

UP22/4009 – PROPOSED ADDITIONS AND ALTERATIONS TO MOTOR VEHICLE SALES AND MOTOR VEHICLE REPAIR PREMISES – NO. 532 (LOT 101) CANNING HIGHWAY, ATTADALE (REC) (ATTACHMENT)

Ward : Bicton - Attadale - Alfred Cove
 Category : Operational
 Application Number : DAP-2022-7
 Property : No. 532 (Lot 101) Canning Highway, Attadale
 Proposal : Proposed additions and alterations to Motor Vehicle Sales and Motor Vehicle Repair Premises
 Applicant : Planning Solutions
 Owner : Regalsea Investments Pty Ltd
 Disclosure of any Interest : No Officer involved in the preparation of this report has a declarable interest in this matter.
 Previous Items : N/A
 Responsible Officer : Peter Prendergast
 Manager Statutory Planning

AUTHORITY / DISCRETION

DEFINITION

<input type="checkbox"/>	Advocacy	<i>When the Council advocates on its own behalf or on behalf of its community to another level of government/body/agency.</i>
<input type="checkbox"/>	Executive	<i>The substantial direction setting and oversight role of the Council. e.g. adopting plans and reports, accepting tenders, directing operations, setting and amending budgets.</i>
<input type="checkbox"/>	Legislative	<i>Includes adopting local laws, town planning schemes & policies.</i>
<input type="checkbox"/>	Review	<i>When the Council operates as a review authority on decisions made by Officers for appeal purposes.</i>
<input type="checkbox"/>	Quasi-Judicial	<i>When the Council determines an application/matter that directly affects a person's right and interests. The judicial character arises from the obligation to abide by the principles of natural justice. Examples of Quasi-Judicial authority include town planning applications, building licences, applications for other permits/licences (e.g. under Health Act, Dog Act or Local Laws) and other decisions that may be appealable to the State Administrative Tribunal.</i>
<input checked="" type="checkbox"/>	Information	<i>For the Council/Committee to note.</i>

UP22/4009 – PROPOSED ADDITIONS AND ALTERATIONS TO MOTOR VEHICLE SALES AND MOTOR VEHICLE REPAIR PREMISES – NO. 532 (LOT 101) CANNING HIGHWAY, ATTADALE (REC) (ATTACHMENT)

KEY ISSUES / SUMMARY

- This Responsible Authority Report (RAR) was called up to Council for information in accordance with Local Planning Policy 1.1.
- Approval is sought for the redevelopment of the existing Motor Vehicle Repair service operating from the site at 532 (Lot 101) Canning Highway, Attadale. The cost of the development is \$6.2 million, and the application is to be determined by the Metro-Inner South Joint Development Assessment Panel.
- The proposed building will include an Undercroft/servicing area, ground floor workshop storerooms and offices, and a mezzanine with storage and staff amenities.
- Vehicular access is to be provided from existing access points, with some crossovers proposed to be upgraded.
- Landscaping is indicated as a part of the development, but a detailed landscaping plan has not been provided.
- The proposed development has been assessed against the provisions of Local Planning Scheme No.6 (LPS6), Local Planning Policy 2.1 Non-Residential Development, as well as several local and state planning policies.
- The Responsible Authority Report (RAR) has been prepared by officers and is required to be submitted to the JDAP under the *Planning and Development (Development Assessment Panel) Regulations 2011* by 23 November 2022.
- The proposal was the subject of public consultation in accordance with LPP 1.1: Planning Process and Decision Making.
- During the advertising period a total of two submissions were received – one raising concerns which did not relate to the proposed development and the other raising concerns in relation to the public accessway to the north of the site.
- The recommendation of the RAR is that the JDAP refuse the proposed development for the reasons stated in the RAR.
- A copy of the resolution of the Ordinary Meeting of Council will be forwarded to the JDAP as an attachment to the RAR.

