Government of **Western Australia**
Development Assessment Panels

LG Ref: DAP-2021-10
DAP Ref: DAP/21/02079
Enquiries: (08) 6551 9919

Mr Ben Doyle
Planning Solutions
GPO Box 2709
Cloisters Square PO
Perth, WA, 6850

Dear Mr Doyle

METRO INNER-SOUTH JDAP - CITY OF MELVILLE - DAP APPLICATION - DAP-2021-10 - DETERMINATION

Property Location:	Lot 101 (532) Canning Highway, Attadale
Application Details:	Additions and alterations to Motor Vehicle Sales premises and signage

Thank you for your Form 1 Development Assessment Panel (DAP) application and plans submitted to the City of Melville on 9 September 2021 for the above-mentioned development.

This application was considered by the Metro Inner-South JDAP at its meeting held on 7 December 2021, where in accordance with the provisions of the City of Melville Local Planning Scheme no. 6, 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 Adrian Di Nella on behalf of the City of Melville on 9364 0603.

Yours sincerely,

DAP Secretariat

13 December 2021

Encl. DAP Determination Notice
Approved Plans

Cc: Mr Adrian Di Nella
City of Melville

Government of **Western Australia**
Development Assessment Panels

Planning and Development Act 2005

City of Melville Local Planning Scheme No. 6

Metro Inner-South Joint Development Assessment Panel

Determination on Development Assessment Panel Application for Planning Approval

Property Location: Lot 101 (532) Canning Highway, Attadale
Application Details: Additions and alterations to Motor Vehicle Sales premises and signage

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 7 December 2021, subject to the following:

1. **Approve** DAP Application reference DAP/21/02079 and accompanying plans (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 Melville Local Planning Scheme No. 6, 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 2 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 development the subject of this approval must comply with the approved plans at all times unless otherwise approved in writing by the City of Melville or the Joint Development Assessment Panel.

4. All stormwater generated on site is to be retained on site to the satisfaction of the City. Prior to the commencement of development, a stormwater design plan, prepared by a suitably qualified civil engineer, is to be submitted demonstrating the development can accommodate an ARI of 1 in 100 year for a 24 hour storm duration for the written approval of the City.

5. In accordance with City of Melville Local Planning Policy LPP 2.1 - Non-Residential Development, the removal of, or permanent covering of shopfront windows and openings and the use of reflective or heavily tinted glazing at ground floor level is not permitted.

6. Prior to the initial occupation of the development, all vehicle and bicycle parking bays, manoeuvring areas and points of ingress and egress shall be provided in accordance with the approved plans and AS/NZS 2890.1:2004, to the satisfaction of the City and shall be retained for the life of the development.

7. The exterior colours, materials and finishes of the development shall align with the details shown on the approved Development Plans unless otherwise approved in writing by the City.

8. Any roof mounted or freestanding plant or equipment shall be located and/or screened so as not to be visible from the surrounding streets prior to the initial occupation of the development to the satisfaction of the City.

9. Where a driveway meets the street, walls or fencing within sight line areas are to meet the requirements contained under clause 8.7 of Local Planning Policy *LPP2.1 Non-Residential Development*, to the satisfaction of the City.

10. Prior to the initial occupation, 11 bicycle parking facilities shall be provided within the development with associated end of trip facilities. The bicycle parking and end of trip facilities are to be constructed in accordance with Australian Standard AS 2890.3, to the satisfaction of the City. The facilities shall thereafter be retained for the life of the development.

11. A Construction Management Plan is to be prepared by the applicant and submitted to the City for approval at least 30 days prior to lodging a Building Application. The Construction Management Plan shall detail how the construction of the development will be managed including the following:
    - public safety and site security;
    - hours of operation;
    - noise and vibration controls;
    - air and dust management;
    - stormwater, groundwater and sediment control;
    - waste and material disposal;
    - Traffic Management Plans prepared by an accredited personnel for the various phases of the construction, including any proposed road closures;
    - the parking arrangements for contractors and sub-contractors;
    - on-site delivery times and access arrangements;

- the storage of materials and equipment on site (no storage of materials on the verge will be permitted); and
- any other matters likely to impact upon the surrounding properties or road reserve.

Once approved, the development is to be constructed in accordance with the Construction Management Plan to the satisfaction of the City.

12. In accordance with Local Planning Policy LPP1.4 Provision of Art in Development Proposals, prior to the commencement of development, a public art proposal shall be submitted to and approved in writing by the City in consultation with the City's Public Art Panel. Once approved, the public art shall be installed prior to the initial occupation of the development and thereafter be maintained for the life of the development to the satisfaction of the City. In lieu of provision of art on site, a cash in lieu contribution may be made as per LPP 1.4.

