



Metro Outer Development Assessment Panel Agenda

Meeting Date and Time: Thursday, 24 October 2024; 1:00pm
Meeting Number: MODAP/44
Meeting Venue: 140 William Street, Perth

A live stream will be available at the time of the meeting, via the following link:
[MODAP/44 – 24 October 2024 – City of Wanneroo](#)

PART A – INTRODUCTION

1. Opening of Meeting, Welcome and Acknowledgement
2. Apologies
3. Members on Leave of Absence
4. Noting of Minutes

PART B – CITY OF WANNEROO

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
 - 3.1 Lot 50 (2) Baretta Road, Wangara – Proposed Motor Vehicle Sales Additions – DAP/24/02750
4. Form 2 DAP Applications
5. Section 31 SAT Reconsiderations

PART C – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals
2. General Business
3. Meeting Closure

Please note, presentations for each item will be invited prior to the items noted on the agenda and the presentation details will be contained within the related information documentation



ATTENDANCE

DAP Members

Dale Page (Presiding Member)

Karen Hyde (Deputy Presiding Member)

John Syme (Specialist Member)

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

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

Minute Secretary

Claire Ortlepp (DAP Secretariat)

Officers in Attendance

Zoe Hendry (DAP Secretariat)



PART A – INTRODUCTION

- 1. Opening of Meeting, Welcome and Acknowledgement**
- 2. Apologies**
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PART B – CITY OF WANNEROO

1. Declarations of Due Consideration

2. Disclosure of Interests

3. Form 1 DAP Applications

- 3.1 Lot 50 (2) Baretta Road, Wangara – Proposed Motor Vehicle Sales
Additions – DAP/24/02750

4. Form 2 DAP Applications

Nil.

5. Section 31 SAT Reconsiderations

Nil.

Part B – Item 3.1 – LOT 50 (2) BARETTA ROAD, WANGARA – PROPOSED MOTOR VEHICLE SALES ADDITIONS

Form 1 – Responsible Authority Report (Regulation 12)

DAP Name:	Metro Outer DAP
Local Government Area:	City of Wanneroo
Applicant:	Meyer Shircore Architects
Owner:	Major Holdings Pty Ltd
Value of Development:	\$4 Million ☐ Mandatory (Regulation 5) ☒ Opt In (Regulation 6)
Responsible Authority:	City of Wanneroo
Authorising Officer:	Greg Bowering, Manager Approval Services
LG Reference:	DA2024/756
DAP File No:	DAP/24/02750
Application Received Date:	04 June 2024
Report Due Date:	11 October 2024
Application Statutory Process Timeframe:	60 Days
Attachment(s):	Attachment 1: Location Plan Attachment 2: Development Plans Attachment 3: Technical Note

Responsible Authority Recommendation

That the Metro Outer DAP resolves to:

1. **Approve** DAP Application reference DAP/24/02750 and accompanying plans (included in **Attachment 2**) 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. 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.
2. The use of the approved **Motor Vehicle, Boat or Caravan Sales** must conform to the District Planning Scheme No. 2 definition which states:

“Motor Vehicle, Boat or Caravan Sales: means premises used to sell or hire motor vehicles, boats or caravans”

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

3. Parking areas, driveways and points of ingress and egress must be designed and constructed in accordance with the Australian Standard for Offstreet Carparking (AS 2890) and must be drained, sealed, marked and maintained to the satisfaction of the City prior to occupation of the development.
4. The parking areas and associated access indicated on the approved plans must not be used for the purpose of storage or obstructed in any way at any time, without the prior approval of the City.
5. Prior to the lodgement of a building permit, a detailed schedule of external finishes (including materials, colour schemes and details) must be submitted and approved by the City. The development must be finished in accordance with the approved schedule.
6. Detailed landscaping plans for the subject site which include a plant legend detailing botanical and common names, plant quantities and confirmation of mulch details must be lodged for approval by the City prior to lodging a building permit. Planting and installation must be in accordance with the approved landscaping and reticulation plans and completed prior to completion of the development and maintained thereafter, to the satisfaction of the City.
7. All stormwater to be collected and retained onsite to the City's satisfaction.
8. Lighting must be installed along all driveways, pedestrian pathways, car parking areas and in all common service areas prior to the development first being occupied.

9. All storage areas, external fixtures and building plant, including air conditioning units and water tanks must 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.
10. A Construction Management Plan must be submitted for approval when an application is made for a building permit. This plan is to detail how construction will be managed to minimise disruption in the area and to adjoining landowners. The plan must address the following:
 - a) The delivery of and delivery times for materials and equipment to the site;
 - b) Storage of materials and the location and types of equipment on site;
 - c) Parking arrangements for contractors and sub-contractors;
 - d) The impact on traffic movement;
 - e) Construction times;
 - f) Measures to minimise impacts of noise and sand drift and dust from the site;
 - g) Tree protection zones to be established for trees identified to be retained in the approved landscaping plan (including any verge trees) where applicable; and
 - h) 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. The owner/applicant is to submit the "Certification of Compliance with Development Approval Conditions" form certifying that all of the conditions specified in the approval by the Council for the development of the land have been completed in accordance with the approved plans, and the certification is to be lodged with the Council within 14 days from the date of practical completion, and applies to all of the conditions, except for those conditions relating to on-going compliance.

Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme - Zone	Industrial
Local Planning Scheme	City of Wanneroo District Planning Scheme No.2 (DPS 2)
Local Planning Scheme - Zone	Light Industry
Structure Plan/Precinct Plan	N/A
Structure Plan/Precinct Plan - Land Use Designation	N/A
Use Class and permissibility:	Motor vehicle, boat or caravan sales ('P' use)
Lot Size:	2.2187 (H)
Existing Land Use:	Existing Vehicle Sales/Hire Premises
State Heritage Register	No
Local Heritage	N/A

Design Review	N/A
Bushfire Prone Area	No
Swan River Trust Area	No

Proposal:

The applicant proposes additions to the existing Motor vehicle, boat or caravan sales premises to the west of the site:

- Erection of a three-level parking deck with a capacity of 161 cars for the purpose of storage/display of vehicles for sale and staff parking;
- Expansion of the existing dealership showroom by 180m² to the north-east side of the existing premises and 246m² to the south-west side of the existing premises;
- Internal modifications to the existing sales, staff amenities and mezzanine office areas; and
- Upgrades to the existing showroom façade.

The Motor vehicle, boat or caravan sales land use is a permitted ('P') use on the subject lot in accordance with the City's District Planning Scheme No. 2 (DPS 2).

Background:

Locality

The subject site, Lot 50 (2) Barretta Road, has an approximate area of 2.2 Hectares. The site currently accommodates two existing car dealerships. The original approval in 1978 was for the showroom located to the west of the site with a number of development applications being approved since that time for additions including the showroom located to the east of the site. The subject site is primarily surrounded by other car dealerships and associated workshops. A Location Plan is included as **Attachment 1**.

A copy of the proposed plans subject to this proposal are included as **Attachment 2**.

Legislation and Policy:

Legislation

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

State Government Policies

N/A

Structure Plans/Activity Centre Plans

N/A

Local Policies

N/A

Consultation:

Public Consultation

As the application proposes the expansion of a permitted use and the associated built form is compliant with the requirement of DPS 2, no public consultation was undertaken.

Planning Assessment:

Built Form

The proposed additions and carparking deck have been assessed against the development requirements of DPS 2 and is compliant with all provisions.

It is noted however, the applicant has not provided detail with respect to the colour and material of the proposed car deck to satisfy the City's general development provision under Schedule 6 of DPS which states that the façade or facades of all non rural and non residential development shall be of a high standard of architectural design and constructed in brick, masonry and/or plate glass or other approved material which in the opinion of the local government would not adversely impact on the amenity or streetscape of the area.

As such, the City recommends a condition requiring the applicant to submit a schedule of external finishes (including materials, colour schemes and details) prior to the issuance of a building permit to ensure a positive built form outcome is achieved.

Landscaping

The carparking deck is proposed within an existing landscaped area located centrally within the subject site and therefore results in a reduction of landscaping across the site.

Landscaping requirements are considered in accordance with Schedule 6 of DPS 2, which requires 8% of the total site to be landscaped. The remaining site still incorporates a total of 10.2% (2,262.1m²) across the site and is therefore compliant.

However, as the existing landscaping is being modified and impacted by the construction of the new car deck, the City recommends a condition requiring a landscape plan be submitted to demonstrate the new landscaping across the site.

Parking

The development proposes to increase the total display area on site which would therefore require additional bays be provided. As such, the development has been assessed against the car parking requirements standards of Schedule 11 under DPS 2 below:

Land Use	Required	Provided	Compliance
Motor Vehicle, Boat or Caravan Sales - 1:200m ² vehicle display area plus 1:30m ² NLA	Total Vehicle Display Areas: 6,998m ² 35 bays required	167 Bays	Yes
	Total NLA: 782m ² 26 bays required		
Motor Vehicle Repair - 5 per service bay	Total Service Bays: 20 100 bays required		
	Total Required: 161 Bays		

As demonstrated, the development proposes a surplus of 6 bays and therefore complies with the parking requirements of DPS 2.

Traffic and Access

The applicant has provided a Technical Note in support of the application, which is included as **Attachment 3**. The City did not request a Traffic Impact Statement or Traffic Impact Assessment given the development primarily seeks to increase the capacity of vehicle storage (for display purposes) on site and will not result in an increase in staff and customers, therefore traffic activity will remain consistent with the existing operations. It is noted the increased display area will result in the requirement for additional parking which has been addressed above and is compliant. Additionally, there are no changes proposed to the existing access arrangements on site.

The Technical Note considered the layout of the proposed parking areas and concluded they comply with the Australian Standards. Additionally, the Technical Note provided swept paths to demonstrate the development will not impact the ability for service vehicles to access the existing bin storage area. The City's Traffic Services reviewed the Technical Note and concur with its findings.

Conclusion:

The application for the additions to the Motor vehicle, boat or caravan sales land use and associated works at Lot 50 (2) Baretta Road, Wangara is compliant with the requirement of the City's DPS 2 and relevant legislation. The outstanding matters in relation to façade finishes and landscaping details are capable of being addressed through conditions. As such, the City recommends the proposed development be approved, subject to conditions.



Location Plan

Date: 26/09/2024

Lot 50 (2) Baretta Road WANGARA

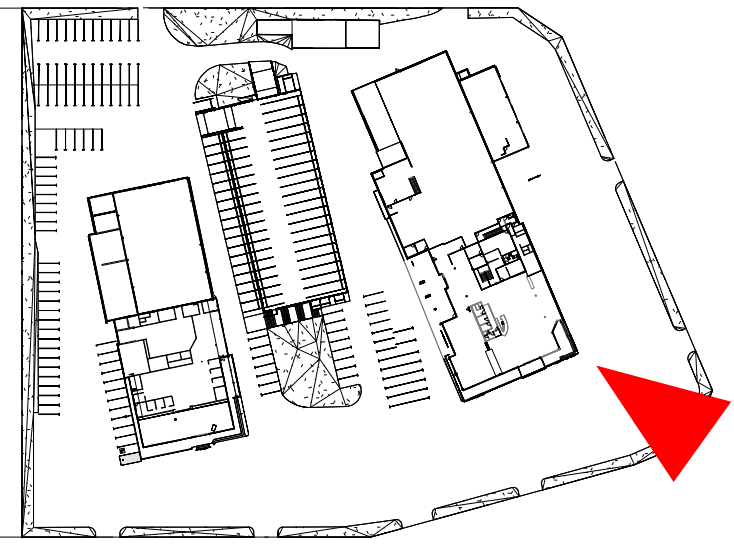
Printed by Naser, Ahmed



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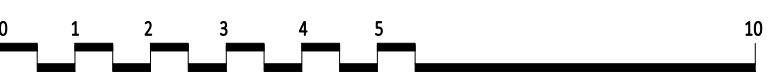
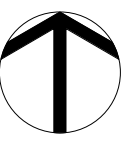


