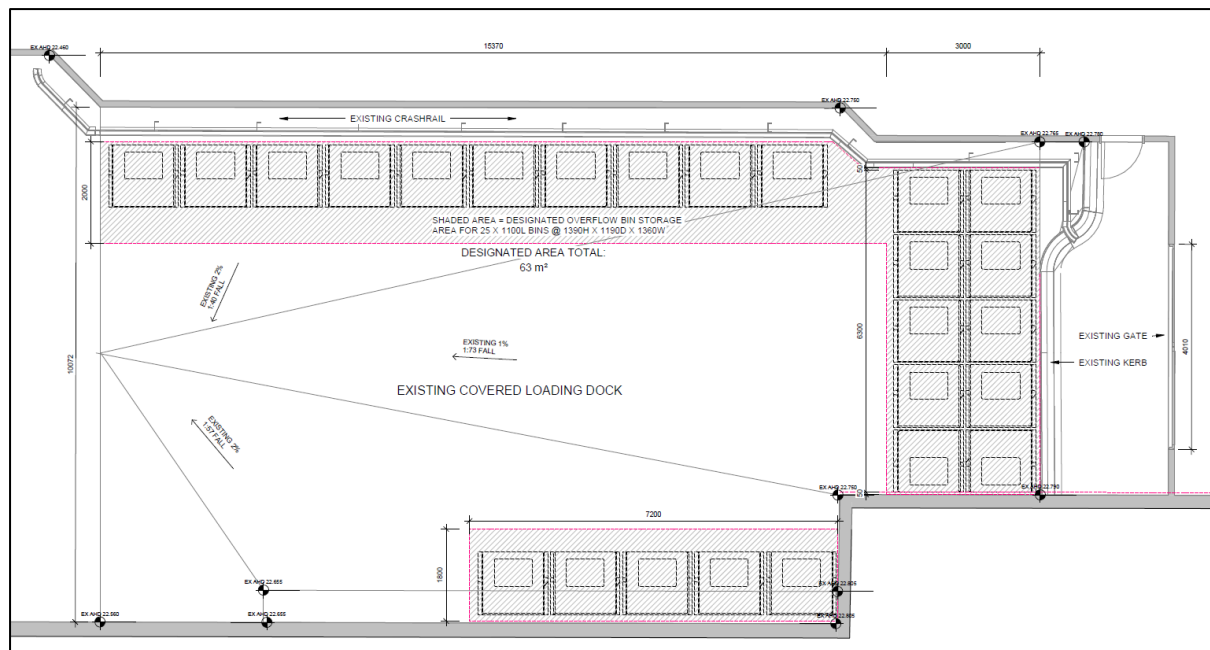


Diagram 3: Loading Zone



4.4 Bin Storage Area Design

The Bin Storage Area will align with the requirements of the City's Health Laws and consider noise, odour, hygiene, vermin, security, health and safety and the environment.

The design of the Bin Storage Area will take into consideration:

- The bin presentation area or collection point will be flat, with the travel path between the bin store and collection point/vehicle clear of steps or kerbs;
- External bin stores will be surrounded by 1.8-metre-high walls or fencing with a self-closing gate;
- Bin stores will be designed and erected in a manner that has regard for the design and appearance of the development of which they are a part;
- Bin stores will have 75mm concrete floors grading to a 100mm industrial floor waste (including a charged 'water-trap' connected to sewer or an approved septic system), with a hose cock to enable bins and/or the enclosure to be washed out;
- Bin store internal walls will be cement rendered (solid and impervious) to enable easy cleaning. Ceilings in bin stores shall be finished with a smooth faced, non-absorbent material capable of being easily cleaned;
- Bin store walls and ceilings will be finished or painted in a light colour;
- Bin stores will be constructed in a manner that prevents the entry of vermin;
- Bin stores will be provided with artificial lighting, sensor or switch controlled both internal/external to the room or area. All lighting in open areas is to comply with AS4282-1997 (Control of Obtrusive Outdoor Lighting);
- Bin stores will have the following signs and/or information displayed:
 - A sign stating "NO STANDING" at the entrance to the room/area; and
 - A clearly visible "DANGER" sign in the vicinity of the entrance to the room/area.
- Any external bin store greater than 20m² is required to be covered with a roof.

Bin numbers and storage space within the Bin Storage Area will be monitored by centre management during the operation of the Proposal to ensure that the number of bins and collection frequency is sufficient.

5 Waste Collection

A private waste collection contractor will service the Proposal and provide three 1,100L bins for refuse and two 1,100L bins for recyclables.

The private contractor will collect refuse seven times each week and recyclables five times each week utilising a rear loader waste collection vehicle.

The private contractor's rear loader waste collection vehicle will service the bins onsite, directly from the Bin Storage Area. The private contractor's rear loader waste collection vehicle will travel with left hand lane traffic flow on Coleville Crescent and turn into the Proposal in forward gear and pull up directly opposite the Bin Storage Area for servicing, as shown in Diagram 4.

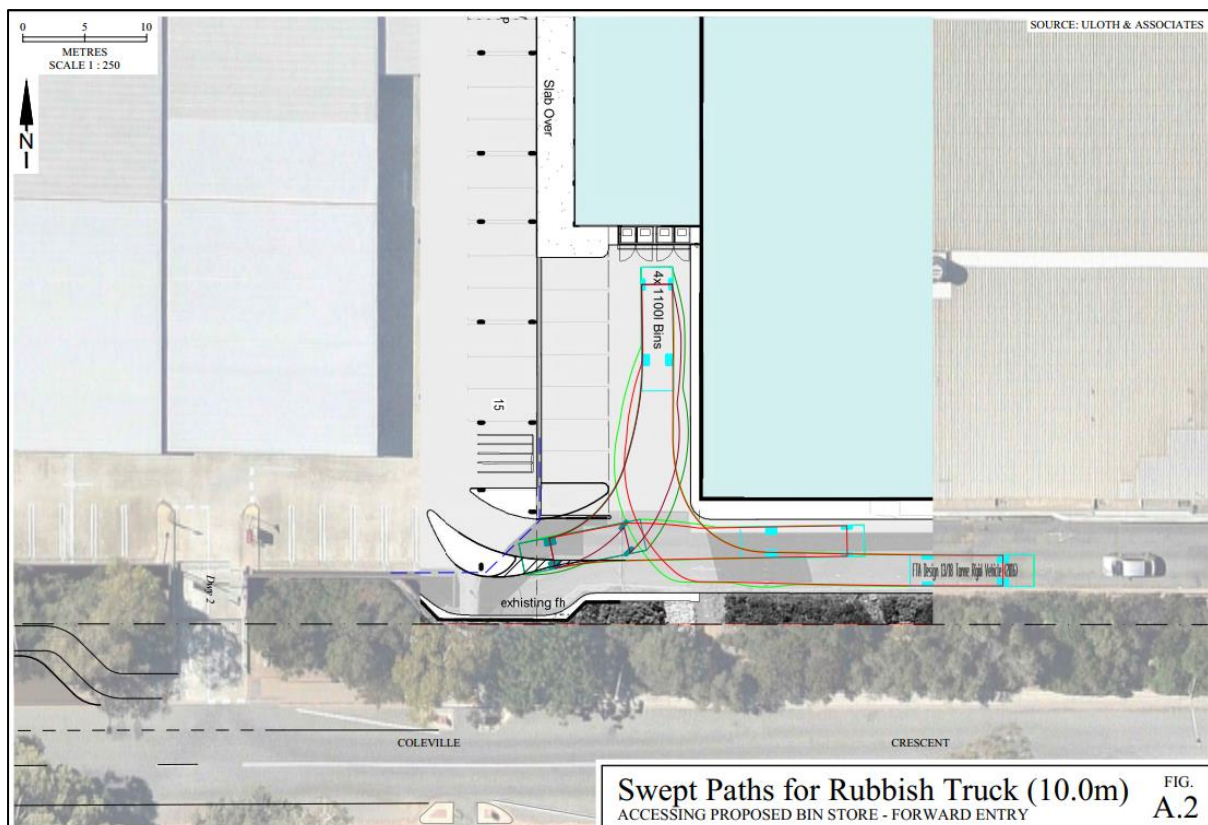
It is proposed that servicing will be conducted outside of normal operating hours to allow the waste collection vehicle to mitigate impacts on visitors and local traffic movements during peak traffic hours.

Private contractor's staff will ferry bins to and from the rear loader waste collection vehicle and the Bin Storage Area during servicing. The private contractor will be provided with key/PIN code access to the Bin Storage Area and security access gates to facilitate servicing, if required.

Once servicing is complete the private contractor's rear loader waste collection vehicle will exit in a forward motion, turning onto Coleville Crescent moving with traffic flow, as shown in Diagram 4.

Noise from waste vehicles must comply with the Environmental Protection (Noise) Regulations and such vehicles should not service the site before 7.00am or after 7.00pm Monday to Saturday, or before 9.00am or after 7.00pm on Sundays and Public Holidays.

Diagram 4: Swept Path Analysis



5.1 Bulk and Speciality Waste

Adequate space will be allocated throughout the additional tenancies for placement of cabinets/containers for the collection and storage of bulk and specialty wastes that are unable to be disposed of within the bins. These may include items such as:

- Batteries and E-wastes;
- White goods/appliances;
- Used Cooking Oil;
- Cleaning chemicals; and
- Commercial Light globes.

These materials will be removed once sufficient volumes have been accumulated to warrant disposal. Collection will be monitored by centre management who will assist to organise their transport to the appropriate waste facility, as required.

6 Waste Management

Centre management will be engaged to complete the following tasks:

- Monitoring and maintenance of bins and the Bin Storage Area;
- Cleaning of bins and Bin Storage Area, when required;
- Ensure all tenants at the Proposal are made aware of this WMP and their responsibilities thereunder;
- Monitor tenant behaviour and identify requirements for further education and/or signage;
- Monitor bulk and speciality waste accumulation and assist with its removal, as required;
- Regularly engage with tenants to develop opportunities to reduce waste volumes and increase resource recovery; and
- Regularly engage with the private contractors to ensure efficient and effective waste service is maintained.

This WMP will form part of the building management agreement and will continue to be applied in perpetuity across the life of the Proposal.

7 Conclusion

As demonstrated within this WMP, the Proposal provides a sufficiently sized Bin Storage Area for storage of refuse and recyclables, based on the estimated waste generation volumes and suitable configuration of bins. This indicates that an adequately designed Bin Storage Area has been provided, and collection of refuse and recyclables can be completed from the Proposal.

- Three 1,100L refuse bins, collected seven times each week; and
- Two 1,100L recycling bins, collected five times each week.

A private contractor will service the Proposal onsite, directly from the Bin Storage Area. The private contractor's waste collection vehicle will enter and exit the Proposal in forward gear via Coleville Crescent.

Centre management will oversee the relevant aspects of waste management at the Proposal.

This WMP will form part of the building management agreement and will continue to be applied in perpetuity across the life of the Proposal. Should the approved Waste Management Plan fail to deliver a safe, effective and efficient waste management service, the City will liaise with the owner to review, update and approve the Waste Management Plan.

Figures

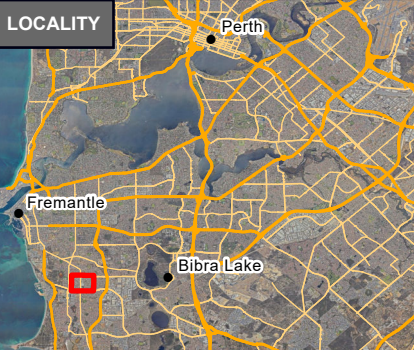
Figure 1: Locality Plan



LEGEND

- Site Boundary
- Cadastre**
- Crown Allotment
- Freehold
- Road
- Strata Plan or Lot
- Easement
- Reserve

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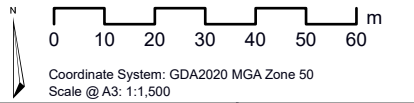


LOCALITY

Phoenix Shopping Centre

Lot 63 (254) Rockingham Road
Spearwood WA 6163

The Trustee for KAHl Phoenix Trust
c/o Jones Lang LaSalle



Prepared:	E Jackson	Date:	23/11/2023
Reviewed:	D Patel	Revision:	A
Project:	WMP23091		



Figure 01

Data source: Roads, Cadastre - Landgate, 2023. Imagery: Landgate, 2023.



Assets | Engineering | Environment | Noise | Spatial | Waste

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NSW OFFICES

Nowra

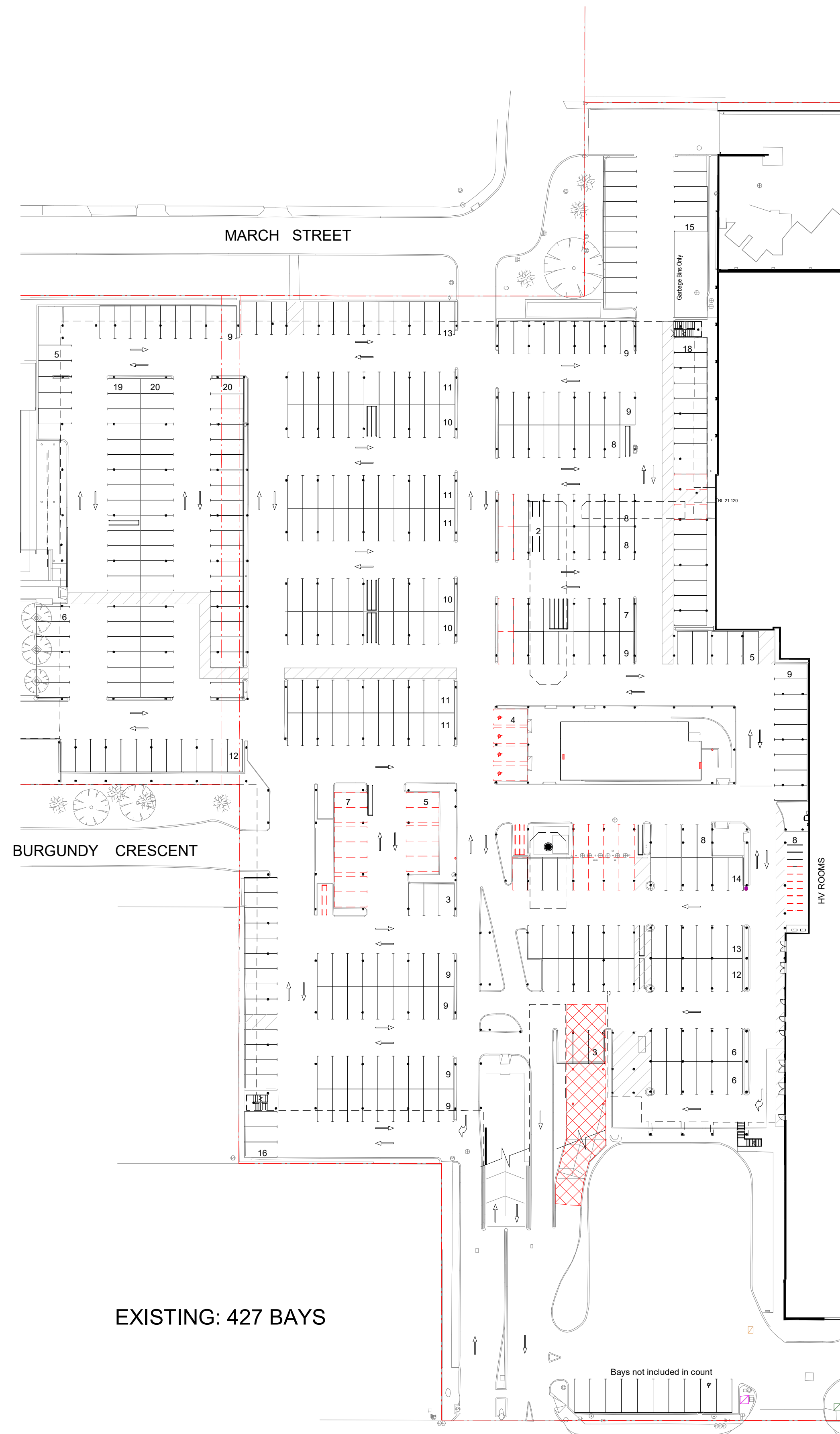
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New South Wales, 2541

PO Box 1189, Nowra
New South Wales, 2541

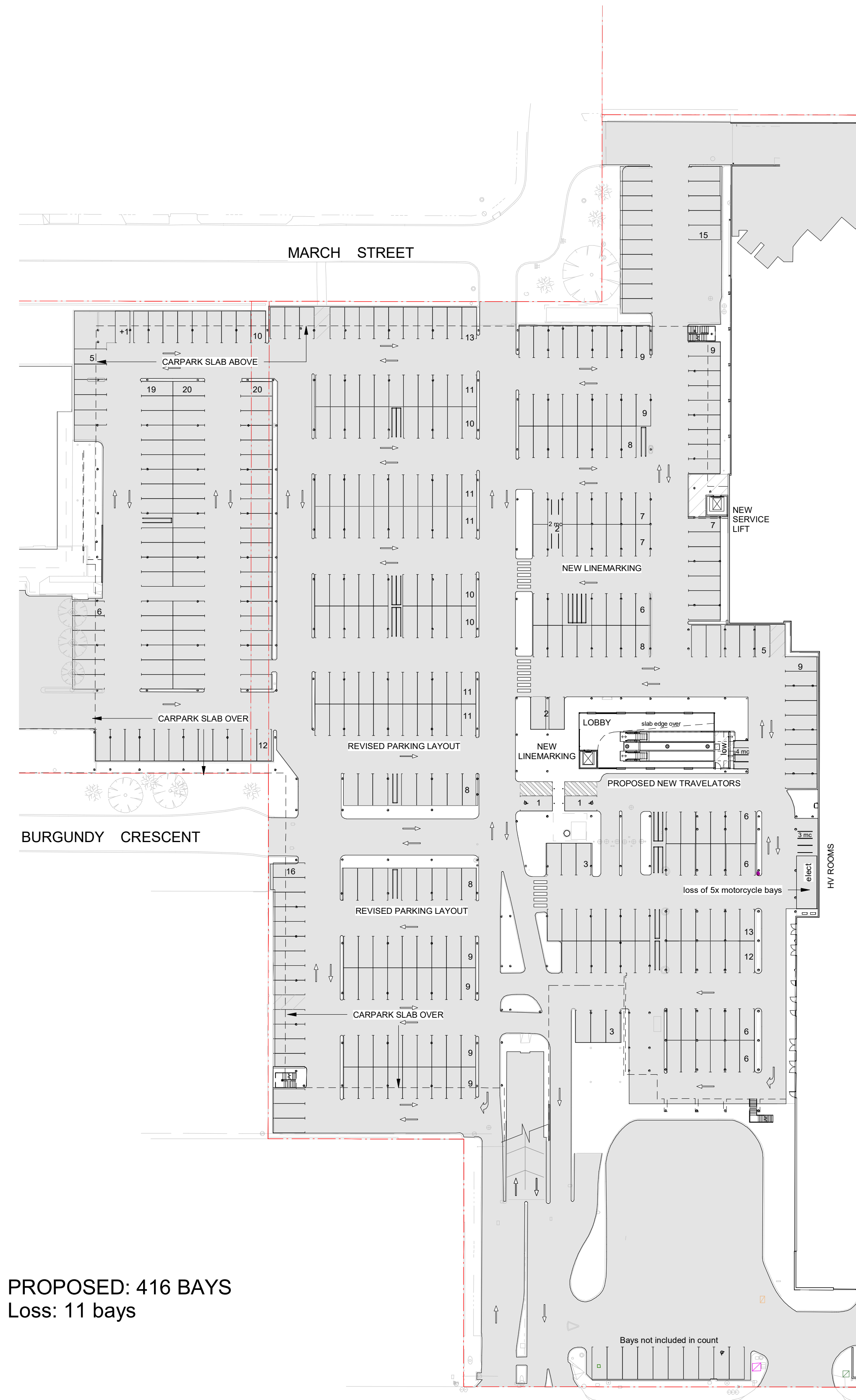
Newcastle

58 Cleary Street, Hamilton
New South Wales, 2303

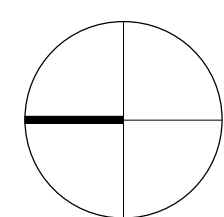
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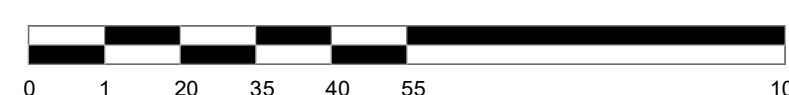
1 Undercroft Parking - Existing
1 : 500