13. Illuminated signage shall not flash, chase or pulsate. Any proposed illumination of the sign must not exceed 300cd.m2 (candela per square metre) between sunset and sunrise. The device must not contain fluorescent, reflective, or retro reflective colours or materials.

14. Prior to commencement of development, a detailed landscaping and reticulation plan for the subject site and the road verge(s) adjacent to the site shall be submitted to and approved in writing by the City. The landscaping plan is to include proposed details of (but is not limited to):

    (a) The location, number and type of proposed trees and shrubs including planter size and planting density;
    (b) Any lawns to be established;
    (c) Any existing vegetation and/or landscaped areas to be retained; and
    (d) Any verge treatments

    The approved landscaping and reticulation plan shall be fully implemented within the first available planting season after the initial occupation of the development and maintained thereafter, to the satisfaction of the City.

15. Lighting is to be provided to all car parking areas in accordance with Australian Standard AS 1158.3.1 (Cat. P). All external lighting to be hooded and oriented to minimise light spill.

16. The land required for the widening of Canning Highway as shown on Land Protection Plan 1.5105/2 (attached) is to be set aside as a separate lot for acquisition pending future road widening requirements.

17. No development or car parking, other than landscaping and the approved sign is permitted on the land required for future road purposes, as depicted on the enclosed Land Protection Plan 1.5105/2 (attached).

18. In the event, where private infrastructure, including the approved sign and existing vehicle crossovers is contained within the widened road reservation/land requirement as detailed in Land Protection Plan 1.5105/2, upon receipt of a notice from Main Roads, the infrastructure is to be removed and the verge made good at the applicant's expense.

19. Vegetation within the state road reserve must not be removed or trimmed to improve the visibility of the proposed advertising sign.

20. Stormwater must not discharge into the Canning Highway Road Reserve or the widened road reservation.

21. No waste collection is permitted from Canning Highway or the widened road reservation.

Advice Notes

a) In reference to Condition Nos 16, 17 and 18, the landowner/applicant is advised that signage and any other private infrastructure, including vehicle crossovers affected by Land Protection Plan 1.5101/2 will need to be removed at the landowner/applicant's cost when the land is acquired.

b) The applicant is required to submit an Application form to undertake works within the road reserve prior to undertaking any works within the road reserve. Application forms and supporting information about the procedure can be found on the Main Roads website> Technical & Commercial> Working on Roads.

c) The upgrading/widening of Canning Highway is not in Main Roads current 4-year forward estimated construction program and all projects not listed are considered long term. Please be aware that timing information is subject to change and that Main Roads assumes no liability for the information provided.

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*.

DEVELOPMENT
ASSESSMENT PANEL

APPROVED

07-Dec-2021

N

PROPOSED - LOCATION PLAN

SCALE:1 : 300

PROPOSED MELVILLE MOTORS SHOWROOM EXPANSION

LOCATION:532, CANNING HIGHWAY, ATTADALE, WA 6156

FOR:MELVILLE MOTORS

SK010
NOV 2021
3
1 : 300 @ A1

8532 A+

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SITE CRITERIA

1. Site Area	
a. Land Area	**11,641m²**
2. Gross Floor Areas	
a. Workshop	1,493m²
b. Main Showroom - Existing	765m²
c. Main Showroom - Proposed	1,557m²
d. Minor Showroom	420m²
3. Car Display Areas	
a. Internal - KIA	325m²
b. Internal - Suzuki	192m²
c. Internal - Nissan	289m²
d. Delivery	84m²
e. Internal - Used Cars	242m²
f. External Display	959m²
Total	**2,091m²**
4. Carparking Required	
a. Display - 1/100m²	20.91 Cars
b. Employees - 0.5/employee	21.50 Cars
c. Workshop - 3/Bay	66.00 Cars
Total Car required	**108.41 Cars**
4. Carparking Provided	
Total Car provided	**108 Cars**