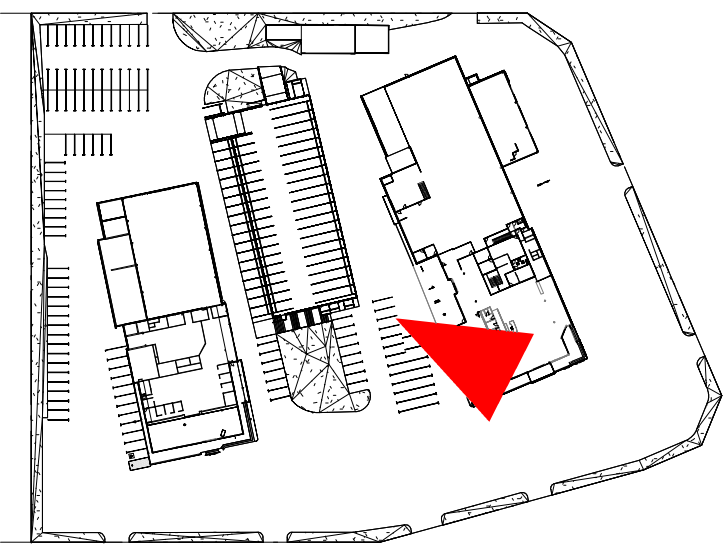
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PROPOSED CAR DEALERSHIP RENOVATIONS & CAR DECK

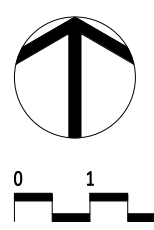
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FOR : MAJOR HOLDINGS PTY LTD

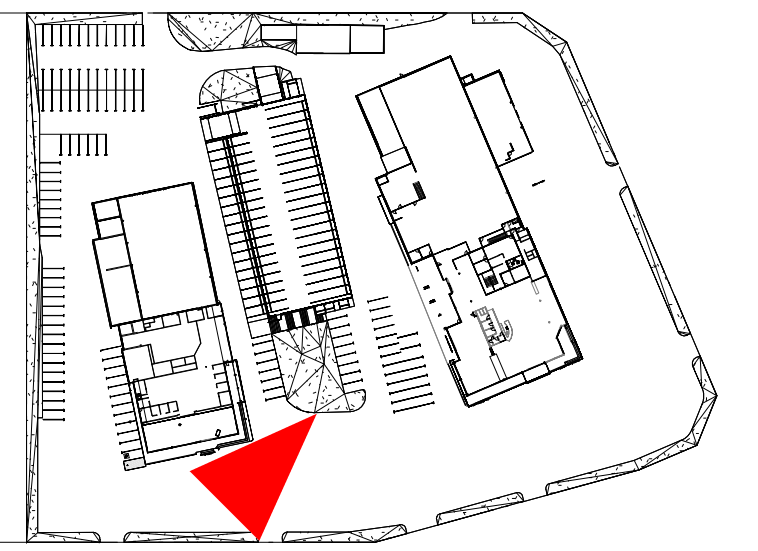




PROPOSED CAR DEALERSHIP RENOVATIONS & CAR DECK

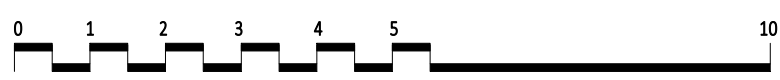
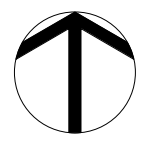
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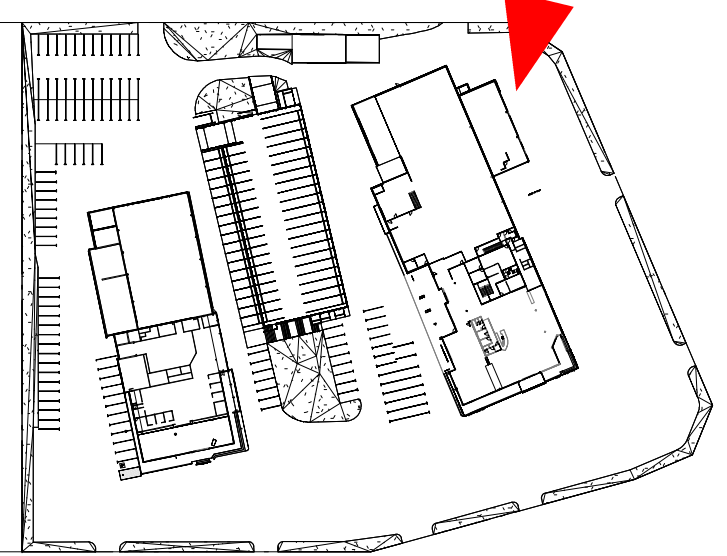




PROPOSED CAR DEALERSHIP RENOVATIONS & CAR DECK

LOCATION : Lot 50, BERRIMAN DRIVE & BARRETA ROADS, WANGARA
FOR : MAJOR HOLDINGS PTY LTD





PROPOSED CAR DEALERSHIP RENOVATIONS & CAR DECK

LOCATION : Lot 50, BERRIMAN DRIVE & BARRETA ROADS, WANGARA
FOR : MAJOR HOLDINGS PTY LTD

BERRIMAN DRIVE



Site Criteria

a. Site Area		22,186m²
b. Landscaping		
i) Landscaping Required (8% of Site)		1,775m²
ii) Landscaping Provided		2,386m²
Soft		2,386m²
Total		2,386m²
c. Floor Area		
i) Phoenix Holden		
1. Existing Development		2,360m²
1. Proposed Extensions		293m²
Total		2,653m²
ii) Existing Jeep		
1. Existing Car Showroom & Workshop		1,770m²
Total		1,770m²
Gross Total		4,423m²
d. Carparking		
i) Carparking Required		
1. Existing Buildings	4,130m² @ 1/30m²	138 carbays
2. Proposed Extensions	293m² @ 1/30m²	10 carbays
3. Existing External Display Area	3,796m² @ 1/200m²	19 carbays
Total		167 carbays
ii) Carparking Provided		
1. i. Existing Carbays		110 carbays
ii. Additional Parking to Car Deck		57 carbays
Total		167 Carbays

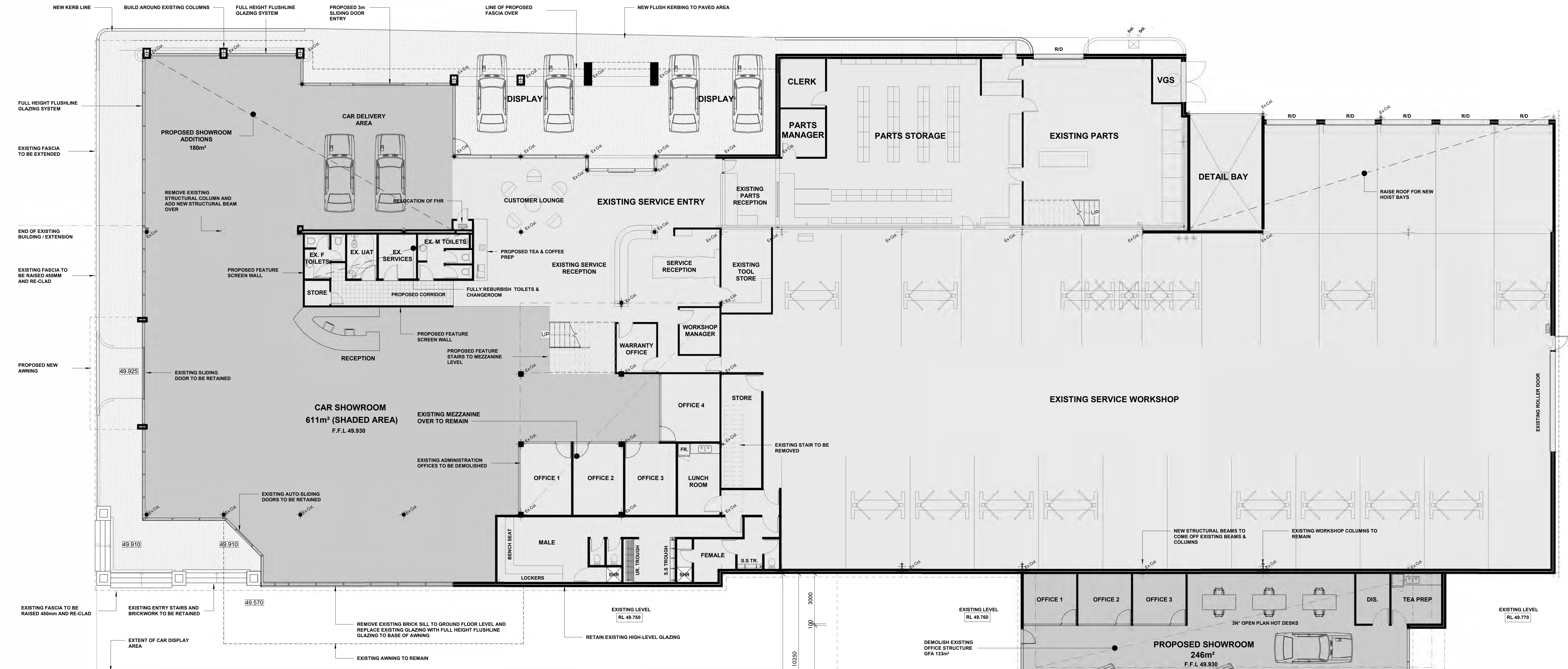
SITE PLAN
SCALE: 1 : 250

BARETTA ROAD

PROPOSED CAR DEALERSHIP RENOVATIONS & CAR DECK

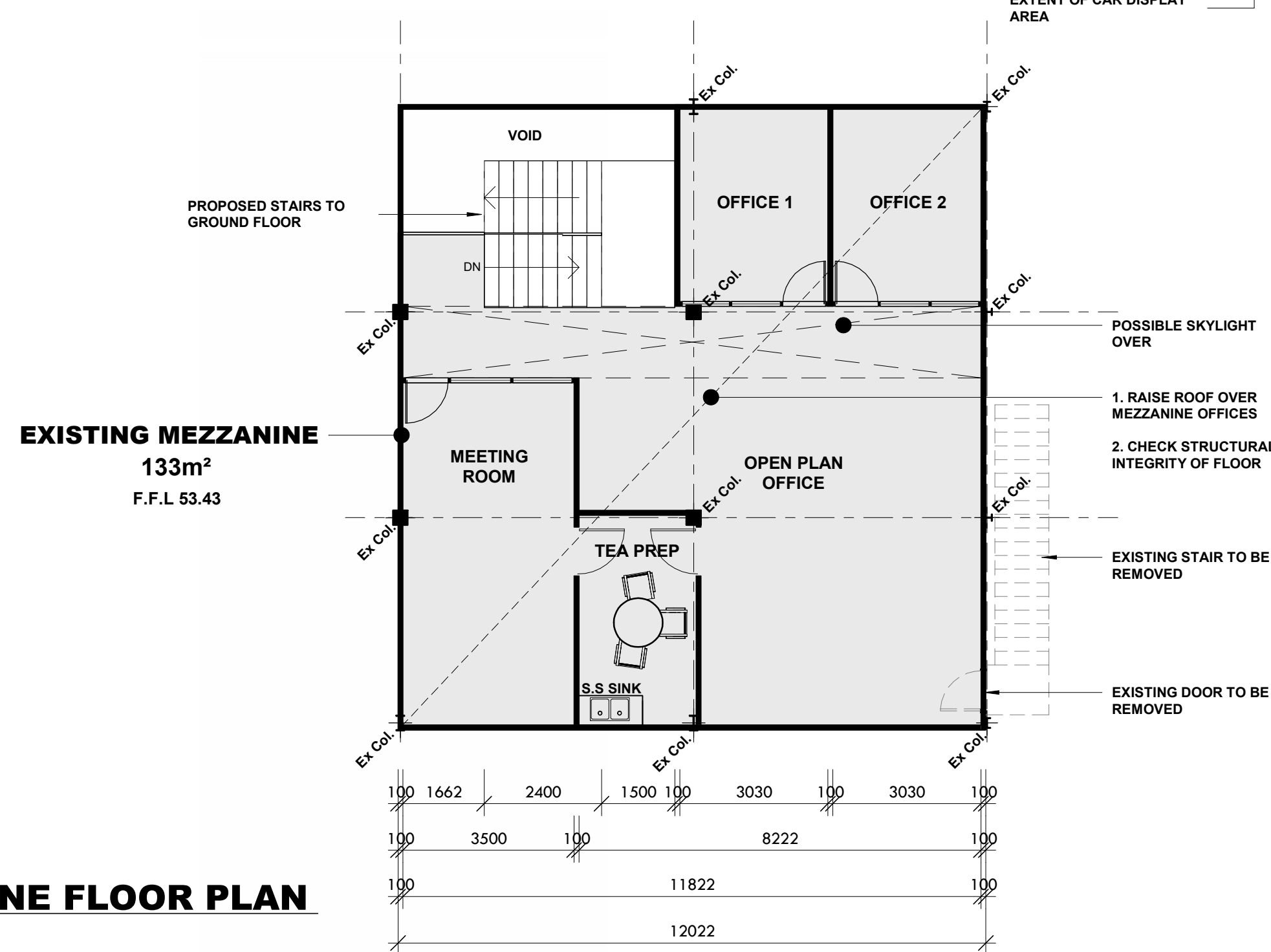
LOCATION : Lot 50, BERRIMAN DRIVE & BARRETTA ROADS, WANGARA
FOR : MAJOR HOLDINGS PTY LTD





