Metro Outer Development Assessment Panel Agenda

Meeting Date and Time: Thursday, 13 February 2025; 1:00pm
Meeting Number: MODAP/63
Meeting Venue: 140 William Street, Perth

A live stream will be available at the time of the meeting, via the following link:
MODAP/63 – 13 February 2025 – City of Swan

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 SWAN

1. Declarations of Due Consideration
2. Disclosure of Interests
3. Form 1 DAP Applications
4. Form 2 DAP Applications
   - 4.1 Lot 801 (No.391) Stirling Crescent and Lot 4 Talbot Road, Hazelmere – Proposed Industry-General – DAP/24/02743
   - 4.2 Lot 469 (5) Virgate Way, Brabham – Tavern and Drive-Through Liquor Store – DAP/22/02381
5. Section 31 SAT Reconsiderations

PART C – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals
2. 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

Eugene Koltasz (Presiding Member)
Dale Page (Deputy Presiding Member)
Tony Arias (Specialist Member)
Cr Rod Henderson (Local Government DAP Member, City of Swan)
Cr Jennifer Catalano (Local Government DAP Member, City of Swan)

Minute Secretary

Claire Ortlepp (DAP Secretariat)

Officers in Attendance

Ashlee Kelly (DAP Secretariat)

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 SWAN

1. Declarations of Due Consideration

2. Disclosure of Interests

3. Form 1 DAP Applications

Nil.

4. Form 2 DAP Applications

4.1 Lot 801 (No.391) Stirling Crescent and Lot 4 Talbot Road, Hazelmere – Proposed Industry-General – DAP/24/02743

4.2 Lot 469 (5) Virgate Way, Brabham – Tavern and Drive-Through Liquor Store – DAP/22/02381

5. Section 31 SAT Reconsiderations

Nil.

Part B - Item 4.1 - Lot 801 (No.391) Stirling Crescent and Lot 4 Talbot Road, Hazelmere – Proposed 'Industry–General'

Form 2 – Responsible Authority Report
(Regulation 17)

DAP Name:	Metro Outer Development Assessment Panel
Local Government Area:	City of Swan
Proposed Amendments:	Building Layout Changes and Signage
Applicant:	Taylor Burrell Barnett (Jarrod Ross)
Owner:	HIF 391SC Pty Ltd.
Value of Amendment:	N/A - Amendment
Responsible Authority:	City of Swan
Authorising Officer:	Philip Russell – Manager Statutory Planning
LG Reference:	DA-539/2024/A
DAP File No:	DAP/24/02743
Date of Original DAP decision:	8 November 2024
Application Received Date:	13 December 2024
Application Statutory Process Timeframe:	60 Days
Attachment(s):	1. Accompanying Plans: a. Locality Plan - 2310-288-DA-001(C) b. Site Plan - 2310-288-DA-002(K) c. Warehouse Roof Plan - 2310-288-DA-003(C) d. Pedestrian Access Plan 2310-288-DA-005(D) e. Workshop and Warehouse Layout Plan 2310-288-TE-001(K) f. Office Plans - 2310-288-DA-100(I) g. Warehouse and Workshop Sections - 2310-288-DA-200(A) h. Warehouse Elevations - 2310-288-DA-201(E) i. Office Elevations 2 - 2310-288-DA-203(E) j. Exciter Test Enclosure & Wash Bay Elevations - 2310-288-DA-204(A) k. Warehouse Signage Elevations - 2310-288-DA-204(C) l. Details - 2310-288-DA-300 (B) Supplementary Information: 2. Cover Letter dated 3 December 2024

Officer Recommendation

It is recommended that the Metro Outer Development Assessment Panel resolves to:

Approve DAP Application reference DAP/24/02743 and Accompanying Plans in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and the provisions of Clause 10.3 of the City of Swan Local Planning Scheme No. 17, for the proposed minor amendment to the approved 'Proposed Industry-General' at Lot 801 (No.391) Stirling Crescent and Lot 4 Talbot Road, Hazelmere subject to the following new conditions to supplement the approval dated 5 November 2024:

New Conditions (18 – 19)

18. The extent of illumination shall be limited to internal backlit illumination only unless further approval is granted from the City of Swan.

19. The sign(s), earthworks and footings must be located entirely within the subject lot and must not encroach upon the road reserve or any other land.

All other conditions and requirements detailed on the previous approval dated 8 November 2024 shall remain unless altered by this application.

Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme Zone/Reserve	Industrial
Local Planning Scheme	City of Swan Local Planning Scheme No.17
Local Planning Scheme Zone/Reserve	General Industrial
Structure Plan/Precinct Plan	Hazelmere Enterprise Area Structure Plan (2011)
Structure Plan/Precinct Plan Land Use Designation	General Industry
Use Class (proposed) and permissibility:	Warehouse "P"
Lot Size:	69,128m^2
Existing Land Use:	Vacant Land
State Heritage Register	No
Local Heritage	☒ N/A
Design Review	☒ N/A
Bushfire Prone Area	No
Swan River Trust Area	No

Background:

Development Approval was granted by the Metro Outer Development Assessment Panel on 8 November 2024 for the 'Proposed Industry-General', comprising of a

primary Workshop area and incidental Storage and Office areas situated within the northern aspect of Lot 4 Talbot Road and Lot 801 (No.391) Stirling Crescent.

The approval included the provision of 119 parking bays, with an additional 45 parking bays proposed in a future parking area as a contingency should the tenants staffing requirements grow in the future.

The subject site forms part of a subdivision approval issued on 1 February 2023 by the Western Australian Planning Commission (WAPC Ref 162925) for the amalgamation of the two (2) lots comprising the subject site. The approval was conditioned to ensure the site was graded and filled, stabilised, and drained to ensure that industrial development could be accommodated.

Proposal:

The applicant has submitted a MODAP Form 2 to consider a range of amendments to the approved development as below:

Building Layout Changes

- A 50m^2 dock office has been added to the southern side of the warehouse to support warehouse employees

- Office 2 has been rearranged to improve direct access to lockers for workshop staff arriving at work via the eastern carpark from the carpark and to provide a new entry point to the office for visitors and office staff. In addition, the outdoor area has been moved to the north of the office area

- The proposed washbay has been relocated from the eastern side of the workshop to the southern boundary of the leasehold site, as this provides for more efficient access and circulation

- A fully enclosed machine test facility (exciter) has been added alongside the revised location for the washbay which abuts the southern leasehold boundary

- An additional roller door has been added to the northern side of the warehouse and eastern side of the workshop (in the location where the washbay is currently approved).

- The sandblast and paint booth areas have both been decreased in size to 100m^2 each and an awning added to the east elevation.

- The plans have been clarified to note that the drainage swale adjacent to the rear car park will be separated by chainwire mesh fencing.

Wall Signage

Updating the plans to highlight tenant signage in the following manner:

- A 6m x 1.8m logo on the southern elevation of the warehouse adjacent to the main office

- A 7.8m x 2.4m logo on the western elevation of the warehouse, to the north of the adjacent main office; and

- A 3.6m x 1.1m backlit logo immediately above the primary entry point to the main office.

Upon review of the application, the plans were subsequently revised to transpose the proposed wash bay, exciter test enclosure and waste area 12.5m to the west along the southern leasehold boundary.

Legislation and Policy:

Legislation

Planning and Development Act 2005

Planning and Development (Local Planning Scheme) Regulations 2015

Planning and Development (Development Assessment Panels) Regulations 2011

State Government Policies

No State Planning Policies are applicable to this amendment.

Structure Plans/Activity Centre Plans

Hazelmere Enterprise Area Structure Plan (2011)

Local Policies

POL-TP-129 Vehicle Parking Standards
POL-TP-124 Building and Development Standards – Industrial Zones
POL-C-070 Advertising Signs within the Commercial and Industrial Zones

Consultation:

Public Consultation

No public consultation was undertaken as part of this amendment to the approved development.

Referrals/consultation with Government/Service Agencies

No referrals were required as part of this amendment to the approved development.

Design Review Panel Advice

Design Review Panel advice was not sought for this amendment to the approved development.

Planning Assessment:

Zoning

The subject land is zoned 'Industrial' under the Metropolitan Region Scheme and 'General Industrial' under the City of Swan Local Planning Scheme No.17 with a restricted use designation.

Land Use Classification and Permissibility

For the purposes of characterising the use of the land proposed by this amendment pursuant to Local Planning Scheme No.17, it is considered that the application is not altering the approved land use from the determination issued by the MODAP on November 8, 2024.

The 'Industry – General' use has already been considered and approved in the context of the General Industrial zone, Restricted Use No.14 and the surrounding area. This application is limited to the assessment of the proposed amendments.

Restricted Use No.14

The subject site is designated a Restricted Use under the City of Swan's Local Planning Scheme No.17 in which Schedule No.3 lists the particular conditions set with respect to that land. Restricted Use No.14 provides direction on stormwater and effluent disposal, site limitations regarding wastewater generation, stormwater disposal and effluent disposal and requirements for contamination and acid sulphate investigation. With regard to this application, the pertinent conditions for Restricted Use No.14 are listed below:

- Provision of a wastewater management plan which demonstrates that the wastewater generated onsite as a result of the proposed development not exceed a daily volume of 540 litres per 2000m^2 of site area;
- Development to connect to reticulated sewer where possible or where sewer is not available, connection to an Aerobic Treatment Unit (ATU) or Nutrient Effluent Disposal System where acceptable groundwater depths exist.
- A Stormwater Management Plan submitted to the satisfaction of the Local Government which demonstrates that stormwater can be contained onsite:
- The provision of a landscape plan in association with any stormwater compensation basin;
- Site investigation and remediation report with respect to potential soil and groundwater contamination on site;
- Investigation of ground water levels and requirements for future fill and/or subsoil drainage; and
- Acid sulphate Soils Self-Assessment, soils report and Management Plan.

City of Swan staff are satisfied that the proposed amendment does not compromise the requirements of 'dry industry' and the generated wastewater intended for disposal on-site at a daily volume will not exceed 540 litres per 2,000m^2 of site area.

Various conditions on the original development approval ensured the development is sensitive to its surrounding environment and will not prejudice the Restricted Use No.14 conditions. These conditions will remain unchanged.

Local Planning Policy POL-TP-124 Building and Development Standards – Industrial Zones

The City of Swan's Policy POL-TP-124 Building and Development Standards – Industrial Zones establishes building and development standards within Industrial zoned land in the City of Swan and seeks to ensure the development is consistent with the objectives of the zone in the context of Built Form and Landscaping.

Built Form

The proposal has been assessed against POL-TP-124 and is found to comply with the required plot ratio and minimum setbacks. The building layout changes do not serve to compromise the landscape design, vehicle circulation or the stormwater design.

According to the applicant, the transposed exciter test bed, wash bay and waste area do not need to be associated with the main workshop and due to space constraints along the east elevation it is functionally more appropriate to co-locate these elements to the southern leasehold boundary. The implications this transposition will have on the hardstand storage and truck circulation area is discussed in the 'Vehicle Parking Standards' part of this report.

Consequently, the built form amendments are considered to not substantially change the proposal as it was previously approved and the City supports the proposed amendments.

Landscaping

No amendment is proposed to the already approved Landscaping. A condition of the original development approval ensured the quantity and quality of the landscaping would be substantiated and reinforced through a landscaping plan prior to a building permit being issued. This condition will remain unchanged.

Local Planning Policy – POL-TP-129 Vehicle Parking Standards

The parking rate for the 'Industry – General' land use is 3 spaces per 100 square metres GLA; or 2 spaces per person employed; or a minimum of 6 spaces; whichever is greater. For the proposed 14,500m^2 of GLA, it equates to a requirement of 435 bays.

The Metro Outer DAP previously resolved to approve a nominal parking shortfall of 271 bays based largely on the applicant's contention that the provision of bays on-site was reflective of the actual demand whereby the applicant contended that they will initially have 82 staff operating from the proposed facility, with approximately 10 visitors per day.

The 5,000m^2 hardstand storage area intended for storage and truck circulation formed part of the City's position where it was acknowledged that it could, to some extent be allocated for car parking use in the future should the actual parking demand exceed the provision of 164 bays. With the repositioning of the enclosed wash bay and the introduction of the exciter test enclosure, the allocated hardstand storage area has had a nominal reduction in area of approximately 250m^2.

City Staff note that a portion of the space previously accepted as an impromptu parking and heavy vehicle circulation area has been functionally impaired for this purpose when accounting for the nexus between the parking area, the office, and the exciter test enclosure. It is therefore considered that the 5,000m^2 space previously attributed to storage and truck circulation is instead closer to 2,500m^2 when accounting for the space actually fit for purpose without impeding the ingress and egress of heavy vehicles to and from site and by extension the fundamental use of the greater development.

The applicant contends that the 12.5m separation distance between the contingency parking bays and the proposed waste area is of sufficient dimension to account for up to an additional 30 parking bays without impeding the functionality of the site, thereby reinforcing the City's previously held position that it could, to some extent be allocated for car parking use should the car parking demand ever exceed the provision of 164 bays.

The disposition of City Staff is that even when factoring in the diminished overflow parking area, the 45 contingency bays and approximately 30 overflow parking spaces is of a sufficient size and dimension to support the proposed development in the event that the actual parking demand exceeds the provision of 164 bays and therefore the City supports the proposed amendment.

Local Planning Policy POL-C-070 Advertising Signs within the Commercial and Industrial Zones

The City of Swan's Policy POL-C-070 Advertising Signs within the Commercial and Industrial Zones establishes a position on advertising signs located on private land and within thoroughfares within the Commercial and Industrial Zones and seeks to contribute towards a well signed industrial precinct through the effective control of advertising signs.

With regard to the proposed tenant signage, each of the three (3) signs is consistent with the provisions of the policy and the scale of the signage is considered appropriate where they are situated in the development.

Noting the nature of backlit illumination proposed for the signage at the primary entry point to the main office on the west elevation, City Staff support the illumination subject to conditions to ensure that it will not confuse or distract motorists and the operators of heavy vehicles.