DEVELOPMENT ASSESSMENT PANEL

APPROVED

07-Dec-2021

PROPOSED - SITE & GROUND FLOOR PLAN

SCALE:1 : 250

PROPOSED MELVILLE MOTORS SHOWROOM EXPANSION

LOCATION:532, CANNING HIGHWAY, ATTADALE, WA 6156

FOR:MELVILLE MOTORS

SK010
NOV 2021
5
As indicated @ A1

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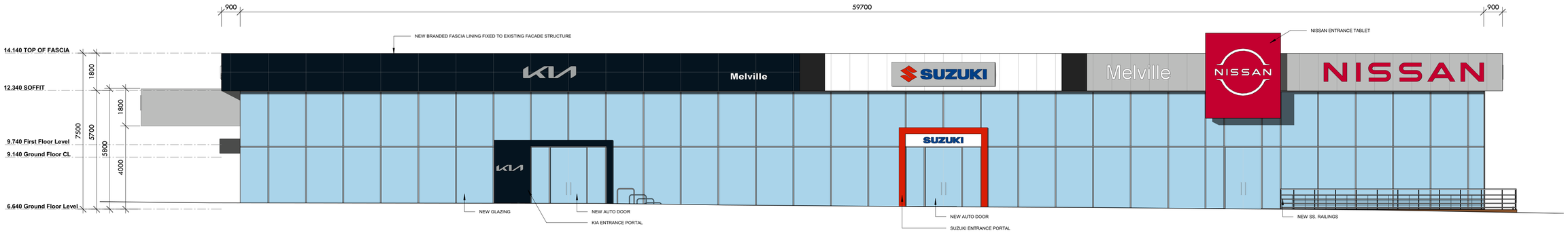
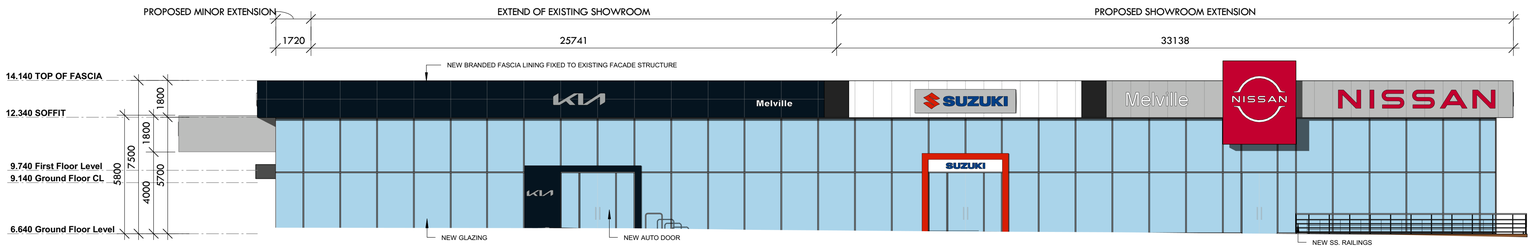