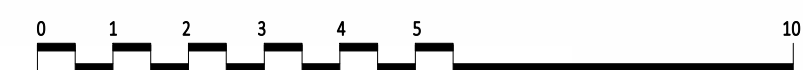
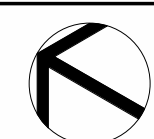
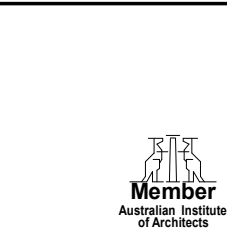
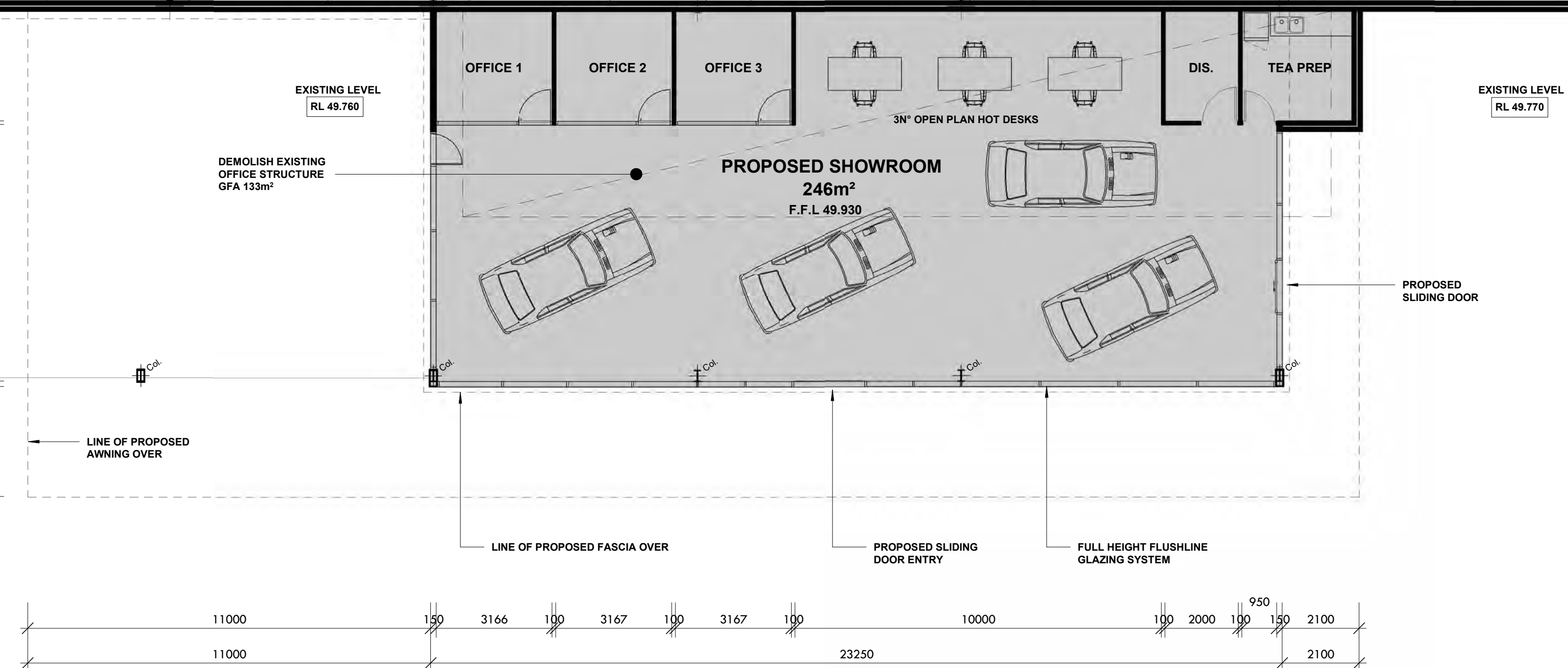
GROUND FLOOR PLAN - OPTION 2

SCALE: 1 : 100



MEZZANINE FLOOR PLAN

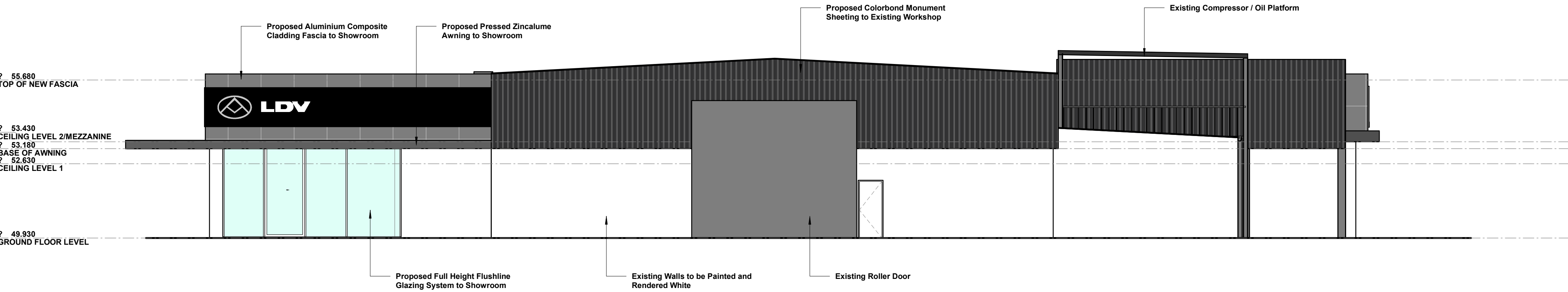
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DATE: MAY 2024
 REVISION: 11
 SHEET: 4
 SCALE: 1 : 100 @B1

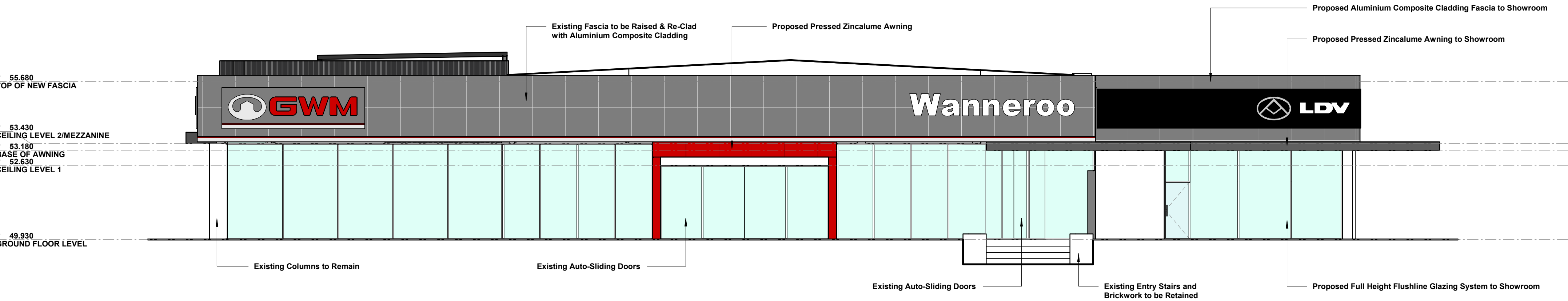
PROJECT NUMBER
8871

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 Suite 2, Ground Floor 437 Roberts Road, Subiaco WA 6008
 PO Box 1294 Subiaco WA 6904
 t: 08 9381 5511 e: msa@meyershircore.com.au



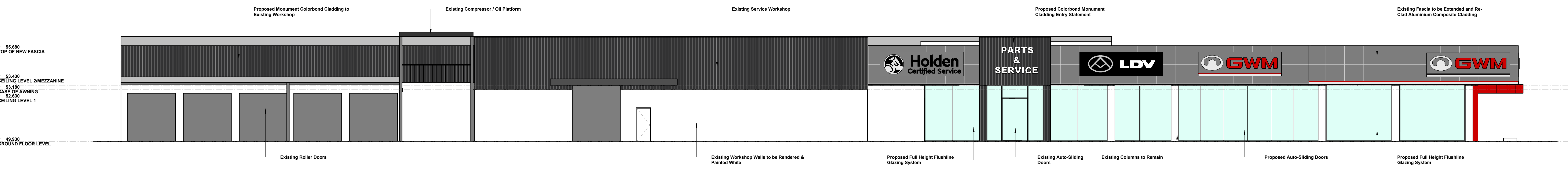
SOUTH ELEVATION

SCALE: 1 : 100



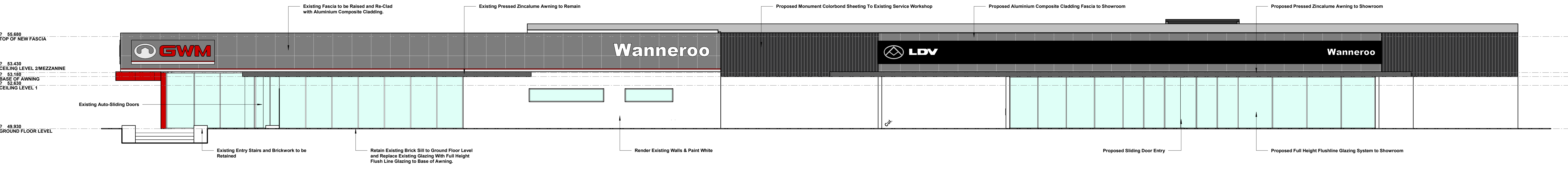
NORTH ELEVATION (BARETTA ROAD)

SCALE: 1 : 100



EAST ELEVATION

SCALE: 1 : 100

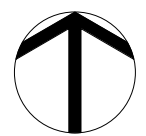
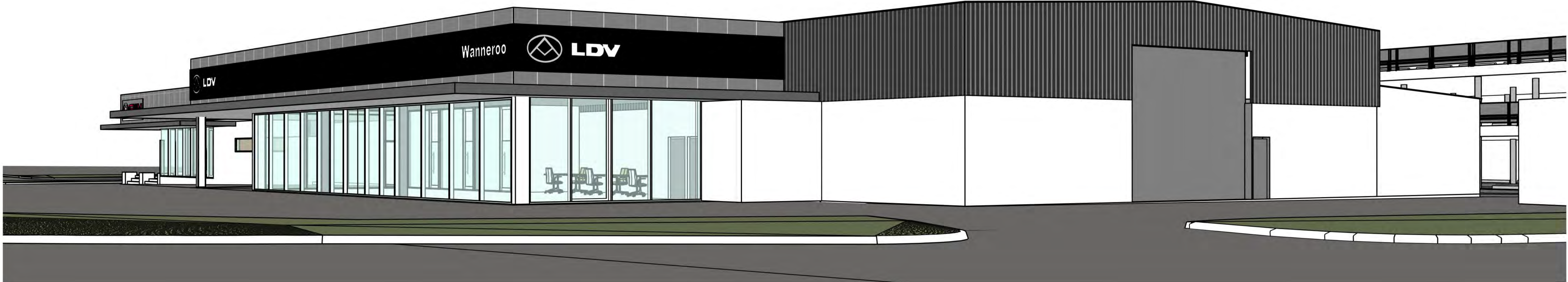