Conclusion:

The application is considered capable of support for the following reasons:

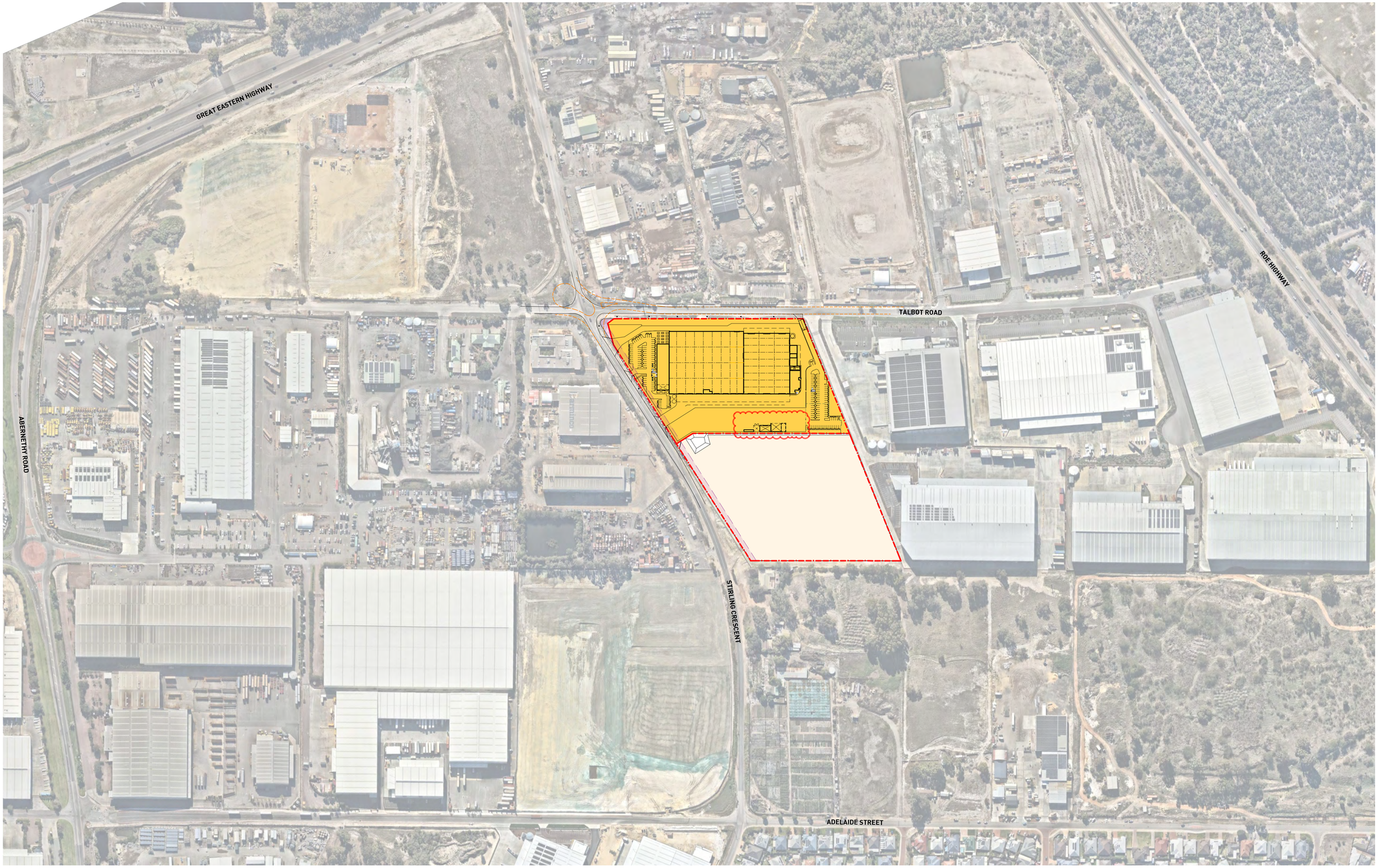
- The proposed amendment is consistent with the intent of the zone and the Hazelmere Enterprise Area Structure Plan;

- The proposed amendment has not prejudiced or otherwise compromised the conditions of Restricted Use No.14; and

- The proposed amendment is consistent with the relevant Local Planning Policies.

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FOR DEVELOPMENT APPLICATION ONLY
SUBJECT TO STATUTORY APPROVAL



SUBJECT SITE
FUTURE DEVELOPMENT
EXTENT OF EASEMENT
FUTURE ROAD WIDENING

NOTE:
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PROPOSED DEVELOPMENT

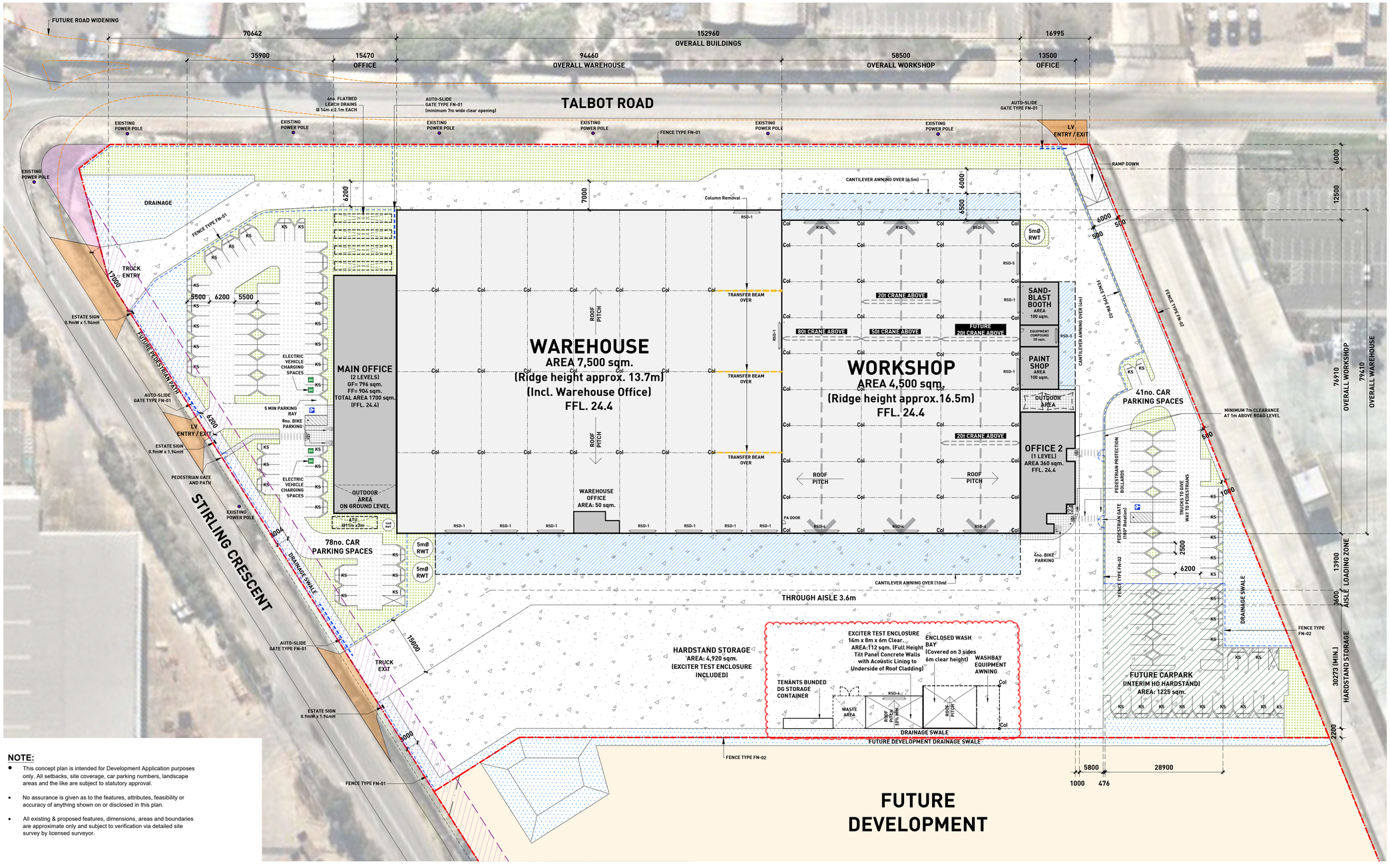
391 STIRLING CRESCENT, HAZELMERE WA

LOCALITY PLAN

DRAWING TYPE: DEVELOPMENT APPLICATION
DRAWING NUMBER: 2310-288-DA-001
REVISION: C
DATE: 07.01.2025
SCALE: 1:2500 @ A1 / 1:5000 @ A3
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SCALE BAR @ A1

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DEVELOPMENT SUMMARY

Total Drainage Basin Swale Area	1,995	sqm. approx.
Total Dry Landscape Area	3,325	sqm. approx.
Total Pedestrian & Outdoor Paving Area	310	sqm. approx.
Net Developable Site Area	29,920	sqm. approx.
TOTAL SITE AREA	35,550	sqm. approx.
Warehouse Area (Incl. Warehouse Office)	7,500	sqm.
Workshop Area	4,500	sqm.
Paint Shop Area	100	sqm.
Sandblast Booth Area	100	sqm.
Equipment Compound Area	50	sqm.
Main Office Area (2 Levels)	1,700	sqm.
Office 2 (1 Level)	360	sqm.
Enclosed Wash Bay Area	138	sqm.
TOTAL BUILDING AREA	14,448	sqm.
Total Heavy Duty Paving Area (Inc. Hardstand Storage, Exciter Test Enclosure & Future Carpark Interim Hardstand)	12,625	sqm. approx.
Total Light Duty Paving Area	3,665	sqm. approx.
Total Awning Area (10m)	1,435	sqm. approx.
Total Awning Area (6.5m)	380	sqm. approx.
Total Awning Area (4m)	105	sqm. approx.
Washbay Equipment Awning	58	sqm.
Total Car Parking Provided	119	spaces
Total Future Parking Spaces	45	spaces

LANDSCAPING
Landscaping to be in accordance with requirements of Swan City Council. Refer to Landscape Consultant's drawings and specifications for full details.

LIGHTING
External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the Responsible Authority. Building mounted flood lights to be provided within the car park area.

CAR PARKING
Car parking spaces to be 5500mm long x 2500mm wide (unless noted otherwise) and be in accordance with Table 2 to Clause 52.06 of Swan City Council Planning Scheme.

Disabled car parking spaces to be 5500mm long x 2400mm wide, with a shared vacant space of equal size to one side of the allocated disabled space in accordance with A.S. 2890.6 (2009). Disabled car parking spaces may encroach into an accessway width by 500mm as specified in Table 2 to Clause 52.06 of Swan City Council Planning Scheme.

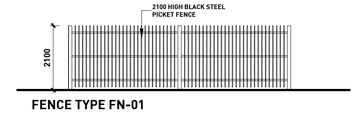
All car parking bays to be line marked in 80mm wide white weatherproof paint in accordance with A.S. 2890.1 (2004).

VEHICLE CROSSINGS AND ACCESS
All new vehicle crossings shall be to the requirements of the relevant Statutory Authority.

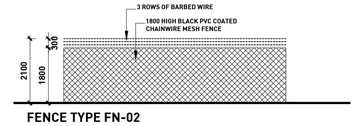
LOADING BAYS
All loading bays to be 7600mm long x 3600mm wide and line marked in accordance with A.S. 2890.1 (2004).

PLANT & EQUIPMENT
All external plant and equipment to be screened or positioned to prevent unreasonable visual impact.

DISABILITY ACCESS
All building entrances are to be in accordance with A.S. 1428.1 (2009).



FENCE TYPE FN-01
TYPICAL STREET FRONT FENCE & GATE ELEVATION
SCALE 1:100



FENCE TYPE FN-02
TYPICAL SIDE & REAR BOUNDARY FENCE ELEVATION
SCALE 1:100

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FUTURE ROAD WIDENING
EXTENT OF DRAINAGE SWALE AREA
EXTENT OF EASEMENT
EXTENT OF HEAVY DUTY PAVING AREA (Concrete Hardstand)
EXTENT OF LIGHT DUTY PAVING AREA
EXTENT OF LANDSCAPE AREA
EXTENT OF WAREHOUSE AWNING/CANOPY AREA
FUTURE CARPARK. INTERIM HEAVY DUTY HARDSTAND. ASPHALT PAVEMENT W/OUT BAY MARKING, TREES OR LANDSCAPE
EXISTING POWER POLES
EXTENT OF SHARED STORAGE/HV HARDSTAND
FENCING
KS KERB STOP
RSD-1 ROLLER SHUTTER DOOR 6mW x 6mH
RSD-2 ROLLER SHUTTER DOOR 8mW x 6mH
RSD-3 ROLLER SHUTTER DOOR 3mW x 6mH
RSD-4 ROLLER SHUTTER DOOR 8mW x 7mH
RSD-5 ROLLER SHUTTER DOOR 5mW x 6mH
RSD-6 ROLLER SHUTTER DOOR 5mW x 5mH
PROPOSED NEW CROSSOVERS
ESTATE SIGNAGE
TREE WELL AT 2.3m x 1.75m (250mm CONCRETE FLUSH KERB) TO BE PROVIDED TO CARPARKING

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PROPOSED DEVELOPMENT

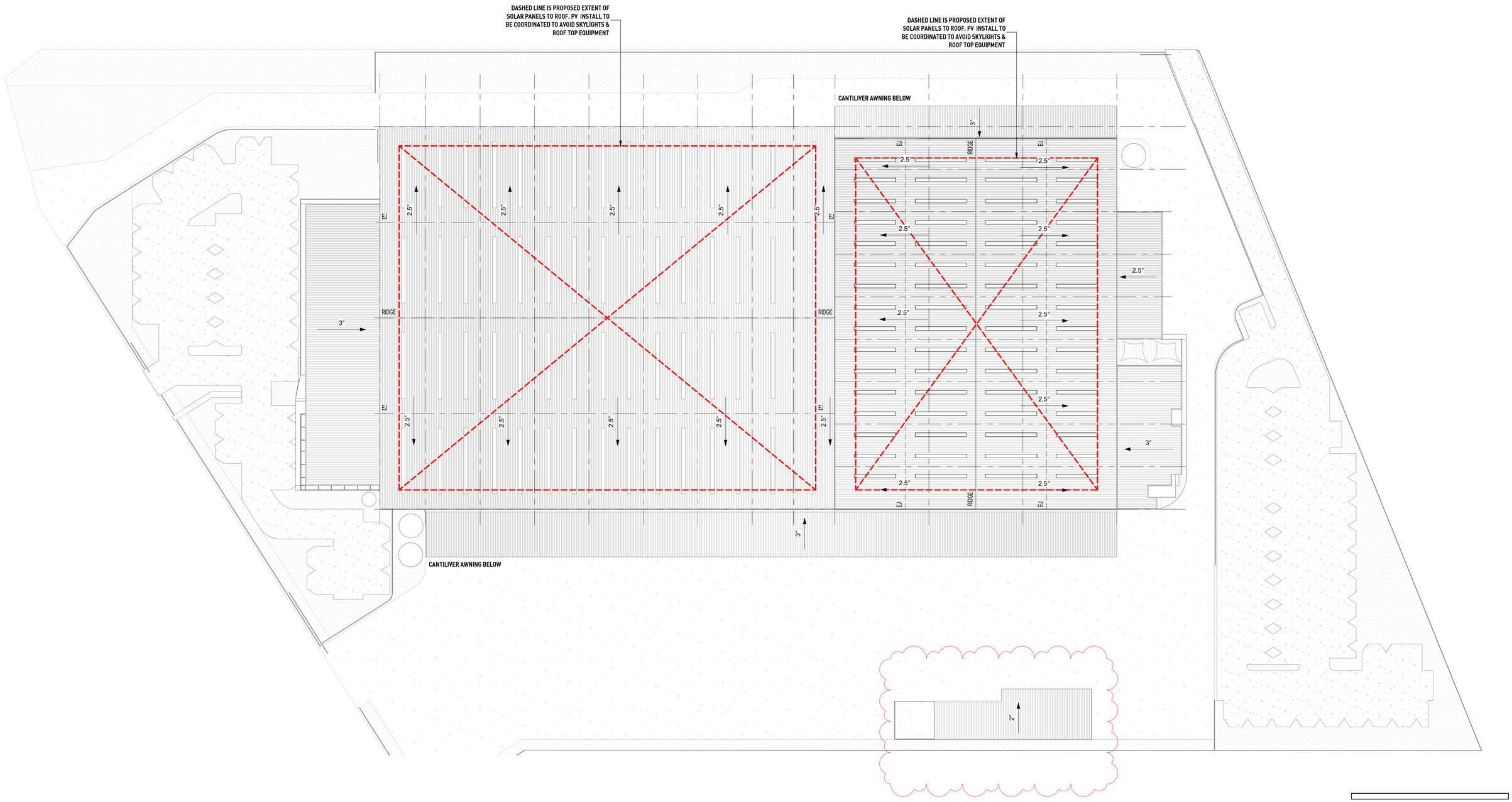
391 STIRLING CRESCENT, HAZELMERE WA

SITE PLAN

DRAWING TYPE: DEVELOPMENT APPLICATION
DRAWING NUMBER: 2310-288-DA-002
REVISION: K
DATE: 06.01.2025
SCALE: 1:500 @ A1 / 1:1000 @ A3
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SCALE BAR @ A1

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TRANSLUCENT ROOF SHEETING TO APPROX. 10% OF TOTAL WAREHOUSE ROOF AREA