UP22/4009 – PROPOSED ADDITIONS AND ALTERATIONS TO MOTOR VEHICLE SALES AND MOTOR VEHICLE REPAIR PREMISES – NO. 532 (LOT 101) CANNING HIGHWAY, ATTADALE (REC) (ATTACHMENT)



Figure 1: Aerial Image of the subject site

UP22/4009 – PROPOSED ADDITIONS AND ALTERATIONS TO MOTOR VEHICLE SALES AND MOTOR VEHICLE REPAIR PREMISES – NO. 532 (LOT 101) CANNING HIGHWAY, ATTADALE (REC) (ATTACHMENT)

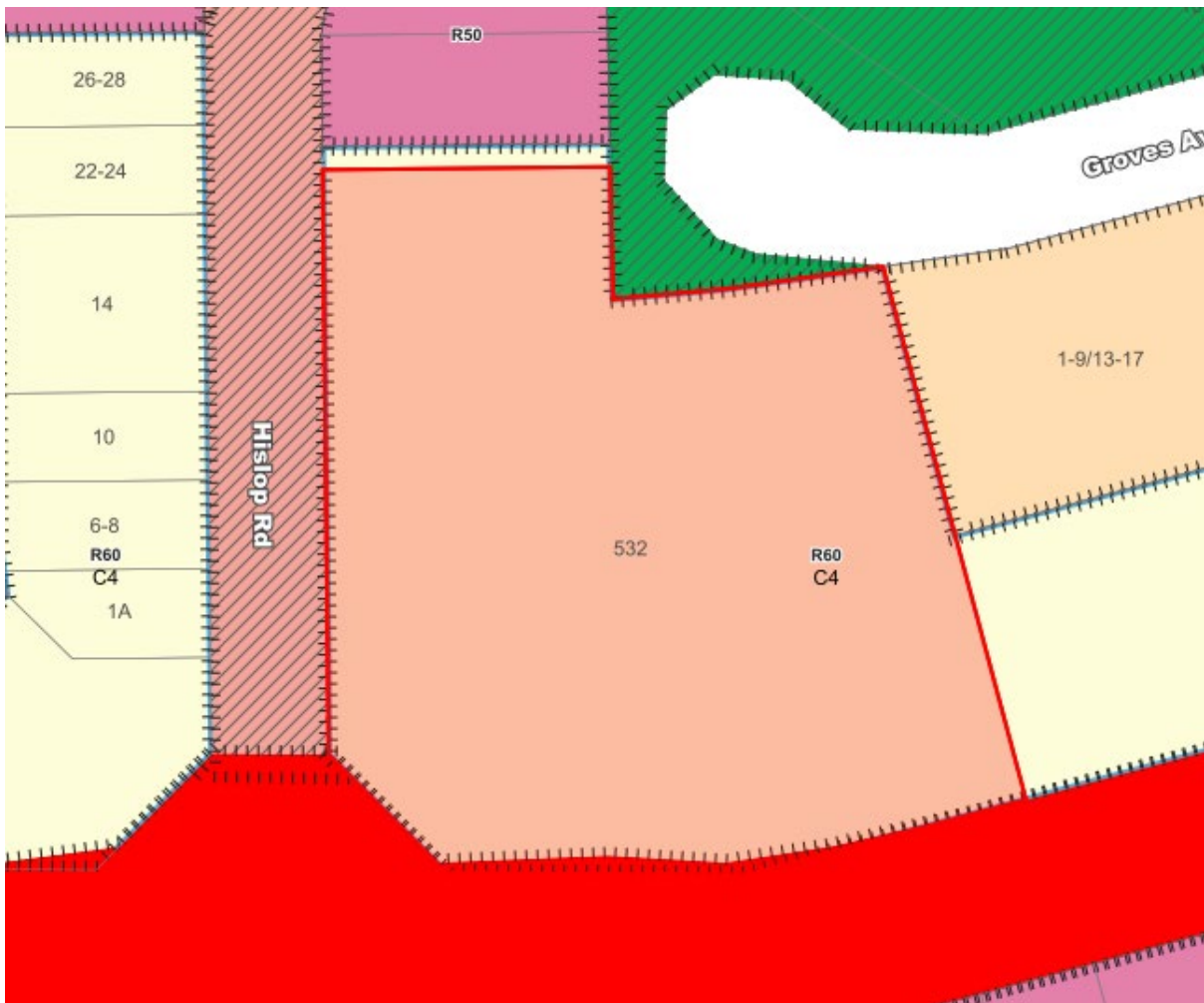


Figure 2: Zoning Map of the subject site.