WEST ELEVATION (BERRIMAN DRIVE)

SCALE: 1 : 100

PROPOSED CAR DEALERSHIP RENOVATIONS & CAR DECK

LOCATION : Lot 50, BERRIMAN DRIVE & BARRETTA ROADS, WANGARA
FOR : MAJOR HOLDINGS PTY LTD





BARETTA ROAD PERSPECTIVE VIEW

SCALE:



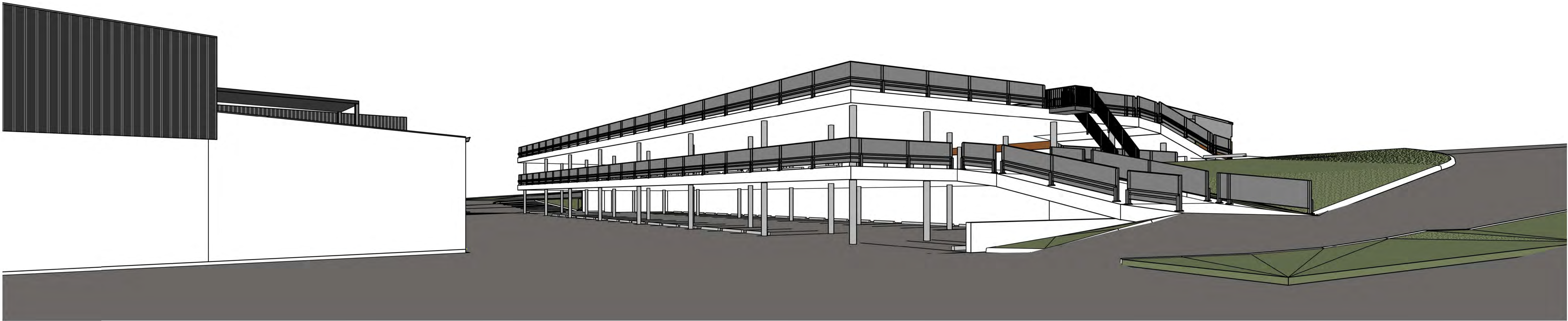
BARETTA ROAD PERSPECTIVE VIEW

SCALE:



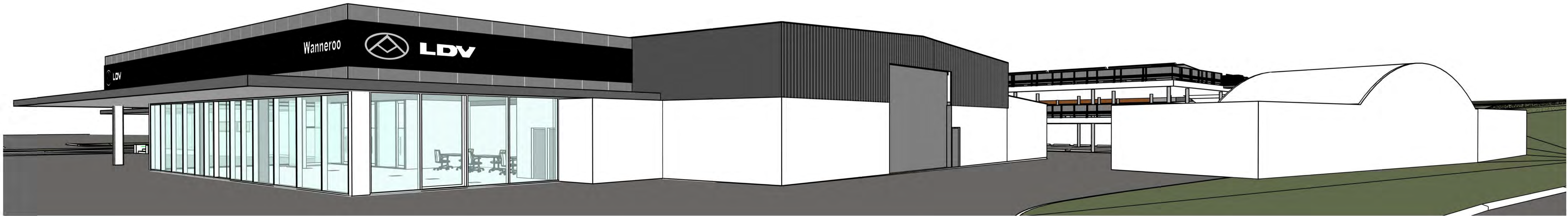
BARETTA ROAD PERSPECTIVE VIEW

SCALE:



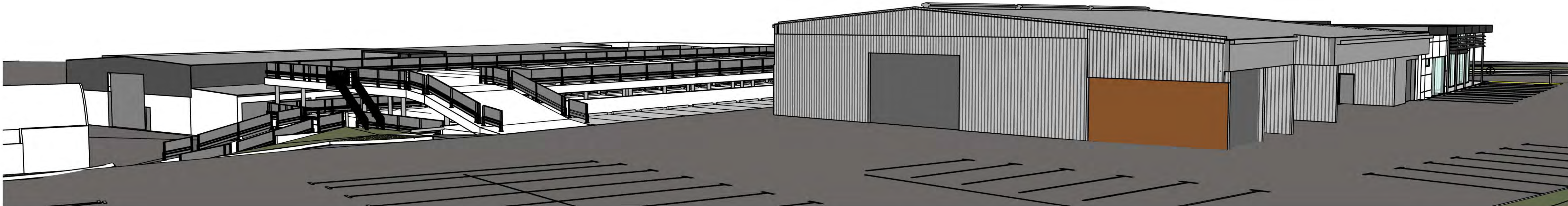
BERRIMAN DRIVE PERSPECTIVE VIEW

SCALE:



BERRIMAN DRIVE PERSPECTIVE VIEW

SCALE:



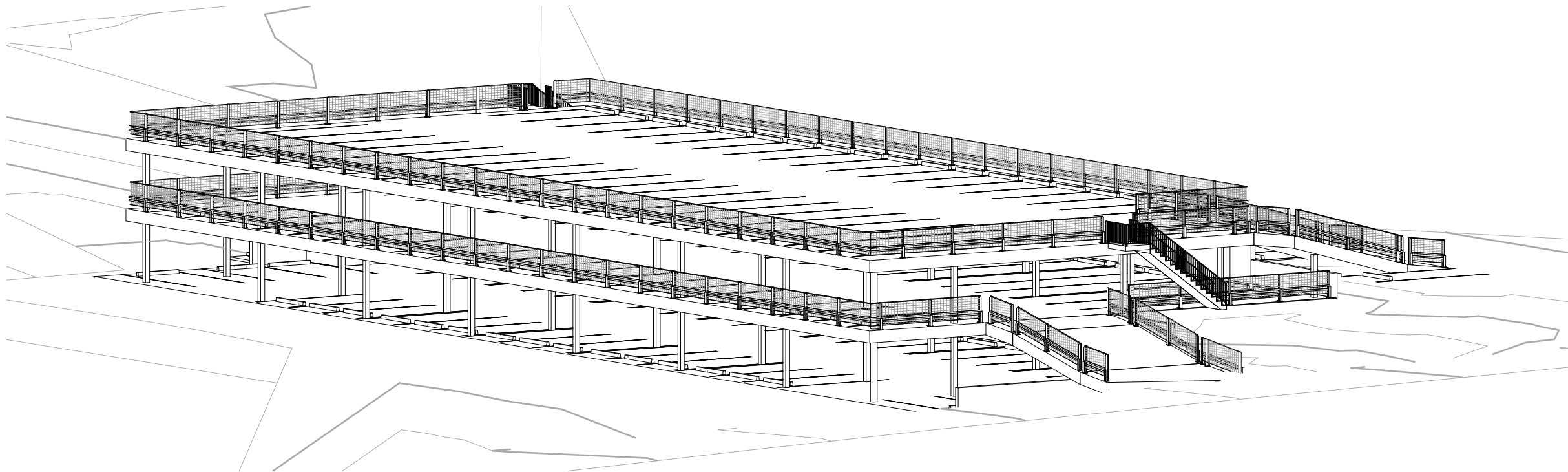
BERRIMAN DRIVE PERSPECTIVE VIEW

SCALE:

Lot 50, Baretta Road, Wangara

- SKETCH DESIGN SET -

SK00	Cover Sheet
SK01	Site Plan
SK10	Ground Floor Plan
SK11	Level 1 Plan
SK12	Level 2 Plan
SK20	Elevations
SK30	Sections



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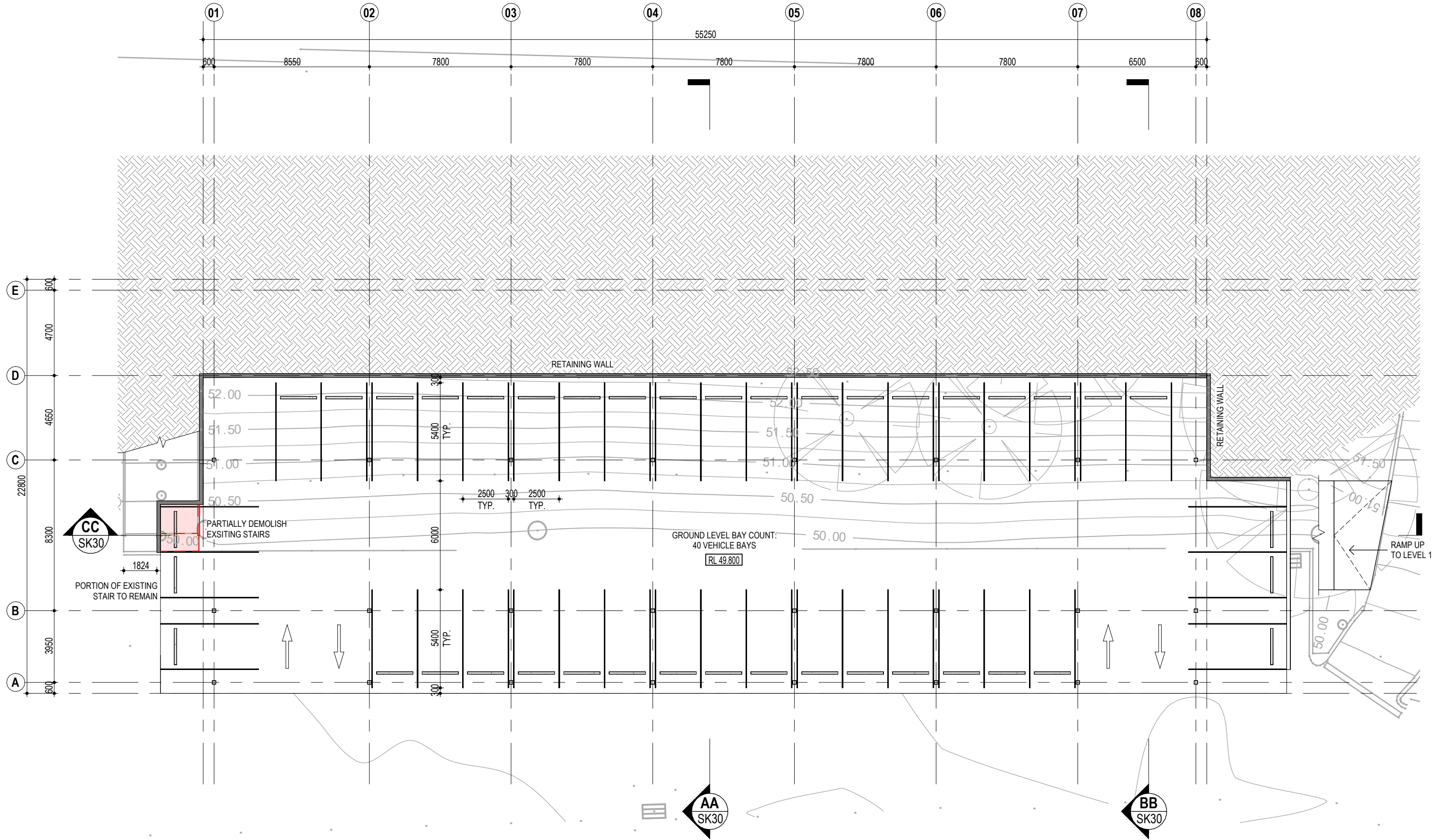
C	Issued for Review	07/05/24
B	Issued for Review	06/05/24
A	Issued for Review	01/05/24
Rev	Description	Date

WHITEHAUS

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Client	ParkD	Project	Proposed Car Storage	Project No.	240220	Drawn	GA	Approved	CW	Scale @ A3:
Project Address	Lot 50, Baretta Road, Wangara	Drawing title	Cover Sheet	Status	CONCEPT					
				Drawing No	SK00		Rev	C		