2 Undercroft Parking - Proposed
A40-00 SCALE 1 : 500



19104
1 : 500 @ A1

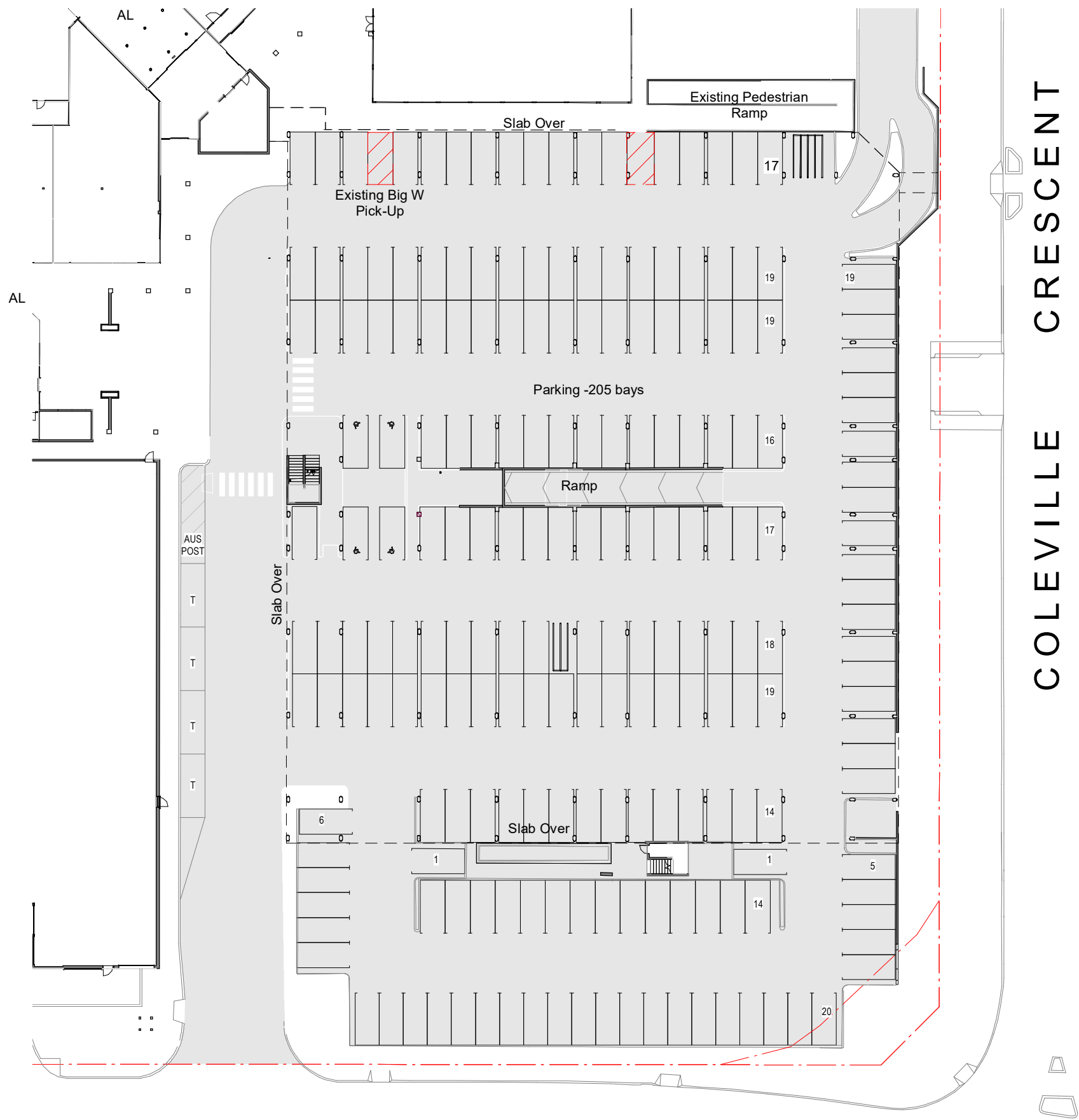


NORTHERN UNDERCROFT CARPARK - EXISTING & NEW PARKING

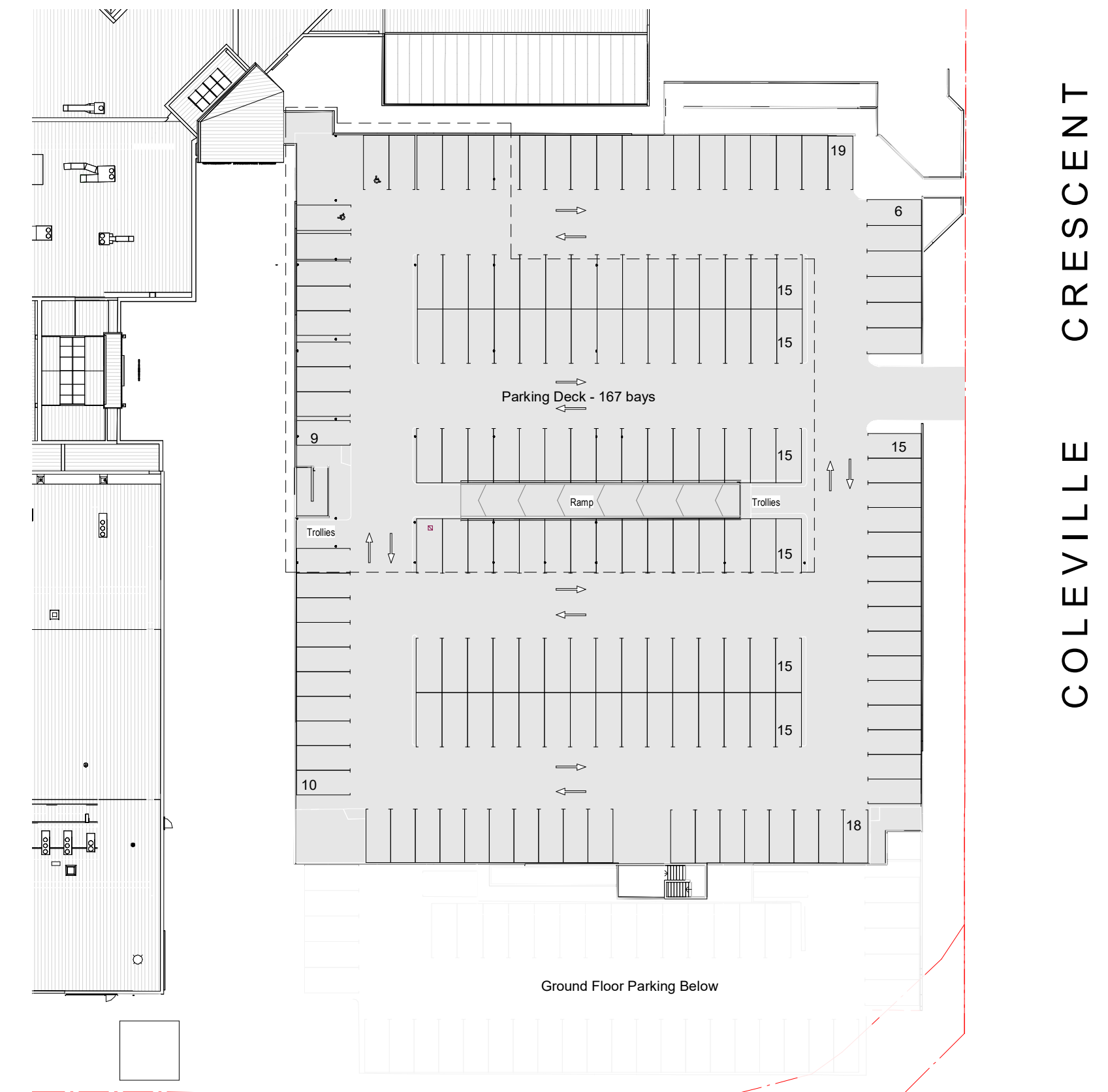
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Rev
SK41

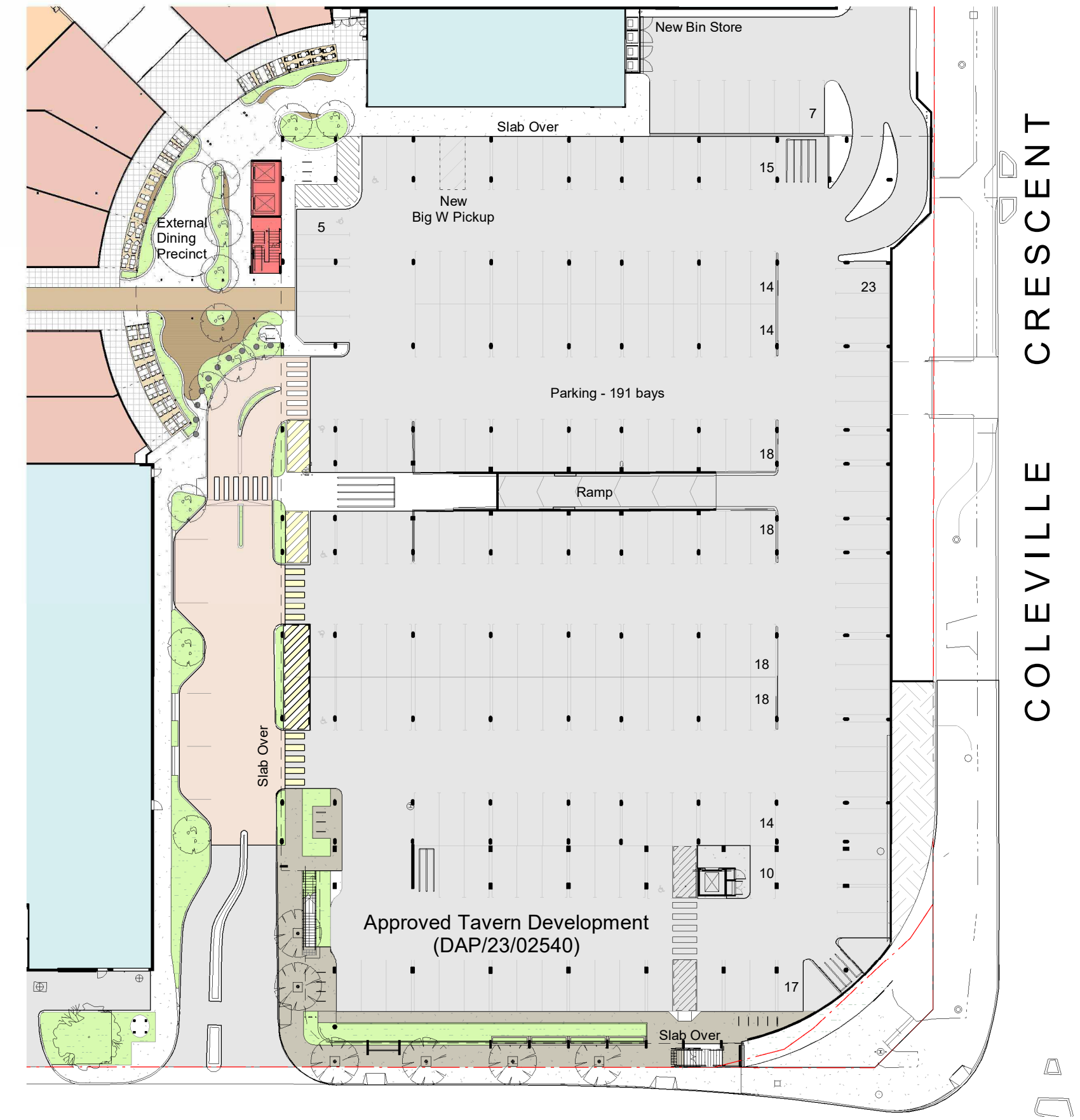
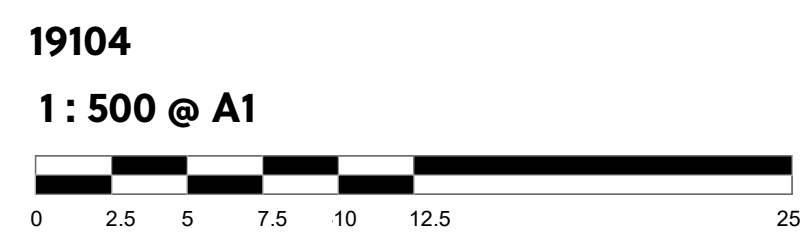
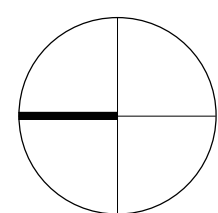
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CB.



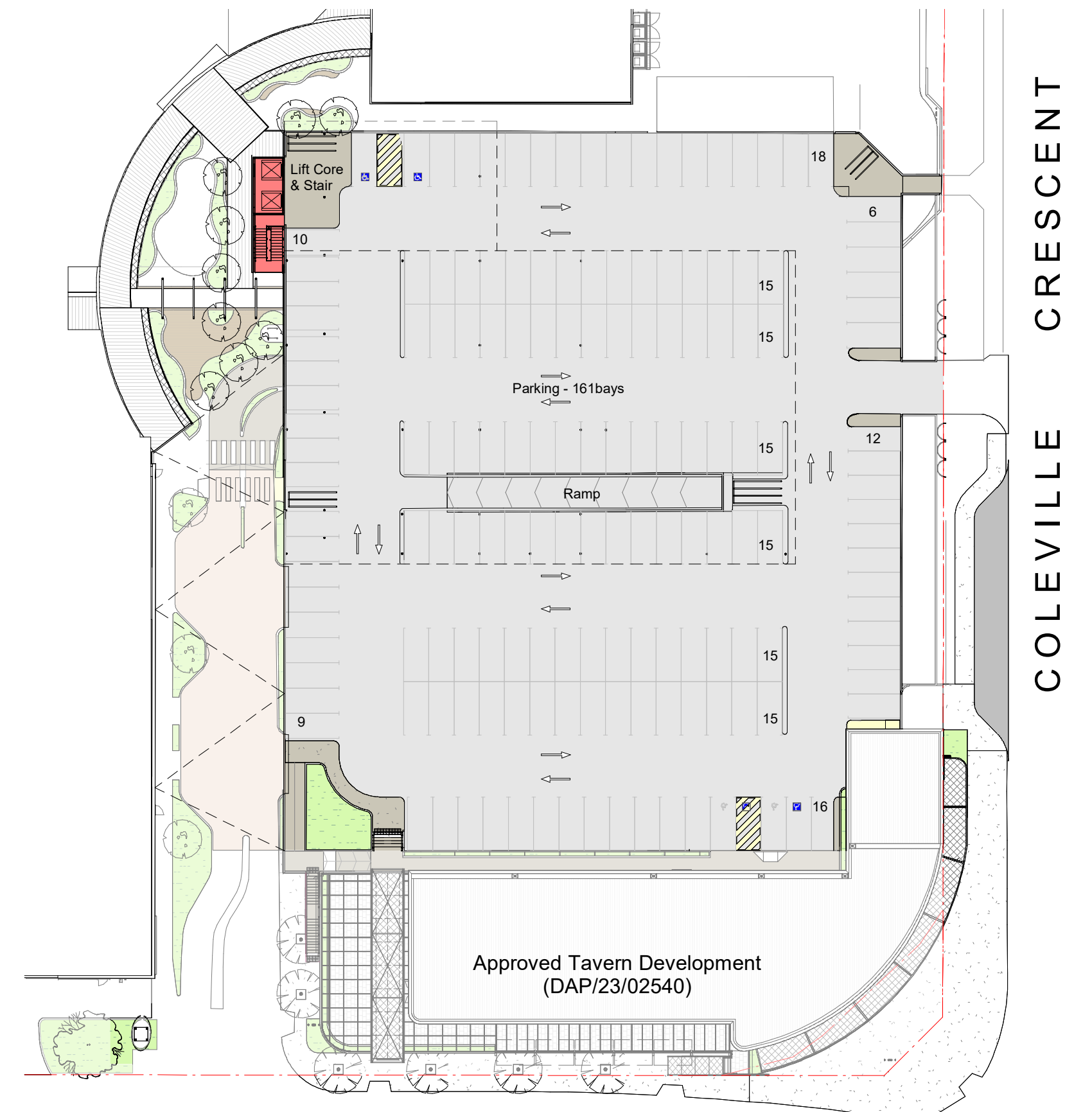
1 Existing Undercroft - 205 bays
SCALE 1 : 500



4 Existing Upper Deck - 167 bays
SCALE 1 : 500



3 Proposed Undercroft - Phase 3 - 191 bays LOSS: 14 BAYS
SCALE 1 : 500

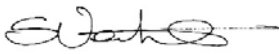


6 Proposed Upper Deck - Phase 3 - 161 bays LOSS: 6 BAYS
SCALE 1 : 500

Design Review Report

Project Name: Phoenix Shopping Centre Re-development

Date: 25th October 2023

Design Review Report		
Subject	Phoenix Shopping Centre Re-development	
Date	25/10/23	
Time	4:00pm	
Location	City of Cockburn	
Design Reviewers	<ul style="list-style-type: none"> - Simon Venturi - Lisa Shine - Annelise Safstrom 	Chair Panel Member Panel Member
Proponent Attendees	<ul style="list-style-type: none"> - Vanessa Hudyana - Graham Taylor - John Lipscombe - Nicole Cavanagh - Garry Sheridan 	Firmus TRCB TRCB Plan E IPS
Planning Authority	<ul style="list-style-type: none"> - Lucia Dunstan - Chantala Hill 	City of Cockburn City of Cockburn
Stakeholders		
Declarations	None	
Design Review Report Endorsement		
Reviewer's signature	Simon Venturi 	

Introductory Comments

Proposed Development:

Zoning (Town Planning Scheme No. 3) – District Centre
 Phoenix Activity Centre Structure Plan
 Local Planning Policy 4.7 – Phoenix Activity Centre Design Guidelines

The proposed development consists of the refurbishment of three areas of the existing Phoenix Shopping Centre including the northern and southern entrance points and the interface along Rockingham Road (western side). The northern side proposed works include a new entry, new specialty tenancies adjacent to the entrance, the void to carpark below being partly built upon, a new Post Office location and landscaping. The Southern area proposed works include a semi-circular food and beverage external dining precinct, public space, new lift as well as stairs and new landscaping. An upgrade of the Rockingham Road frontage is also included in the proposal which includes new signage, a wall mural, new wall materiality and landscaping.

Design quality evaluation

		Supported
		Pending further attention
		Not yet supported
		Insufficient Information / Yet to be addressed

Strengths of the Proposal

- Concept imagery included in the presentation positive
- Adding new soft planting and trees near both entries as well as the Rockingham Road streetscape interface which are all currently harsh 'hard' spaces is supported
- The semi-circular external dining and public space addition on south side is more legible, active and cohesive in comparison to the existing condition
- The south side modifications reclaim vehicle movement areas which currently look like a service interface to establish a pedestrian oriented and active use improving the experiential quality, safety and legibility of access to the centre and the entry
- Renders indicate pedestrian orientated raised floor levels, high quality paving treatments and public space infrastructure in the new south side external dining areas
- The play space, canopies, festoon lighting, sculptural bollards and bench seating in the south side external dining area generates an engaging and active environment
- The intimate scale and notion of the use of 'public space' as an entry is supported
- Locating the food and beverage tenancies in an external location is supported
- The addition of the tavern built form (which is subject to a separate DRP and Planning Approval process) activates and addresses the Rockingham Road streetscape
- As presented the architectural language is clean, contemporary and an significant improvement on current the condition and facades which are blank and unsightly
- The upgraded pylon sign has a sculptural aspect to it and incorporates feature lighting
- The use of public art on blank Farmer Jacks loading dock corner facade is supported
- Retention and refurbishment of significant sections of the existing built form /

		<p>structure is supported from an ESD perspective</p> <ul style="list-style-type: none"> The presentation was well arranged and touched on some of the items which were not included in the submitted package such as the Masterplan for the wider site
Principle 1 Context and character		<i>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.</i>
		<ul style="list-style-type: none"> a) The Masterplan for the wider centre was not included in the submitted presentation b) How the architectural language and materiality responds or contributes to the area's unique local character and sense of 'place' was not clear c) Sections through the areas undergoing new work including the adjoining existing centre would be helpful in understanding these interfaces and the scale of the new spaces
Recommendations		<ol style="list-style-type: none"> Include the Masterplan for the site in the presentation Undertake an analysis of the local area's unique history and built form character to inform the project's architectural language and materiality relating to both architecture and landscape Include sections in the presentation illustrating the scale of the spaces and relationship / interface with the surrounding shopping centre
Principle 2 Landscape quality		<i>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</i>
		<ul style="list-style-type: none"> a) Limited shade is currently provided along the Rockingham Road footpath which is an important link to the new southern entrance to the shopping centre b) The landscaping direction is supported however further detail is required c) The festoon lighting to the west side entrance road near Farmer Jacks may not be sufficient to provide adequate lighting from a safety and legibility perspective
Recommendations		<ol style="list-style-type: none"> Consider planting additional large trees on the Rockingham Road footpath where possible to generate more shade and improve the entrance sequence to the centre Include further detail in relation to deep soil zones, planting species, on-structure planter soil volumes / depths, reticulation etc. Illustrate the general lighting strategy for the site in addition to feature lighting such as festoon lighting
Principle 3 Built form and scale		<i>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</i>
		<ul style="list-style-type: none"> a) No comments – Supported
Recommendations		1. None
Principle 4 Functionality and build quality		<i>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</i>
		<ul style="list-style-type: none"> a) No comments – Supported
Recommendations		1. None
Principle 5 Sustainability		<i>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.</i>
		<ul style="list-style-type: none"> a. The ESD initiatives are generally supported however these need to be backed-up by engaging an ESD professional and providing further detail on each ESD