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PROPOSED DEVELOPMENT

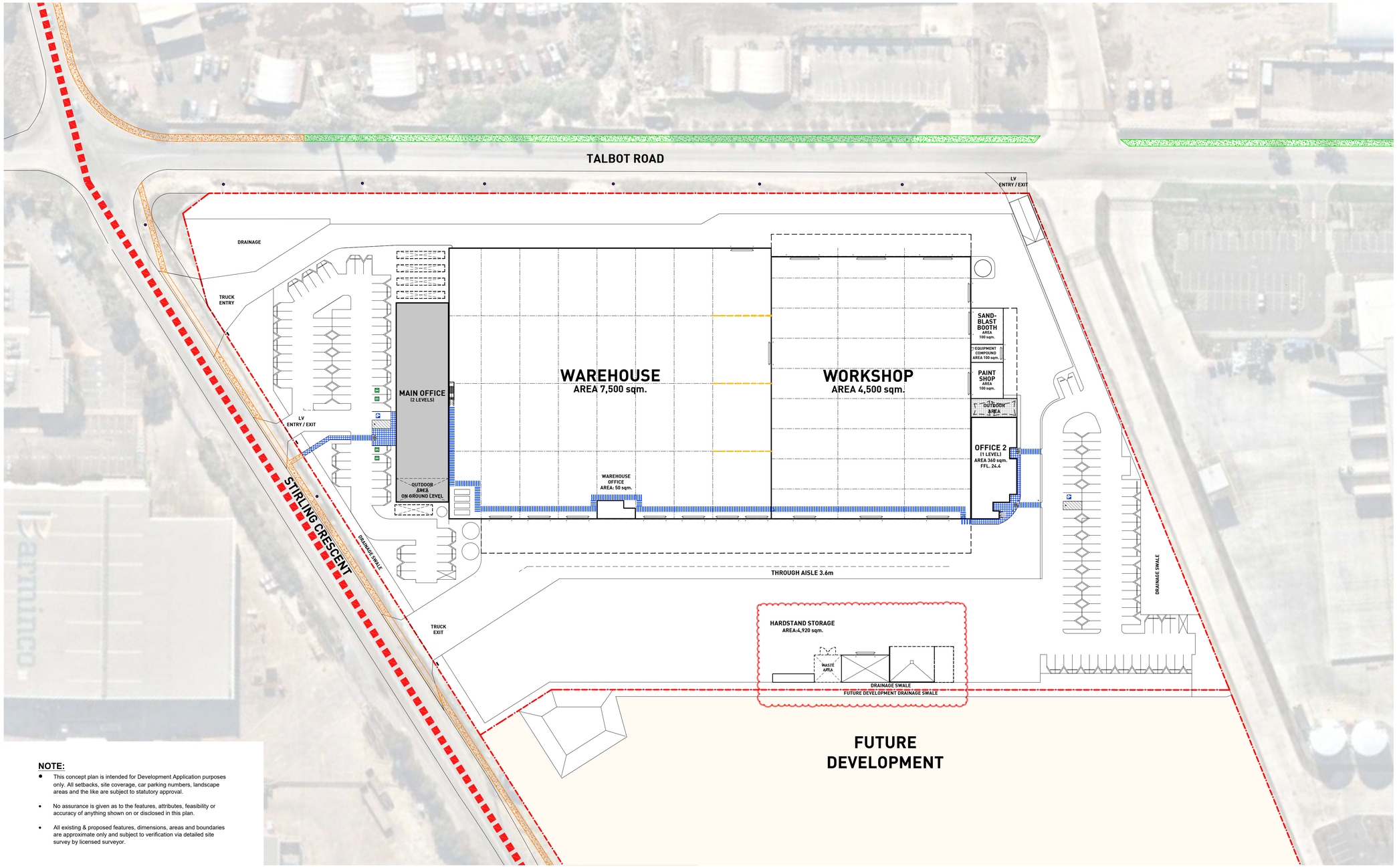
391 STIRLING CRESCENT, HAZELMERE WA

WAREHOUSE ROOF PLAN

DRAWING TYPE: DEVELOPMENT APPLICATION
DRAWING NUMBER: 2310-288-DA-003
REVISION: C
DATE: 07/01/2025
SCALE: 1:400 @ A1 / 1:800 @ A3
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SCALE BAR @ A1

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POSSIBLE FUTURE BUS ROUTE

EXTENT OF INTERNAL & EXTERNAL PEDESTRIAN MOVEMENTS

EXISTING PEDESTRIAN PATH

FUTURE PEDESTRIAN PATH TO BE PROVIDED BY CITY OF SWAN

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PROPOSED DEVELOPMENT

391 STIRLING CRESCENT, HAZELMERE WA

PEDESTRIAN ACCESS PLAN

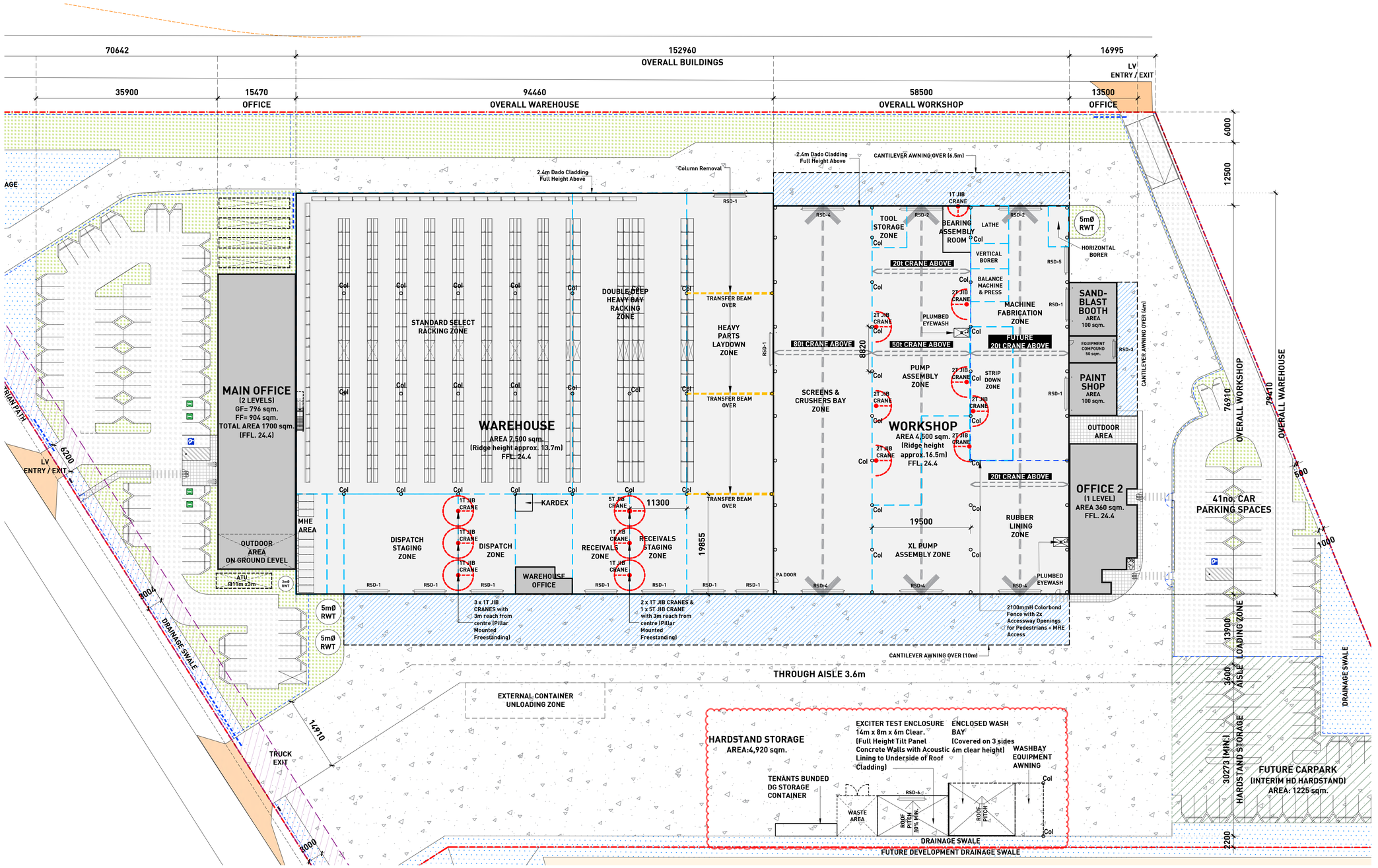
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DRAWING NUMBER: 2310-288-DA-005
REVISION: D

DATE: 07.01.2025
SCALE: 1:600 @ A1 / 1:1200 @ A3

0 30 60
SCALE BAR @ A1

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FOR TENDERING ONLY
SUBJECT TO STATUTORY APPROVAL



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EXTENT OF WAREHOUSE AWNING/CANOPY AREA

INTERNAL ZONES

2100mmH COLORBOND FENCE (WITH PEDESTRIAN & MHE OPENINGS TBA)

COLUMN LOCATIONS

RSD-1 ROLLER SHUTTER DOOR 6mW x 6mH

RSD-2 ROLLER SHUTTER DOOR 8mW x 6mH

RSD-3 ROLLER SHUTTER DOOR 3mW x 6mH

RSD-4 ROLLER SHUTTER DOOR 8mW x 7mH

RSD-5 ROLLER SHUTTER DOOR 5mW x 6mH

RSD-6 ROLLER SHUTTER DOOR 5mW x 5mH

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PROPOSED DEVELOPMENT

391 STIRLING CRESCENT, HAZELMERE WA

WAREHOUSE & WORKSHOP

LAYOUT PLAN

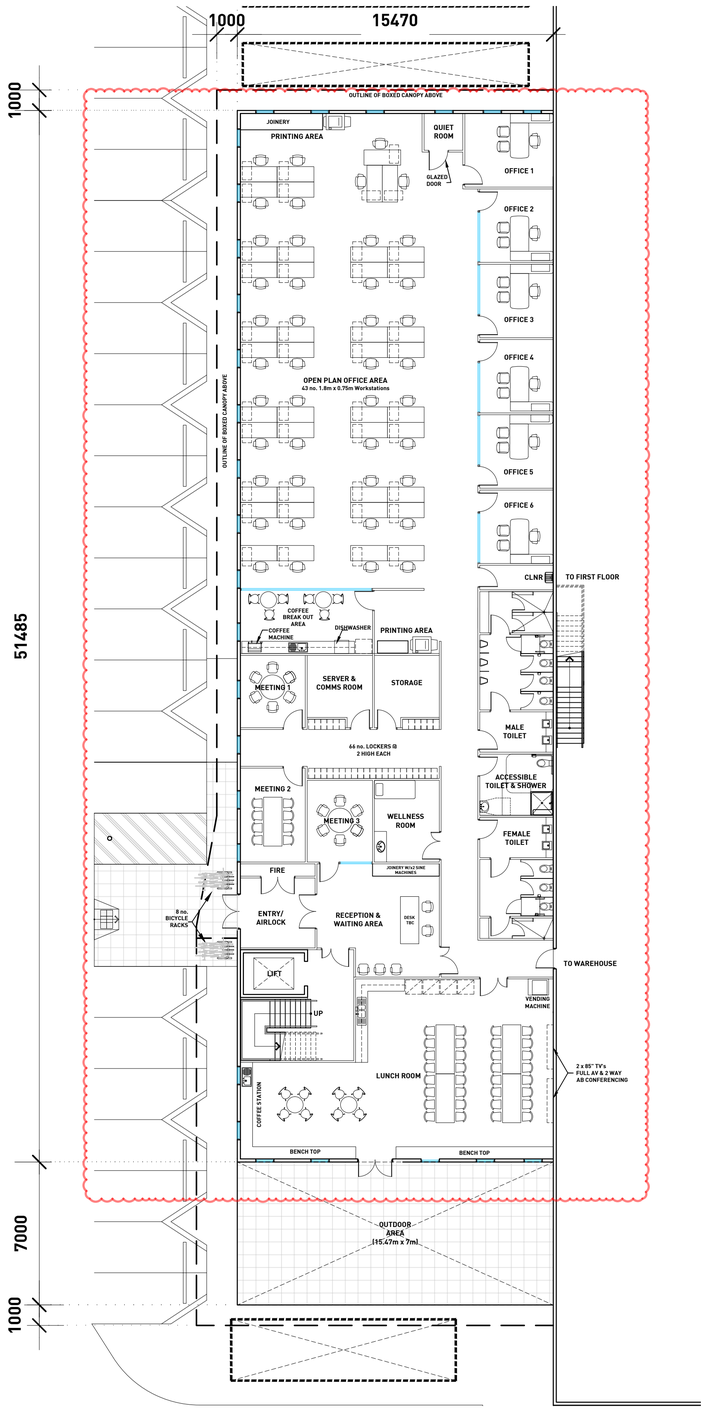
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DRAWING NUMBER: 2310-288-TE-001
REVISION: K
DATE: 07.01.2025
SCALE: 1:400 @ A1 / 1:800 @ A3
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SCALE BAR @ A1

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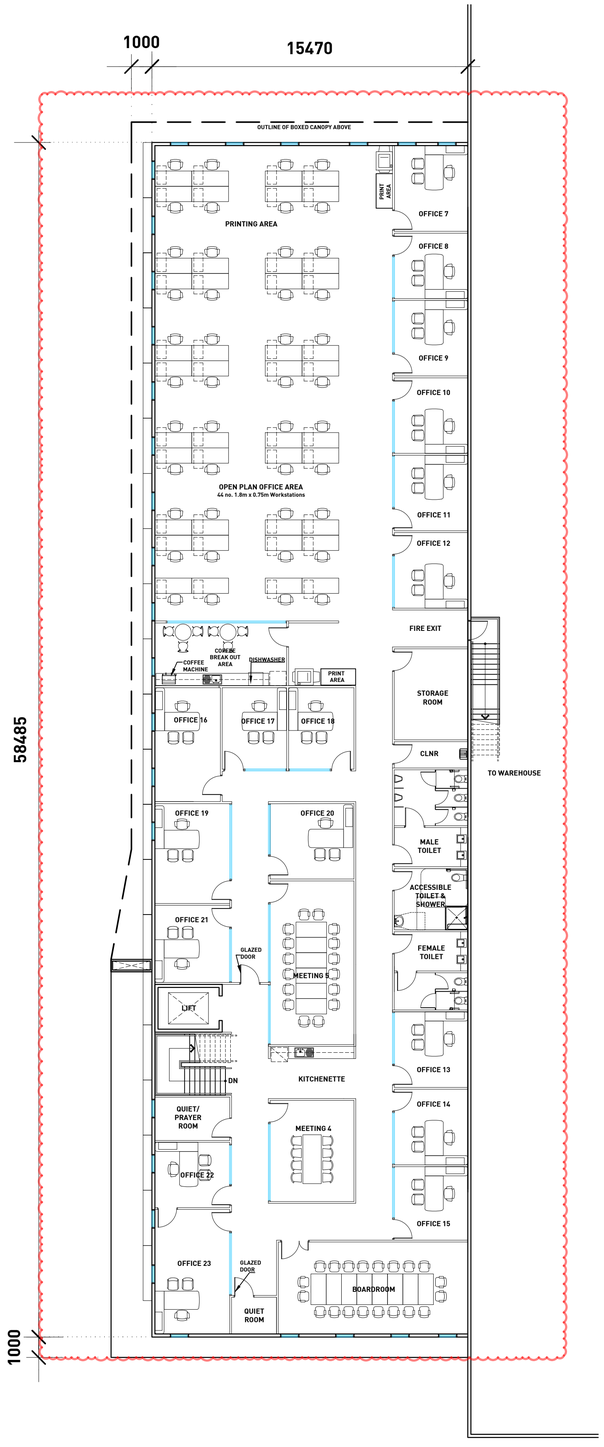
FOR DEVELOPMENT APPLICATION ONLY
SUBJECT TO STATUTORY APPROVAL

NOTE:

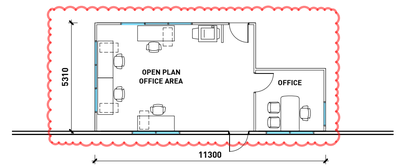
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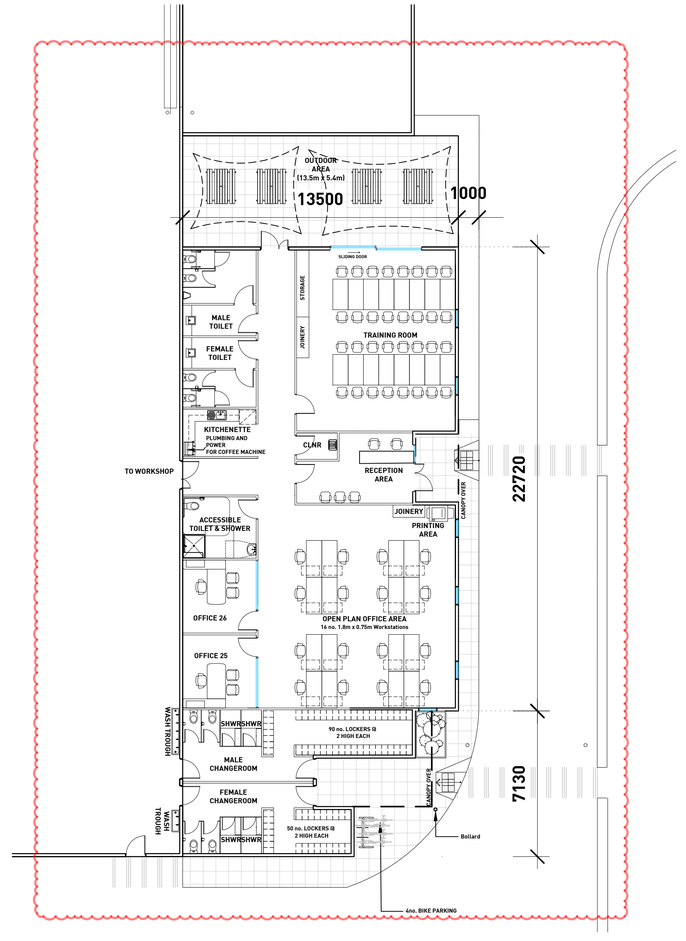
01 MAIN OFFICE GROUND FLOOR PLAN
-- SCALE 1:150



02 MAIN OFFICE FIRST FLOOR PLAN
-- SCALE 1:150



04 DOCK OFFICE
-- SCALE 1:150



03 OFFICE 2 GROUND FLOOR PLAN
-- SCALE 1:150

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PROPOSED DEVELOPMENT

391 STIRLING CRESCENT, HAZELMERE WA

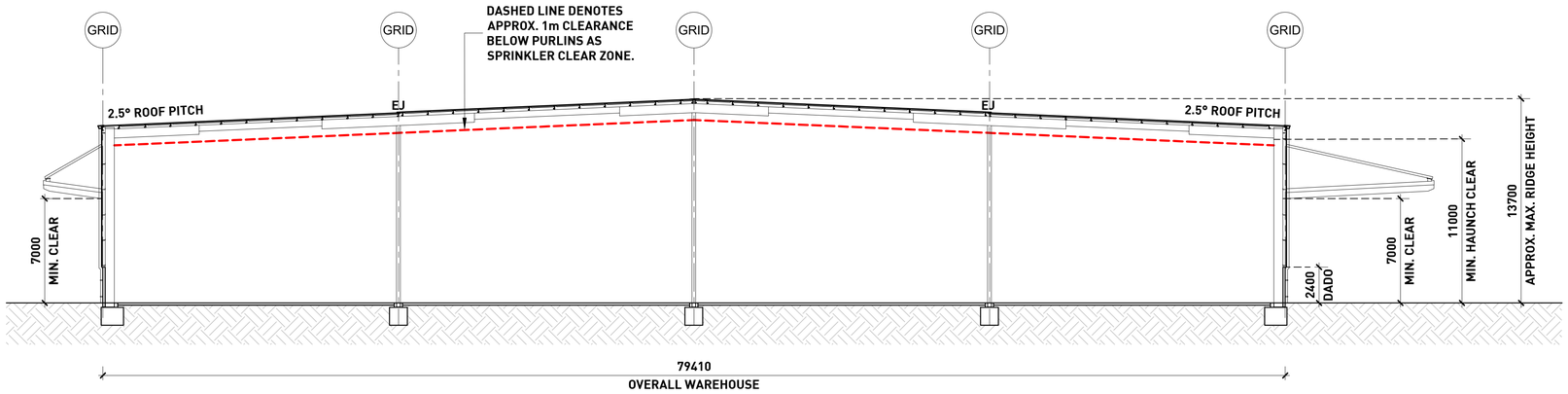
OFFICE PLANS

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REVISION: I

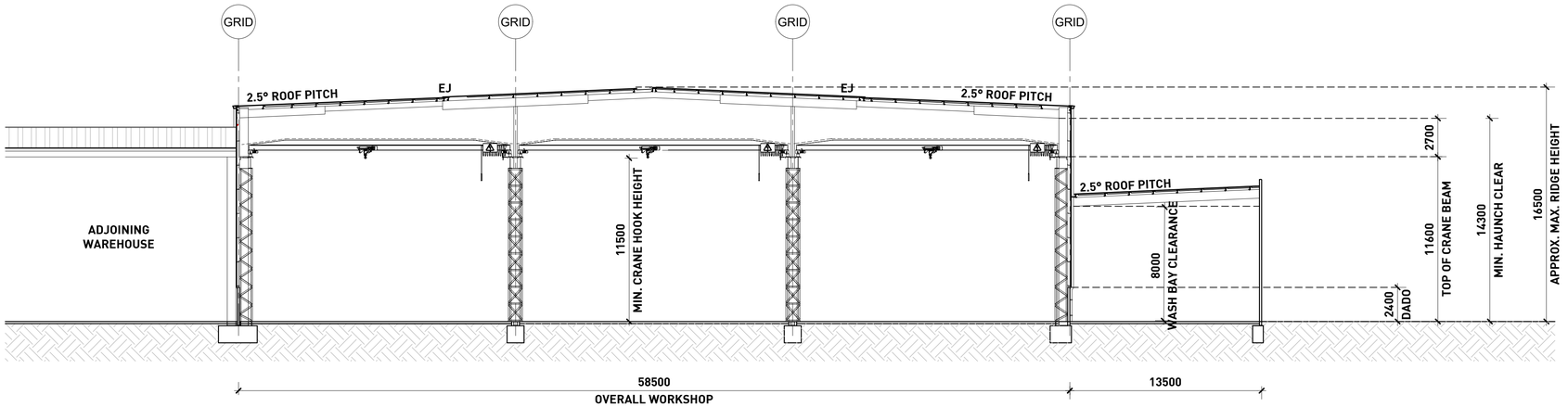
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01 -- WAREHOUSE SECTION
SCALE 1:200



02 -- WORKSHOP SECTION
SCALE 1:200

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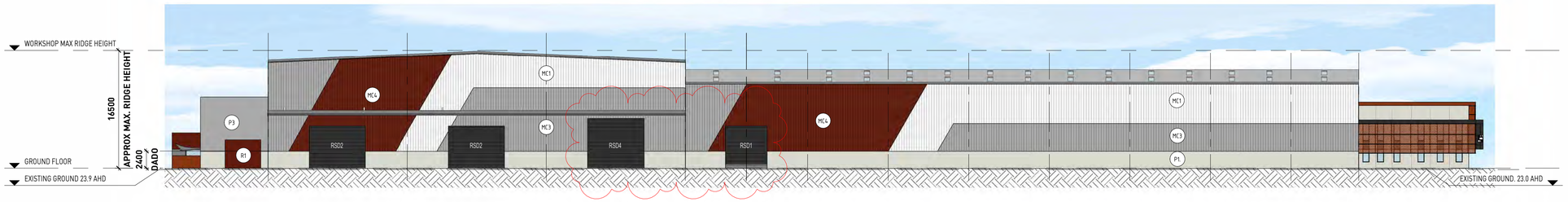
PROPOSED DEVELOPMENT
391 STIRLING CRESCENT, HAZELMERE WA

WAREHOUSE &
WORKSHOP SECTIONS

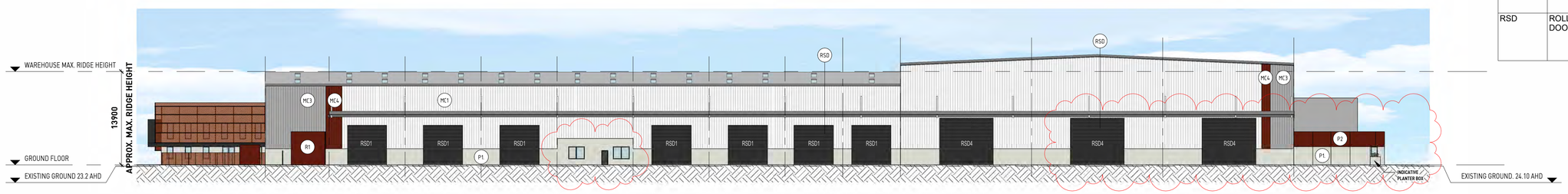
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REVISION: A
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SCALE BAR @ A1

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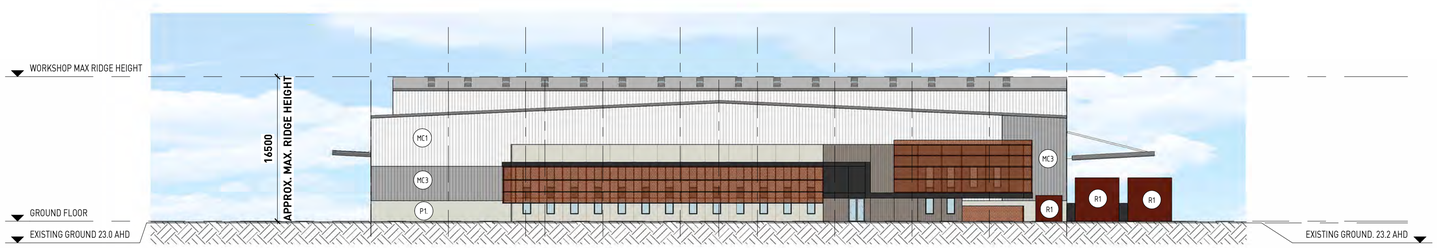
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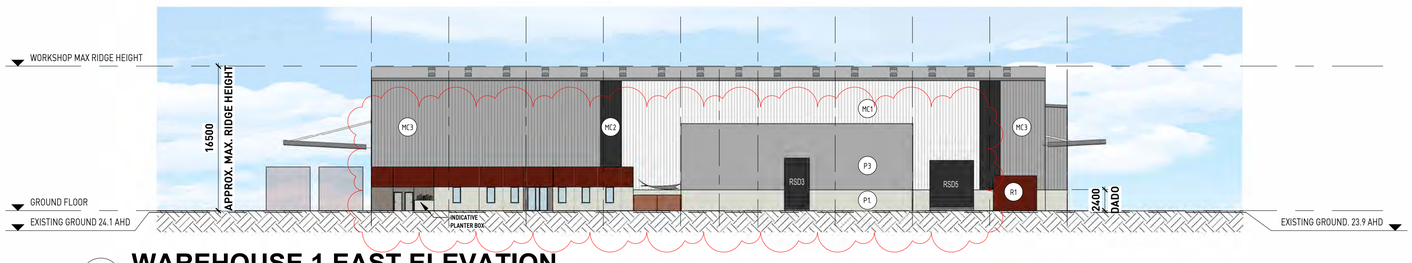
1 WAREHOUSE 1 NORTH ELEVATION
1 :350



2 WAREHOUSE 1 SOUTH ELEVATION
1 : 350



3 WAREHOUSE 1 WEST ELEVATION
1 : 350



4 WAREHOUSE 1 EAST ELEVATION
1 : 350

MATERIAL AND COLOUR SCHEDULE			
Material: Code	ITEM/ LOCATION	MATERIAL DESCRIPTION	FINISHES
MC1	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'SURFMIST' FINISH OR EQUIVALENT	
MC2	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'MONUMENT' FINISH OR EQUIVALENT	
MC3	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'BASALT' FINISH OR EQUIVALENT	
MC4	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'MANOR RED' FINISH OR EQUIVALENT	
P1.	PRECAST CONCRETE PANEL	PRECAST CONANELS IN PAINT FINISH TO MATCH COLORBOND 'SURFMIST' OR EQUIVALENT.	
R1	RAINWATER TANK CLADDING	RAINWATER TANK CLADDING IN COLORBOND 'MANOR RED' FINISH OR EQUIVALENT	
RF	ROOF SHEETING	IN 'ZINCALUME' WITH TRANSLUCENT ROOF SHEETING TO APPROX. 10% OF ROOF AREA.	
RSD	ROLLER SHUTTER DOOR	METAL ROLLER SHUTTER DOOR IN POWDERCOAT FINISH TO MATCH COLORBOND 'MONUMENT'	

ROLLER DOOR TYPES	
RSD 1	ROLLER SHUTTER DOOR 6mW x 6mH
RSD 2	ROLLER SHUTTER DOOR 8mW x 6mH
RSD 3	ROLLER SHUTTER DOOR 3mW x 6mH
RSD 4	ROLLER SHUTTER DOOR 8mW x 7mH
RSD 5	ROLLER SHUTTER DOOR 5mW x 6mH

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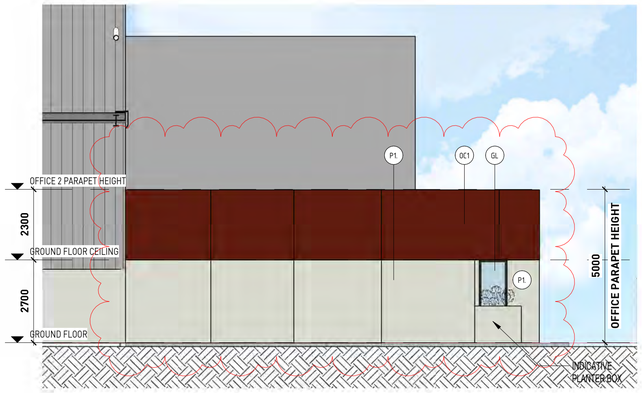
PROPOSED DEVELOPMENT
391 STIRLING CRESCENT, HAZELMERE WA

WAREHOUSE ELEVATIONS

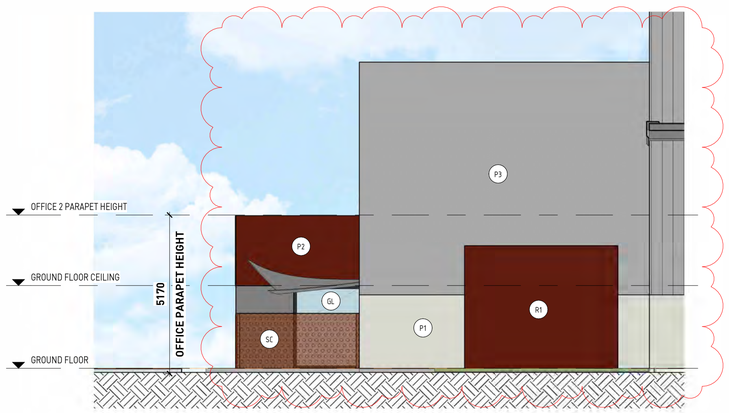
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REVISION: E
DATE: 25/11/2024
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SCALE BAR @ A1

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1 OFFICE 2 SOUTH ELEVATION
1 : 100



2 OFFICE 2 NORTH ELEVATION
1 : 100

OFFICE MATERIAL AND COLOUR SCHEDULE			
MAT	ITEM/ LOCATION	MATERIAL DESCRIPTION	FINISHES
GL	GLAZING PANELS	ALUMINUM FRAMED OFFICE GLAZING SUITE IN BLACK POWDERCOAT FINISH	
OC1	METAL WALL CLADDING (VERTICAL)	OFFICE METAL WALL CLADDING IN COLORBOND 'MANOR RED' FINISH OR EQUIVALENT	
OC2	MONUMENT - DULUX POWDERCOAT RANGE	LIGHTWEIGHT OFFICE CLADDING NON-COMBUSTIBLE METALLIC CLADDING IN COLORBOND 'MONUMENT' OR MANUFACTURER'S EQUIVALENT	
P1	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'SURFMIST' OR EQUIVALENT.	
P2	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLOURBOND MANOR RED' OR EQUIVALENT	
P3	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'BASALT' OR EQUIVALENT.	
P4	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'SHALE GREY' OR EQUIVALENT.	
PCT	PRECAST CONCRETE PANEL WITH TEXTURE FINISH	NATURAL OFF-FORM GREY FINISH (UNPAINTED) AS SHOWN TO OFFICE.	
SC	PERFORATED METAL SCREEN	PROPRIETARY PERFORATED MESH SYSTEM IN MANUFACTURER'S STANDARD WEATHERED COLOUR FINISH TO OFFICE	