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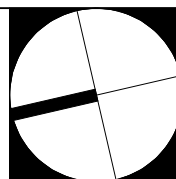
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A	Issued for Concept Revision	29/04/24
Rev	Description	Date

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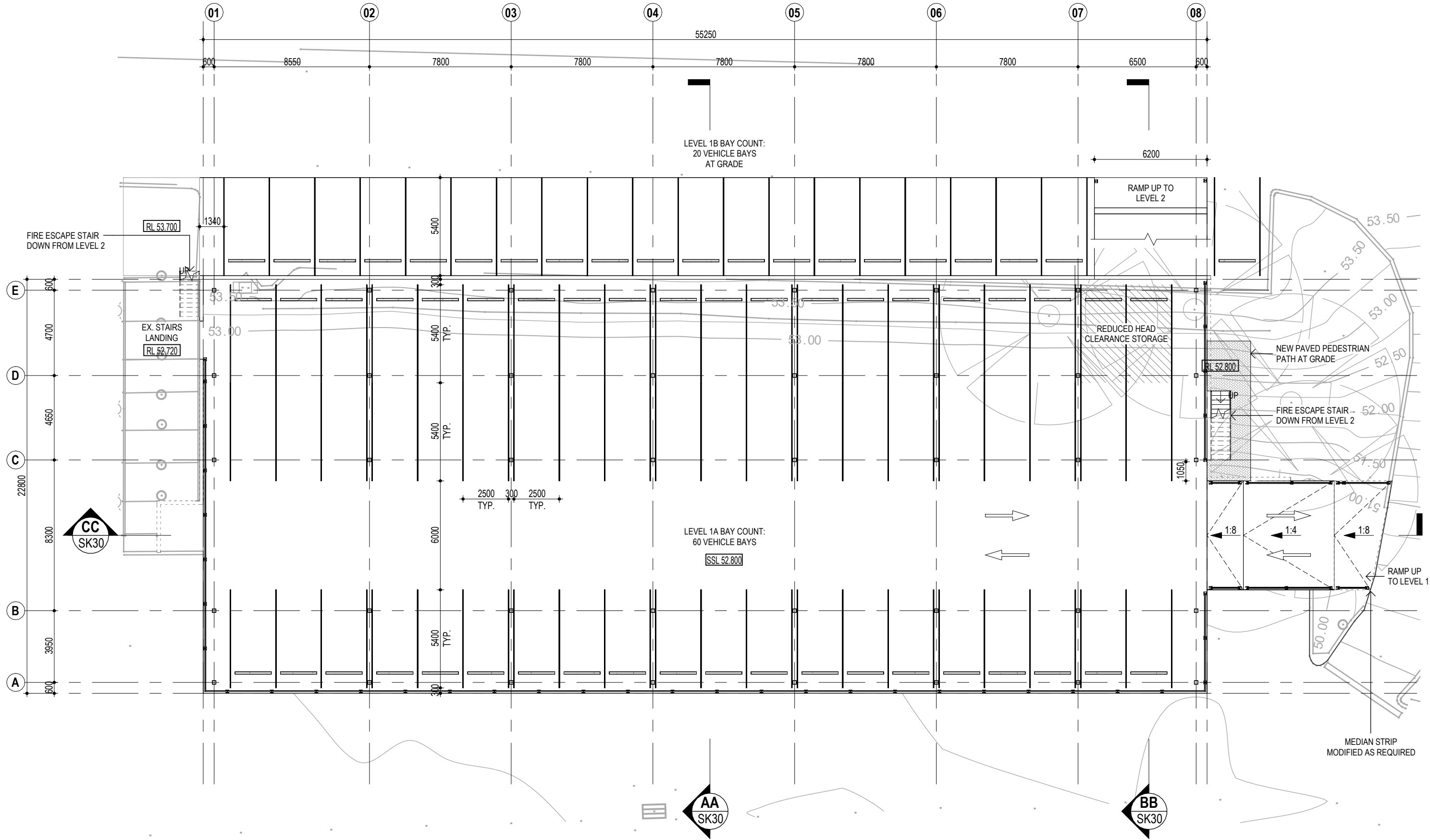
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Client
ParkD
Project Address
Lot 50, Baretta Road, Wangara

Project
Proposed Car Storage
Drawing title
Ground Floor Plan

Project No. 240220	Drawn GA	Approved CW	Scale @ A3: 1 : 200
Status CONCEPT			
Drawing No. SK10			Rev D



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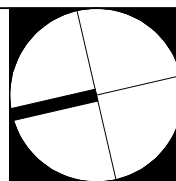
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Client

ParkD

Project Address

Lot 50, Baretta Road, Wangara

Project

Proposed Car Storage

Drawing title

Level 1 Plan

Project No.

240220

Drawn

GA

Approved

CW

Scale @ A3:

1 : 200

Status

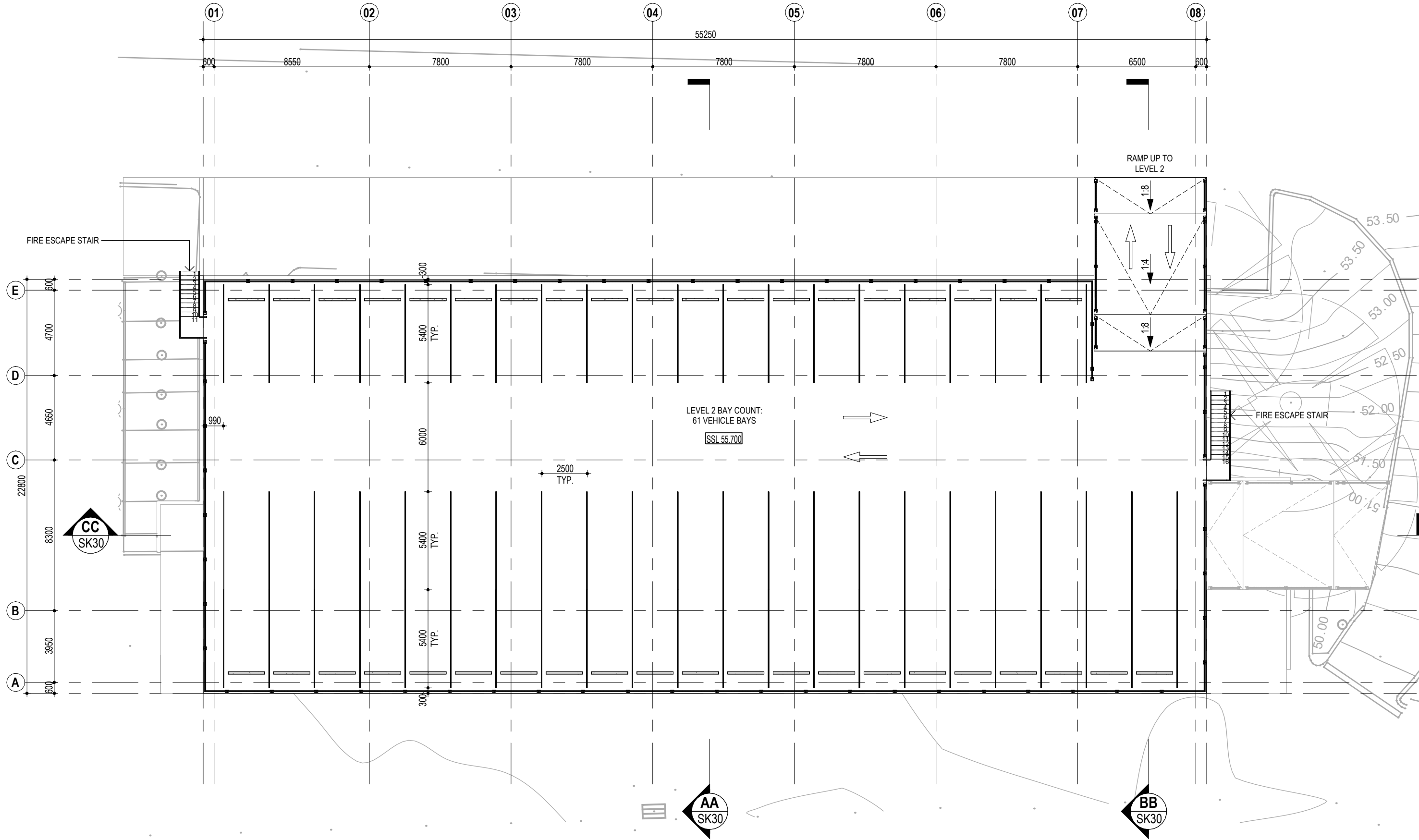
CONCEPT

Drawing No

SK11

Rev

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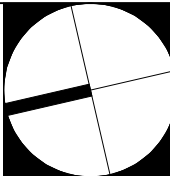
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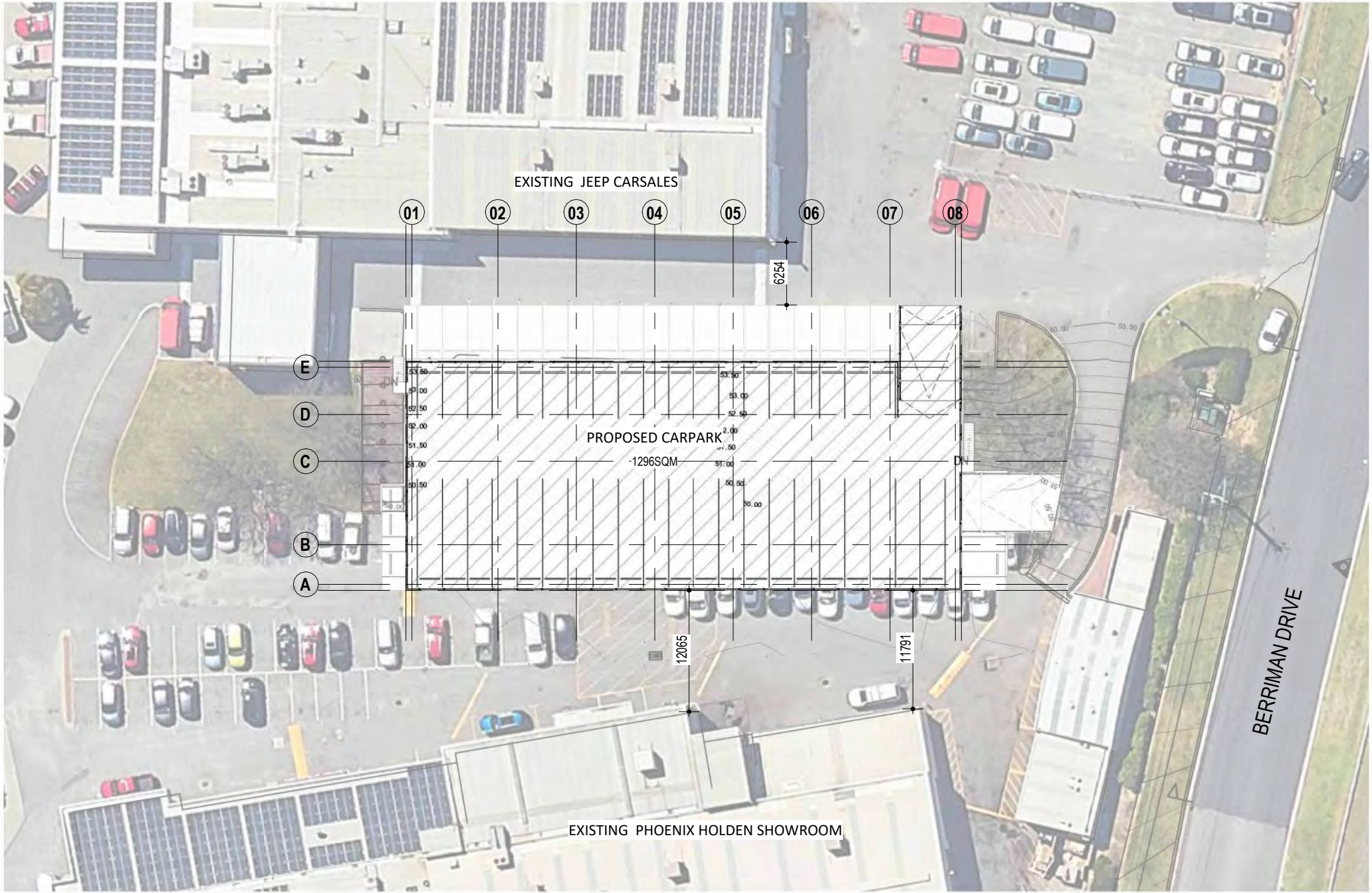
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admin@whitehaus.com.au | ABN: 66 159 398 428