		<p>initiative to be incorporated into the project</p> <p>b. EV charging wasn't included in the ESD initiatives listed which should be considered as an important public amenity provision on shopping centre sites</p>
Recommendations		<p>1. Engage an ESD professional and provide further detail on each ESD initiative to be incorporated into the project</p> <p>2. Consider including EV charging as part of the project</p>
Principle 6 Amenity		<i>Good design optimises internal and external amenity for occupants, visitors and neighbors, providing environments that are comfortable, productive and healthy.</i>
		<p>a) The functionality and level of amenity provided within of the southern external dining area and entrance can be further illustrated</p> <p>b) The level of activation to the new northern entrance could potentially be improved</p>
Recommendations		<p>1. Provide larger scale floorplans illustrating the functionality and amenity of the southern external dining area and entrance</p> <p>2. Consider locating the new food & beverage tenancy shown near the north side entrance to the external face of the building in order for its alfresco area to spill out and activate the northern entrance</p>
Principle 7 Legibility		<i>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.</i>
		a) The new southern entrance is still recessed a long way from the Rockingham Road streetscape
Recommendations		1. Consider all strategies to make the southern entrance as legible as possible from the Rockingham Road streetscape
Principle 8 Safety		<i>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behavior and use.</i>
		a) No comments. Supported
Recommendations		1. None
Principle 9 Community		<i>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</i>
		a) Public art has been shown on the Farmer Jacks façade which is supported
Recommendations		1. The applicant is encouraged to engage a high quality artist at an early stage to contribute to the proposal including potentially working with or referencing the local community or local built form character
Principle 10 Aesthetics		<i>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</i>
		a) Refer to comments in relation to the architectural language and materiality of the project in the Context and Character Principle
Recommendations		1. None

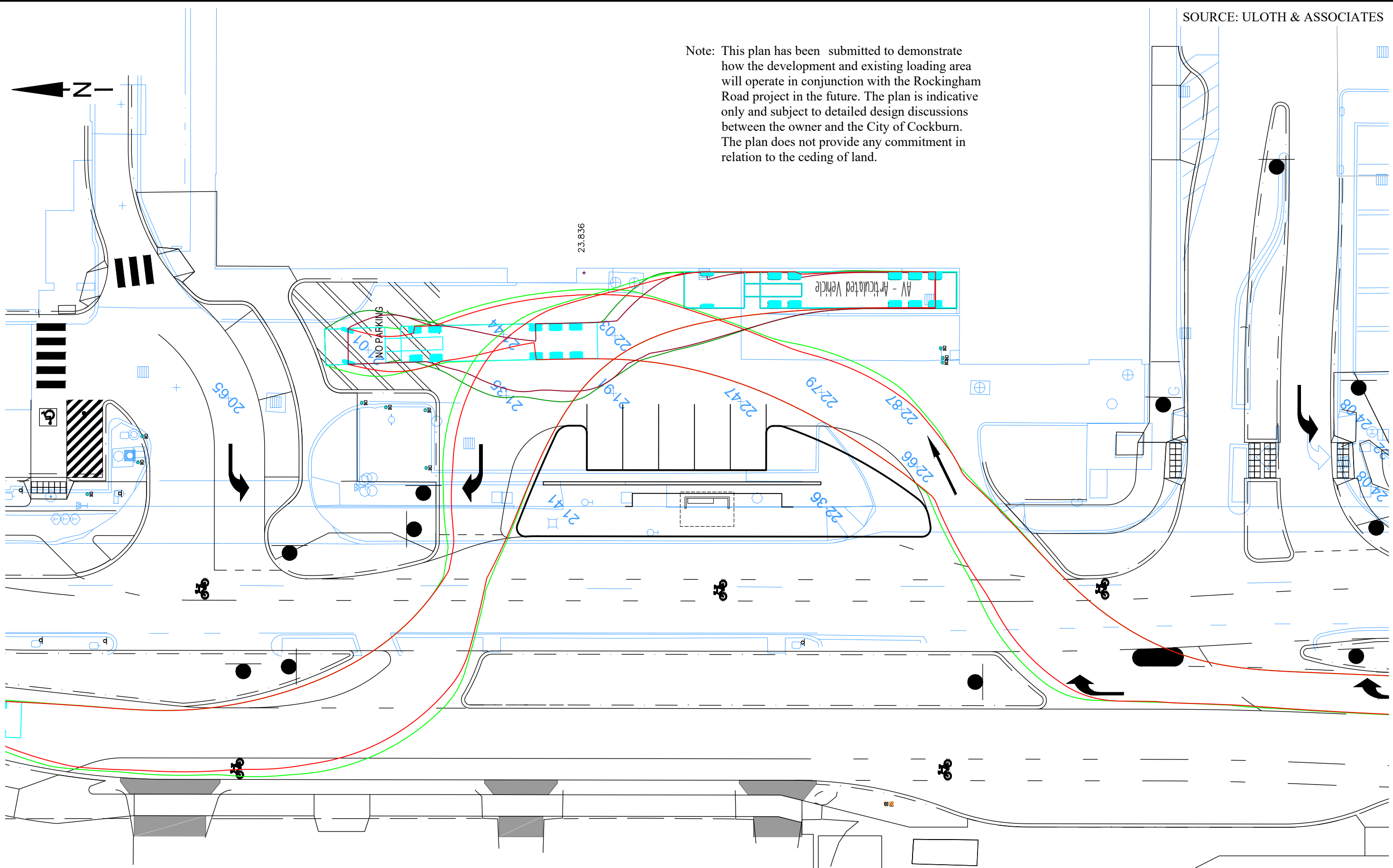
Concluding Remarks

The DRP are supportive of the proposal's general direction and believe the proposed modifications will provide a significant improvement in relation to the level of amenity, functionality, safety and legibility on the site for the local community, which is currently a harsh 'hard' space. The applicant is encouraged to undertake further design development and provide additional information in relation to the Context and Character, Landscape, Sustainability and Amenity Principles as noted above. To be returned to the DRP.

Design Review progress

	<i>Supported</i>		
	<i>Pending further attention</i>		
	<i>Not yet supported</i>		
	<i>Insufficient Information / Yet to be addressed</i>		
	<i>DR1</i>	<i>DR2</i>	<i>DR3</i>
Principle 1 - Context and character			
Principle 2 - Landscape quality			
Principle 3 - Built form and scale			
Principle 4 - Functionality and build quality			
Principle 5 - Sustainability			
Principle 6 - Amenity			
Principle 7 - Legibility			
Principle 8 - Safety			
Principle 9 - Community			
Principle 10 - Aesthetics			

Note: This plan has been submitted to demonstrate how the development and existing loading area will operate in conjunction with the Rockingham Road project in the future. The plan is indicative only and subject to detailed design discussions between the owner and the City of Cockburn. The plan does not provide any commitment in relation to the ceding of land.



Possible Future Bus Stop Modifications
ADJACENT TO FARMER JACKS LOADING BAY



LOT 234 (No. 394) KINGSWAY, LANDSDALE– AMENDMENT TO CHILD CARE PREMISES

Form 2 – Responsible Authority Report (Regulation 17)

DAP Name:	Metro Outer JDAP	
Local Government Area:	City of Wanneroo	
Proposed Amendments:	Amendment to condition 4, to increase number of staff permitted on site	
Applicant:	Mr Neil Teo, Dynamic Planning and Developments	
Owner:	Stoneridge Nominees Pty Ltd	
Value of Amendment:	\$0	
Responsible Authority:	City of Wanneroo	
Authorising Officer:	Mr. Greg Bowering, Manager Approval Services	
LG Reference:	DA2023/1162	
DAP File No:	DAP/21/02056	
Date of Original DAP decision:	23 December 2021	
Application Received Date:	30 October 2023	
Application Statutory Process Timeframe:	90 Days	
Attachment(s):	1. Development Plans and Perspectives 2. Location Plan 3. Revised Parking Management Plan 4. Parking Assessment Report 5. Previous JDAP Approval (DA2021/1366 - DAP/21/02056)	
Is the Responsible Authority Recommendation the same as the Officer Recommendation?	<input type="checkbox"/> Yes	Complete Responsible Authority Recommendation section
	<input checked="" type="checkbox"/> N/A	
	<input type="checkbox"/> No	Complete Responsible Authority and Officer Recommendation sections

Responsible Authority Recommendation

That the Metro Outer JDAP resolves to:

- Approve** DAP Application DAP/21/02056 and accompanying plans provided in **Attachment 1** in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of The City of Wanneroo District Planning Scheme No. 2, for the proposed minor amendment to the approved development details at 394 Kingsway Landsdale, subject to the following amended conditions:



Conditions

Amended Condition 4 as follows:

A maximum of 100 children and 23 Staff are permitted on the premises at any one time.

Amended Condition 24 as follows:

Parking shall be managed in accordance with the Revised Parking Management Plan (attached) to ensure staff and visitor parking is appropriately managed.

All other conditions and requirements detailed on the previous approval dated 23 December 2021 shall remain unless altered by this application.

Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme Zone	Urban
Local Planning Scheme	District Planning Scheme No. 2
Local Planning Scheme Zone	Urban Development
Structure Plan	Agreed Structure Plan No. 7 - East Wanneroo Cell 5 (Landsdale) (ASP 7)
Structure Plan Land Use Designation	Residential
Use Class and permissibility:	Child Care Premises – Discretionary (D)
Lot Size:	2.0234ha
Net Lettable Area (NLA):	2249m ²
Existing Land Use:	Vacant
State Heritage Register	No
Local Heritage	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Heritage List <input type="checkbox"/> Heritage Area
Design Review	<input checked="" type="checkbox"/> N/A <input type="checkbox"/> Local Design Review Panel <input type="checkbox"/> State Design Review Panel <input type="checkbox"/> Other
Bushfire Prone Area	No
Swan River Trust Area	No

Proposal:

The amended development application proposes to amend condition 4 of DA2021/1366 to increase the maximum number of staff on site from 16 to 23. The applicant has provided a revised Parking Management Plan (PMP) and Parking Assessment Report for consideration.

No other modifications to the previously approved application (DA2021/1366 DAP/21/02056) are proposed.



Background:

The site is bound by Kingsway to the north, residential lots to the east, undeveloped residential zoned land to the south and Rangeview Road to the west. The subject site is currently vacant.

The site is zoned Urban Development under the City's *District Planning Scheme No. 2* (DPS 2) and Residential R30 under the *East Wanneroo Cell 5 Agreed Structure Plan No. 7* (ASP 7).

A Location Plan is included as **Attachment 2**.

A Child Care Premises comprising the following was approved by the JDAP under DA2021/1366 (DAP/21/02056) on 23 December 2021:

- A two storey building with 681m² of ground floor area and 52m² of first floor Area with associated landscaping;
- A maximum of 100 children and 16 staff to be accommodated within the premises at any one time;
- 27 on-site car bays, including one marked disabled car parking bay; and
- Operating from 6:00am to 7:00pm Monday to Friday excluding public holidays.

Legislation and Policy:

Legislation

Metropolitan Region Scheme (MRS)
City of Wanneroo District Planning Scheme No. 2 (DPS 2)

State Government Policies

WAPC Planning Bulletin 72/2009: Child Care Centres (Planning Bulletin 72/2009)
WAPC Transport Impact Assessment Guidelines Volume 4 Individual Developments

Structure Plans/Activity Centre Plans

Agreed Structure Plan No. 7: East Wanneroo Cell 5 (Landsdale) (ASP 7)

Local Policies

Local Planning Policy 2.3: Child Care Centres (LPP 2.3)

Consultation:

Public Consultation

The application was advertised for a period of 14 days commencing on 27 November 2023 and concluding 11 December 2023. Advertising was undertaken by way of letters to surrounding landowners/occupiers within approximately 200 metres of the



subject site, a notice placed in the local newspaper and all development plans being made available on the City's website.

Following completion of the advertising period, one (1) submission was received objecting to the proposal. The objection was in relation to the location of bins and potential health and amenity impacts they could cause on the adjoining properties. The application does not propose any amendments to the approved location of the bin store. This matter was not subject of the public consultation.

A summary of the submission received, and the City's response is provided below:

No.	Summary of Submission	Administration Comment	Recommendation
1.	Position		
1.1	After seeing the plans, I object to this development as the bins, and the disposal plant are situated right behind my fence, this will mean that the smell from the rubbish will emanate to my property. This will affect our health and hygiene status. Please stop this development.	The location of bins was not the subject of this consultation. There are no changes to the approved location of bins. The bin store is adequately screened.	No modification required.

Planning Assessment:

An assessment has been carried out against the provisions of LPP 2.3, ASP 7 and DPS 2. Parking has been identified as key consideration for the determination of this application and is discussed below:

Car Parking

In accordance with the City's LPP 2.3, where 55 or more children are proposed, a parking requirement of '9 bays, plus 1 per 8 children accommodated in excess of 54' is required. These rates/requirements are not varied where additional staff are proposed. The application proposes 27 bays where a total of 38 bays are required in accordance with the parking requirements of LPP 2.3. This results in a total parking shortfall of 11 parking bays.

Previously, a shortfall of 4 parking bays was supported under DAP/21/02056 on the basis that alternative transport options and additional on-street public bays were available.

The applicant has provided a revised Parking Management Plan (PMP) (**Attachment 3**) to address the management and use of on-site parking bays. A Parking Assessment Report (**Attachment 4**) is further provided to confirm that sufficient car parking is available to support the proposed increase in staff numbers.

The Hours of operation for the Child Care Premises are Monday – Friday 7:00am to 6:00pm with typical pick up and drop off peak hours in the periods 8:00am to 9:00am and 2:30pm to 4:00pm respectively. The PMP outlines that staff numbers are to peak in periods 10:00am to 2:00pm when the demand for patron parking is expected to be the lowest.



The Parking Assessment Report references the peak inbound traffic for children's drop off to be estimated at 43 cars in an hour. The report details that the development only requires 9 car bays for pick-up and drop-offs with an average of 7 minutes stay based on RTA NSW *Guide to Traffic Generating Developments*. Child Care Premises parking by patrons is not typically long term, therefore this justification is considered to have merit.

Due to the rapid turn over of bays, less on-site parking is required overall for patrons. This position on Child Care Premise parking has been applied in multiple Child Care Premise determinations by the JDAP and the City and has not resulted in reports of parking problems in established centres.

In relation to the parking bays required for staff, the application states 19 bays are required for peak staff parking. Based on the above, 28 parking bays (9 bays for pick-up/drop-off and 19 bays for staff) are required to adequately provide parking during the peak hour period. The development proposes 27 on-site bays with 7 on-street bays that can be used at peak hours.

The City's Traffic and Transport Services have reviewed the PMP and Parking Assessment Report and are satisfied that the number of parking bays provided on site is adequate to service the development when supplemented by the 7 on-street bays. The City recommends that a condition is imposed requiring the future operation of the Child Care Premises to be in accordance with the revised PMP.

Conclusion:

The amendment to the approved Child Care Premises at 394 Kingsway, Landsdale, has been assessed against the planning framework and is compliant with the relevant standards and objectives. The City acknowledges that the modification proposes a variation to a planning requirement for car parking. However, the variation impacts are proposed to be mitigated through management and scheduling of staff.

Therefore, the proposed amendment is recommended for approval, subject to conditions.

ARCH DRAWING SCHEDULE	
No.	Sheet Name
DA01	FRONT COVER DRAWING SCHEDULE
DA02	SITE PLAN
DA03	SUBDIVISION SITE PLAN
DA04	PROPOSED FLOOR PLAN
DA05	PROPOSED ROOF PLAN
DA06	LANDSCAPING PLAN
DA07	PROPOSED ELEVATIONS
DA08	FENCE ELEVATIONS
DA09	MATERIALS SELECTIONS
DA10	3D CONCEPT IMAGES 1
DA11	3D CONCEPT IMAGES 2
DA12	SHADOW DIAGRAM

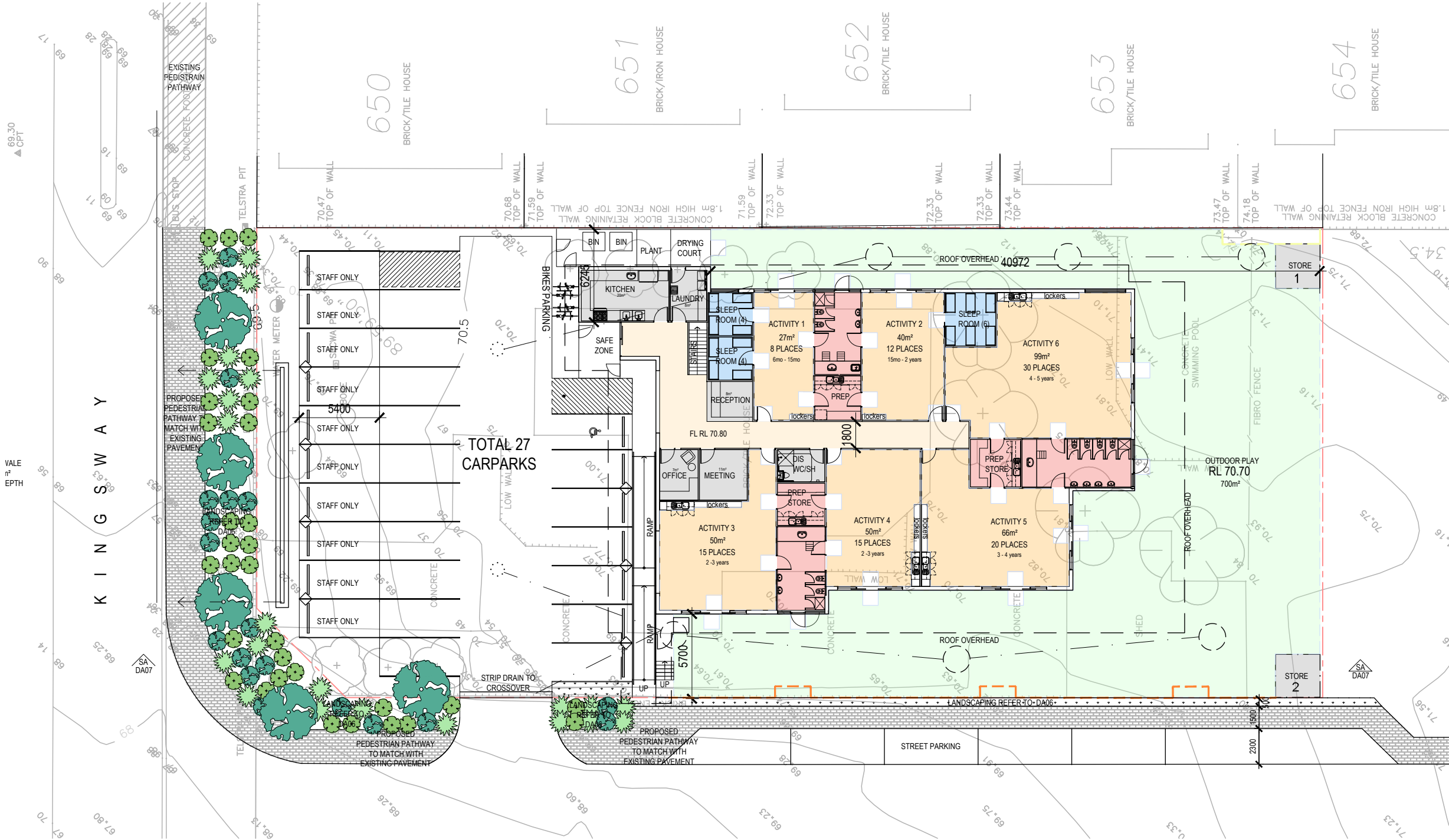
Rev	Amendment	Date
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Project
100 PLACE CHILD CARE FACILITY
Kingsway, Landsdale WA

Drawing
DRAWING SCHEDULE

Scale	As indicated	Drawn	
Client	LEYTON PROPERTY		
Date	04/08/2021		
Job No.	202100033		
Dwg No.	DA01		
	Rev: -	A3 SHEET	



PRELIMINARY

Rev	Amendment	Date
-	-	-

LEGEND

- 150 DIA PVC BALANCE PIPES, MIN 600 COVER
- 900MM DIAMETER OVERFLOW PIT WITH GRATED LID
- 1800MM DIAMETER OVERFLOW PIT WITH GRATED LID
- BIO-FILTRTION SWALE
- FLOW DIRECTION
- OVERFLOW DIRECTION FOR AEP 1%

SITE PLAN

1:300

STORMWATER CALCULATION	
INFILTRATION RATES	5 M/DAY
STORMWATER EVENT	5 YEARS
CRITICAL DURATION	2 HR
STORAGE REQUIRED	33.65 m³
STORAGE PROVIDED	37.85 m³
1 YEAR EVENT	
IMPERMEABLE AREA EXCLUDING ROOF	710 m²
STORAGE REQUIRED	4.52 m³
STORAGE PROVIDED	10.96 m³