3 OFFICE 2 EAST ELEVATION
1 : 100

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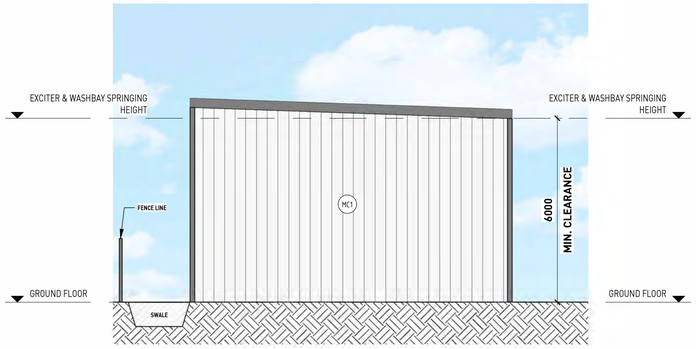
PROPOSED DEVELOPMENT
391 STIRLING CRESCENT, HAZELMERE WA

OFFICE 2 ELEVATIONS

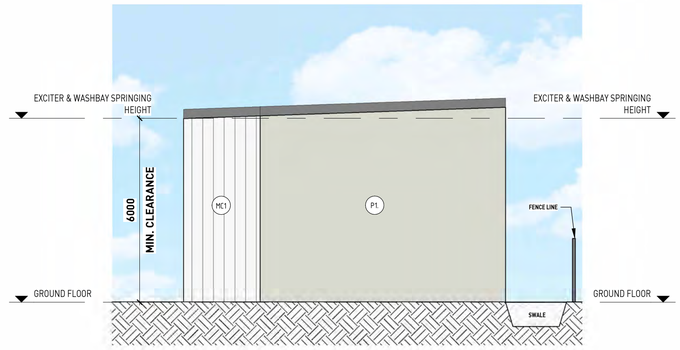
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REVISION: E
DATE: 25/11/2024
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SCALE BAR @ A1

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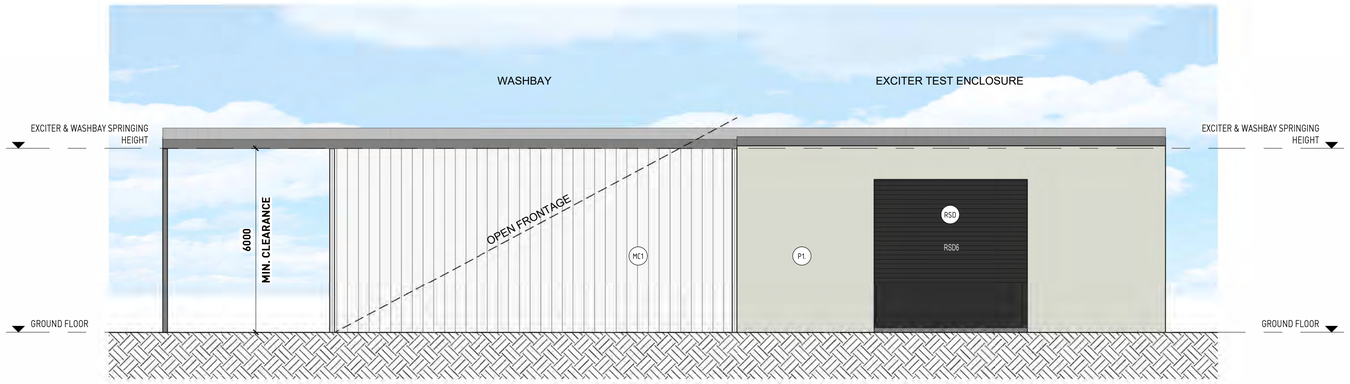
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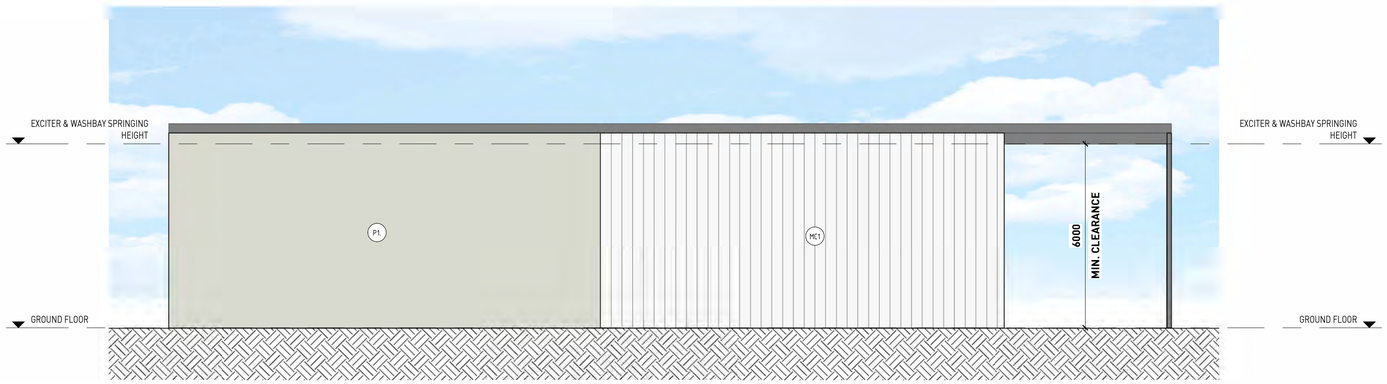
1 EXCITER & WASH BAY EAST ELEVATION
1 : 100



2 EXCITER & WASH BAY WEST ELEVATION
1 : 100



3 EXCITER & WASH BAY NORTH ELEVATION
1 : 100



4 EXCITER & WASH BAY SOUTH ELEVATION
1 : 100

MATERIAL AND COLOUR SCHEDULE

Material: Code	ITEM/ LOCATION	MATERIAL DESCRIPTION	FINISHES
MC1	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'SURFMIST' FINISH OR EQUIVALENT	
MC2	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'MONUMENT' FINISH OR EQUIVALENT	
MC3	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'BASALT' FINISH OR EQUIVALENT	
MC4	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'MANOR RED' FINISH OR EQUIVALENT	
P1.	PRECAST CONCRETE PANEL	PRECAST CONANELS IN PAINT FINISH TO MATCH COLORBOND 'SURFMIST' OR EQUIVALENT.	
R1	RAINWATER TANK CLADDING	RAINWATER TANK CLADDING IN COLORBOND 'MANOR RED' FINISH OR EQUIVALENT	
RF	ROOF SHEETING	IN 'ZINCALUME' WITH TRANSLUCENT ROOF SHEETING TO APPROX. 10% OF ROOF AREA.	
RSD	ROLLER SHUTTER DOOR	METAL ROLLER SHUTTER DOOR IN POWDERCOAT FINISH TO MATCH COLORBOND 'MONUMENT'	

ROLLER DOOR TYPES	
RSD 6	ROLLER SHUTTER DOOR 5mW x 5mH

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PROPOSED DEVELOPMENT
391 STIRLING CRESCENT, HAZELMERE WA

EXCITER TEST ENCLOSURE & WASH BAY ELEVATIONS

DRAWING TYPE: DEVELOPMENT APPLICATION
DRAWING NUMBER: 2310-288-DA-204
REVISION: A
DATE: 25/11/2024
SCALE: 1:100 @ A1 / 1:200 @ A3
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SCALE BAR @ A1

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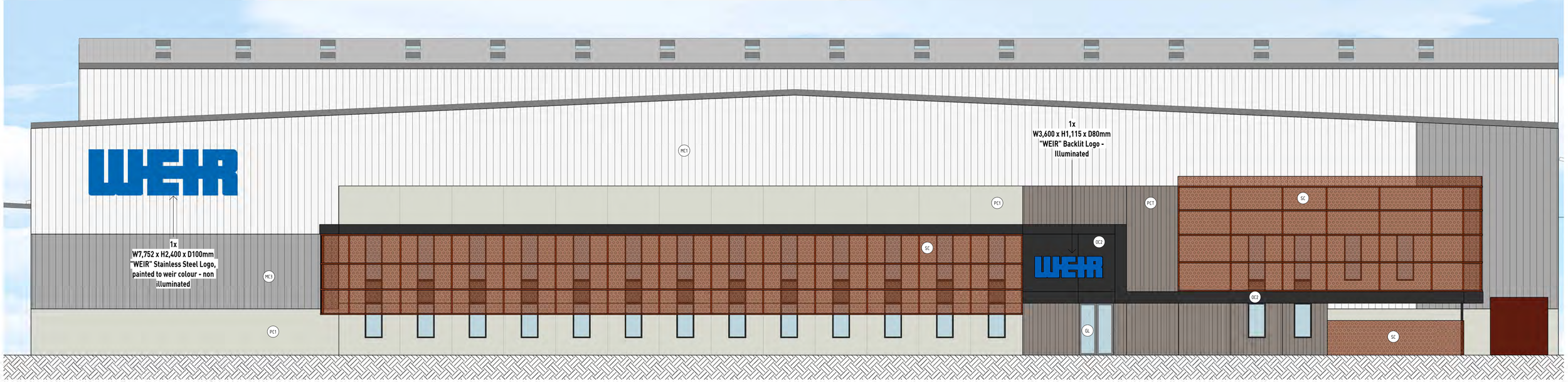


1 NORTH ELEVATION
1 : 100



2 SOUTH ELEVATION
1 : 100

MATERIAL AND COLOUR SCHEDULE			
MAT	ITEM/ LOCATION	MATERIAL DESCRIPTION	FINISHES
GL	GLAZING PANELS	ALUMINUM FRAMED OFFICE GLAZING SUITE IN BLACK POWDERCOAT FINISH	
MC1	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'SURFMIST' FINISH OR EQUIVALENT	
MC3	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'BASALT' FINISH OR EQUIVALENT	
MC4	METAL WALL CLADDING (VERTICAL)	WAREHOUSE METAL WALL CLADDING IN COLORBOND 'MANOR RED' FINISH OR EQUIVALENT	
OC2	MONUMENT - DULUX POWDERCOAT RANGE	LIGHTWEIGHT OFFICE CLADDING NON-COMBUSTIBLE METALLIC CLADDING IN COLORBOND 'MONUMENT' OR MANUFACTURER'S EQUIVALENT	
P1	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'SURFMIST' OR EQUIVALENT.	
P2	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLOURBOND MANOR RED' OR EQUIVALENT	
P3	PRECAST CONCRETE PANEL	PRECAST CONCRETE PANELS IN PAINT FINISH TO MATCH COLORBOND 'BASALT' OR EQUIVALENT.	
PCT	PRECAST CONCRETE PANEL WITH TEXTURE FINISH	NATURAL OFF-FORM GREY FINISH (UNPAINTED) AS SHOWN TO OFFICE.	
R1	RAINWATER TANK CLADDING	RAINWATER TANK CLADDING IN COLORBOND 'MANOR RED' FINISH OR EQUIVALENT	
RSD	ROLLER SHUTTER DOOR	METAL ROLLER SHUTTER DOOR IN POWDERCOAT FINISH TO MATCH COLORBOND 'MONUMENT'	
SC	PERFORATED METAL SCREEN	PROPRIETARY PERFORATED MESH SYSTEM IN MANUFACTURER'S STANDARD WEATHERED COLOUR FINISH TO OFFICE	



3 WEST ELEVATION
1 : 100

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PROPOSED DEVELOPMENT
391 STIRLING CRESCENT, HAZELMERE WA

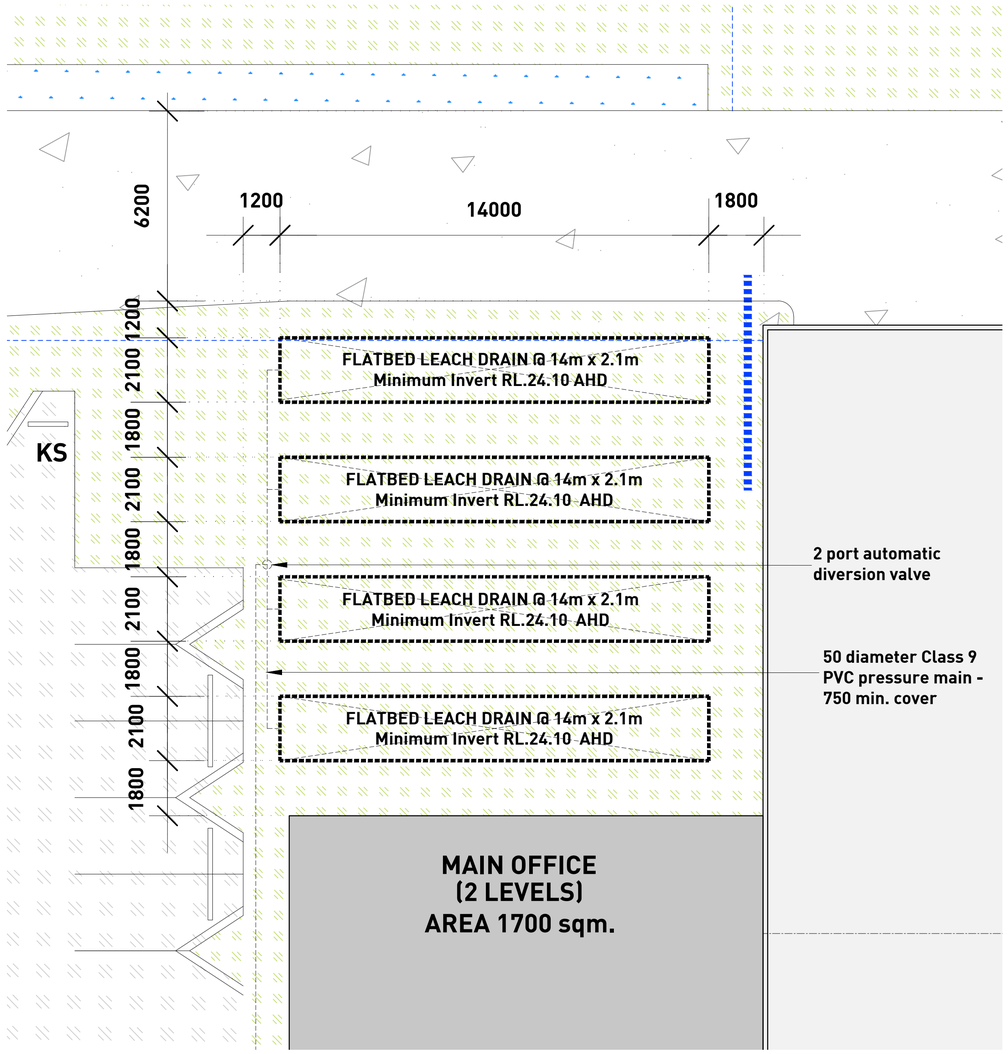
WAREHOUSE SIGNAGE ELEVATIONS

DRAWING TYPE: DEVELOPMENT APPLICATION
DRAWING NUMBER: 2310-288-DA-204
REVISION: C
DATE: 02/12/2024
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0 5 10
SCALE BAR @ A1