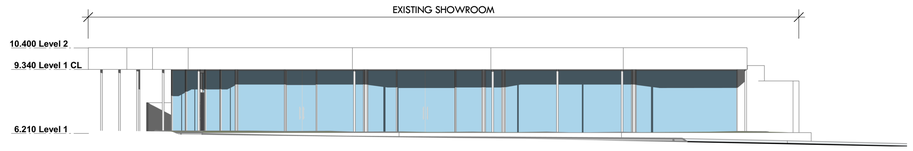
SOUTH ELEVATION - SHOWROOM

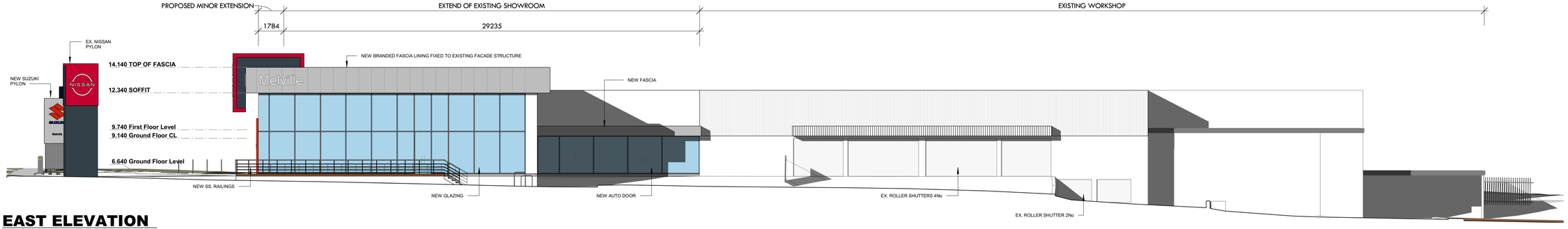
SCALE: 1 : 100



CANNING HWY (SOUTH) COMPOSITE ELEVATION

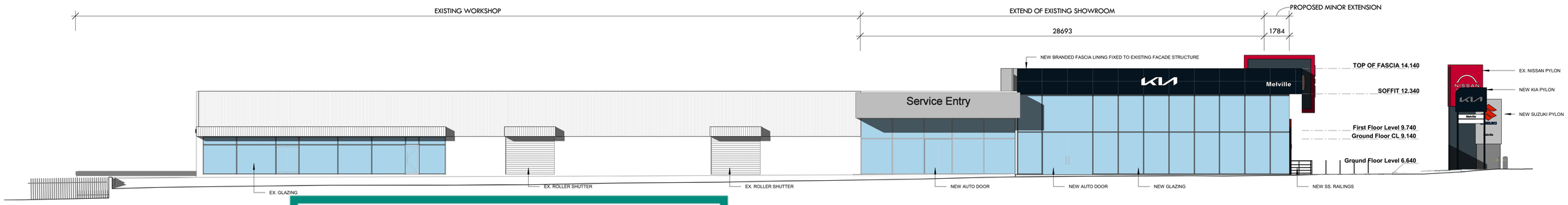
SCALE:1 : 150





EAST ELEVATION

SCALE:1 : 150



HISLOP ROAD (WEST) ELEVATION

SCALE:1 : 150

DEVELOPMENT ASSESSMENT PANEL

APPROVED

07-Dec-2021

PROPOSED MELVILLE MOT

LOCATION:532, CANNING HIGHWAY, ATT

FOR:MELVILLE MOTORS

SK010
NOV 2021
6
As indicated @ A1

8532 A+

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Government of **Western Australia**
Development Assessment Panels

LG Ref: DAP-2021-10/A
DAP Ref: DAP/21/02079

Enquiries: (08) 6551 9919

Mr Joshua Carmody
Planning Solutions
GPO Box 2709
Cloisters Square PO
Perth, WA, 6850

Dear Mr Carmody

METRO INNER-SOUTH JDAP - CITY OF MELVILLE - DAP APPLICATION - DAP-2021-10/A - DETERMINATION

Property Location:	No. 532 (Lot No. 101) Canning Highway, Attadale
Application Details:	Additions and alterations to Motor Vehicle Sales premises and signage
Amendment Details:	Form 2.1 - Minor amendments to approved development plans

Thank you for your Form 2.1 Development Assessment Panel (DAP) application and plans submitted to the City of Melville on 19 August 2022 for the above-mentioned development.

The application was considered by the Metro Inner-South JDAP at its meeting held on 17 October 2022, where in accordance with the provisions of the City of Melville Local Planning Scheme No. 6, 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 Thomas Geddes on behalf of the City of Melville on 08 9364 0225.

Yours sincerely,

DAP Secretariat

25 October 2022

Encl. DAP Determination Notice
Approved Plans

Cc: Mr Thomas Geddes - City of Melville

Government of **Western Australia**
Development Assessment Panels

Planning and Development Act 2005

City of Melville Local Planning Scheme No. 6

Metro Inner-South Joint Development Assessment Panel

Determination on Development Assessment Panel Application for Planning Approval

Property Location: No. 532 (Lot No. 101) Canning Highway, Attadale
Application Details: Additions and alterations to Motor Vehicle Sales premises and signage
Amendment Details: Form 2.1 - Minor amendments to approved development plans

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 17 October 2022, subject to the following:

1. **Accept** that the DAP Application reference DAP/21/02079 as detailed on the DAP Form 2 dated 19 August 2022 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

2. **Approve** DAP Application reference DAP/21/02079 and accompanying plans (SK015 A0, A1, A2, S1-A3, A4, S1-A5, A6 - June 2022) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions the City of Melville Local Planning Scheme No. 7, for the proposed amendment to the approved additions and alterations to motor vehicle sales premises 532 Canning Highway, Attadale.

   All other conditions and requirements detailed on the previous approval dated 7 December 2021 shall remain unless altered by this application.

Where an approval has so lapsed, no development shall be carried out without further approval having first been sought and obtained, unless the applicant has applied and obtained Development Assessment Panel approval to extend the approval term under regulation 17(1)(a) or local government approval under regulation 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