REFER TO DETAILED STORMWATER CALCULATIONS FOR DETAIL



Project
100 PLACE CHILD CARE FACILITY
Kingsway, Landsdale WA

Drawing
SITE PLAN

Scale As indicated Drawn MN
Client
Date 04/08/2021
Job No. 202100031
Dwg No. DA02
Rev: - A3 SHEET





SUBDIVISION SITE PLAN
1:1000

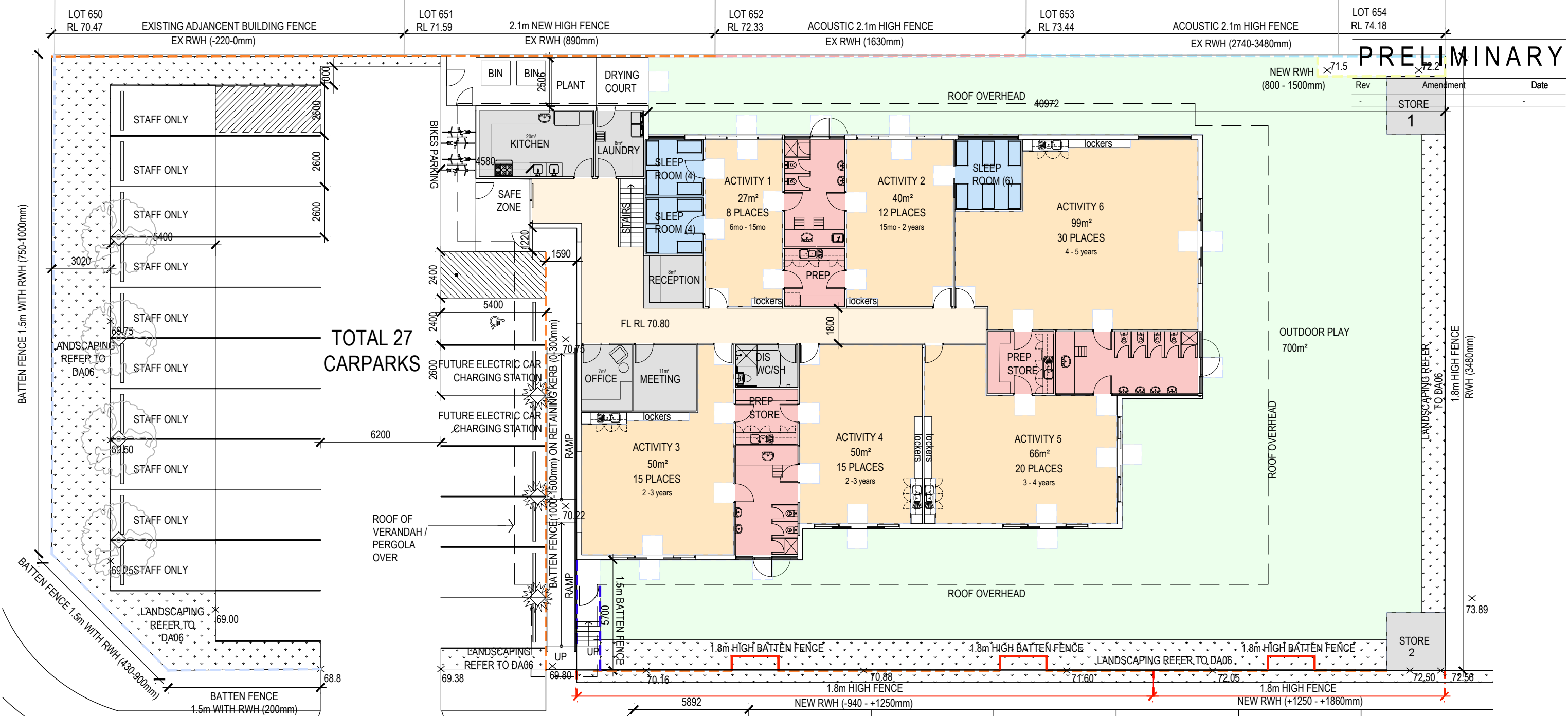


Project
100 PLACE CHILD CARE FACILITY
Kingsway, Landsdale WA

Drawing
SUBDIVISION SITE PLAN

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Client	LEYTON PROPERTY		
Date	23/06/2021		
Job No.	202100033		
Dwg No.	DA03	Rev:	A3 SHEET





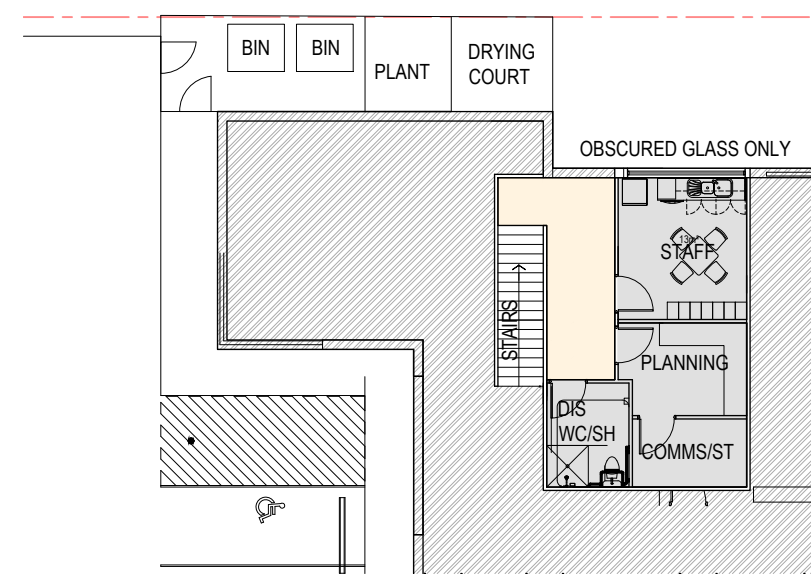
PROPOSED FLOOR PLAN

1:200

OUTDOOR PLAY AREA SCHEDULE					
ROOMS	PLACES	AREA REQ	UNENCUMBERED AREA	ENCUMBERED AREA	TOTAL AREA PROVIDED
ROOM 1	8				
ROOM 2	12				
ROOM 3	15				
ROOM 4	15				
ROOM 5	20				
ROOM 6	30				
TOTALS	100	700	780sqm	12sqm	792sqm

SITE DATA	
SITE AREA	2249sqm
BUILDING AREAS (GFA)	
• Ground	681sqm
• First Floor	52sqm
TOTAL	733sqm
PROPOSED CHILD CARE PLACES	100
REQUIRED CARPARKING	1 bay per staff member, plus 9 bays when the proposed number of children is over 54, plus 1 bay per 8 children accommodated in excess of 54 31 spaces required
PROPOSED CARPARKING	27 Carparks

ACTIVITY AREA SCHEDULE									
ROOM	PLACES	AGE	STAFF RATIO	STAFF No.	AREA REQ	UNENCUMBERED AREA	ENCUMBERED AREA	TOTAL AREA PROVIDED	
ROOM 1	8	0-2	1:4	2	26	27sqm	7sqm	34sqm	
ROOM 2	12	0-2	1:4	3	39	40sqm	7sqm	47sqm	
ROOM 3	15	2-3	1:5	3	49	50sqm	7sqm	57sqm	
ROOM 4	15	2-3	1:5	3	49	50sqm	7sqm	57sqm	
ROOM 5	20	3-4	1:10	2	65	66sqm	7sqm	73sqm	
ROOM 6	30	4-5	1:10	3	98	99sqm	7sqm	106sqm	
TOTALS	100			16	326	332sqm	42sqm	374sqm	



FIRST FLOOR PLAN

1:200

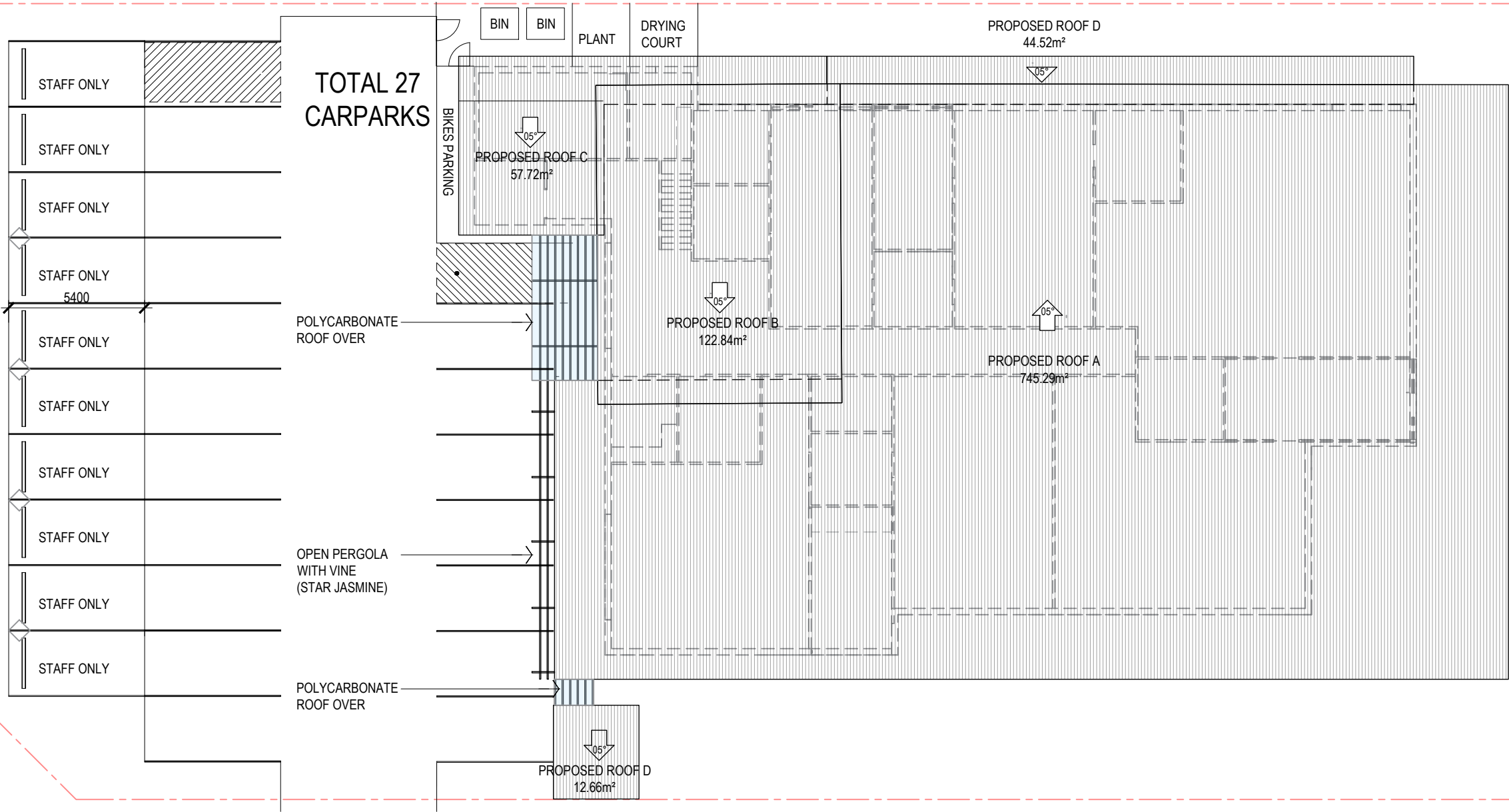


Project
100 PLACE CHILD CARE FACILITY
Kingsway, Landsdale WA

Drawing
PROPOSED FLOOR PLAN

Scale As indicated Drawn MN
Client LEYTON PROPERTY
Date 05/08/2021
Job No. 202100033
Dwg No. DA04
Rev: - A3 SHEET

Rev	Amendment	Date
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PROPOSED ROOF PLAN

1:200

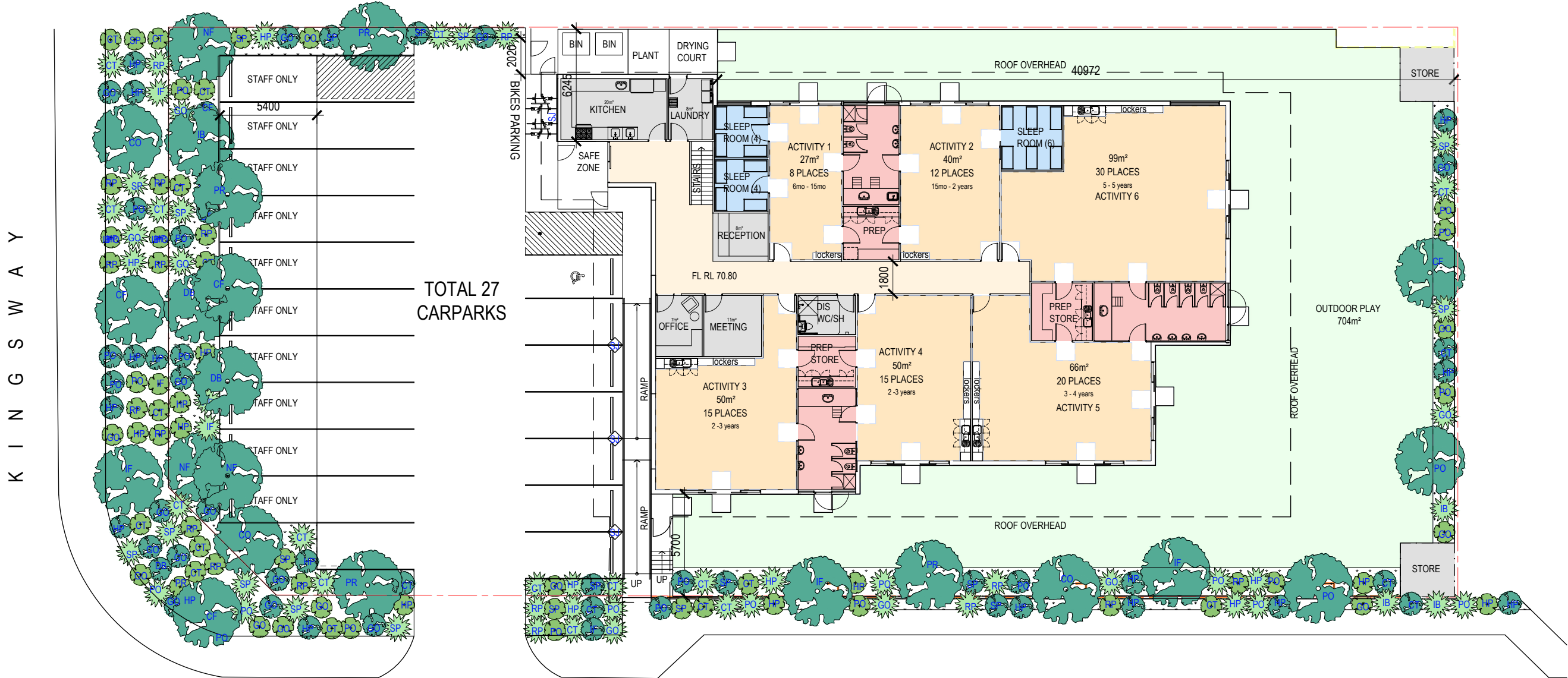


Project
100 PLACE CHILD CARE FACILITY
Kingsway, Landsdale WA

Drawing
PROPOSED ROOF PLAN

Scale	As indicated	Drawn	XL
Client	LEYTON PROPERTY		
Date	04/08/2021		
Job No.	202100033		
Dwg No.	DA05	Rev: -	A3 SHEET





LANDSCAPING PLAN

1:250

TREE IMAGES



NATIVE FRANGIPANI ILLAWARRA FLAME TREE RED FLOWERING GUM RED IRON BARK TREE



COOLIBAH DWARF BUSHY SUGAR GUM PRICKYBARK

PLANT IMAGES



SNAKE BUSH GIN GIN GUM CAREX



LEUCOSPERMUM WEDDING BUSH STAR JASMINE

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	POT SIZE	SPACING	FULL SIZE
GRASSES					
HP	HEMIANDRA PUNGENS	SNAKE BUSH	14.0mm	3/m2	GROUND COVER
GO	GREVILLEA OBTUSIFOLIA	GIN GIN GEM	14.0mm	4/m2	GROUND COVER
CT	CAREX TESTACEA	CAREX	14.0mm	4/m2	400 X 450mm
PO	PATERSONIA OCCIDENTALIS	PURPLE FLAG	14.0mm	6/m2	400 X 600mm
SP	LEUCOSPERMUM SP	LEUCOSPERMUM	14.0mm	4/m2	500 X 400mm
RP	RICINOCARPUS PINIFOLIUS	WEDDING BUSH	14.0mm	4/m2	1M
SJ	TRACHELOSPERMUM JASMINOIDE	STAR JASMINE	600mm	-	CLIMB SHRUBS

TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	POT SIZE	MAX SIZE (HEIGHT/CANOPY)
TREES				
IB	EUCALYPTUS SIDEROXYLON 'ROSE'	RED IRON BARK GUM	100L	10M/5M
CF	CORYMBIA FICIFOLIA	RED FLOWERING GUM	100L	12M/6M
NF	HYMENOSPORUM FLAVUM	NATIVE FRANGIPANI	100L	10M/5M
IF	BARCHYCHITON ACERFOLIUS	ILLAWARRA FLAME TREE	100L	20M/10M
CO	EUCALYPTUS VICTRIX	COOLIBAH	100L	
DB	EUCALYPTUS CLADOCALYX X NANA	DWAFT BUSHY SUGAR GUM	100L	8M/4M
PR	EUCALYPTUS TODTIANA	PRICKYBARK	100L	10M/5M



Project
100 PLACE CHILD CARE FACILITY
Kingsway, Landsdale WA

Drawing
LANDSCAPING PLAN

Scale 1:200 Drawn XL
Client LEYTON PROPERTY
Date 23/06/2021
Job No. 202100033
Dwg No. DA06
Rev: A3 SHEET



PRELIMINARY

Rev	Amendment	Date
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SOUTH ELEVATION

1:200



WEST ELEVATION

1:200



EAST ELEVATION

1:200



NORTH ELEVATION

1:200

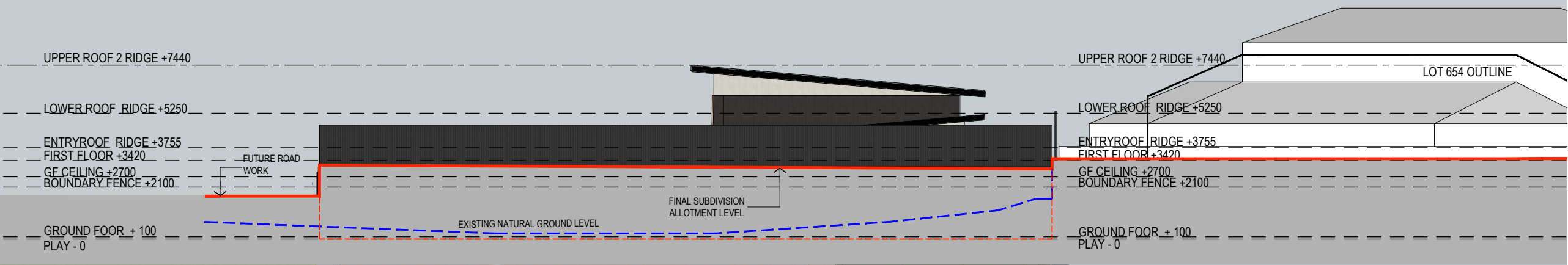


Project
100 PLACE CHILD CARE FACILITY
Kingsway, Landsdale WA

Drawing
PROPOSED ELEVATIONS

Scale	As indicated	Drawn	XL
Client	LEYTON PROPERTY		
Date	04/08/2021		
Job No.	202100033		
Dwg No.	DA07		
Rev:	-	A3 SHEET	





PRELIMINARY

Rev	Amendment	Date
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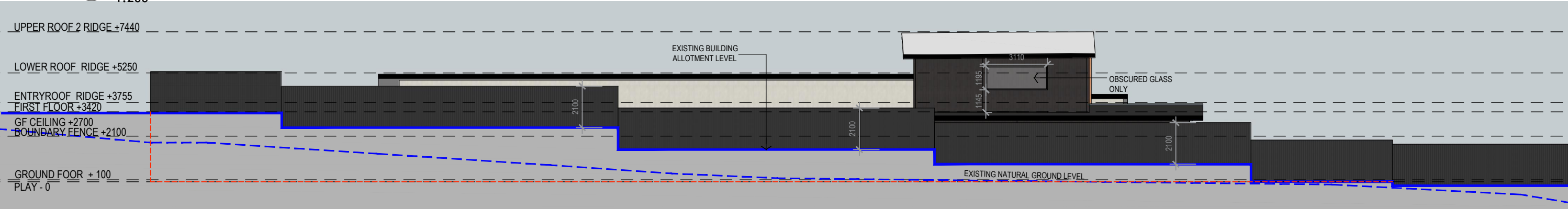
SOUTH ELEVATION