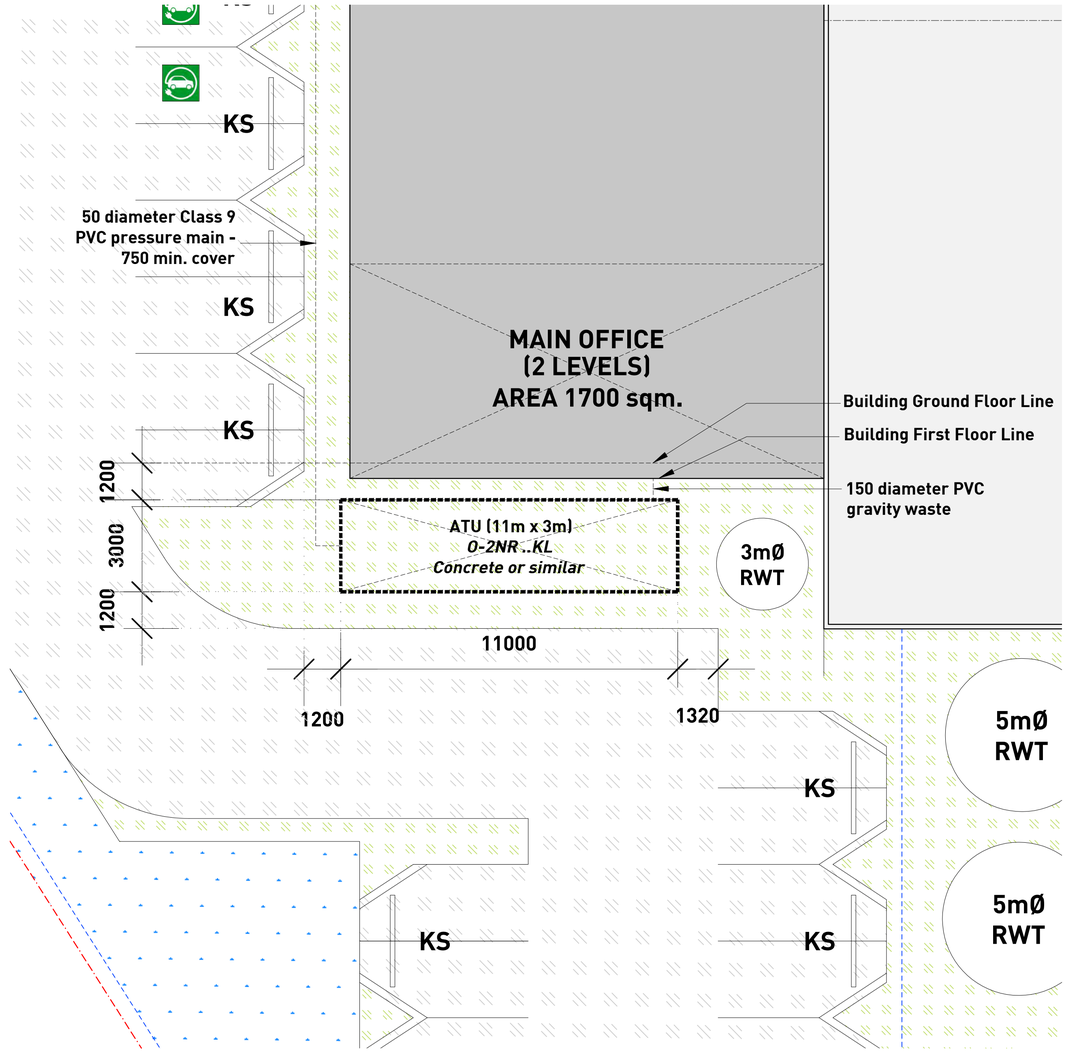
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01 DETAIL 01
-- SCALE 1:100



02 DETAIL 02
-- SCALE 1:100

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PROPOSED DEVELOPMENT

391 STIRLING CRESCENT, HAZELMERE WA

DETAILS

DRAWING TYPE: DEVELOPMENT APPLICATION
DRAWING NUMBER: 2310-288-DA-300
REVISION: B
DATE: 20.08.2024
SCALE: 1:100 @ A1 / 1:200 @ A3
0 5 10
SCALE BAR @ A1

Taylor Burrell Barnett

t: (08) 9226 4276
e: admin@tbbplanning.com.au

taylorburrellbarnett.com.au

Our Ref: 24~067A

3 December 2024

Attention: Darcy Gibson, Senior Planning Officer

City of Swan
PO Box 196
Midland WA 6936

Dear Darcy,

APPLICATION FOR AMENDMENT UNDER REGULATION 17 – INDUSTRY-GENERAL AND INCIDENTAL OFFICE – LOT 801 STIRLING CRESCENT AND LOT 4 TALBOT ROAD, HAZELMERE

Taylor Burrell Barnett (**TBB**), acting on behalf of our client HIF 391SC Pty Ltd, has prepared this application in support of an amendment to the recent development approval for Lot 801 Stirling Crescent and Lot 4 Talbot Road, Hazelmere (**subject site**).

At its meeting on 5 November 2024, the Metro-Outer Development Assessment Panel (**DAP**) granted approval for Industry-General and Incidental Office development on the subject site (City's Ref: DA-539/2024).

This application to amend development approval seeks minor modifications to the building layouts and confirms the extent of tenant wall signage proposed across the main office / warehouse building.

This application is made in accordance with Regulation 17 of the *Planning and Development (Development Assessment Panel) Regulations 2011*, which provides for the Development Assessment Panel to determine amendments to approvals previously granted by the DAP.

In support of our application, we have provided the following revised plans and supporting documentation:

- **Appendix A:** A copy of the full revised set of development plans for the site;
- **Appendix B:** A copy of the Certificate of Title;
- **Appendix C:** A copy of Development Approval DAP/24/02642 (City's Ref: DA-1/2024);

We recognise that an application fee of $295.00 is payable under the City's Fees and Charges for Statutory Planning Services 2023/2024, and $264 is payable to the City for the Development Assessment Panel Fee, and confirm that these fees will be paid upon the City's confirmation of receipt of this application.

Property Details

The legal description of the subject site is as outlined in **Table 1** below, and the Certificates of Title are contained in **Appendix B**.

Table 1 Property Details

Address	Plan No.	Vol/Folio	Registered Proprietor
Lot 4 Talbot Road, Hazelmere	27196	4048/491	HIF 391SC Pty Ltd
Lot 801 Stirling Crescent, Hazelmere	424394	4048/493	HIF 391SC Pty Ltd

Amendment Proposal

DA-539/2024 granted approval for a single general industrial workshop and warehouse building with two attached incidental office buildings and attached structures to accommodate a paint shop, sandblast booth and wash bay, as outlined in **Appendix C**.

Building Layout Changes

In progressing the detailed design of the site following development approval the tenant has requested some minor changes to the building layout to provide for a greater level of operational efficiency. These modifications are outlined spatially in **Appendix A** and described further as follows:

1. A 50m^2 dock office has been added internal to the southern side of the warehouse to support warehouse employees.
2. Office 2 has been rearranged to improve direct access to lockers for workshop staff arriving at work via the eastern carpark from the carpark and to provide a new entry point to the office for visitors and office staff. In addition, the outdoor area has been moved to the north of the office area.
3. The proposed washbay has been relocated from the eastern side of the workshop to the southern boundary of the leasehold site, as this provides for more efficient access and circulation.
4. A fully enclosed machine test facility (exciter) has been added alongside the revised location for the washbay and abutting the southern leasehold boundary.
5. An additional roller door has been added to the northern side of the warehouse and eastern side of the workshop (in the location where the washbay is currently approved).
6. The sandblast and paint booth areas have both been decreased in size to 100m^2 each and an awning added to the east elevation.
7. The plans have been clarified to note that the drainage swale adjacent the rear car park will be separated by chainwire mesh fencing.

The above changes are each considered minor and do not substantially change the development as proposed.

These changes also do not materially impact the landscape design, vehicle circulation or stormwater design, and as such it is not considered necessary to update the supplementary information provided in the original development application package.

Wall Signage

At the time of preparation and determination of the original approval the proposed tenants name was still being held as confidential, and as such the proposal did not include wall signage depicting the tenants' name. Following development approval, we are now able to confirm that the tenant is Weir Minerals Australia.



Figure 1 – Proposed wall signage on south elevation of warehouse.

As such, a minor modification has been made to the submitted plans to highlight tenant signage as:

- A 6m x 1.8m logo on the southern elevation of the warehouse adjacent to the main office (**Figure 1**);
- A 7.8m x 2.4m logo on the western elevation of the warehouse, to the north of the adjacent main office; and
- A 3.6m x 1.1m logo backlit logo immediately above the primary entry point to the main office.

Each of these signs consistent with the provisions of the City of Swan Local Planning Policy POL-C-070 (Advertising Signs within the Commercial and Industrial Zones), and the scale of the signage is very modest and certainly doesn't convey a proliferation of signage inconsistent with the intended character of the area.

The signage would be capable of an exemption from planning approval but for the fact that the combined total area of the wall signage exceeds the threshold of 20m^2. Given the size and scale of the development, wall signage which exceeds this threshold is considered appropriate and necessary, and certainly capable of approval.

Application Process

Given the minor nature of the changes proposed the following procedural matters are not considered to be warranted:

1. **External referrals** – the original application was not referred to any external agencies, and the amendment does not propose any additional matters which are of concern or relevance to any external agencies. On this basis we would appreciate the City's confirmation that external referrals are not required.
2. **Advertisement** – The original application was advertised, and only one submission was received in support of the proposal from the Hazelmere Progress Association. The modifications do not impact any surrounding landowner or substantially change the development as approved, and as such further advertising should not be required.
3. **Design Review Panel** – the original application was progressed through two full design review panel sessions and a Chair review and confirmed that the DRP was satisfied that the design was an outstanding addition to the Hazelmere precinct. The changes are minor and do not draw away from the design principles assessment undertaken by the DRP previously, and as such we do not consider further DRP input is of value. We would appreciate the City's confirmation that the amendment will not be referred to the DRP on this basis.

Please also note that a builder (QDC) has been appointed to build the Weir facility. QDC will, where applicable, be submitting plans and applications to the City for approval to commence building works, based on the current development approval.

Conclusion

In summary, we consider the proposed modifications minor and suitable as an amendment under the existing development approval.

We look forward to your favourable consideration of this application, and we are available to discuss further with officers. Should you require any further information please do not hesitate to contact the undersigned on (08) 9226 4276

Yours faithfully



JARROD ROSS
PRINCIPAL

CC: Brett Chivers, Hesperia

Part B – Item 4.2 – LOT 469 (NO.5) VIRGATE WAY, BRABHAM – TAVERN AND DRIVE-THROUGH LIQUOR STORE

Form 2 – Responsible Authority Report
(Regulation 17)

DAP Name:	Metro Outer Development Assessment Panel
Local Government Area:	City of Swan
Proposed Amendments:	Form 2 Regulation 17 – Minor amendments to Tavern building and carpark area and removing the drive-through liquor store
Applicant:	Urbis Ltd
Owner:	Brabham Village Pty Ltd ATF Medcom Unit trust
Value of Amendment:	N/A
Responsible Authority:	City of Swan
Authorising Officer:	Philip Russell - Manager Statutory Planning
LG Reference:	DA-841/2022/A
DAP File No:	DAP/22/02381
Date of Original DAP decision:	3 July 2023
Application Received Date:	22 October 2024
Application Statutory Process Timeframe:	90 Days with an additional 21 days agreed.
Attachment(s):	Accompanying Plans 1. Site & Overall Floor Plan (A01; Rev D) 2. Tavern Floor Plan (A02; Rev E) 3. Elevations (A03; Rev E) Supplementary Information 1. Applicant's Planning Report 2. Tavern Entry 3D Design 3. Existing Site Levels 4. Site Lighting Plan 5. Landscaping Plan 6. Traffic Technical Memo 7. Acoustic Assessment 8. Design Review Panel Design Report

Officer Recommendation

It is recommended that the Metro Outer Development Assessment Panel resolves to:

Approve DAP Application reference DAP/22/02381 and accompanying plans in accordance with Clause 68 of Schedule No.2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of Clause 10.3 of the City of Swan Local Planning Scheme No.17, for the proposed minor amendment to the approved development at Lot 469 (No.5) Virgate Way Brabham WA 6055, subject to the following amendments to the conditions of approval dated 3 July 2023:

Amended Conditions

1. Condition #1 which reads as:

   This approval is for a 'Tavern' and 'Shop' as defined by the City of Swan Local Planning Scheme No.17.

   To be amended to:

   This approval is for a 'Tavern' as defined by the City of Swan Local Planning Scheme No.17.

2. Condition #3 which reads as:

   The Bottle Shop is not permitted to operate after 10.00pm or prior to 8.00am on any given day.

   To be removed.

3. Condition #4 which reads as:

   A maximum of 400 patrons are permitted within the Tavern at any given time, with no more than 120 persons within the Alfresco Area.

   To be amended to:

   A maximum of 500 patrons are permitted within the Tavern at any given time, with alfresco area being restricted as follows:
   a) No more than 230 patrons between 10:00 PM and 7:00 AM Monday to Friday, or until 9:00 AM on Sundays and Public Holidays; and
   b) A maximum of 350 patrons at all other times.

4. Condition #8, part e which reads as:

   Provision of a 2.7m tall plexiglass wall to a thickness of 10mm around the perimeter of the Alfresco Area.

   To be amended to:

   Provision of a 2.3m tall plexiglass wall to a thickness of 10mm around the perimeter of the Alfresco Area.

5. Condition #9 which reads as:

   Within three (3) months of the commencement of operation of the approved Tavern and Bottle Shop, the Applicant/Owner shall submit, to the satisfaction of the City of Swan, an Operational Noise Management Plan demonstrating that all noise generated from the development complies with the levels permitted by the Environmental Protection (Noise) Regulations 1997 as measured from surrounding sensitive receivers, and where such measured levels do not comply measures that will be undertaken to achieve compliance.

   To be amended to:

Within three (3) months of the commencement of operation of the approved Tavern, the Applicant/Owner shall submit, to the satisfaction of the City of Swan, an Operational Noise Management Plan demonstrating that all noise generated from the development complies with the levels permitted by the *Environmental Protection (Noise) Regulations 1997* as measured from surrounding sensitive receivers, and where such measured levels do not comply measures that will be undertaken to achieve compliance. This report should include the noise levels of internal operations.

6. Condition #16 which reads as:

   A minimum of 79 car parking bays, designed in accordance with Australian Standard AS 2890, are to be provided on the land, being the whole of Lot 469 in accordance with the approved plans and provision made to the satisfaction of the City of Swan for such to be accessible to patrons and staff of the approved Tavern and Bottle Shop.

   To be amended to:

   Prior to occupation or use of the development, a minimum of 93 car parking bays, designed in accordance with Australian Standard AS/NZ 2890.1 (as amended), are to be provided on the land, being the whole of Lot 469 in accordance with the approved plans and provision made to the satisfaction of the City of Swan for such to be accessible to patrons and staff of the approved Tavern.

7. New condition #22:

   The proposed development must incorporate all requirements outlined in the submitted Environmental Noise Assessment prepared by Herring Storer Acoustics (revision 3, dated 3 December 2024), and maintain the property to this standard including the followings:
   - Alfresco areas to be limited to ambient music only.
   - Internal noise emissions to be contained with the structure of the building.
   - Barriers around the alfresco area to be built to a height of 2.3m above ground floor level.
   - Alfresco area retractable roof to be closed at 10pm.

All other conditions and requirements detailed on the previous approval dated 3 July 2023 shall remain unless altered by this application.

Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme Zone/Reserve	Urban
Local Planning Scheme	City of Swan Local Planning Scheme No.17
Local Planning Scheme Zone/Reserve	Special Use Zone 10
Structure Plan/Precinct Plan	Albion (Brabham) District Structure Plan Park Street Local Structure Plan 3A

Structure Plan/Precinct Plan Land Use Designation	General Commercial (Local Centre)
Use Class (proposed) and permissibility:	Tavern (A)
Lot Size:	6,013m^2
Existing Land Use:	Vacant land Childcare
State Heritage Register	No
Local Heritage	☒ N/A ☐ Heritage List ☐ Heritage Area
Design Review	☐ N/A ☒ Local Design Review Panel ☐ State Design Review Panel ☐ Other
Bushfire Prone Area	No
Swan River Trust Area	No

Background:

DA-841/2022

Development Approval was granted by the MOJDAP on 3 July 2023 for a new Tavern and Drive-Through Liquor Store. The approval included both 'Tavern' and 'Shop' land uses with the tavern building footprint being 1,204m^2 comprising the tavern being 983.5m^2, the alfresco area being 192.3m^2 and the bin store being 28.4m^2; and the drive through bottle shop having an area of 246m^2.