PROPOSED MELVILLE MOTORS SHOWROOM EXPANSION

LOCATION:532, CANNING HIGHWAY, ATTADALE, WA 6156

FOR:MELVILLE MOTORS

NEW RENDERS REQUIRED

DEVELOPMENT
ASSESSMENT PANEL

APPROVED

17-Oct-2022

SK015
JUNE 2022
A0

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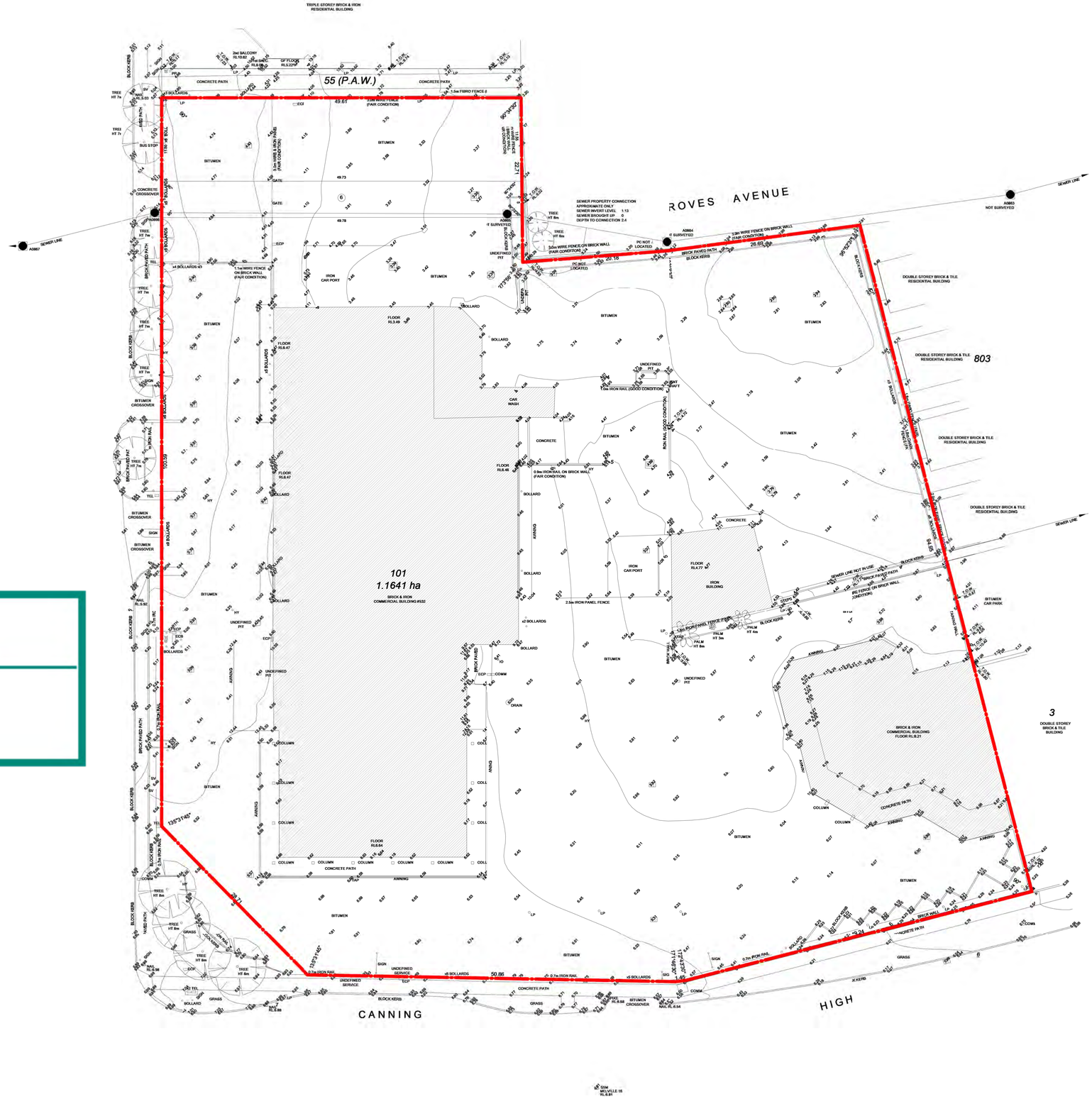

DEVELOPMENT ASSESSMENT PANEL

APPROVED

17-Oct-2022

N

EXISTING - SITE SURVEY

SCALE: 1 : 300

PROPOSED MELVILLE MOTORS SHOWROOM EXPANSION

LOCATION:532, CANNING HIGHWAY, ATTADALE, WA 6156

FOR:MELVILLE MOTORS

SK015
JUNE 2022
A1
1 : 300 @ A1

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DEVELOPMENT
ASSESSMENT PANEL

APPROVED

17-Oct-2022

N

EXISTING - LOCATION PLAN

SCALE:1 : 600

PROPOSED MELVILLE MOTORS SHOWROOM EXPANSION

LOCATION:532, CANNING HIGHWAY, ATTADALE, WA 6156

FOR:MELVILLE MOTORS

SK015
JUNE 2022
A2
1 : 600 @ A1

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DEVELOPMENT
ASSESSMENT PANEL