1:200



WEST ELEVATION

1:200



EAST ELEVATION

1:200



NORTH ELEVATION

1:200



Project
100 PLACE CHILD CARE FACILITY
Kingsway, Landsdale WA

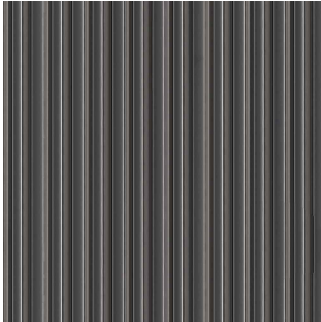
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PROPOSED FENCE ELEVATIONS

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Job No.	202100033		
Dwg No.	DA08	Rev: -	A3 SHEET



PRELIMINARY

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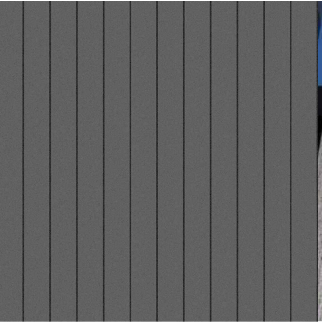
1 COLORBOND 'GOOD NEIGHBOURS' FENCE 2100 GUN METAL GREY



2 JAMES HARDIE EXOTEC PANEL WHITE PAINT FINISH



3 ALUMINIUM WINDOW FRAMES DULUX MONUMENT POWDERCOAT FINISH



4 JAMES HARDIE AXON CLADDING 'GRAIN' FINISH



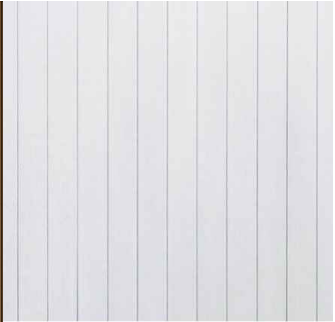
5 BATTEN FENCE SYSTEM - BLACK



6 SOFFIT DULUX SNOWSEASON QUARTER



7 AXON CLADDING TIMBER LOOKING



8 JAMES HARDIE AXON CLADDING 'SNOWSEASON' FINISH



9 TIMBER LOOK PANEL FENCE



10 DULUX SURFMIST



11 RONSTAN TENSILE AGS5 EASY GREENING' VERTICAL CABLE TRELLIS SYSTEM W/ CLIMBING STAR JASMINE TO LANDSCAPE DESIGN SPEC



Project
100 PLACE CHILD CARE FACILITY
Kingsway, Landsdale WA

Drawing
MATERIALS SELECTIONS

Scale	As indicated	Drawn	XL
Client	LEYTON PROPERTY		
Date	04/08/2021		
Job No.	202100033		
Dwg No.	DA09		
Rev:	-	A3 SHEET	



PRELIMINARY

Rev	Amendment	Date
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Project
100 PLACE CHILD CARE FACILITY
Kingsway, Landsdale WA

Drawing
CONCEPT IMAGES 1

Scale	As indicated	Drawn	XL
Client	LEYTON PROPERTY		
Date	04/08/2021		
Job No.	202100033		
Dwg No.	DA10	Rev: -	A3 SHEET



CONCEPT IMAGES

Rev	Amendment	Date
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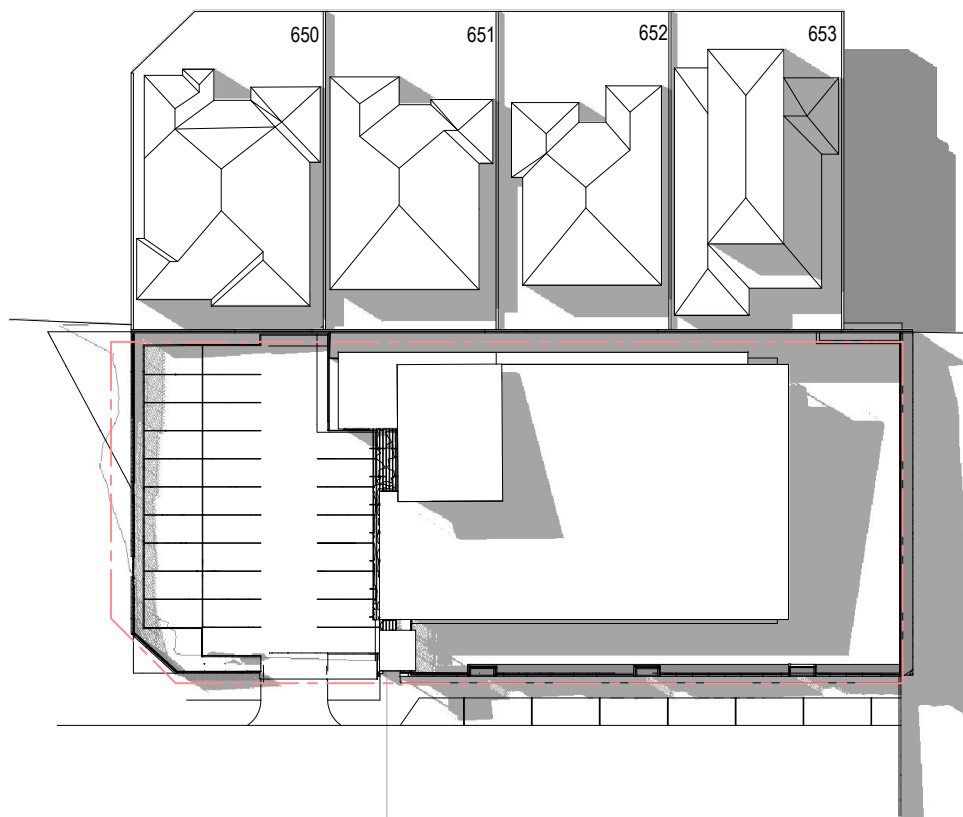
Project
100 PLACE CHILD CARE FACILITY
Kingsway, Landsdale WA

Drawing
CONCEPT IMAGES 2

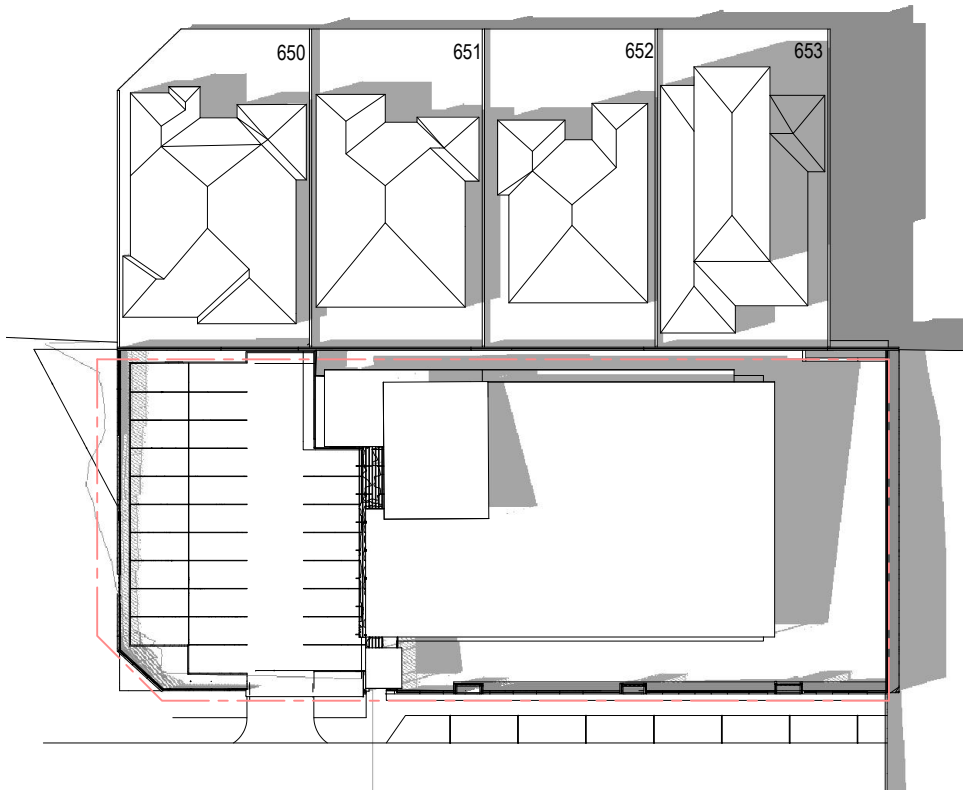
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Date	04/08/2021		
Job No.	202100033		
Dwg No.	DA11	Rev: -	A3 SHEET



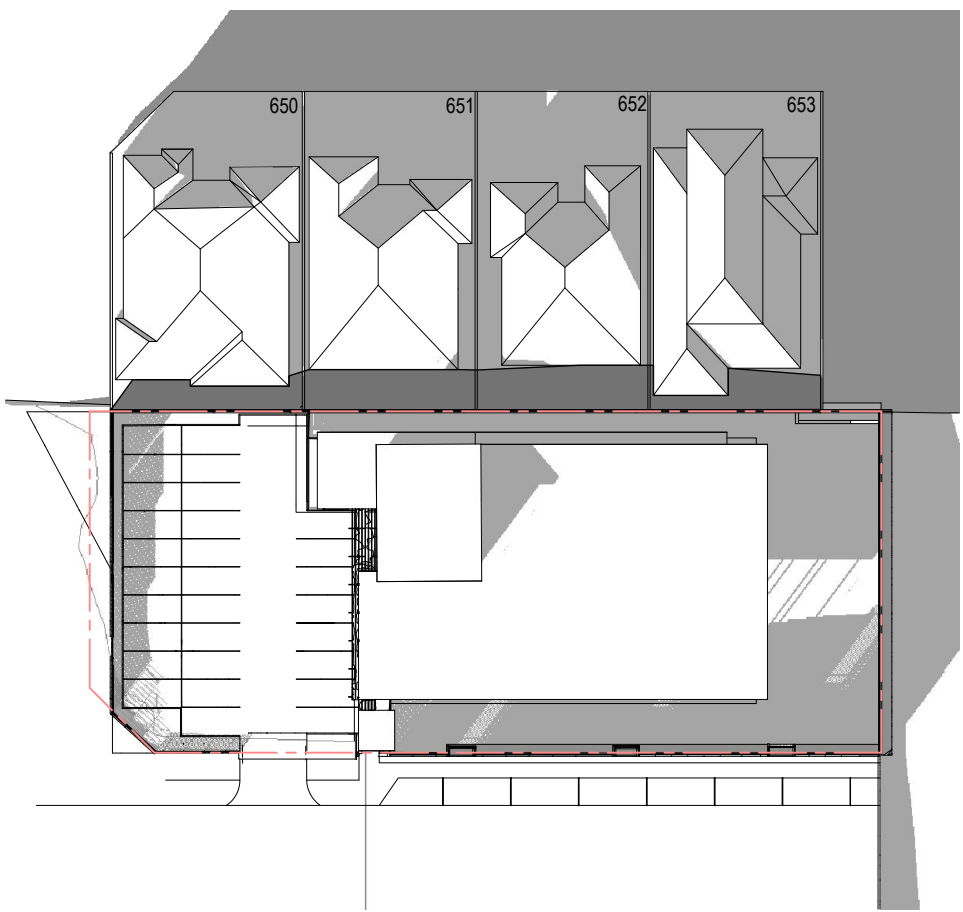
CONCEPT IMAGES



9:00 am
21 JUN



12:00 pm
21 JUN



03:00 pm
21 JUN



Project
100 PLACE CHILD CARE FACILITY
Kingsway, Landsdale WA




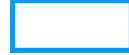
Drawing
SHADOW DIAGRAM

Scale	As indicated	Drawn	XL
Client	LEYTON PROPERTY		
Date	04/08/2021		
Job No.	202100033		
Dwg No.	DA12	Rev:	- A3 SHEET



Attachment 2 - Location Plan



	<p><small>© Landgate WA, Neamaps, OpenStreetMaps contributors While every care is taken to ensure the accuracy of this product, City of Wanneroo and the Local/State/Federal Government departments and Non-Government organisations whom supply datasets, make no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damage (including indirect or consequential damage) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason. www.openstreetmap.org/copyright</small></p> 	 Lot 119 (390) Kingsway, Landsdale	Date: 29/11/2021
		 Development Area for Child Care Centre	Printed by Xu, Xin
		Scale = 1:2500	

PARKING MANAGEMENT PLAN

This Parking Management Plan is intended to guide the operational phases of the proposed Child Care Centre development at Lot 234 (No. 394) Kingsway Landsdale. Upon approval, all parking is to occur in manner outlined within this management plan.

<u>Owner/Applicant Details</u>	
Name:	Dynamic Planning and Developments
Address:	PO Box 688, Inglewood, WA, 6932
Phone:	9275 4433
Email:	admin@dynamicplanning.net.au

<u>Property Details</u>	
Lot Number:	234
Address:	394 Kingsway, Landsdale

<u>Parking Allocation</u>	
Total Number Car Parking Spaces On-Site:	27 (inclusive of ACROD bay)
Total Number Off-Site Bays:	1 Reverse Bay 7 On-street Car Bays

<u>Alternative Transport and End of Trip Facilities</u>	
Transport Option	Type & Level of Service
Public Transport	
Bus	Bus Route 450 along Kingsway – Bus stop is located directly in front of the subject property, situated within the verge area Bus Route 375 & 376 along Rangeview Road – 150m
Train	Warwick Train Station – 7km

Pedestrian	
Paths	Footpaths on Kingsway have been extended as part of the associated subdivision of the parent lot.

Development Type	Development Users	Parking Allocation	
		Type / Duration	No. Car spaces
Child Care Centre	Staff	Long Term (>4 hours)	10
	Parents	Short Term (<1 hours)	16 + 1 ACROD Bay + 7 on-street bays

Parking Management Strategies

1. Parking Supply

The parking requirements have been outlined above and the provision of parking results in a shortfall. The Child Care Centre is to provide a total of 27 parking bays on-site, 10 of which are line marked as staff only with the specific intention to provide full-time staff designated parking. In addition, there is 1 ACROD parking bay included in the remaining 17 on-site parking bays to provide more inclusive access to the Child Care Centre. The proposed Child Care Centre also involves the development of 7 off-site (public) street parking which are able to be used by visitors/parents for short stay visits where necessary.

2. Function of Car Parking

Staff are to make use of the tandem bays at the subject site, with 10 allocated 'Staff Only' parking bays line marked accordingly. Staff are to coordinate the use of the tandem bays to function appropriately within the staff scheduling outlined above so as to mitigate any potential parking in of staff vehicles. This means that during the middle of the day only 4 on-site parking bays are afforded for visitors/parents, who are able to make use of the 7 street side parking bays if required. Staffing numbers are only to be at the maximum of 23 during the middle of the day outside peak pick-up and drop-off periods.

3. Staff Scheduling

As outlined in the above tables, staff scheduling lightens the pressure on parking in peak hours. With staffing scheduled for the drop-off period to be an increase from 6 staff to 13 staff between the hours of 7am to 9am there is minimal pressure on the parking provision provided by the Child Care Centre, whereas for the pick-up period staffing will decrease from 15 to 4 staff from 4pm to 6pm. With the full 23 staff

scheduled to work midday mitigating pressure on the parking provisions afforded at the site as illustrated below.

Staffing Schedule				
Time	Staff	On-Site Availability	Off-Site Availability	Total Parking Availability
7am	6	17	7	24
8am	10	17	7	24
9am	13	14	7	21
10am	23	4	7	11
11am	23	4	7	11
12am	23	4	7	11
1pm	23	4	7	11
2pm	23	4	7	11
3pm	17	10	7	17
4pm	15	12	7	19
5pm	10	17	7	24
6pm	4	17	7	24

Conclusion

The proposed Parking Management Plan is considered to appropriately address the operational needs of the Child Care Centre and effectively manages:

- The available parking at the site.
- The management of vehicle movements within the site boundary.
- Staff scheduling in order to minimise the impact on parking; and
- Alternative transport methods available to patrons.

With regard to the above, the Proposed Parking Management Plan is considered appropriate for approval.



urbii

Sustainable Transport. Safe Solutions

Lot 234 (No. 394) Kingsway, Landsdale Proposed Child Care Centre

PARKING ASSESSMENT REPORT



Prepared for:
Stoneridge Developments 4 Pty Ltd

January 2024

Lot 234 (No. 394) Kingsway, Landsdale

Prepared for: Stoneridge Developments 4 Pty Ltd
Prepared by: Paul Ghanous
Date: 9 January 2024
Project number: U24.001

Version control

Version No.	Date	Prepared by	Revision description	Issued to
U24.001.r01	08/01/24	Paul Ghanous	DRAFT	Dynamic Planning
U24.001.r01a	09/01/24	Paul Ghanous	FINAL	Dynamic Planning



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E: customer@urbii.com.au
W: www.urbii.com.au

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4	PARKING ASSESSMENT	8
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4.2	Pick-up / drop-off parking	9
4.3	Total parking demand	9
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1 Introduction

This Parking Assessment Report has been prepared by Urbii on behalf of Stoneridge Developments 4 Pty Ltd with regards to the proposed child care centre, located at Lot 234 (No. 394) Kingsway, Landsdale.

The subject site is situated on the southern side of Kingsway, as shown in Figure 1. The site is presently vacant and is surrounded by mostly residential land uses.

It is understood that there is an existing approval for a child care centre with a maximum of 100 children and 16 staff, it is proposed to increase staff permitted onsite to 23.

The City of Wanneroo has requested that a parking assessment be undertaken, to confirm that sufficient car parking is available to support the proposed increase in staff numbers. Urbii has been engaged to prepare the parking assessment.

The key issues that will be addressed in this report include the estimated parking demand of the development, assessment of parking supply and allocation, and recommendations for parking demand management.



2 Proposed development

The proposal for the subject site is for a child care centre comprising:

- Child care rooms allocated to different age groups;
- Outdoor play area
- 27 onsite car parking bays, including one ACROD bay; and,
- 7 on-street parking bays, adjacent to the site.

Vehicle access to the site is proposed via one crossover to the adjacent subdivision road. People walking and cycling will access the development from the external path network abutting the site.

The proposed development plans are included for reference in Appendix A.

3 Hours of operation

The RTA NSW *Guide to Traffic Generating Developments* indicates that pre-school centres typically have peaks in the periods 8:00am to 9:00am and 2:30pm to 4:00pm.

The hours of operation for the child care centre are Monday-Friday 7:00am to 6:00pm.

Peak staff numbers are expected to be rostered between 10:00am and 2:00pm, as detailed in Table 1.

Table 1: Proposed staff roster

Time	Number of Staff
7am	6
8am	10
9am	13
10am	23
11am	23
12am	23
1pm	23
2pm	23
3pm	17
4pm	15
5pm	10
6pm	4

Source: Dynamic Planning and Developments

4 Parking assessment

4.1 Parking demand for staff

As detailed in Figure 2, 2021 ABS census data indicates that 81.6% of education and training workers in the City of Wanneroo travelled to work by driving a car.

An 82% car driver mode share is considered to be a reasonable target for estimating staff parking requirements.

This results in an anticipated peak parking demand of **19 bays for 23 staff**.

Local workers method of travel to work							
<div> reset ↺ export 📄 </div>							
City of Wanneroo - Education and Training	2021			2016			Change
Main method of travel	Number	%	Western Australia	Number	%	Western Australia	2016 - 2021
Car, as driver	5,146	81.6	75.5	4,226	82.1	75.0	+920
Car, as passenger	207	3.3	3.1	144	2.8	3.1	+63
Train	21	0.3	1.7	21	0.4	2.4	--
Bus	25	0.4	1.4	22	0.4	1.6	+3
Ferry	0	0	0.0	0	0	0	--
Tram	0	0	0.0	0	0	0.0	--
Truck	0	0	0.0	0	0	0.0	--
Motorbike/Motor scooter	7	0.1	0.2	12	0.2	0.4	-5
Bicycle	12	0.2	0.9	12	0.2	1.4	--
Taxi/Other	12	0.2	0.2	0	0	0.1	+12
Other - multiple methods	6	0.1	0.2	27	0.5	0.7	-21
Walked only	71	1.1	2.6	83	1.6	3.4	-12
Worked at home	166	2.6	4.1	102	2.0	2.1	+64
Did not go to work	631	10.0	10.1	472	9.2	9.4	+159
Not stated	3	0.0	0.1	25	0.5	0.4	-22
Total	6,307	100.0	100.0	5,146	100.0	100.0	+1,161
<small>Source: Australian Bureau of Statistics, Census of Population and Housing 2016 and 2021. Compiled and presented by .id (informed decisions) Please refer to specific data notes for more information</small>							

Figure 2: City of Wanneroo – Method of travel to work data (2021)

Source: Forecast ID for City of Wanneroo (filtered by the Education and Training employment sector)

4.2 Pick-up / drop-off parking

Modelling was undertaken to estimate the demand for children's pick-up/drop-off parking. As detailed in the 2021 TIS prepared for the project, the peak inbound traffic for children's drop-off is estimated to be 43 cars in a 60-minute period (Appendix B). The RTA NSW *Guide to Traffic Generating Developments*, surveyed the average length of stay for drop-offs to be 6.8 minutes.