The approval allowed for a maximum of 400 patrons in the tavern with no more than 120 in the alfresco area. A total of 79 car parking bays was approved inclusive of the childcare parking bays (25 bays) located at the north-west part of the subject lot.

Proposal:

The applicant has submitted a Development Assessment Panel application Form 2 to consider a range of amendments to the approved development as below:

- Removal of the 'Shop' land use and the drive through liquor store;
- Increasing the Tavern building footprint by 210.8m^2 comprising:
  - Increasing the tavern floor area by 20.3m^2; and
  - Extending the alfresco area by 191.7m^2.
- Decreasing the bin store area by 1.2m^2;
- Increasing parking bays by 14 bays, from 79 bays to 93 bays (including the childcare parking bays);
- Increasing the maximum capacity of tavern to 500 patrons with 350 persons within the Alfresco Area;
- Amendments to carparking layout adjacent to the alfresco area and Palfrey Street;
- Relocating the bikes and seats area from south of the alfresco area to the landscaping strip at south-west of the subject lot;
- Reconfiguration of bin store and bike bays;

- Modifications to the building internal design;
- Removing the 'exit only' vehicle access to Palfrey Street;
- Extending the wall between the tavern and the childcare centre over the bin store;
- Modifications to the alfresco entrance including the roof form and building size; and
- Increasing the landscaping over the lot by 346.26m^2.

Legislation and Policy:

Legislation

Planning and Development Act 2005
Planning and Development (Local Planning Schemes) Regulations 2015
City of Swan Local Planning Scheme No.17

State Government Policies

State Planning Policy 7.0 – Design of the Built Environment
Operational Policy 2.4 – Planning for school sites

Structure Plans/Local Development Plans

Albion (Brabham) District Structure Plan
Park Street Local Structure Plan 3A
Brabham Village Local Development Plan

Local Planning Policies/Strategies

Local Commercial and Activity Centres Strategy (2017)
POL-TP-129 Vehicle Parking Standards
POL-TP-127 Building and Development Standards – Other Zones
POL-LP-1.13 Design Review
POL-LP-1.10 Provision of Public Art

Consultation:

Public Consultation

The amended proposal was advertised for a period of 14 days between 29 October and 12 November 2024 due to the "Tavern" being an 'A' use, although the use of the site is already approved as a 'Tavern,' and the removal of the 'Bottle Shop' is an overall improvement.

A total of 141 submissions were received in response to the proposal. Of these, 22 expressed objections to the proposal, equating to 16% of submissions.

The key issues raised by those opposing the proposal remain consistent with those identified in the original application such as objection to the proposed use and parking shortfall. These concerns had been thoroughly addressed and considered within the original report.

Parking provision is discussed further in the report.

Referrals/consultation with Government/Service Agencies

No referrals were required as part of this amendment to the approved development.

Design Review Panel Advice

In accordance with State Planning Policy 7.0 – Design of the Built Environment, the proposal was presented to the City of Swan's Design Review Panel, to undertake a design review of the proposed development. This is discussed in the Planning Assessment section of this report.

Planning Assessment:

Zoning and land use permissibility

The subject lot is zoned 'Urban' under the Metropolitan Region Scheme and 'Special Use Zone No.10' under the City of Swan Local Planning Scheme No.17. The relevant Local Structure Plan applicable to the land is the Park Street Local Structure Plan 3A as amended on 15 March 2018. The LSP indicates the land to be zoned "General Commercial (Local Centre)". The amendment documentation sets out:

> *A combined total maximum of 1,900m^2 net lettable floor (NLA) area is permitted for all uses within the Activity Node, with a maximum limit of 1,000m^2 Retail (PLUC 5) floor space permitted.*

The overall use of the site and development has been considered and approved as a 'Tavern' and 'Shop'. This proposal does not alter the approved land use of Tavern from the determination issued by the MOJDAP on 3 July 2023, and only eliminates the "Shop" use.

The amended floorspace proposed under this application complies with the floorspace restrictions set out in the amendment documentation for the Local Structure Plan.

State Planning Policy 7.0 – Design of the Built Environment

The development has been considered against State Planning Policy 7.0 – Design of the Built Environment. State Planning Policy 7.0 outlines the 10 principles for good design and establishes the framework for integrating design review as a part of the evaluation process.

Considering this application is proposing change to the approved buildings and site layout, the application was presented for a Chair Review on 4 November 2024 with the Chairperson comments concluded that the Panel maintains its in-principal support for the amended design, which is largely unchanged from the original except for the removal of the bottle shop and a crossover. It was considered that the loss of the crossover is an improvement, while the bottle shop's removal has a neutral impact, enhancing the street's landscape interface with potential for future built form. The Panel reiterated its earlier recommendations for design refinements and encourages the Applicant to address these. The Chairperson stated that with further attention to these areas, the design could become an exemplary contemporary local tavern.

The City of Swan staff previously determined that the original design addressed the recommendations of the Design Review Panel. Given that the proposed amendments, including the removal of the bottle shop building and the middle crossover, represent an improvement over the original approval, the City of Swan considers this proposal to meet the requirements of 'State Planning Policy 7.0 - Design of the Built Environment.'

Local Development Plan

A Local Development Plan was approved for the subject lot on 14 June 2021. The Local Development Plan sets out provisions that pertain to:

- A building envelope requiring articulated frontages that address all streets, including colonnades,
- Vehicular access,
- The location of parking and service areas,
- The installation of acoustic walls, and
- Landscaping requirements and their designated locations.

While the Local Development Plan specifies that the building and parking/access layouts are indicative only, the amendment aligns with the plan in terms of vehicular crossover locations, the general layout of onsite parking, and the design of building.

POL-TP-125 Building and Development Standards - Commercial Zones

The proposal has been assessed against Local Planning Policy POL-TP-125 which conclude the building setbacks are as per the original approval and the landscaping over the lot has increased by 346.26m^2.

POL-TP-125 requires a minimum of 10% of site area to be provided as landscaping, which equates to 374.7m^2 for the subject site; considering the proposed Tavern will exist on a lot that will comprise 3,747m^2 of area. Approximately 640.34m^2 of landscaping has been provided equating to 17.1% of the site which exceeds this requirement.

Local Planning Policy POL-TP-129 Vehicle Parking Standards

The assessment of the original application utilised the ‘Restaurant’ standard (being 1 space per 4 patrons) in lieu of the ‘Tavern’ standard. Accordingly, the proposed Tavern with 400 patrons required 100 bays, plus 20 for the Bottle Shop, totalling 120 bays. However, only 79 were proposed, including 25 bays associated with the approved Childcare Premises, resulting in a 41 bays shortfall.

To maintain consistency, City staff applied the same standard to the amendment. With the Tavern now limited to 500 patrons, 125 bays are required, while 93 are proposed (including 25 for Childcare Premises), reducing the shortfall to 32 bays. This 9-bay reduction represents an overall improvement in parking provisions.

Traffic

The original Transport Impact Statement prepared by Transcore (dated March 2023) demonstrated the local road network is capable of accommodating the amount of traffic likely to be generated by the proposed development at peak periods.

The applicant has provided a Traffic Technical Memo that estimates the amendment will result in a reduction of 18 trips in the peak hour in compare with the original approval. As such, City of Swan staff are satisfied that the road network can accommodate the traffic generated by the proposed amendment.

Swept path analysis indicates that the proposed development can adequately accommodate all relevant movements for an 8.8m Medium Rigid Vehicle (MRV).

Noise

The application included an Environmental Noise Assessment prepared by Herring Storer Acoustics (Revision 3, dated 3 December 2024). The assessment identified that the proposed development would generate noise levels exceeding the *Environmental Protection (Noise) Regulations 1997*. To mitigate this, the following measures were recommended for the proposed alfresco area:

- *Alfresco areas to be limited to ambient music only.*
- *Internal noise emissions to be contained with the structure of the building. The internal operations and the desired noise levels to confirmed and designed for accordingly during the detailed design phase of the project.*
- *Barriers around the alfresco area to be built to a height of 2.3m above ground floor level.*
- *Alfresco area retractable roof to be closed at 10pm*.

The report notes that "*with the inclusion of the above, compliance is achieved at all times, with the exception of the night period, where if the alfresco area is more than two-third, compliance is not achieved*."

To address this issue a new condition is imposed limiting number of patrons in the alfresco area at nighttime which is defined as 0:00 PM and 7:00 AM Monday to Friday, or until 9:00 AM on Sundays and Public Holidays. Physical construction measures are recommended to be imposed as conditions of any planning approval. Details on the installation of plant and the management of operational noise to be addressed though an Operational Noise Management Plan to the satisfaction of the City of Swan.

Conclusion:

The proposed amendment is considered capable of support for the following reasons:

- The impact of noise can be mitigated by design and operational controls;
- There is an overall improvement in parking provision, the estimated amount of traffic generated by the proposed development, landscaping, and site access by eliminating the middle crossover; and
- The proposed amendment is generally consistent with the relevant Local and State Government Planning Policies.

BRABHAM TAVERN

VIRGATE WAY

VIRGATE WAY

9011
VACANT
SAND

3 X STREET CAR BAYS

1 X CAR BAY (CHILDCARE)

9 X STREET CAR BAYS

CURRENTLY APPROVED / PROPOSED CHILDCARE

13 X CAR BAYS (CHILDCARE)

11 X CAR BAYS (CHILDCARE)

CAR BAY (CHILDCARE)

18 X CAR BAYS

CURRENTLY APPROVED ARTWORK TO THIS WALL TO CHILDCARE BUILDING

RL 31.150 APPROX WITH FALLS

RL 31.000 APPROX WITH FALLS

469
6013m²
VACANT
SAND

9 X CAR BAYS

9 X CAR BAYS

17 X CAR BAYS

12 X CAR BAYS

3 X CAR BAYS

2.902

39.752

29.835

201.206

88.81

67.5

94.820

STAFF
36.8 sqm

AMENITIES
61.6 sqm

LOADING / BOH
51.8 sqm

KITCHEN
COOL ROOM
FREEZER
75.9 sqm

FUNCTION
103.5 sqm

PROPOSED TAVERN
FL RL 31.150

ALFRESCO, PLAY GROUND WITH HANGING VINES & TREES
384 sqm

BISTRO

BAR 56.0 sqm

BAR PATRON

BISTRO AND BAR PATRON
580.2 sqm

ENTRY

ENTRY

ENTRY

RL EXISTING

RL EXISTING

RL EXISTING

RL EXISTING

47.33

10 X STREET CAR BAYS

1 X STREET CAR BAY

2 X STREET CAR BAYS

ENTRY & EXIT

PALFREY STREET

PALFREY STREET

SCUTAGE STREET

PROPOSED 2100 HIGH ACOUSTIC RATED FENCE TO THIS WESTERN BOUNDARY

BOLLARD LIGHT

LIGHT POLE

WALL LIGHT

PATH

SPEED HUMP

REVERSING BAY

BIKES

BIN STORE

LOADING AREA

PLAY GROUND

EXISTING CONCRETE CROSSOVER

EXISTING TRANSFORMER

ELECTRICAL TRANSFORMERS

CUBBLE STONE BIKES & SEATS

BAY LEAF HEDGE AROUND EXISTING TRANSFORMERS

LIMESTONE RET. WALL

LIMESTONE RET. WALL T.O.W. RL 31.13

WATER CHANNEL CENTRE LINE

SEMI MOUNTABLE KERB

CONCRETE PATH

RAMP

SEW MH

SPIKE RL 31.52

DATUM NAIL AHD RL 31.20

DATUM NAIL AHD RL 31.34

SPIKE RL 30.69

N

W E S

SITE & OVERALL FLOOR PLAN

SCALE 1:200

GROUND LEVEL NOTE:
EXISTING GROUND LEVELS ARE RELATIVELY FLAT. IT IS NOT INTENDED TO SUBSTANTIALLY ALTER EXISTING GROUND LEVELS

STORM WATER NOTE:
ALL STORM WATER FROM THE PROPOSED BUILDINGS AND HARD STAND / CAR PARK AREAS WILL BE CONNECTED TO ON SITE SOAK WELLS AND ALL STORMWATER CONTAINMENT AND OR DISPOSAL TO COUNCILS REQUIREMENTS

BUILDING FOOTPRINT AREA CALCULATIONS:

- TAVERN = 1,003.8 sqm
- TAVERN ALFRESCO, PLAY GROUND & WEST ENTRY = 384.0 sqm
- TAVERN BIN STORE = 27.2 sqm
- TOTAL FOOT PRINT = 1,415.0 sqm

CAR PARKING CALCULATIONS:

- TAVERN ON SITE CAR BAYS = 68 BAYS
- CHILDCARE CAR BAYS = 25 BAYS
- OFF SITE / STREET CAR BAYS = 25 BAYS

REV	DESCRIPTION	DATE
A	AMENDMENT TO CURRENT DA APPROVAL.	08.07.24
B	TAVERN CAR PARK AMENDED.	05.08.24
C	SITE ADDRESS AMENDED.	27.08.24
D	ALFRESCO PASSASGE ROOF DELETED.	14.11.24

CROSS + DESIGN GROUP

No.81 - 85 SOUTH SHORE PIAZZA, SOUTH PERTH WA 6151
PO BOX 206, SOUTH PERTH, WA 6951
PH: (08) 9367 6274 FX: (08) 9367 7736

status: DESIGN DRAWINGS

project: PROPOSED TAVERN

at: LOT 101 No 45
PALFREY STREET
BRABHAM W.A.