Client	ParkD
Project Address	Lot 50, Baretta Road, Wangara

Project	Proposed Car Storage
Drawing title	Level 2 Plan

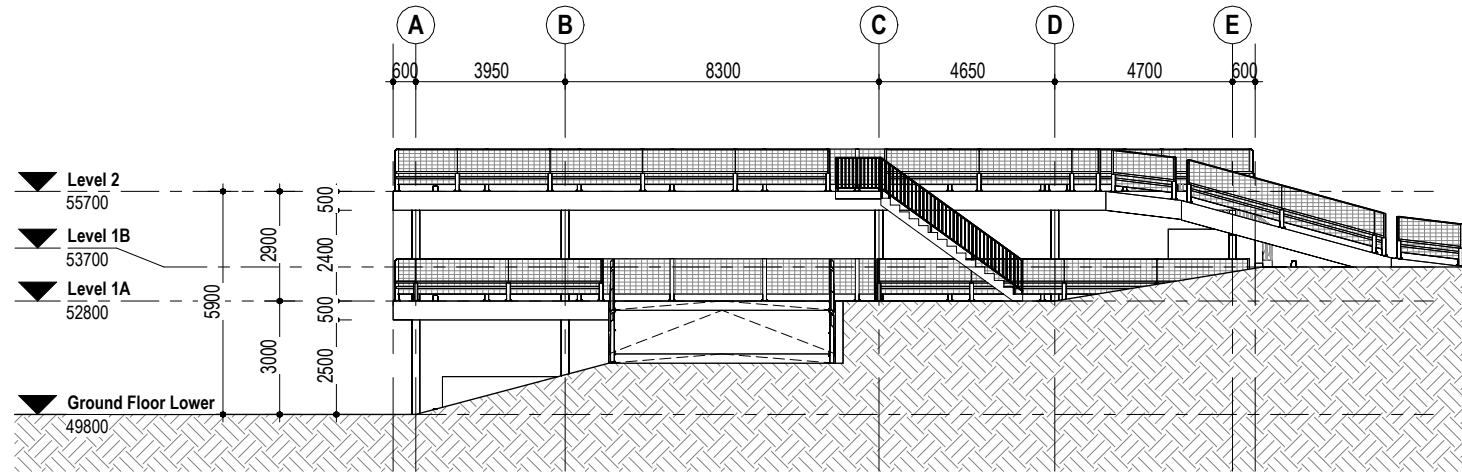
Project No. 240220	Drawn GA	Approved CW	Scale @ A3: 1 : 200
Status	CONCEPT		
Drawing No	SK12		Rev D



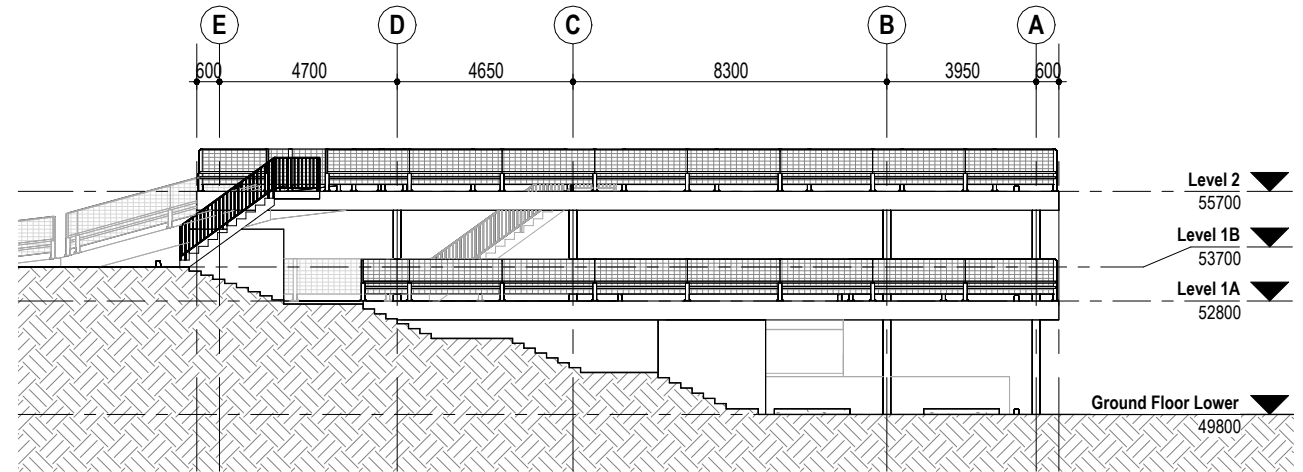
40 VEHICLE BAYS GROUND FLOOR
60 VEHICLE BAYS LEVEL 1A
20 VEHICLE BAYS LEVEL 1B
61 VEHICLE BAYS LEVEL 2

TOTAL BAYS: 181

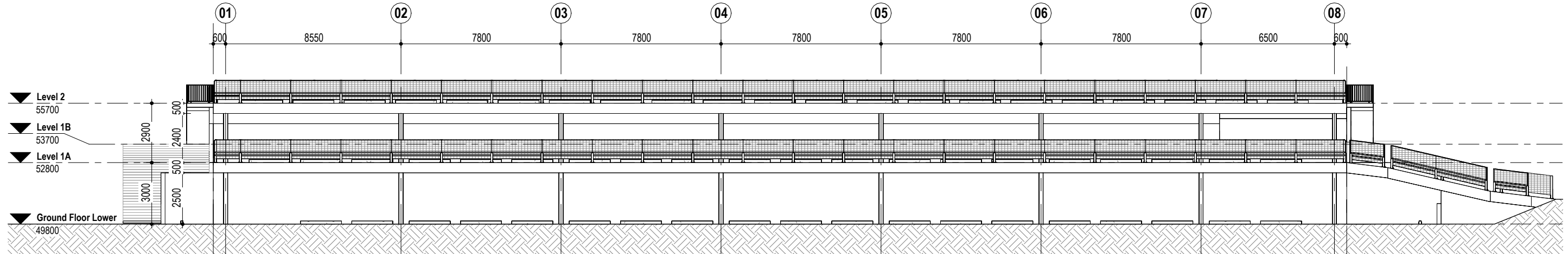
WHITEHAUS THE COPYRIGHT OF THIS DRAWING ALONG WITH ANY OTHER DOCUMENTS PREPARED BY WHITEHAUS PTY LTD REMAINS THE PROPERTY OF WHITEHAUS PTY LTD. WHITEHAUS PTY LTD GRANTS LICENSE FOR THE USE OF THIS DOCUMENT FOR THE PURPOSE FOR WHICH THEY ARE INTENDED ONLY. THE LICENCE IS NOT TRANSFERABLE WITHOUT THE WRITTEN PERMISSION FROM WHITEHAUS PTY LTD.				WHITEHAUS architecture interior design drafting 2 Church Street PERTH 6000 (08) 9226 3236 admin@whitehaus.com.au ABN: 66 159 398 428		Client	ParkD	Project	Proposed Car Storage			Project No. 240220	Drawn GA	Approved CW	Scale @ A3: 1 : 500
	D	Issued for Review	07/05/24			Project Address	Lot 50, Baretta Road, Wangara	Drawing title	Site Plan			Status CONCEPT			
	C	Issued for Review	06/05/24			Drawing No						Rev			
	B	Issued for Review	01/05/24			SK01						D			
	A	Issued for Concept Revision	29/04/24												
	Rev	Description				Date									



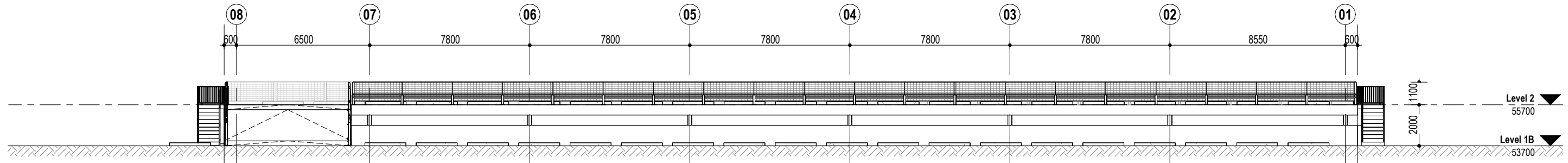
1 South Elevation
1:200



3 North Elevation
1:200



2 West Elevation
1:200



4 East Elevation
1:200

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Rev	Description	Date
D	Issued for Review	07/05/24
C	Issued for Review	06/05/24
B	Issued for Review	01/05/24
A	Issued for Concept Revision	29/04/24

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Client

ParkD

Project

Proposed Car Storage

Project No.

240220

Drawn

GA

Approved

CW

Scale @ A3:

1:200

Status

CONCEPT

Drawing No

SK20

Rev

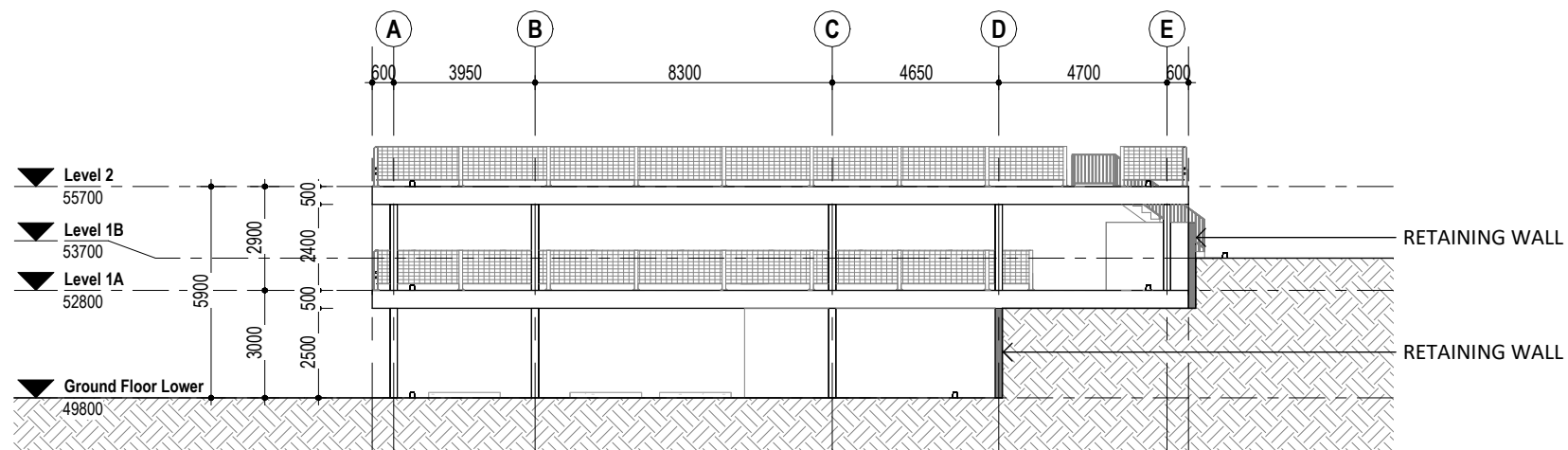
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Project Address