For conservative analysis, it was assumed that the average length of stay would be 7 minutes. The Poisson Distribution modelling presented in Figure 3 shows that in any 7-minute period during the peak hour, the 95th percentile number of pick-ups/drop-offs will be **9 vehicles or less**. Outside of peak hours the demand for visitor parking will be much lower.

Traffic volume	43 (vph)	0.01194 (vps)
Time period	7 (min)	420 (sec)
Mean number of vehicles	5.01667	
Probability distribution table	95th percentile:	9 vehicles

(x)	p(x)	P(x)
1	0.03324	0.03987
2	0.08339	0.12326
3	0.13944	0.26269
4	0.17488	0.43757
5	0.17546	0.61304
6	0.14671	0.75974
7	0.10514	0.86488
8	0.06593	0.93081
9	0.03675	0.96756
10	0.01844	0.986
11	0.00841	0.99441
12	0.00352	0.99792
13	0.00136	0.99928
14	0.00049	0.99977
15	0.00016	0.99993
16	5.1E-05	0.99998
17	1.5E-05	0.99999
18	4.2E-06	1
19	1.1E-06	1
20	2.8E-07	1

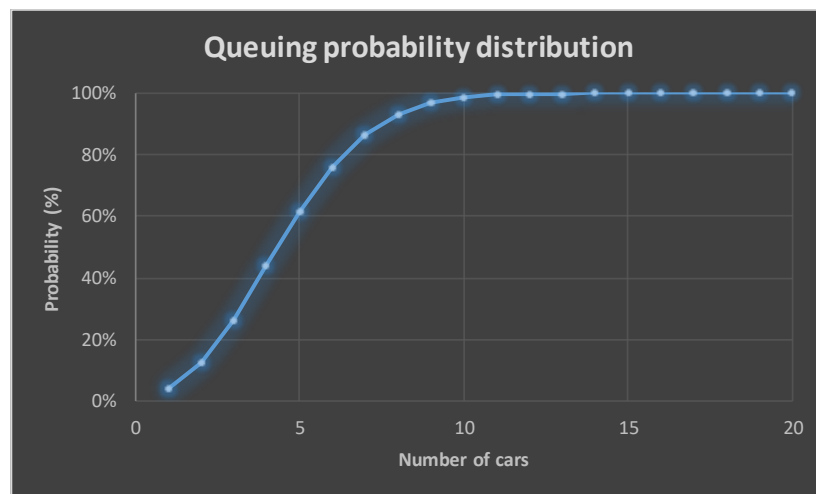


Figure 3: Probability analysis for children's drop-off/pick-up

4.3 Total parking demand

The total estimated parking demand during the peak hours is **28 bays** (including 19 bays for staff and 9 bays for pick-up/drop-off). This is conservative as it assumes that the peak parking demand for staff and children will occur at the same time. Due to the proposed staff roster, total peak parking demand is expected to be lower.

4.4 Supplementary parking analysis based on RTA research

The *Roads and Maritime Services validation trip generation surveys child care centres analysis report* documents updated trip and parking generation surveys undertaken by TEF Consulting for the RTA in 2015.

A summary of the trip and parking generation rates is set out in Table 2. The rates adopted exclude Outside School Hours Care, which was found to have greater variation in parking demand, not correlating with the capacity of these facilities.

Out of all the child care centres surveyed, the largest onsite car park provided 18 car bays. The peak car parking accumulation for any of the surveyed centres was 16 bays. The surveyed average rate for the peak parking accumulation was 0.22 bays per licensed place.

If this rate was applied to the proposed child care centre, then it would equate to an anticipated peak parking accumulation of 22 bays.

Table 2: RTA summary of surveyed trip and parking rates for child care centres

All sites without OSHC	Min	Max	Avg	St Dev
Development details:				
Total site area (m ²)	317	3014	1348	799
Total GFA (m ²)	165	1041	473	288
No. of licenced places for children	20	90	46	25
No. of employees	3	15	8	4
Vehicle trips:				
Centre peak hour vehicle trips (in+out) AM	8	93	37	28
Centre peak hour vehicle trips per licensed place (AM)	0.22	1.25	0.77	0.32
Centre peak hour vehicle trips per 100m ² of total GFA (AM)	1.04	15.15	8.58	4.41
Centre peak hour vehicle trips (in+out) PM	6	77	36	24
Centre peak hour vehicle trips per licensed place (PM)	0.24	1.38	0.78	0.32
Centre peak hour vehicle trips per 100m ² of total GFA (PM)	1.89	15.23	8.47	4.53
Centre vehicle trips during adjacent road's peak hour (AM)	6	72	31	21
Centre vehicle trips per licensed place during adjacent road's peak hour (AM)	0.17	1.20	0.69	0.33
Centre vehicle trips per 100m ² of GFA during adjacent road's peak hour (AM)	0.78	14.55	7.63	4.33
Centre vehicle trips during adjacent road's peak hour (PM)	0	50	16	16
Centre vehicle trips per licensed place during adjacent road's peak hour (PM)	0	1	0	0
Centre vehicle trips per 100m ² of GFA during adjacent road's peak hour (PM)	0	8	4	3
Parking:				
No of public car spaces	0	18	7	7
Peak parking accumulation	3	16	9	4
Peak parking accumulation per number of licensed places	0.08	0.34	0.22	0.08
Peak parking accumulation per 100m ² of total GFA	0.39	3.64	2.34	0.98

Source: Roads and maritime services validation trip generation surveys child care centres analysis report, TEF Consulting 2015

4.5 Parking supply and allocation

A total of 34 car parking bays will be available for use by the proposed child care centre. This includes 27 parking bays provided onsite, and 7 on-street parallel parking bays adjacent to the site. The peak parking demand for the child care centre is estimated to be between 22 bays and 28 bays. The car parking supply is satisfactory and can support the proposed increase in approved staff numbers (from 16 to 23 staff).

The following allocation is recommended, based on the parking analysis undertaken in this report:

- 19 car bays reserved for staff onsite;
- 8 visitor car parking bays reserved for pick-up and drop-off onsite and,
- 7 general parking spaces on-street.

It is recommended that the onsite visitor car parking bays have time restriction signage installed “P5min” parking (5 minutes) applicable Monday to Friday between 7:00am to 9:30am and 3:00pm to 6:00pm.

As detailed in Figure 4, tandem parking bays should be allocated for staff use only.

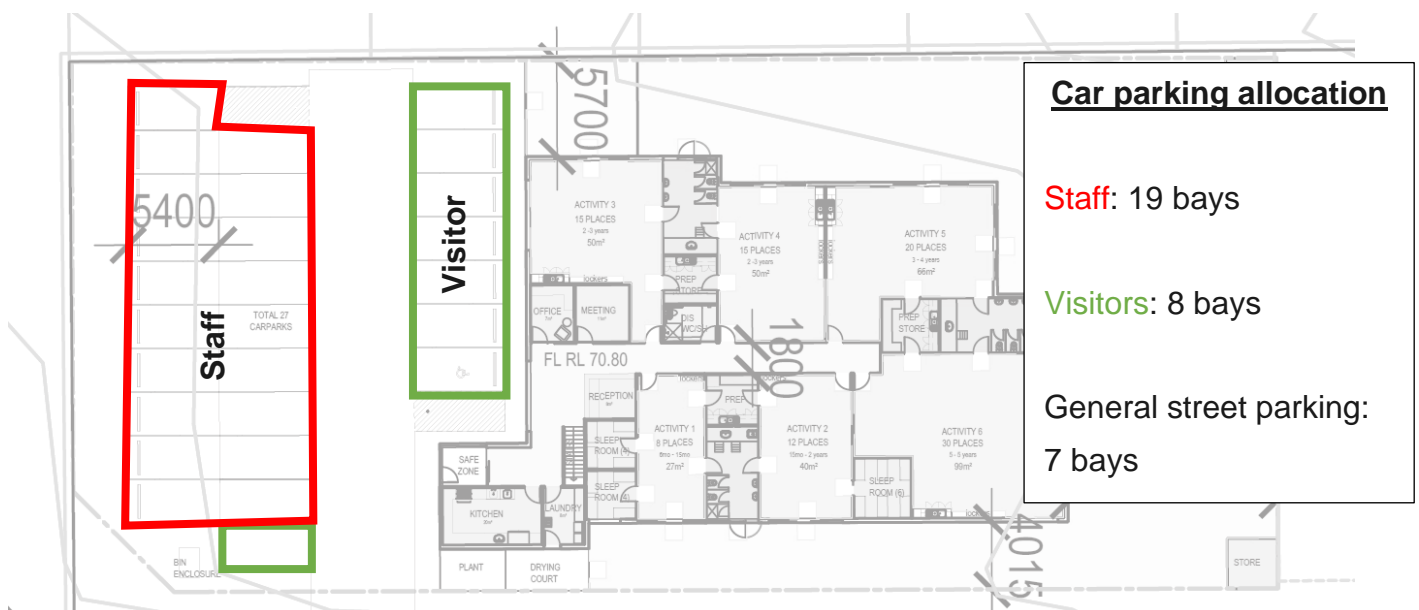


Figure 4: Recommended car parking allocation

5 Parking demand management

The analysis presented in this report indicates that there will be enough car parking to meet the needs of the development. However, should there be a need to manage car parking demand in the future, several strategies can be considered.

A sustainable transport network should prioritise active and sustainable modes of transport, with walking, cycling, public transport, car sharing, and then single occupancy cars ranked in order of priority (Figure 5).

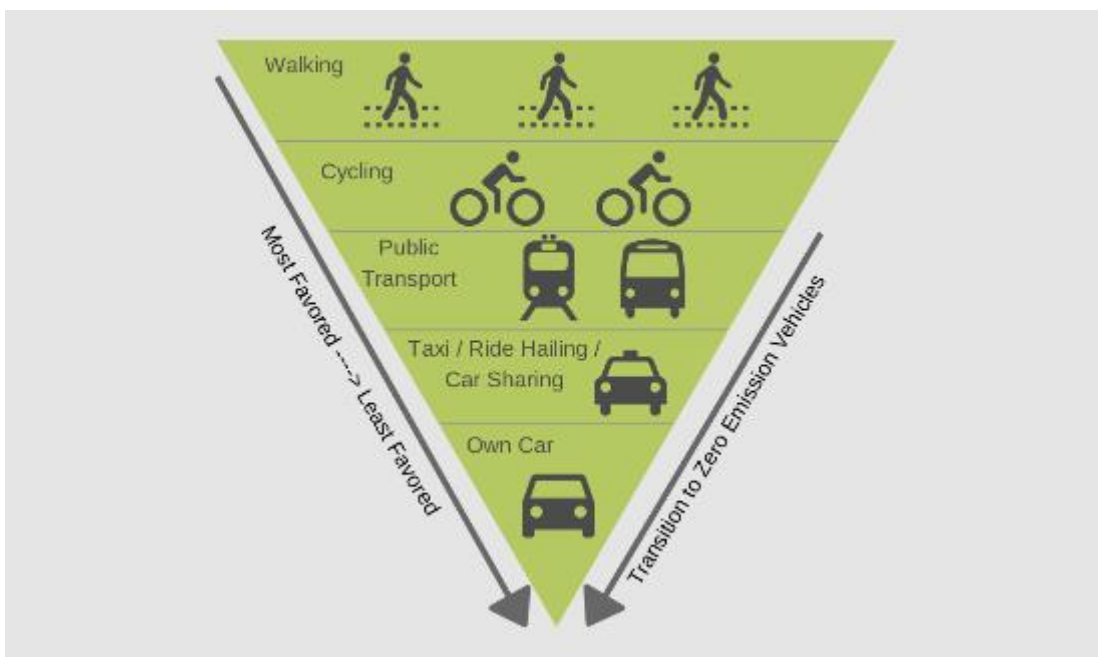


Figure 5: Sustainable transport hierarchy

Some strategies which can be considered for promoting sustainable transport and lowering demand for car parking may include, but are not limited to:

- Running healthy, active transport campaigns and promotions in the workplace. For example, tracking walking and active transport and offering prizes or other incentives for participants.
- Educating staff on public transport, walking and cycling travel options as part of training and recruitment.
- Offering subsidies or other incentives for using public transport.
- Monitoring and maintaining bicycle parking to ensure enough parking is provided and is maintained in good condition.
- Providing free charging stations for micro-mobility vehicles such as e-scooters and e-bikes.
- Implementing a car-pooling register for staff to match-up and car pool together. This can also be incentivised by issuing car-pooling badges for display on the dashboard and providing allocated priority car-pooling parking bays within the site.

- Offer tele-commuting work opportunities for staff who can complete work duties remotely, for example administrative staff.
- Staggering staff start and finish times so that peak staff numbers are rostered between 9:30am and 3:00pm, outside the peak times for drop-off and pick-up of children **(Note: this is already proposed for the development)**.



6 Conclusion

This Parking Assessment Report has been prepared by Urbii on behalf of Stoneridge Developments 4 Pty Ltd with regards to the proposed child care centre, located at Lot 234 (No. 394) Kingsway, Landsdale.

The subject site is situated on the southern side of Kingsway. The site is presently vacant and is surrounded by mostly residential land uses.

It is understood that there is an existing approval for a child care centre with a maximum of 100 children and 16 staff, it is proposed to increase staff permitted onsite to 23.

The City of Wanneroo has requested that a parking assessment be undertaken, to confirm that sufficient car parking is available to support the proposed increase in staff numbers. Urbii has been engaged to prepare the parking assessment.

The peak parking demand of the proposed development is estimated to range between 22 bays and 28 bays. A total of 34 car parking bays will be available for use by the proposed child care centre. This includes 27 parking bays provided onsite, and 7 on-street parallel parking bays adjacent to the site.

The proposed car parking provision can accommodate the needs of the child care centre.

It is concluded that the findings of this report are supportive of the proposed increase in approved staff numbers, from 16 to 23 staff.

Appendices

Appendix A: Proposed development plan



Rev	Amendment	Date
1		



Project
100 PLACE CHILD CARE FACILITY
Kingsway, Landshute WA

LOADING SITE PLAN

Grade	As indicated	Ex 10	Ex 11
Class			
Ex 10	6400 00000		
Ex 11	500 00000		
Ex 12	00000		

SITE PLAN
1:300

Appendix B: Development traffic generation (TIS extract)

Source: Cardno

4.5 Traffic Generation

Trip generation rates from the *RTA Guide to Traffic Generating Development* were used to estimate the number of vehicle trips generated by the Site. The trip generation rate, distribution and development trip generation for the proposed child care centre is summarised in Table 4-1, Table 4-2 and Table 4-3.

Table 4-1 Adopted Trip Generation Rates

Land Use	ITE Code/Source	AM Peak	PM Peak
Child Care Centre	RTA V2.2	0.80 trip per child	0.70 trip per child

Table 4-2 Trip Directionality Rates

Land Use	Yield	ITE Code/Source	AM Peak		PM Peak	
			In	Out	In	Out
Child Care Centre	100 children	RTA V2.2	53%	47%	47%	53%

Table 4-3 Estimated Trip Generation

Land Use	Yield	ITE Code/Source	AM Peak		PM Peak	
			In	Out	In	Out
Child Care Centre	100 children	RTA V2.2	43	38	33	37
Total			81		70	

The calculated trip generation of the proposed development is 81 trips in the AM Peak and 70 trips in the PM Peak. The traffic generated daily is approximately 4% of the existing daily volume, which would still ensure the total volume along Kingsway stays under the desirable volume. Hence, the trip generation is considerably low and is not expected to result in any material impact on the surrounding road network.



Government of Western Australia
Development Assessment Panels

LG Ref: DA2021/1366
DAP Ref: DAP/21/02056

Enquiries: (08) 6551 9919

Mr Neil Teo
Dynamic Planning and Developments
PO Box 688
Inglewood WA 6932

Dear Mr Teo

**METRO OUTER JDAP - CITY OF WANNEROO - DAP APPLICATION - DA2021/1366
- DETERMINATION**

Property Location:	Lot 119 (390) Kingsway, Landsdale
Application Details:	Child Care Centre

Thank you for your Form 1 Development Assessment Panel (DAP) application and plans submitted to the City of Wanneroo on 19 August 2021 for the above-mentioned development.

This application was considered by the Metro Outer JDAP at its meeting held on 23 December 2021, where in accordance with the provisions of the City of Wanneroo 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, an application may be made to amend or cancel this planning approval in accordance with regulation 17 and 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Please 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*. Such an application must be made within 28 days of the determination, in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any queries with respect to the conditions of approval, please contact Mr Xin Xu on behalf of the City of Wanneroo on 9405 5544.

Yours sincerely,

DAP Secretariat

23 December 2021

Encl. DAP Determination Notice
Approved Plans

Cc: Mr Xin Xu
City of Wanneroo

Postal address: Locked Bag 2506 Perth WA Street address: 140 William Street Perth WA 6000
Tel: (08) 6551 9919 Fax: (08) 6551 9961 TTY: 6551 9007 Infoline: 1800 626 477
daps@dph.wa.gov.au www.dph.wa.gov.au
ABN 68 565 723 484



Planning and Development Act 2005

City of Wanneroo District Planning Scheme No.2

Metro Outer Joint Development Assessment Panel

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

Property Location: Lot 119 (390) Kingsway, Landsdale

Application Details: Child Care Centre

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 23 December 2021, subject to the following:

Approve DAP Application reference DAP/21/02056 and accompanying plans provided in **Attachment 1** in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Wanneroo District Planning Scheme No. 2, subject to the following conditions:

Conditions

1. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.
2. This decision constitutes planning approval only and is valid for a period of four (4) years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
3. The use of the premises is to be Child Care Centre as defined in the City of Wanneroo's District Planning Scheme No. 2 as follows:

“Child Care Centre: means premises used for the daily or occasional care of children in accordance with the Community Services (Child Care) Regulations 1988.”

A change of use from that outlined above may require the approval of the City.

4. A maximum of **100 children** and **16 staff** are permitted on the premises at any one time.
5. The hours of operation of the Child Care Centre shall be between the hours of **6:00am to 7:00pm Monday to Friday (excluding public holidays)**.
6. The development is to comply with the recommendations and measures outlined in the Environmental Acoustic Assessment provided by Herring Storer Acoustics dated October 2021 (attached). Recommended works shall be completed prior to the commencement of the use.



7. A noise management plan shall be submitted for approval to the City prior to lodgement of the building permit. The noise management plan will need to outline measures undertaken to restrict the use of the car bays shown in Figure 5.2 in Section 5 as indicated in the Environmental Acoustic Assessment prepared by Herring Storer Acoustics dated October 2021, which include (but are not limited to):
 - a. Signposting parking restrictions;
 - b. Education to staff and patrons; and/or
 - c. Providing cones to staff to block off car parking access until after 7:00am.

The future operations of the Child Care Centre shall be undertaken in accordance with the approved noise management plan.

8. Parking areas, driveways and points of ingress and egress shall be designed and constructed in accordance with the Australian Standard for Offstreet Carparking (AS 2890) and shall be drained, sealed and marked to the satisfaction of the City prior to occupation of the development, and maintained thereafter to the satisfaction of the City.
9. 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 approval of the City.
10. Lighting shall be installed to pathways and car parking areas, be designed in accordance with the Australian Standards for the Control of Obtrusive Effects of Outdoor Lighting (AS4282) and shall be internally directed to not overspill into nearby lots. All floodlights shall be oriented and hooded to eliminate disturbance to occupants on the surrounding properties.
11. Planting and landscaping shall be carried out in accordance with the attached landscaping plans, prior to occupation of the development and shall be maintained thereafter to the satisfaction of the City at the expense of the landowner/occupier.
12. Stormwater and any other water run-off from buildings or paved areas shall be collected and retained on site.
13. All storage areas, external fixtures and building plant, including air conditioning units shall be located so as to minimise any visual and noise impact on surrounding landowners and screened from view from streets, public places and adjacent properties to the satisfaction of the City.
14. Staff car parking spaces shall be marked and clearly signposted as dedicated for staff use only, to the satisfaction of the City.
15. The applicant/owner shall ensure that all illuminated signage shall have any boxing or casing in which it is enclosed constructed of incombustible materials, shall not comprise of flashing, pulsating, chasing or running lights and shall not have such intensity as to cause annoyance to the public or illuminate beyond the extent of the lot boundaries.
16. All signage is to be contained entirely within the allotment.