APPROVED
17-Oct-2022

N

PROPOSED - LOCATION PLAN

SCALE:1 : 300

PROPOSED MELVILLE MOTORS SHOWROOM EXPANSION

LOCATION:532, CANNING HIGHWAY, ATTADALE, WA 6156

FOR:MELVILLE MOTORS

SK015
JUNE 2022
S1-A3
1 : 300 @ A1

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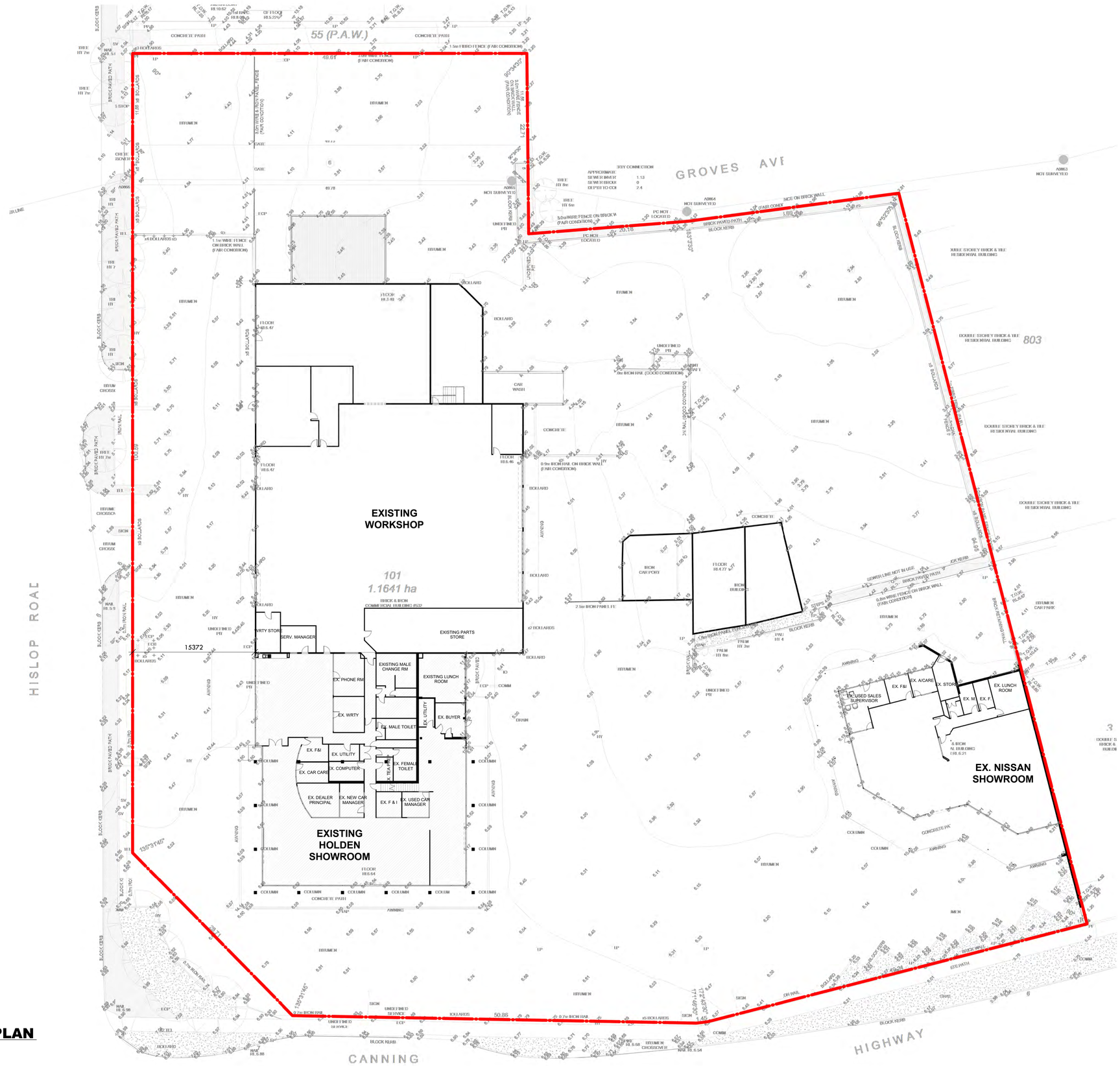
DEVELOPMENT ASSESSMENT PANEL

APPROVED

17-Oct-2022



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EXISTING - SITE & GROUND FLOOR PLAN