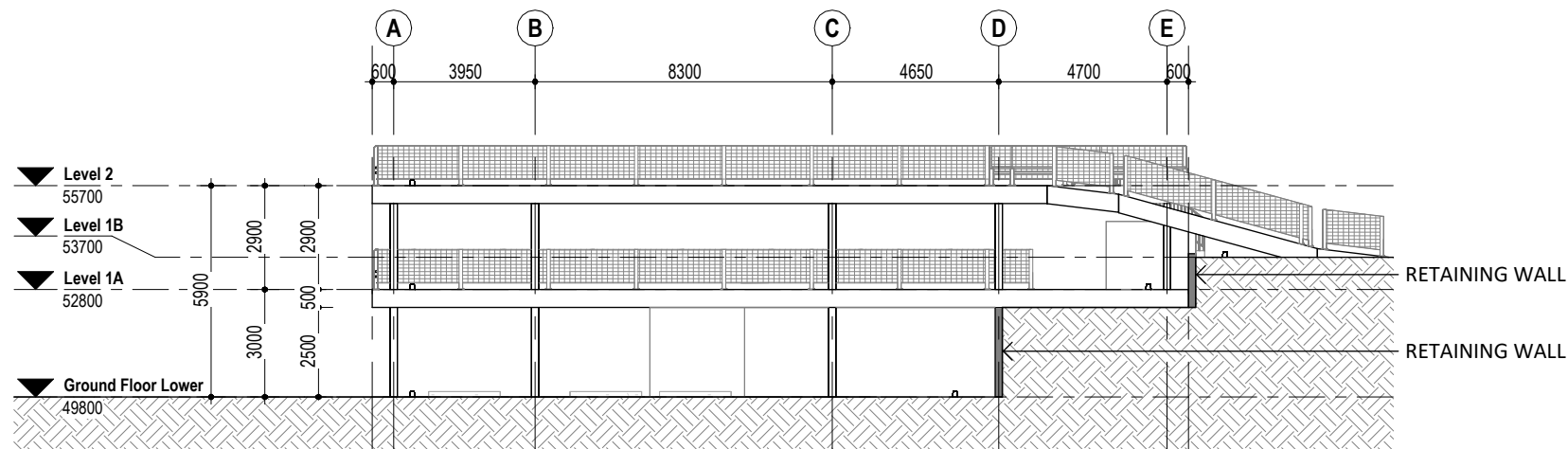
Lot 50, Baretta Road, Wangara

Drawing title

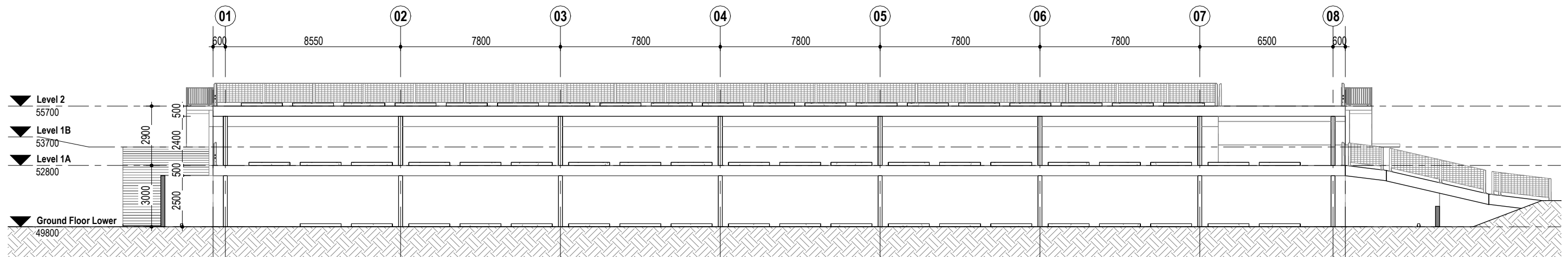
Elevations



AA Section AA
1 : 200



BB Section BB
1 : 200



CC Section CC
1 : 200

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Rev	Description	Date
D	Issued for Review	07/05/24
C	Issued for Review	06/05/24
B	Issued for Review	01/05/24
A	Issued for Concept Revision	29/04/24

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Client	ParkD	Project	Proposed Car Storage	Project No.	240220	Drawn	GA	Approved	CW	Scale @ A3:	1 : 200
Project Address	Lot 50, Baretta Road, Wangara	Drawing title	Sections	Status	CONCEPT						
				Drawing No	SK30				Rev	D	

Subject: Proposed Additions to Phoenix Wangara- Transport Impact Statement
Lot 50 Berriman Drive and Baretta Road, Wangara

Date: 20th August 2024

Author: N. Baby

Reviewed:

L. De Leon

Client: Meyer Shircore Architects

1. Introduction

Shawmac have been engaged by Meyer Shircore Architects to undertake a traffic review for the proposed additions to the existing Phoenix Wangara car dealership on the corner of Berriman Drive and Baretta Road in Wangara.

The site address is Lot 50 Berriman Drive and Baretta Road in Wangara. The local authority is the City of Wanneroo.

An aerial view of the existing site is shown in Figure 1.

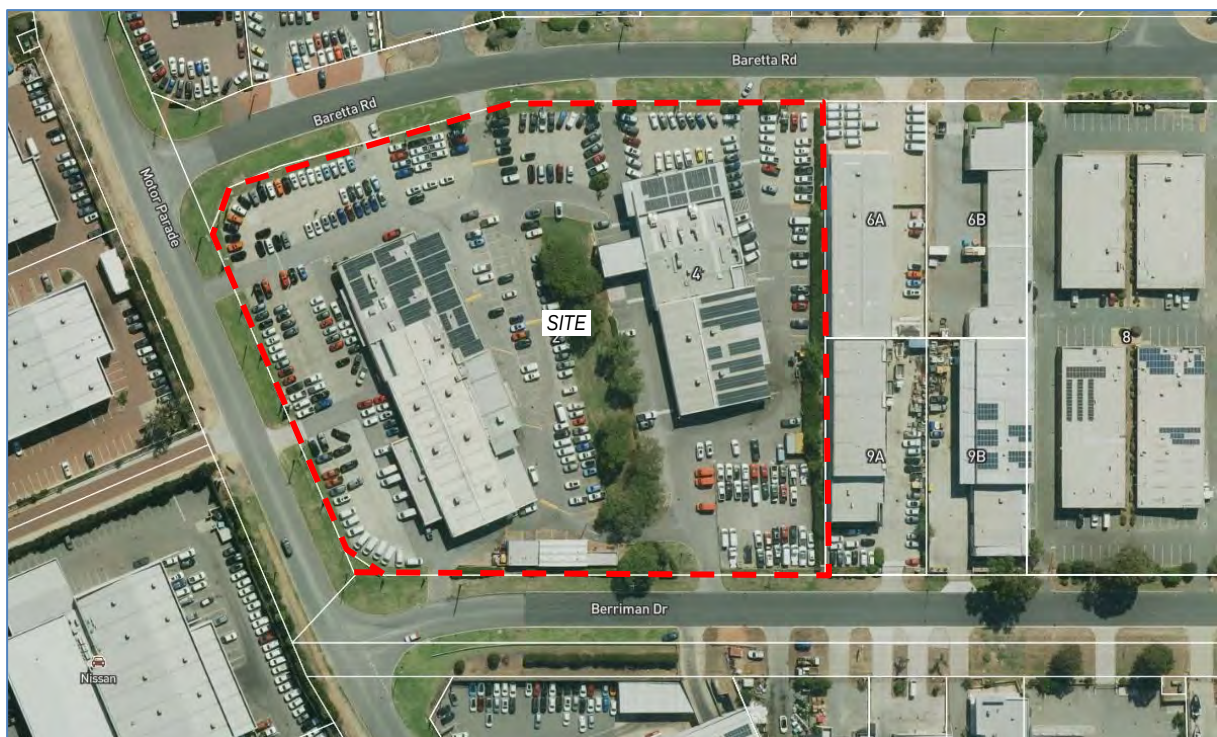


Figure 1: Aerial View (March 2024)



1.1. Proposed Development

The proposed additions include a car park deck and minor extensions to one of the showroom and workshops buildings. It is understood that the additions are proposed to primarily provide additional storage capacity for vehicles being sold. The client has advised that overall staff capacity will not be increased, and the customer or traffic activity will remain consistent with the existing operation.

The site layout is shown in Figure 2.

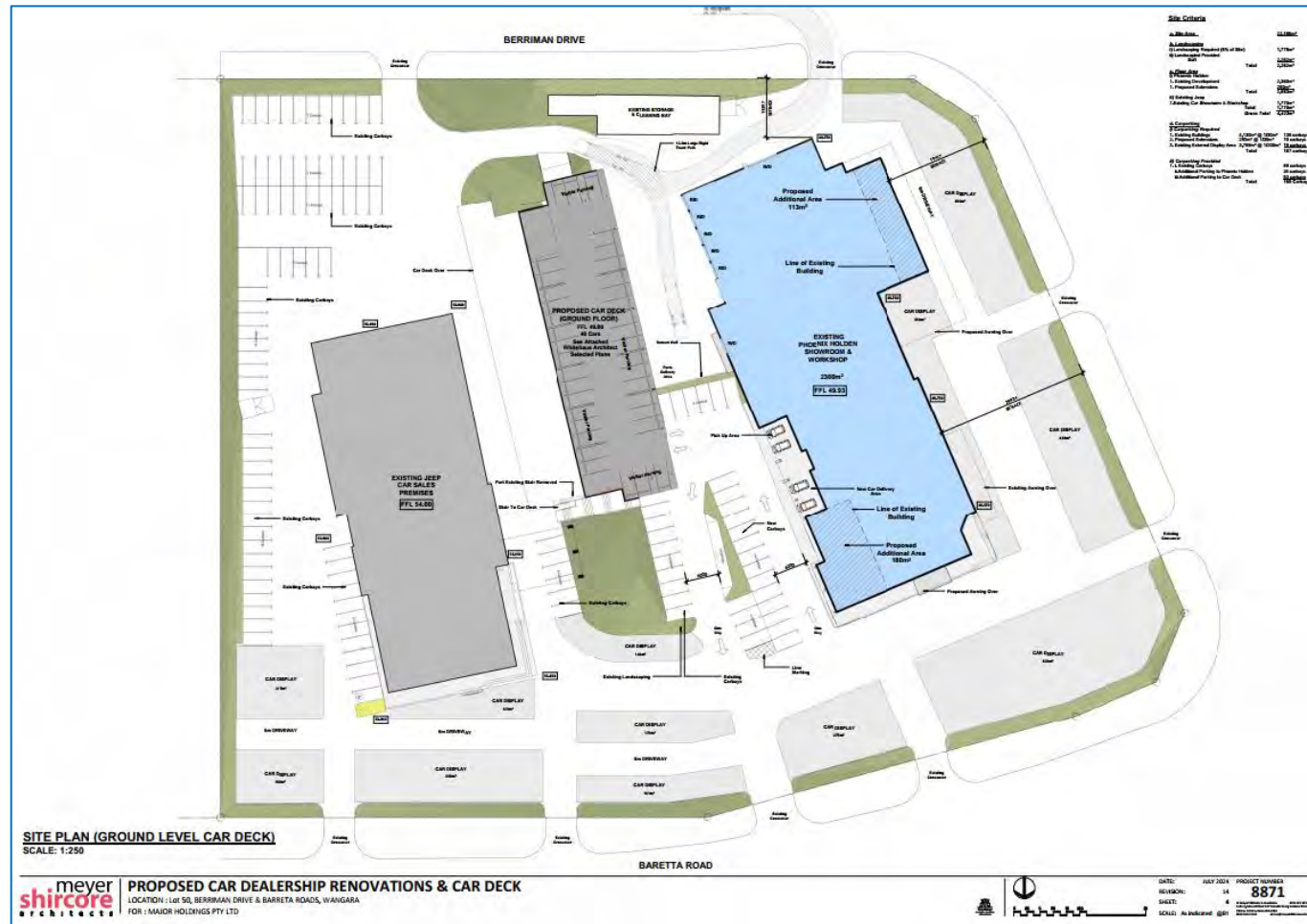


Figure 2: Site Layout

2. Traffic Management on Frontage Streets

2.1. Road Network Layout and Hierarchy

The layout and hierarchy of the existing local road network according to the Main Roads WA *Road Information Mapping System* is shown in Figure 3.