17. All signage is to be kept in accordance with the City's Signs Local Planning Policy and/or Signs Local Law (1999) as amended from time to time.
18. All waste shall be stored within the designated bin enclosure and collected from the site by a private contractor at the cost of the owner/occupier.
19. The development shall be finished in accordance with the approved schedule of Materials Selections (including materials, colour schemes and details) prior to the use or occupation of the development.
20. The applicant shall undertake adequate measures to minimise any impacts of dust and sand drift from the site, to the satisfaction of the City.
21. Detailed civil engineering drawings and specifications for embayment parking that is required for the implementation of the development shall be lodged with the City and approved in writing prior to commencement of construction works. Construction works are to be undertaken in accordance with the approved development application, engineering drawings and specifications at the cost of the proponent, and to the satisfaction of the City. All works shall be completed prior to occupation.
22. Prior to the operation of the Child Care Centre, an Easement(s) in accordance with Sections 195 and 196 of the Land Administration Act 1997 for the benefit of the City of Wanneroo are to be placed on the certificate(s) of title of the proposed lot(s) specifying access rights. Notice of this easement(s) is to be included on the diagram or plan of survey (deposited plan). The easement(s) are to state as follows:

"A temporary right-of-carriageway easement is to be provided to allow for access for the public at large".
23. Prior to the operation of the Child Care Centre, the proposed access way and temporary turning area for Lot 2 shall be constructed and drained at the landowner/applicants cost, to the satisfaction of the City.
24. Parking shall be managed in accordance with the Parking Management Plan (attached) to ensure staff and visitor parking is appropriately managed.
25. A construction management plan shall be submitted for approval to the City prior to an application for a building permit being made. The plan is to detail how construction of the development will be managed to minimise disruption to adjoining landowners. The plan will need to address the following:
 - a. The delivery times for materials and equipment to the site;
 - b. Storage of materials and the location and type of equipment on site;
 - c. Adequate measures be implemented during construction to minimise any adverse impacts caused by sand drift and dust from the site;
 - d. Parking arrangements for contractors and sub-contractors;
 - e. Construction times;
 - f. Measures to minimise noise impacts on surrounding residents; and
 - g. Any other matter required by the City.

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



Advice Notes

1. In regards to the dust and sand drift condition, adequate measures to minimise any impacts of dust and sand drift from the site include all requirements as stipulated within the Department of Water and Environmental Regulation's '*A guideline for managing the impacts of dust and associated contaminants from land development sites, contaminated sites remediation and other related activities*'.
2. In regards to Condition 23, the construction of the access way relates to the access way for Lot 2 and the temporary turning circle only.

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) or local government approval under regulation 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

ARCH DRAWING SCHEDULE	
No.	Sheet Name
DA01	FRONT COVER DRAWING SCHEDULE
DA02	SITE PLAN
DA03	SUBDIVISION SITE PLAN
DA04	PROPOSED FLOOR PLAN
DA05	PROPOSED ROOF PLAN
DA06	LANDSCAPING PLAN
DA07	PROPOSED ELEVATIONS
DA08	FENCE ELEVATIONS
DA09	MATERIALS SELECTIONS
DA10	3D CONCEPT IMAGES 1
DA11	3D CONCEPT IMAGES 2
DA12	SHADOW DIAGRAM

Rev	Amendment	Date
-	-	-



Project
100 PLACE CHILD CARE FACILITY
Kingsway, Landsdale WA

Drawing
DRAWING SCHEDULE

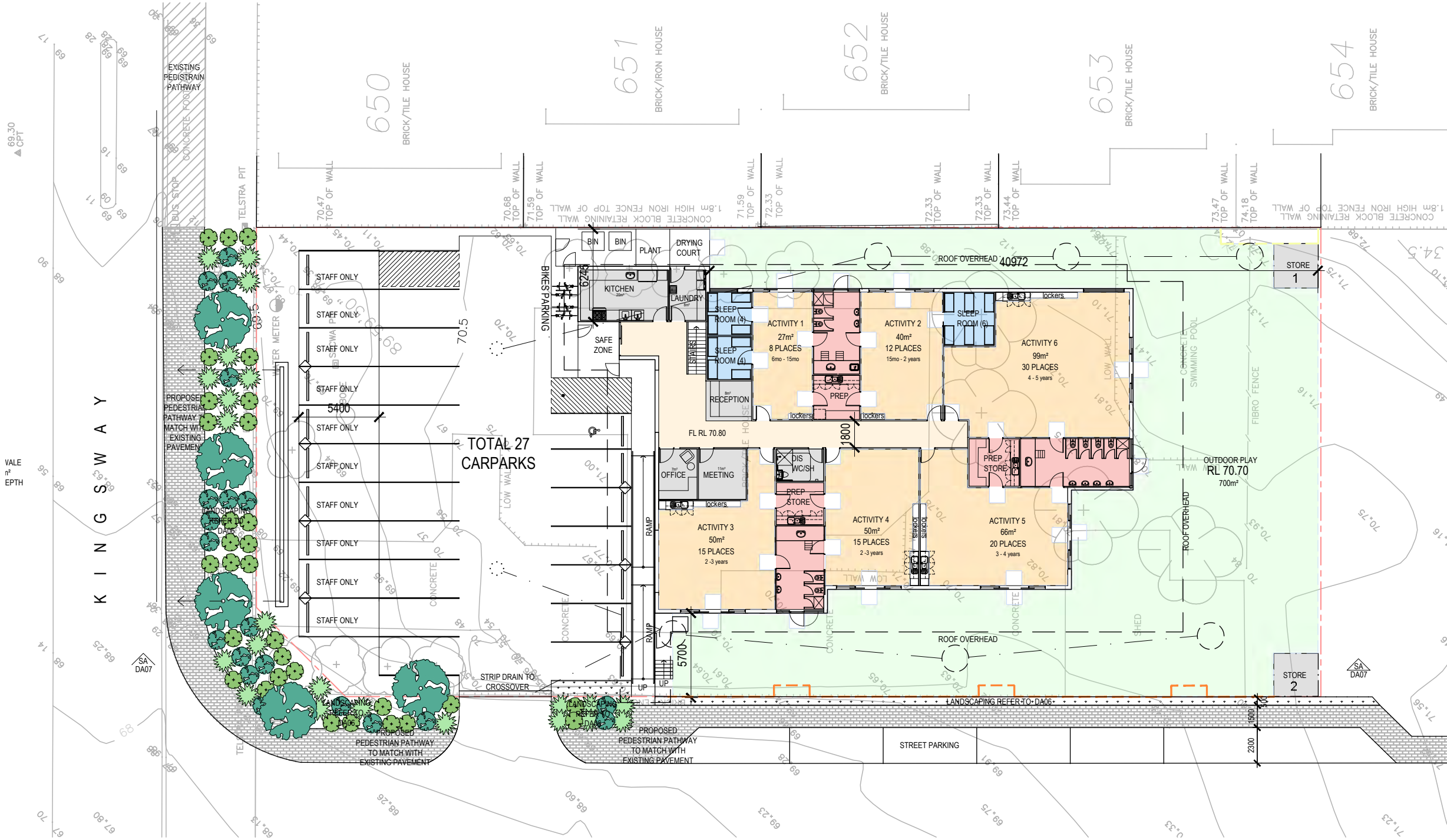
DEVELOPMENT
ASSESSMENT PANEL

APPROVED

23-Dec-2021

Scale	As indicated	Drawn	
Client	LEYTON PROPERTY		
Date	04/08/2021		
Job No.	202100033		
Dwg No.	DA01	Rev: -	A3 SHEET





PRELIMINARY

Rev	Amendment	Date
-	-	-

LEGEND

- 150 DIA PVC BALANCE PIPES, MIN 600 COVER
- 900MM DIAMETER OVERFLOW PIT WITH GRATED LID
- 1800MM DIAMETER OVERFLOW PIT WITH GRATED LID
- BIO-FILTRTION SWALE
- FLOW DIRECTION
- OVERFLOW DIRECTION FOR AEP 1%

SITE PLAN
1:300

DEVELOPMENT
ASSESSMENT PANEL

APPROVED

23-Dec-2021

STORMWATER CALCULATION	
INFILTRATION RATES	5 M/DAY
STORMWATER EVENT	5 YEARS
CRITICAL DURATION	2 HR
STORAGE REQUIRED	33.65 m³
STORAGE PROVIDED	37.85 m³
1 YEAR EVENT	
IMPERMEABLE AREA EXCLUDING ROOF	710 m²
STORAGE REQUIRED	4.52 m³
STORAGE PROVIDED	10.96 m³

REFER TO DETAILED STORMWATER CALCULATIONS FOR DETAIL



Project
100 PLACE CHILD CARE FACILITY
Kingsway, Landsdale WA

Drawing
SITE PLAN

Scale	As indicated	Drawn	MN
Client			
Date	04/08/2021		
Job No.	202100031		
Dwg No.	DA02	Rev:	- A3 SHEET



PRELIMINARY



SUBDIVISION SITE PLAN

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Document Set ID: 11813456
Version: 2, Version Date: 27/02/2024



Project
100 PLACE CHILD CARE FACILITY
Kingsway, Landsdale WA

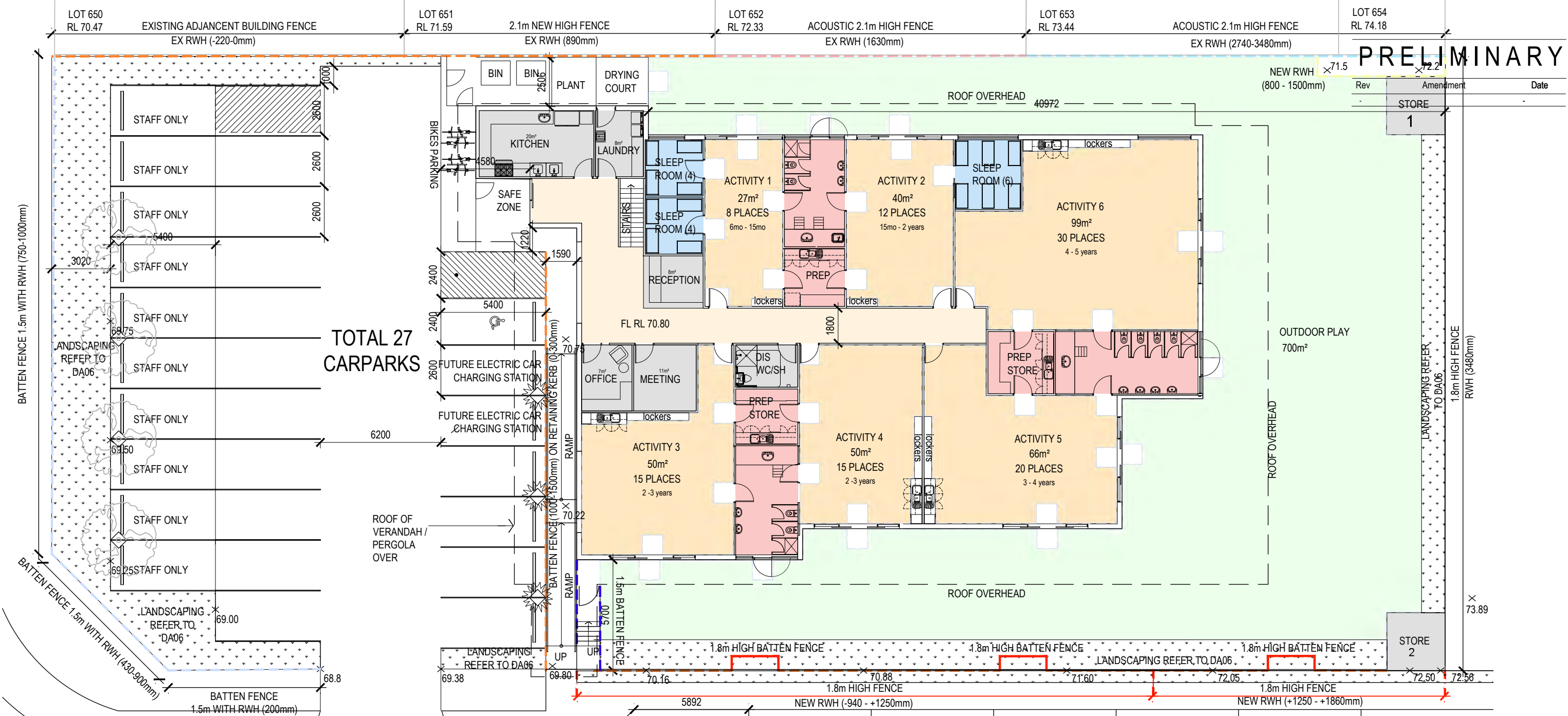
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SUBDIVISION SITE PLAN

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Client LEYTON PROPERTY
Date 23/06/2021
Job No. 202100033
Dwg No. DA03 Rev: A3 SHEET

**DEVELOPMENT
ASSESSMENT PANEL**

APPROVED

23-Dec-2021



PROPOSED FLOOR PLAN

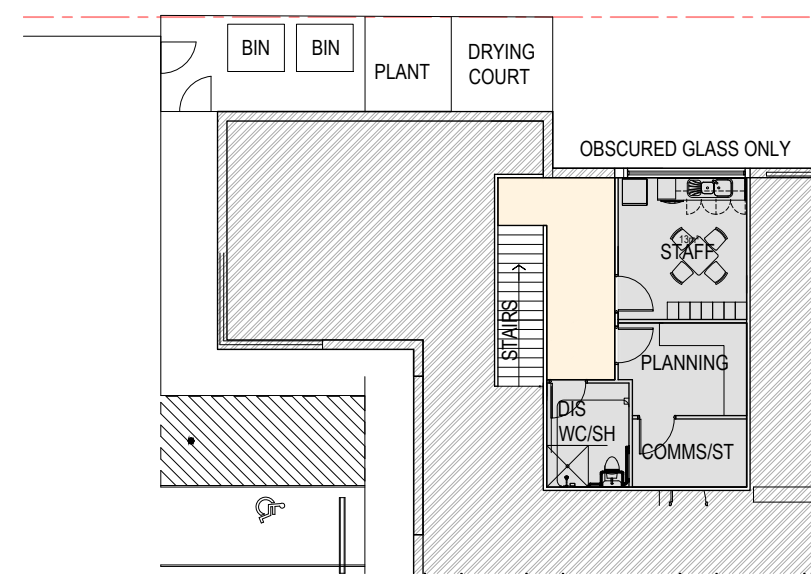
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SITE DATA	
SITE AREA	2249sqm
BUILDING AREAS (GFA)	
• Ground	681sqm
• First Floor	52sqm
TOTAL	733sqm
PROPOSED CHILD CARE PLACES	100
REQUIRED CARPARKING	1 bay per staff member, plus 9 bays when the proposed number of children is over 54, plus 1 bay per 8 children accommodated in excess of 54 31 spaces required
PROPOSED CARPARKING	27 Carparks

OUTDOOR PLAY AREA SCHEDULE					
ROOMS	PLACES	AREA REQ	UNENCUMBERED AREA	ENCUMBERED AREA	TOTAL AREA PROVIDED
ROOM 1	8				
ROOM 2	12				
ROOM 3	15				
ROOM 4	15				
ROOM 5	20				
ROOM 6	30				
TOTALS	100	700	780sqm	12sqm	792sqm

ACTIVITY AREA SCHEDULE									
ROOM	PLACES	AGE	STAFF RATIO	STAFF No.	AREA REQ	UNENCUMBERED AREA	ENCUMBERED AREA	TOTAL AREA PROVIDED	
ROOM 1	8	0-2	1:4	2	26	27sqm	7sqm	34sqm	
ROOM 2	12	0-2	1:4	3	39	40sqm	7sqm	47sqm	
ROOM 3	15	2-3	1:5	3	49	50sqm	7sqm	57sqm	
ROOM 4	15	2-3	1:5	3	49	50sqm	7sqm	57sqm	
ROOM 5	20	3-4	1:10	2	65	66sqm	7sqm	73sqm	
ROOM 6	30	4-5	1:10	3	98	99sqm	7sqm	106sqm	
TOTALS	100			16	326	332sqm	42sqm	374sqm	



FIRST FLOOR PLAN

1:200

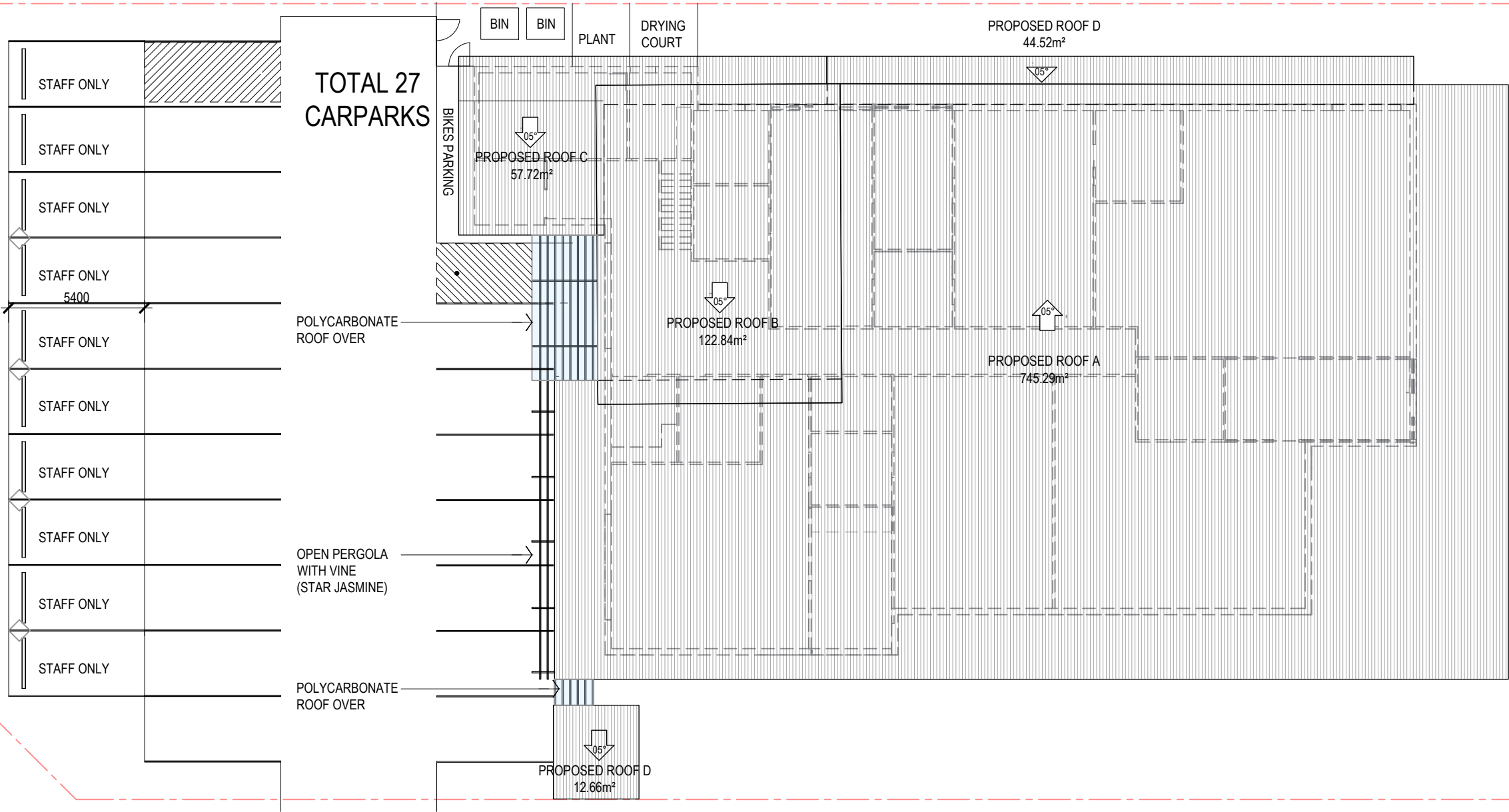


Project
100 PLACE CHILD CARE FACILITY
Kingsway, Landsdale WA

Drawing
PROPOSED FLOOR PLAN

Scale As indicated Drawn MN
Client LEYTON PROPERTY
Date 05/08/2021
Job No. 202100033
Dwg No. DA04
Rev: - A3 SHEET