SCALE:1 : 250

PROPOSED MELVILLE MOTORS SHOWROOM EXPANSION

LOCATION:532, CANNING HIGHWAY, ATTADALE, WA 6156

FOR:MELVILLE MOTORS

SK015
JUNE 2022
A4
1 : 250 @ A1

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2.5 5 7.5 10 12.5 25

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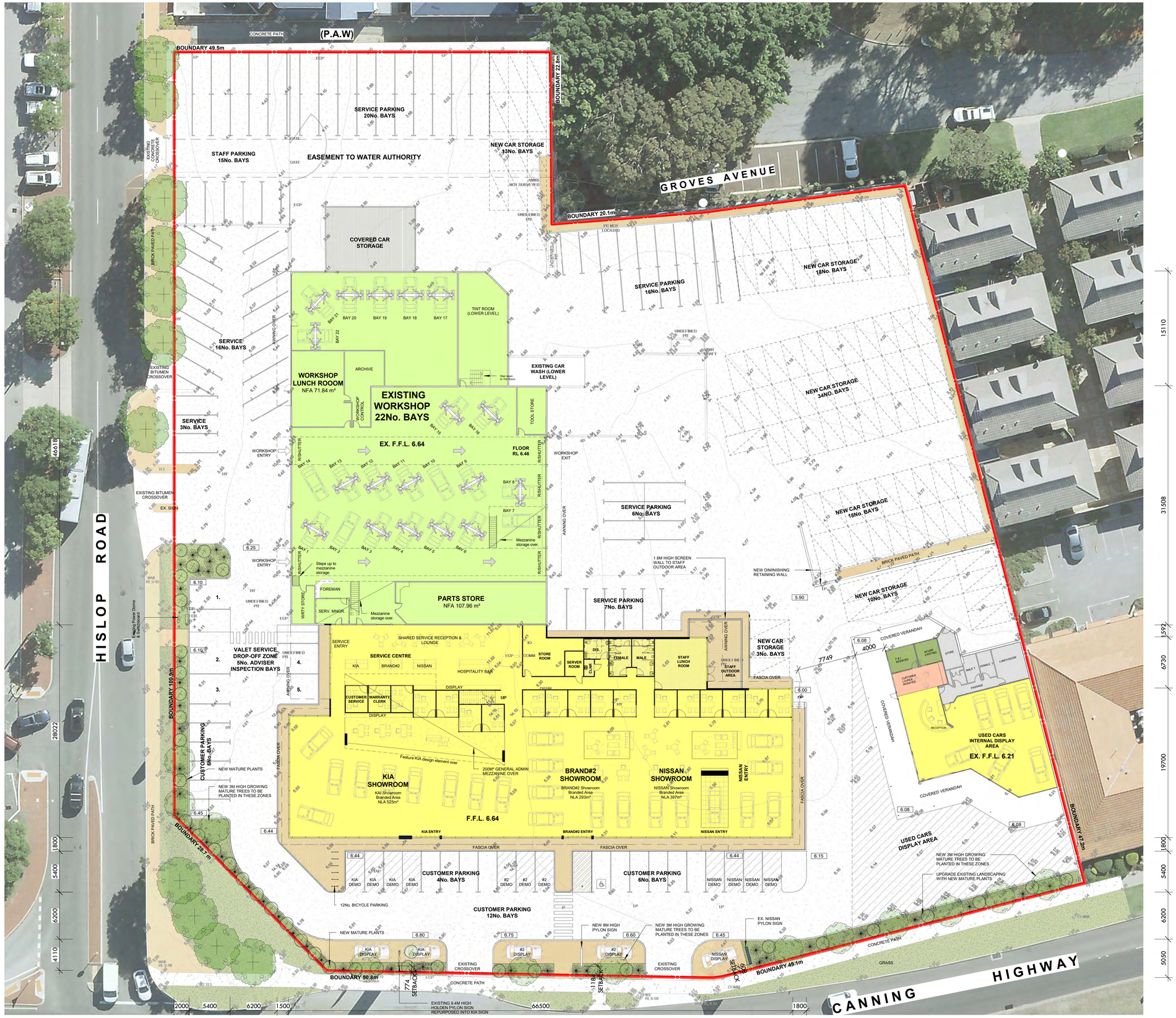
SITE CRITERIA

1. Site Area	
a. Land Area	**11,641m²**
2. Gross Floor Areas	
a. Workshop - Existing	1,493m²
b. Main Showroom - Proposed	1,674m²
c. Minor Showroom - Modified	339m²
3. Car Display Areas	
a. Internal - KIA	525m²
b. Internal - Brand#2	293m²
c. Internal - Nissan	397m²
d. Internal - Used Cars	216m²
e. External Display	598m²
Total	**2,029m²**
4. Carparking Required	
a. Display - 1/100m²	5.98 Cars
b. Employees - 0.5/employee	21.50 Cars
c. Workshop - 3/Bay	66.00 Cars
Total Car required	**93.5 Cars**
4. Carparking Provided	
Total Car provided	**99 Cars**

DEVELOPMENT ASSESSMENT PANEL

APPROVED

17-Oct-2022



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PROPOSED - SITE & GROUND FLOOR PLAN