BACKGROUND

Scheme Provisions

MRS Zoning	: Urban/Primary Regional Road
LPS Zoning	: Centre C4
Structure Plan Zoning	: N/A
R-Code	: R60
Use Type	: Motor Vehicle, Boat or Caravan Sales Motor Vehicle Repair
Use Class	: 'X' Use uses

UP22/4009 – PROPOSED ADDITIONS AND ALTERATIONS TO MOTOR VEHICLE SALES AND MOTOR VEHICLE REPAIR PREMISES – NO. 532 (LOT 101) CANNING HIGHWAY, ATTADALE (REC) (ATTACHMENT)

Site Details

Lot Area	:	11641m ²
Street Tree(s)	:	Yes
Street Furniture (drainage pits etc)	:	Footpath, parking bays off Groves Avenue
Site Details	:	Refer to Figure 1 above

DETAIL

Development approval is sought from the Metro Inner-South JDAP for additions and alterations to the existing Motor Vehicle Sales and Motor Vehicle Repair premises at the subject site.

Refer to the attached RAR for details of the development proposed by this application.

[4009 RAR DAP 2022 7 532 Canning Highway Attadale](#)

[4009 Attachment 1 Location Plan](#)

[4009 Attachment 2 Amended Development Plans](#)

[4009 Attachment 3 MRWA Advice](#)

[4009 Attachment 4 Design Review Panel Report](#)

[4009 Attachment 5 Applicants Supporting Report & Additional Letter](#)

[4009 Attachment 6 Updated Transport Impact Statement](#)

[4009 Attachment 7 Environmental Noise Assessment](#)

[4009 Attachment 8 Legal Advice](#)

[4009 Attachment 9 DAP Decisions](#)

STAKEHOLDER ENGAGEMENT

Refer to the RAR attached to this report.

STATUTORY AND LEGAL IMPLICATIONS

The cost of the development requires that it be determined by the JDAP. As required by the *Planning and Development (Development Assessment Panel) Regulations* the City has prepared a responsible authority report which outlines the relevant issues to assist the JDAP in making its determination.

UP22/4009 – PROPOSED ADDITIONS AND ALTERATIONS TO MOTOR VEHICLE SALES AND MOTOR VEHICLE REPAIR PREMISES – NO. 532 (LOT 101) CANNING HIGHWAY, ATTADALE (REC) (ATTACHMENT)

FINANCIAL IMPLICATIONS

None applicable.

STRATEGIC, RISK AND ENVIRONMENTAL MANAGEMENT IMPLICATIONS

There are not considered to be strategic, risk or environmental management implications associated with this application.

POLICY IMPLICATIONS

Policy implications are outlined within the RAR attached to this report.

ALTERNATE OPTIONS AND THEIR IMPLICATIONS

The recommendation of this report is for Council to endorse the recommendation in the RAR for the JDAP to refuse the application.

Council may resolve not to endorse the recommendation within the RAR; however reasons should be provided in the usual manner to inform the members of the JDAP.

The minutes of the Ordinary Meeting of Council will be attached to the RAR and forwarded to the JDAP for its consideration.

Where Council wishes to provide a deputation to the JDAP in support of a resolution, a nominated Elected Member on behalf of Council may request to make a deputation at the JDAP meeting. The authorisation to grant a request to make a deputation rests with the Presiding Member of the JDAP.

OFFICER RECOMMENDATION (4009)

APPROVAL

That the Metro Inner-South Joint Development Assessment Panel be advised that the Council of the City of Melville endorses the recommendation of the Responsible Authority Report to REFUSE the application for the proposed Additions and Alterations to Motor Vehicle Sales and Motor Vehicle Repair Premises at No. 532 Canning Highway (Lot 101) Attadale.