Rev	Amendment	Date
-	-	-



PROPOSED ROOF PLAN

1:200



Project
100 PLACE CHILD CARE FACILITY
Kingsway, Landsdale WA

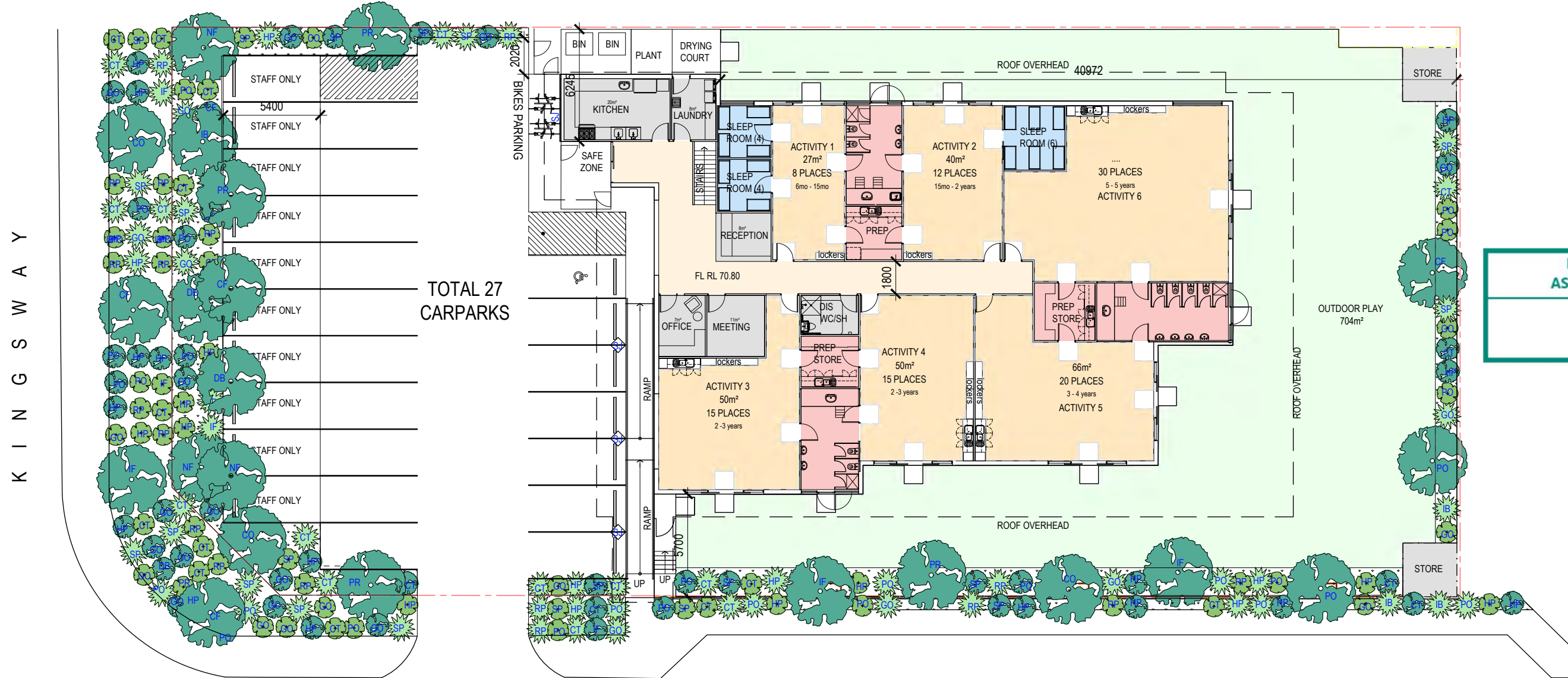
Drawing
PROPOSED ROOF PLAN

DEVELOPMENT
ASSESSMENT PANEL

APPROVED
23-Dec-2021

Scale	As indicated	Drawn	XL
Client	LEYTON PROPERTY		
Date	04/08/2021		
Job No.	202100033		
Dwg No.	DA05	Rev: -	A3 SHEET





DEVELOPMENT
ASSESSMENT PANEL

APPROVED

23-Dec-2021

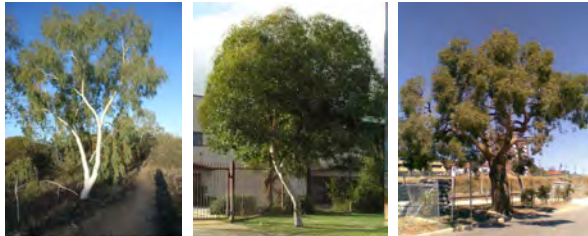
LANDSCAPING PLAN

1:250

TREE IMAGES



NATIVE FRANGIPANI ILLAWARRA FLAME TREE RED FLOWERING GUM RED IRON BARK TREE



COOLIBAH DWARF BUSHY SUGAR GUM PRICKYBARK

PLANT IMAGES



SNAKE BUSH GIN GIN GUM CAREX



LEUCOSPERMUM WEDDING BUSH STAR JASMINE

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	POT SIZE	SPACING	FULL SIZE
GRASSES					
HP	HEMIANDRA PUNGENS	SNAKE BUSH	14.0mm	3/m2	GROUND COVER
GO	GREVILLEA OBTUSIFOLIA	GIN GIN GEM	14.0mm	4/m2	GROUND COVER
CT	CAREX TESTACEA	CAREX	14.0mm	4/m2	400 X 450mm
PO	PATERSONIA OCCIDENTALIS	PURPLE FLAG	14.0mm	6/m2	400 X 600mm
SP	LEUCOSPERMUM SP	LEUCOSPERMUM	14.0mm	4/m2	500 X 400mm
RP	RICINOCARPUS PINIFOLIUS	WEDDING BUSH	14.0mm	4/m2	1M
SJ	TRACHELOSPERMUM JASMINOIDE	STAR JASMINE	600mm	-	CLIMB SHRUBS

TREE SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	POT SIZE	MAX SIZE (HEIGHT/CANOPY)
TREES				
IB	EUCALYPTUS SIDEROXYLON 'ROSE'	RED IRON BARK GUM	100L	10M/5M
CF	CORYMBIA FICIFOLIA	RED FLOWERING GUM	100L	12M/6M
NF	HYMENOSPORUM FLAVUM	NATIVE FRANGIPANI	100L	10M/5M
IF	BARCHYCHITON ACERFOLIUS	ILLAWARRA FLAME TREE	100L	20M/10M
CO	EUCALYPTUS VICTRIX	COOLIBAH	100L	
DB	EUCALYPTUS CLADOCALYX X NANA	DWAFT BUSHY SUGAR GUM	100L	8M/4M
PR	EUCALYPTUS TODTIANA	PRICKYBARK	100L	10M/5M



Project

100 PLACE CHILD CARE FACILITY
Kingsway, Landsdale WA

Drawing

LANDSCAPING PLAN

Scale 1:200 Drawn XL

Client LEYTON PROPERTY

Date 23/06/2021

Job No. 202100033

Dwg No. DA06

Rev:

A3 SHEET

PRELIMINARY

Rev	Amendment	Date
-	-	-

DEVELOPMENT
ASSESSMENT PANEL

APPROVED

23-Dec-2021



SOUTH ELEVATION

1:200



WEST ELEVATION

1:200



EAST ELEVATION

1:200



NORTH ELEVATION

1:200

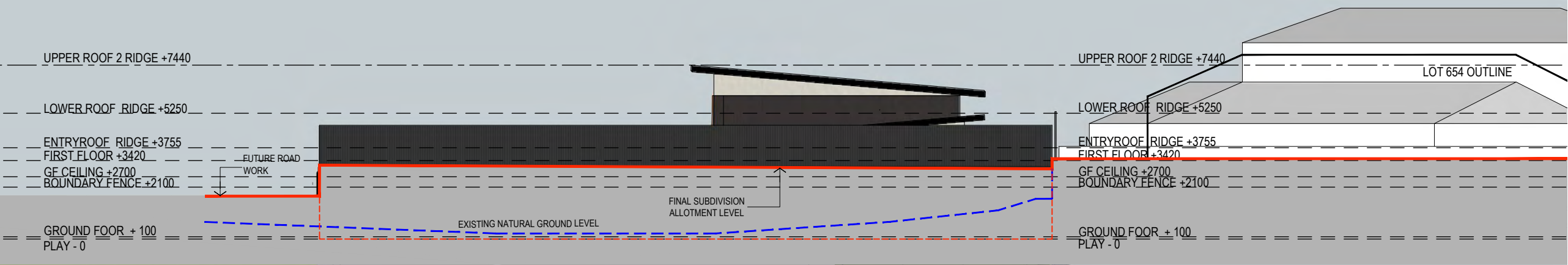


Project
100 PLACE CHILD CARE FACILITY
Kingsway, Landsdale WA

Drawing
PROPOSED ELEVATIONS

Scale	As indicated	Drawn	XL
Client	LEYTON PROPERTY		
Date	04/08/2021		
Job No.	202100033		
Dwg No.	DA07	Rev: -	A3 SHEET





PRELIMINARY

Rev Amendment Date

DEVELOPMENT
ASSESSMENT PANEL

APPROVED
23-Dec-2021

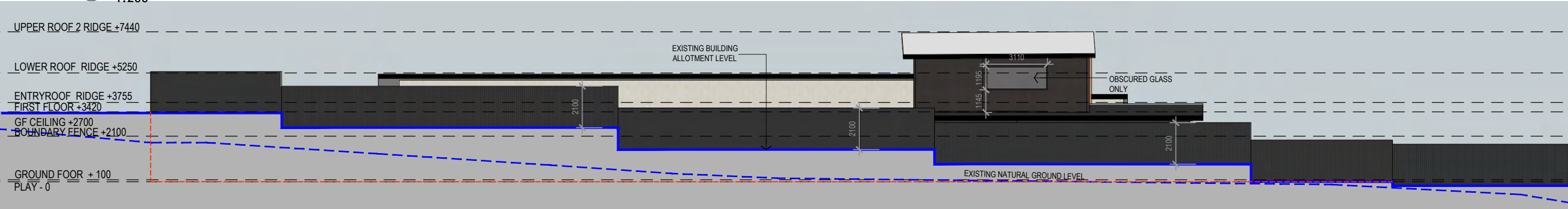
SOUTH ELEVATION

1:200



WEST ELEVATION

1:200



EAST ELEVATION

1:200



NORTH ELEVATION

1:200



Project
100 PLACE CHILD CARE FACILITY
Kingsway, Landsdale WA

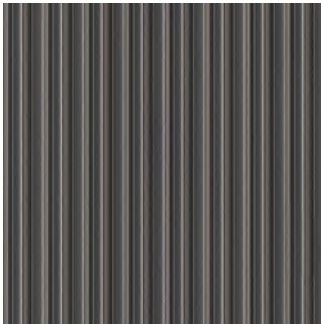
Drawing
PROPOSED FENCE ELEVATIONS

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Client LEYTON PROPERTY
Date 04/08/2021
Job No. 202100033
Dwg No. DA08
Rev: - A3 SHEET

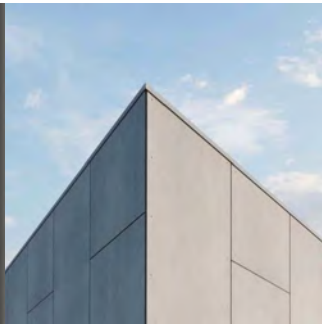


PRELIMINARY

Rev	Amendment	Date
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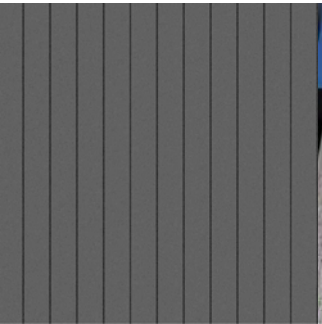
1 COLORBOND 'GOOD NEIGHBOURS' FENCE 2100 GUN METAL GREY



2 JAMES HARDIE EXOTEC PANEL WHITE PAINT FINISH



3 ALUMINIUM WINDOW FRAMES DULUX MONUMENT POWDERCOAT FINISH



4 JAMES HARDIE AXON CLADDING 'GRAIN' FINISH



5 BATTEN FENCE SYSTEM - BLACK



6 SOFFIT DULUX SNOWSEASON QUARTER



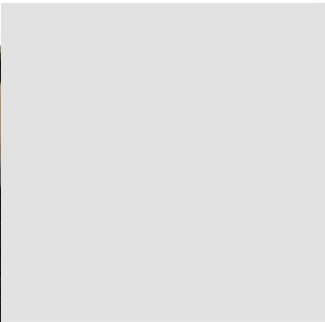
7 AXON CLADDING TIMBER LOOKING



8 JAMES HARDIE AXON CLADDING 'SNOWSEASON' FINISH



9 TIMBER LOOK PANEL FENCE



10 DULUX SURFMIST



11 RONSTAN TENSILE AGS5 EASY GREENING' VERTICAL CABLE TRELLIS SYSTEM W/ CLIMBING STAR JASMINE TO LANDSCAPE DESIGN SPEC



Project
100 PLACE CHILD CARE FACILITY
Kingsway, Landsdale WA

Drawing
MATERIALS SELECTIONS

Scale	As indicated	Drawn	XL
Client	LEYTON PROPERTY		
Date	04/08/2021		
Job No.	202100033		
Dwg No.	DA09		
Rev:	-	A3 SHEET	



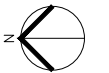
Rev	Amendment	Date
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Project
100 PLACE CHILD CARE FACILITY
Kingsway, Landsdale WA

Drawing
CONCEPT IMAGES 1

Scale	As indicated	Drawn	XL
Client	LEYTON PROPERTY		
Date	04/08/2021		
Job No.	202100033		
Dwg No.	DA10	Rev: -	A3 SHEET



CONCEPT IMAGES

DEVELOPMENT
ASSESSMENT PANEL

APPROVED
23-Dec-2021

Rev	Amendment	Date
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Project
100 PLACE CHILD CARE FACILITY
Kingsway, Landsdale WA

Drawing
CONCEPT IMAGES 2

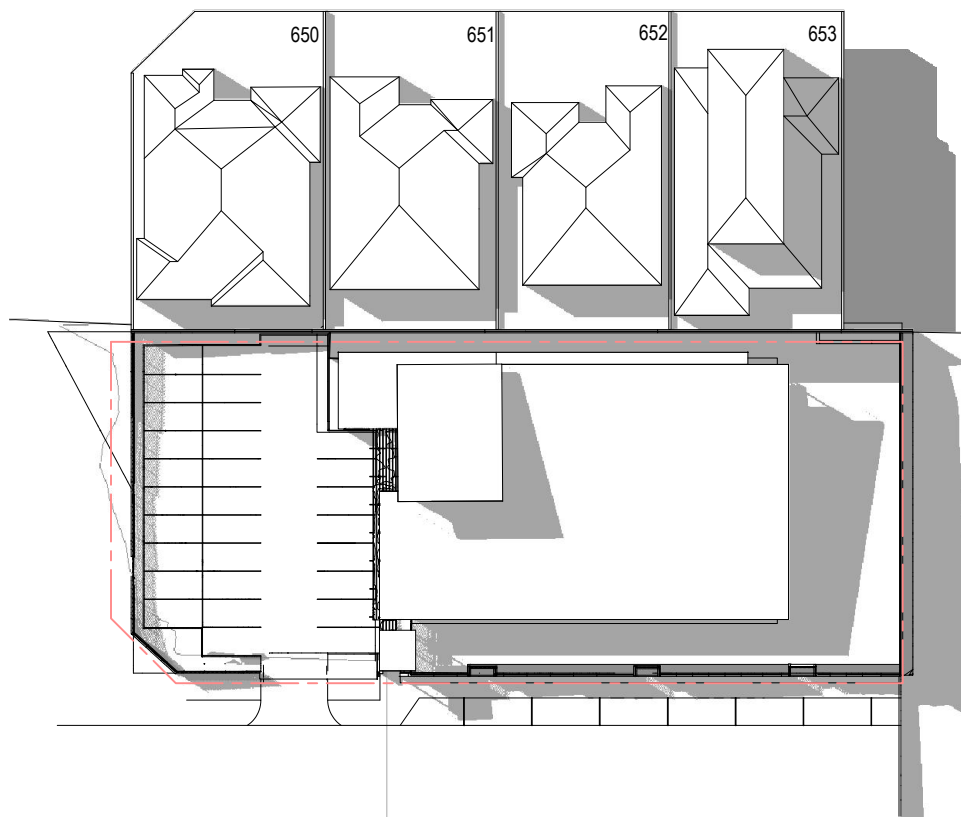
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Date	04/08/2021		
Job No.	202100033		
Dwg No.	DA11	Rev: -	A3 SHEET



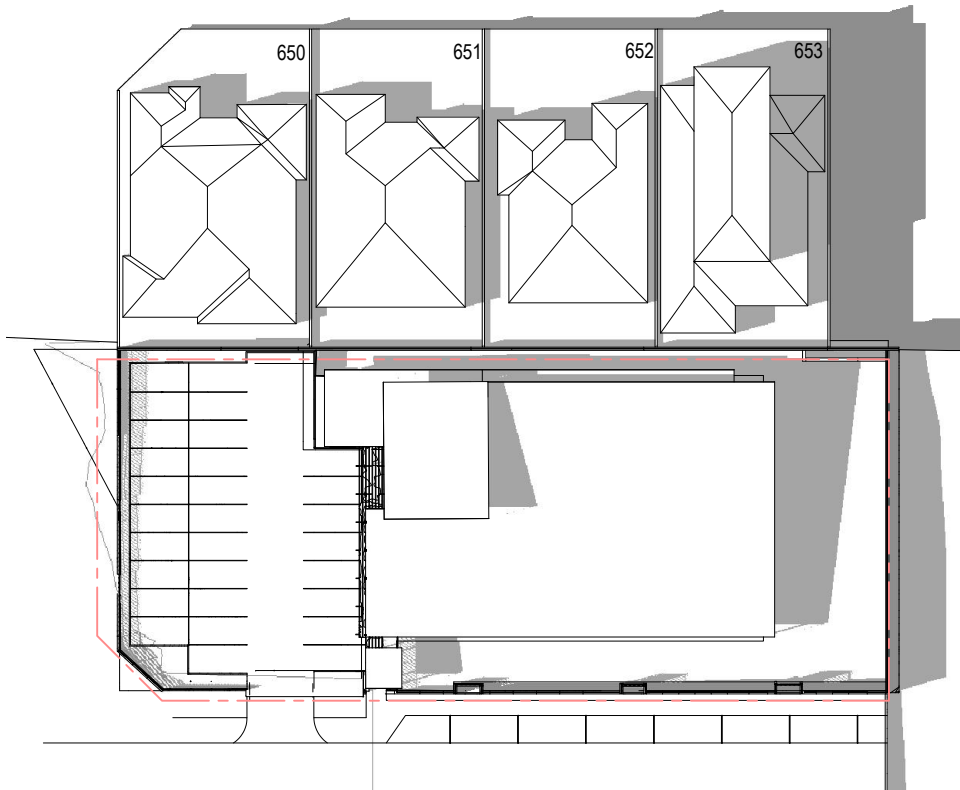
CONCEPT IMAGES

DEVELOPMENT
ASSESSMENT PANEL

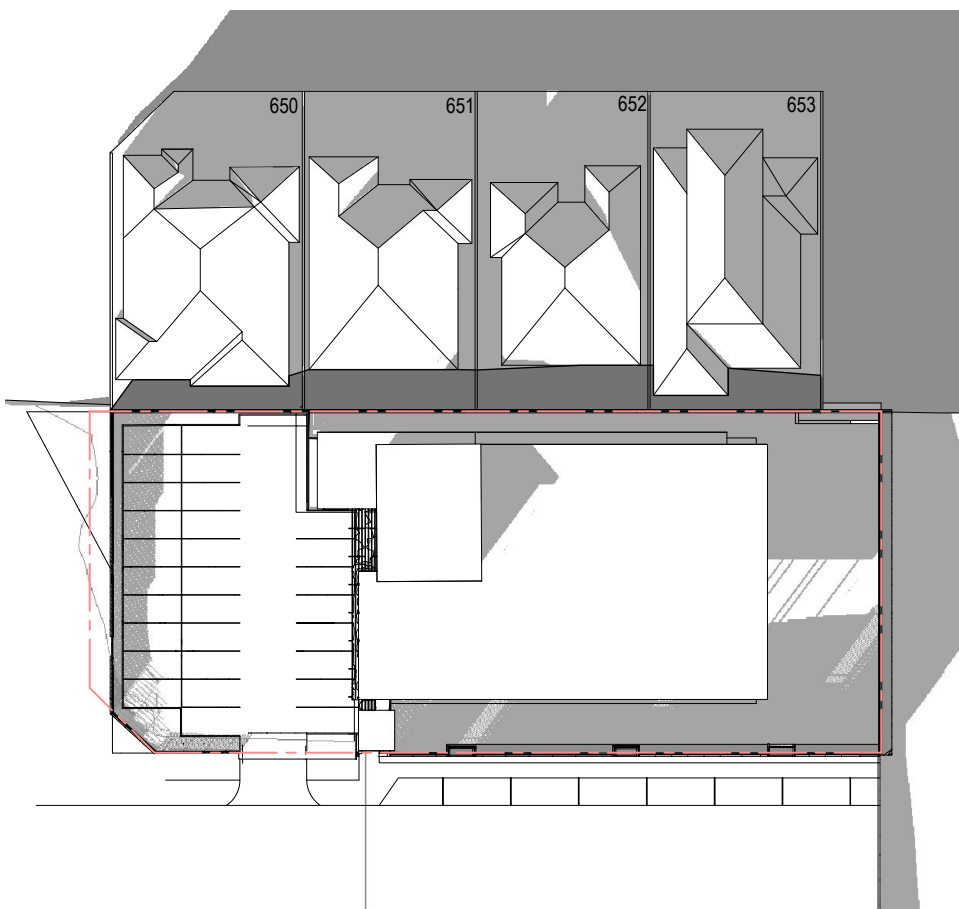
APPROVED
23-Dec-2021



9:00 am
21 JUN



12:00 pm
21 JUN



03:00 pm
21 JUN



Project
100 PLACE CHILD CARE FACILITY
Kingsway, Landsdale WA

Drawing
SHADOW DIAGRAM

DEVELOPMENT
ASSESSMENT PANEL

APPROVED

23-Dec-2021

.....	As indicated	Drawn	XL
Client	LEYTON PROPERTY		
Date	04/08/2021		
Job No.	202100033		
Dwg No.	DA12	Rev: -	A3 SHEET