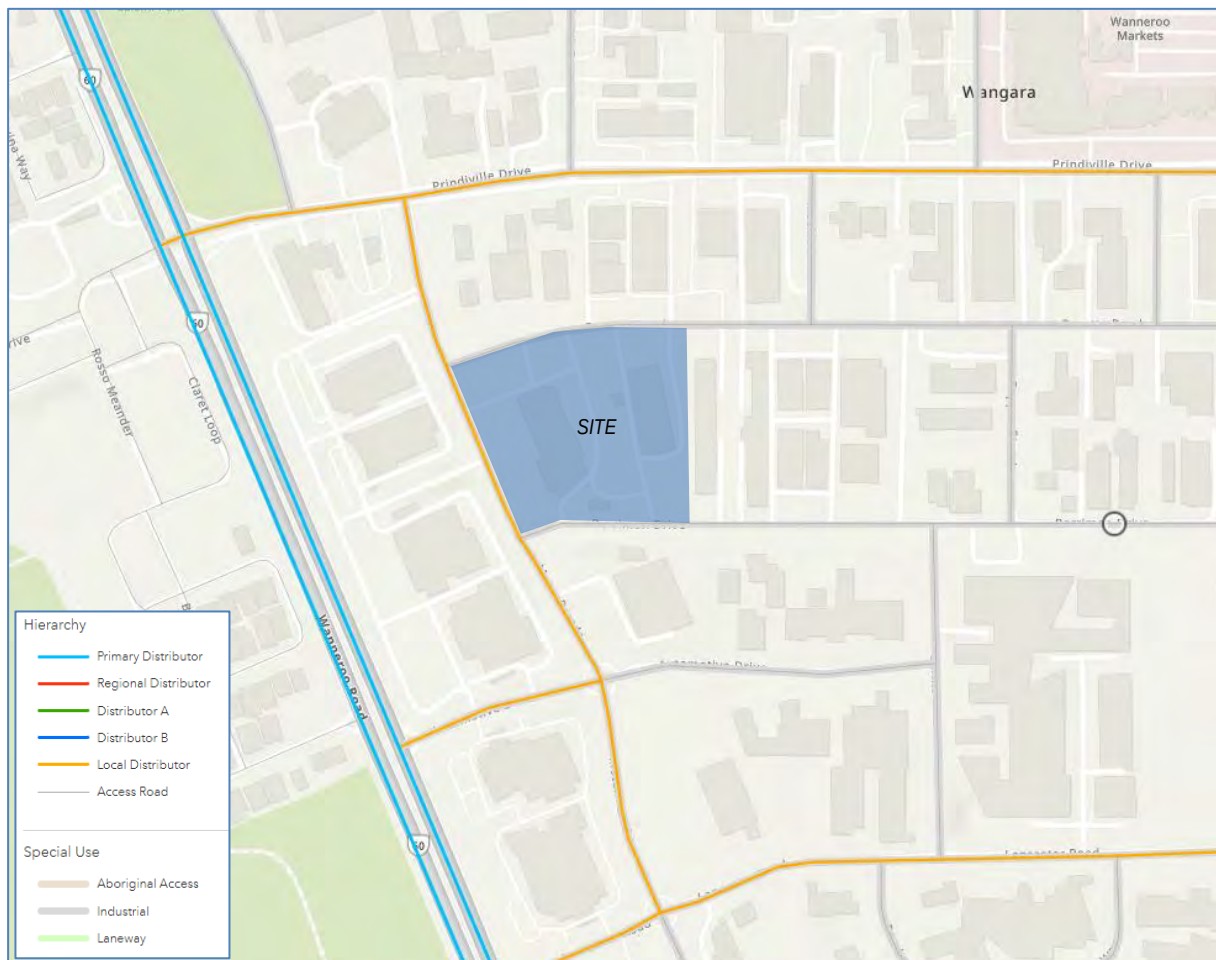


Figure 3: Existing Road Network Hierarchy

2.2. Speed Limit

The existing speed limits are shown in Figure 4.

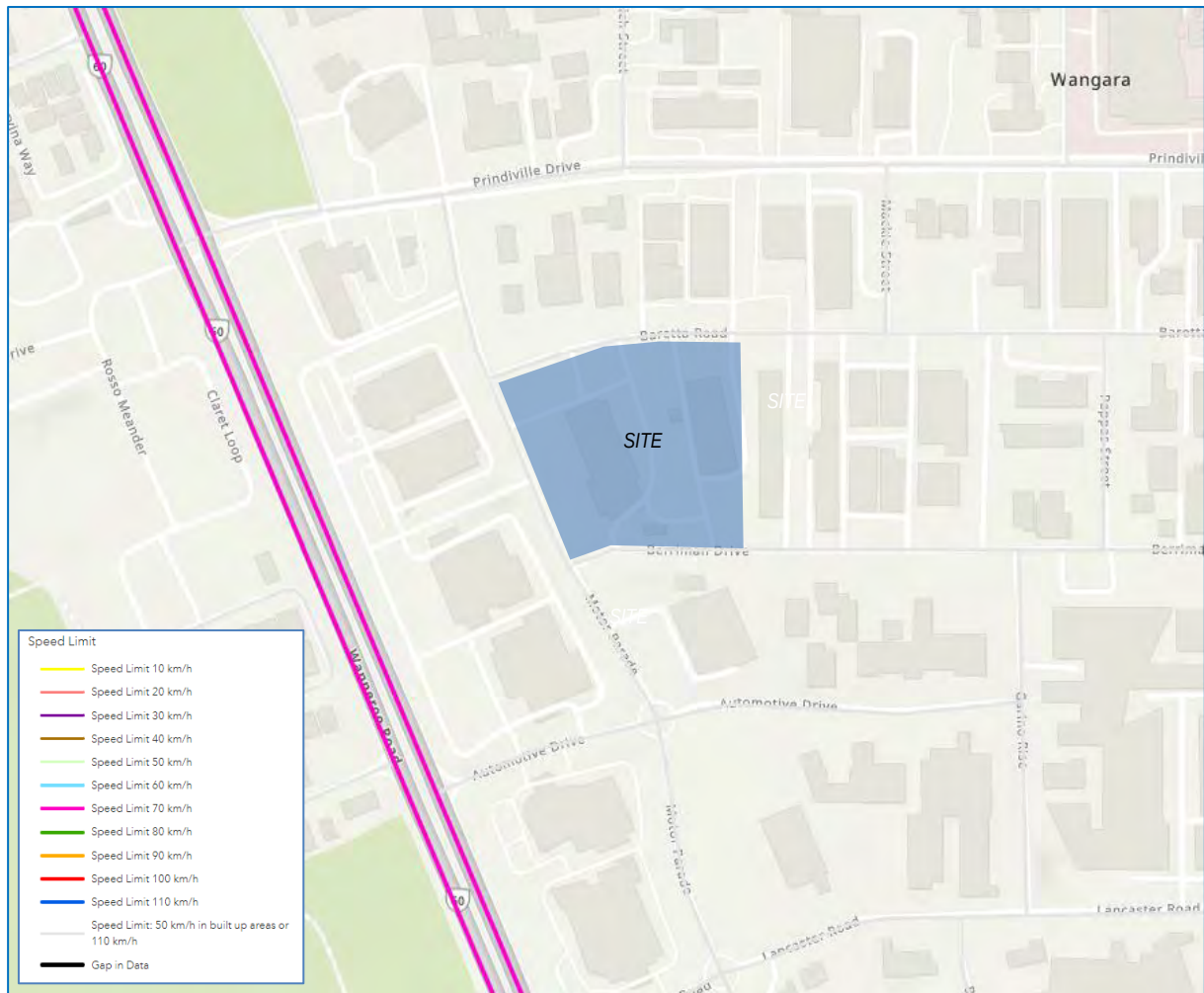


Figure 4: Existing Speed Limits

3. Parking and Layout Assessment

3.1. Parking Supply

The car parking requirements have been calculated in accordance with the City's District Planning Scheme No. 2 (DPS2) as shown in Table 1.

Table 1: DPS2 Car Parking Requirements

Land Use	Requirement	Quantum	Required Bays
Motor vehicle, boat or caravan sales	1 per 200m ² vehicle display area	3798 m ²	19
	1 space per 30m ² NLA	4423 m ²	148
		Total	167

As shown, the development requires a minimum of 167 car bays.

The proposed additions will retain 89 car parking bays and an additional 26 car parking bays for the Pheonix Holden and 53 car parking bays are proposed for the car deck. The overall car parking the site will provide 168 which complies with the City's DPS2 minimum requirements.

3.2. Parking Layout

The new proposed parking layout will need to comply with the requirements outlined in Australian Standard AS2890.1. The user class will depend on the purpose of the bay as detailed in Figure 5.

9 AS/NZS 2890.1:2004

TABLE 1.1
CLASSIFICATION OF OFF-STREET CAR PARKING FACILITIES

User class	Required door opening	Required aisle width	Examples of uses (Note 1)
1	Front door, first stop	Minimum for single manoeuvre entry and exit	Employee and commuter parking (generally, all-day parking) <i>Staff</i>
1A	Front door, first stop	Three-point turn entry and exit into 90° parking spaces only, otherwise as for User Class 1	Residential, domestic and employee parking
2	Full opening, all doors	Minimum for single manoeuvre entry and exit	Long-term city and town centre parking, sports facilities, entertainment centres, hotels, motels, airport visitors (generally medium-term parking) <i>Customer / Visitor</i>
3	Full opening, all doors	Minimum for single manoeuvre entry and exit	Short-term city and town centre parking, parking stations, hospital and medical centres
3A	Full opening, all doors	Additional allowance above minimum single manoeuvre width to facilitate entry and exit	Short term, high turnover parking at shopping centres

Figure 5: Classification of Parking Facilities

Staff parking (long-term parking) would be classified as User Class 1. Customer and visitor parking (medium-term parking) would most likely be classified as User Class 2.

An assessment of the AS2890.1 parking requirements is detailed in Table 2.

Table 2: AS2890.1 Car Parking Compliance

Dimension	Requirement	Provided
<i>90 degree parking – User Class 1 – Long Term Parking (Staff)</i>		
Car Bay Width	2.4m	2.5m
Car Bay Length	5.4m	5.4m
Parking Aisle Width	6.2m	6.2m
<i>90 degree parking – User Class 2 – Medium Term Parking (Customer and Visitors)</i>		
Car Bay Width	2.5m	2.5m
Car Bay Length	5.4m	5.4m
Parking Aisle Width	5.8m	6.0m minimum
Parking Aisle Width	1.0m	1.0m minimum
<i>Parallel parking – (Angle Parking Opposite side)</i>		
Car Bay Width	2.1m	2.1m
Car Bay Length	6.2m	6.3m
Parking Aisle Width	6.2m	6.2m

As shown, all relevant new parking layout dimensions are compliant with AS2890.1 requirements.

3.3. Provision for Service Vehicles

A vehicle swept path analysis has been undertaken to check the internal manoeuvring for a service vehicle. The analysis has been undertaken in AutoTURN vehicle tracking software using the Australian Standard 12.5m Heavy Rigid Vehicle (HRV).

In respect to waste collection, it is anticipated that the existing bin storeroom will be retained, and waste collection trucks will be required to collect on site. The vehicle template was undertaken using a 10m waste collection vehicle.

The results of the analysis are attached in Appendix A – Swept Path Analysis.

The swept path analysis indicates that 12.5m HRV and 10m Cleanaway Front Lift truck can enter and exit the site in a forward direction.

4. Conclusion

This Transport Impact Statement for the proposed additions to the development at Lot 50, Berriman Drive and Baretta Road in Wangara concluded the following:

- The proposed additions will retain 89 car parking bays and an additional 26 car parking bays for the Phoenix Holden and 53 car parking bays are proposed for the car deck. The overall car parking the site will provide 168 which complies with the City's DPS2 minimum requirements.
- A review of the parking concludes that the layout complies with Australian Standards.
- The swept path analysis indicates that 12.5m HRV and 10m Cleanaway Front Lift truck can enter and exit the site in a forward direction.



Appendix A – Swept Path Analysis



PART C – OTHER BUSINESS

- 1. State Administrative Tribunal Applications and Supreme Court Appeals**
- 2. General Business**
- 3. Meeting Closure**