SCALE:1 : 250

PROPOSED MELVILLE MOTORS SHOWROOM EXPANSION

LOCATION:532, CANNING HIGHWAY, ATTADALE, WA 6156

FOR:MELVILLE MOTORS

SK015
JUNE 2022
S1-A5
As indicated @ A1

8532

2.5 5 7.5 10 12.5 25

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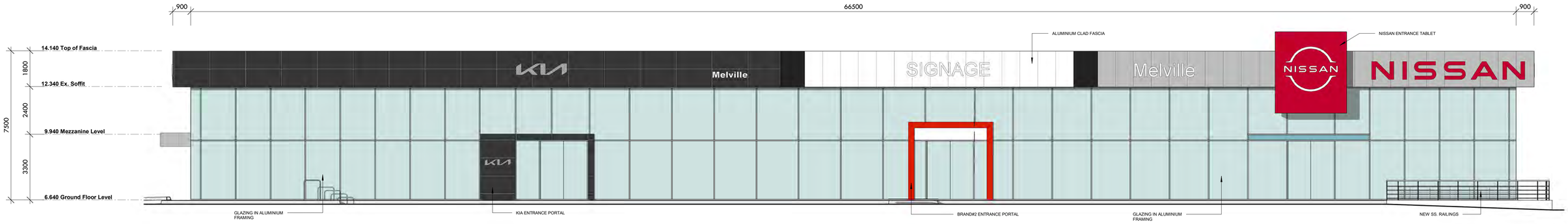
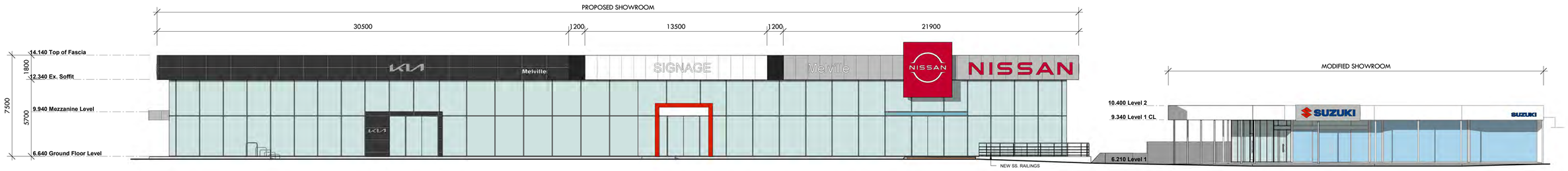


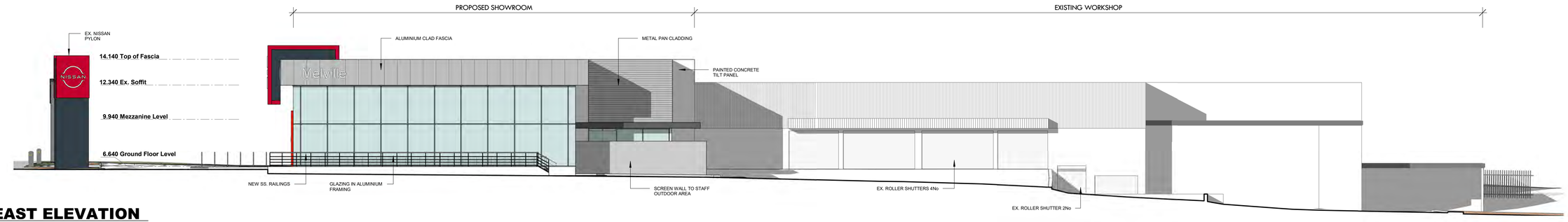
SOUTH ELEVATION - SHOWROOM

SCALE: 1 : 100



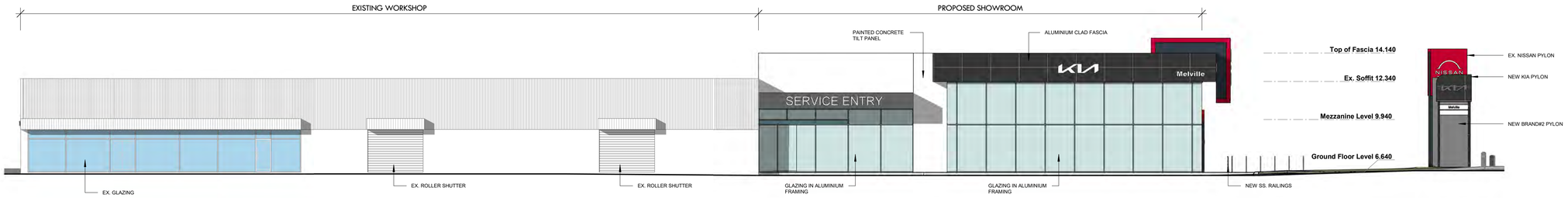
CANNING HWY (SOUTH) COMPOSITE ELEVATION

SCALE:1 : 150



EAST ELEVATION

SCALE:1 : 150



DEVELOPMENT ASSESSMENT PANEL

APPROVED

17-Oct-2022

HISLOP ROAD (WEST) ELEVATION

SCALE:1 : 150

PROPOSED MELVILLE MOTORS SHOWROOM EXPANSION

LOCATION:532, CANNING HIGHWAY, ATTADALE, WA 6156

FOR:MELVILLE MOTORS

SK015
JUNE 2022
A6
As indicated @ A1

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