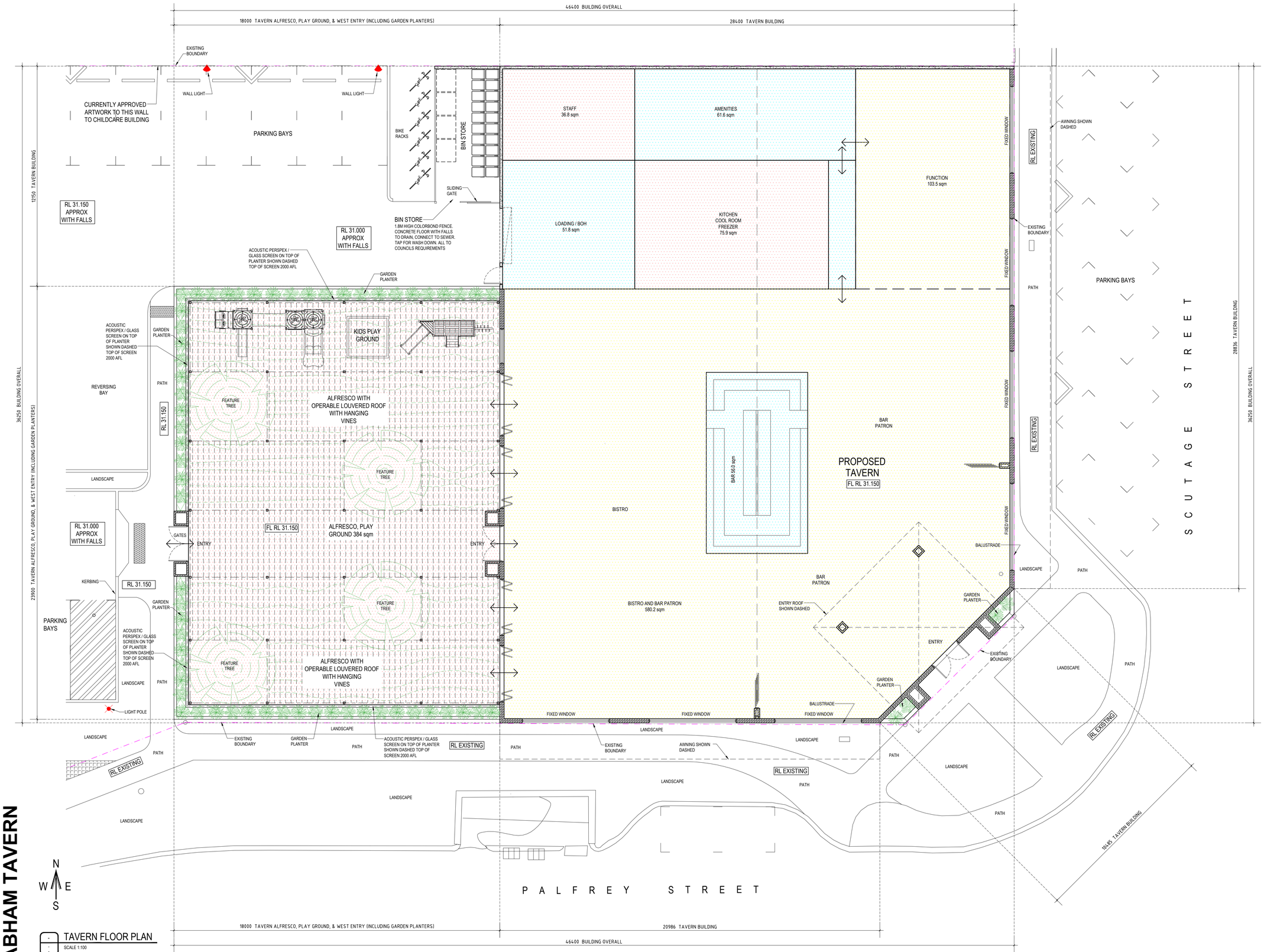
for: BRABHAM VILLAGE PTY LTD

job started:	local Authority:
MARCH 2022	CITY OF SWAN
scale: AS SHOWN ON A1	drawn by: -

project No:	drawing No:	revision:
220009	A01	D

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GROUND LEVEL NOTE:
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STORM WATER NOTE:
ALL STORM WATER FROM THE PROPOSED BUILDINGS AND HARD STAND / CAR PARK AREAS WILL BE CONNECTED TO ON SITE SOAK WELLS AND ALL STORMWATER CONTAINMENT AND OR DISPOSAL TO COUNCILS REQUIREMENTS

REV	DESCRIPTION	DATE
A	AMENDMENT TO CURRENT DA APPROVAL.	08.07.24
B	TAVERN CAR PARK AMENDED.	05.08.24
C	SITE ADDRESS AMENDED.	27.08.24
D	ALFRESCO SCREEN HEIGHT AMENDED.	28.08.24
E	ALFRESCO PASSAGE ROOF DELETED.	14.11.24

BRABHAM TAVERN

TAVERN FLOOR PLAN
SCALE 1:100

No.81 - 85 SOUTH SHORE PIAZZA, SOUTH PERTH WA 6151
PO BOX 208, SOUTH PERTH, WA 6951
PH: (08) 9367 6274 FX: (08) 9367 7736

status: DESIGN DRAWINGS

project: PROPOSED TAVERN

at: LOT 101 No 45 PALFREY STREET BRABHAM W.A.

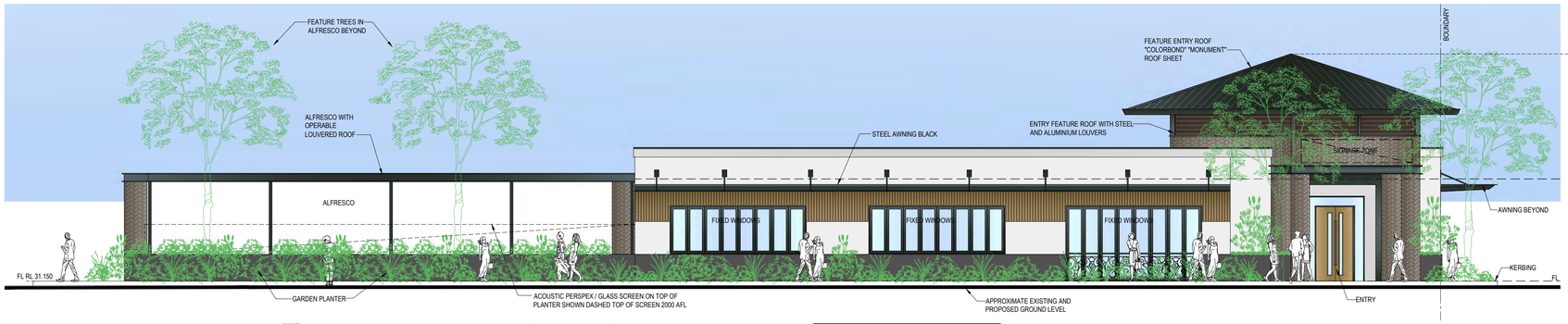
for: BRABHAM VILLAGE PTY LTD

job started:	local Authority:
MARCH 2022	CITY OF SWAN
scale: AS SHOWN ON A1	drawn by: -

project No:	drawing No:	revision:
220009	A02	E

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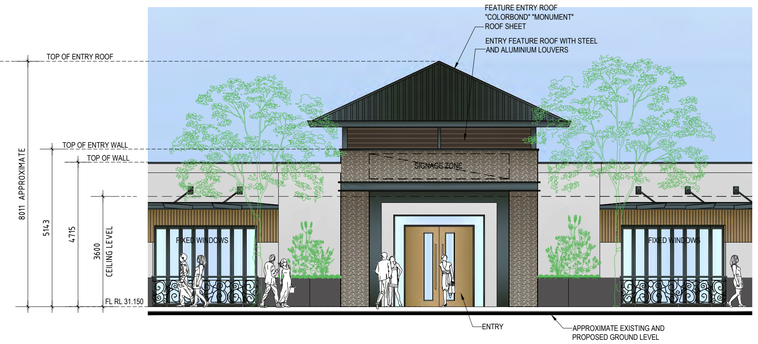
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SOUTH ELEVATION - VIEW FROM PALFREY STREET

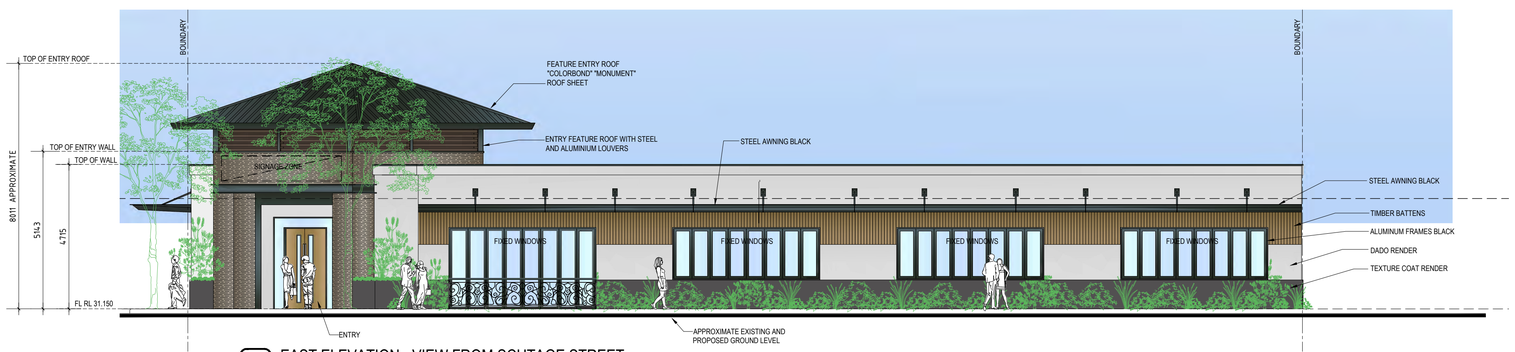
SCALE - 1:100

EXTERNAL FINISHES NOTE:
REFER TO 3D IMAGES FOR OVERALL EXTERNAL FINISHES CONCEPT



SOUTH EAST ELEVATION - ENTRY

SCALE - 1:100

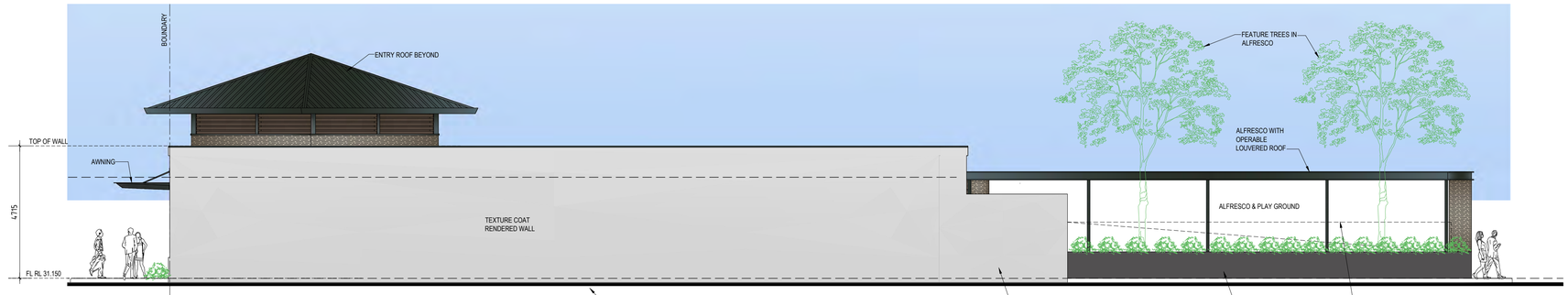


EAST ELEVATION - VIEW FROM SCUTAGE STREET

SCALE - 1:100

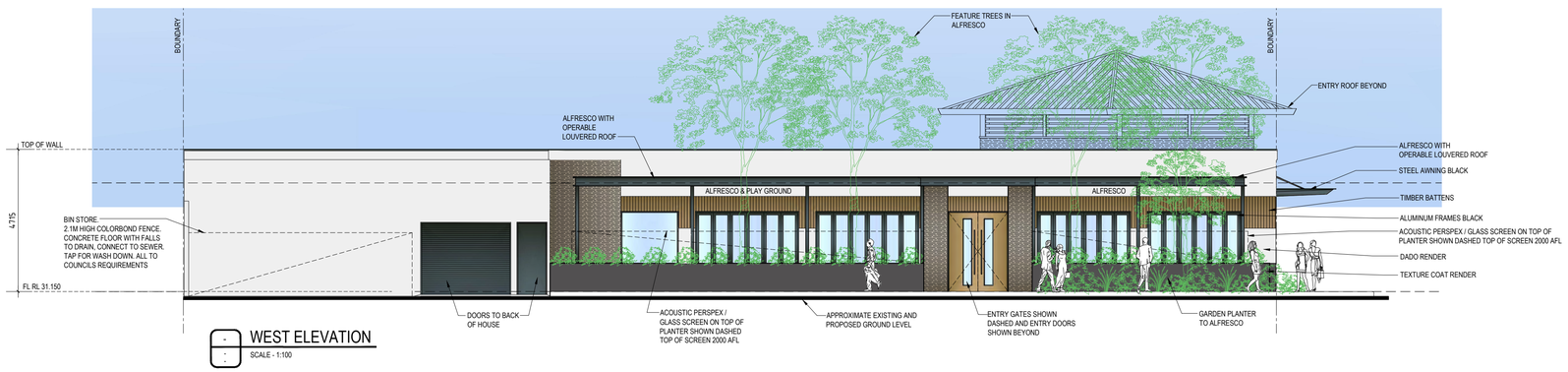
GROUND LEVEL NOTE:
EXISTING GROUND LEVELS ARE RELATIVELY FLAT. IT IS NOT INTENDED TO SUBSTANTIALLY ALTER EXISTING GROUND LEVELS

STORM WATER NOTE:
ALL STORM WATER FROM THE PROPOSED BUILDINGS AND HARD STAND / CAR PARK AREAS WILL BE CONNECTED TO ON SITE SOAK WELLS AND ALL STORMWATER CONTAINMENT AND OR DISPOSAL TO COUNCILS REQUIREMENTS



NORTH ELEVATION

SCALE - 1:100



WEST ELEVATION

SCALE - 1:100

REV	DESCRIPTION	DATE
A	AMENDMENT TO CURRENT DA APPROVAL.	08.07.24
B	TAVERN CAR PARK AMENDED.	05.08.24
C	SITE ADDRESS AMENDED.	27.08.24
D	ALFRESCO SCREEN HEIGHT AMENDED.	28.08.24
E	ALFRESCO PASSASGE ROOF DELETED.	14.11.24

CROSS + DESIGN GROUP

SUITE 1 LEVEL 3, No. 85 SOUTH PERTH ESPLANADE,
SOUTH PERTH, 6151, WESTERN AUSTRALIA
PO BOX 208, SOUTH PERTH, WA 6951 PH: (08) 9367 6274

status: DESIGN DRAWINGS

project: PROPOSED TAVERN

at: LOT 101 No 45
PALFREY STREET
BRABHAM W.A.

for: BRABHAM VILLAGE PTY LTD

job started:	local Authority:
MARCH 2022	CITY OF SWAN
scale: AS SHOWN ON A1	drawn by: -

project No:	drawing No:	revision:
220009	A03	E

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LEVEL 8
1 WILLIAM STREET
PERTH WA 6000

URBIS.COM.AU
Urbis Ltd
ABN 50 105 256 228

8 October 2024

Mr Phillip Russell
Manager of Statutory Planning
City of Swan
2 Midland Square
Midland WA 6056

Dear Phil,

REGULATION 17 APPLICATION TO AMEND DAP APPROVAL – LOT 469 SCUTAGE STREET, BRABHAM

Urbis, on behalf of Australian Venue Co. (AVC) is pleased to submit this 'Regulation 17' application to amend development approval DAP/22/02381 (LG ref: DA-841/2022). DAP/22/02381 was an application for a 'Tavern and Drive-Through Liquor Store' which was granted conditional approval by the Metro Outer JDAP on 3 July 2023. The land this approval relates to is **5 Virgate Way, Brabham** (subject site).

Pursuant to Regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, we apply for this minor amendment to be determined by the Metro Outer Development Assessment Panel (DAP). We note the land the site is located on is zoned under the City of Swan Local Planning Scheme No. 17 (LPS17), meaning the City of Swan are the 'Responsible Authority'.

APPLICATION BACKGROUND

Please find enclosed as part of this application:

- DAP Form 2 Application.
- MRS Form 1 Application.
- A copy of the Certificate of Title (**Appendix A**).
- A copy of the previous JDAP Planning Approval (**Appendix B)**.
- A copy of the amended development plans (**Appendix C**).
- An updated acoustic assessment prepared by qualified acoustic engineers Herring Storer considering the proposed amendments (**Appendix D**).
- An updated Traffic Technical Memo prepared by Urbis' chartered Traffic Engineers considering the proposed amendments (**Appendix E**).

URBIS

BACKGROUND

A development approval for a 'Tavern and Drive-Through Liquor Store' was granted by the Metro Outer JDAP on 3 July 2023. This approval included the following key elements:

- Approval for 'Tavern' and 'Shop' land uses.
  - The tavern building footprint comprised 1,204 sq.m.
  - The drive through bottle shop comprised 246 sq.m.
- Maximum of 400 patrons permitted in the tavern with no more than 120 in the alfresco area.
- A requirement for 79 bays on site (inclusive of the childcare parking bays).

This application to amend the development approval does not seek to substantially deviate from the existing approval. The proposal remains generally in accordance with the approval, with removal of the drive through liquor component and slight modification of the tavern component. Overall, the proposed amendments offer an improved outcome for the site without significantly altering the nature of the development. The proposed modifications are further outlined below.

SITE CONTEXT

The subject site is located at 5 Virgate Way, Brabham. The site is located within the City of Swan and is approximately 18.5km northeast of the Perth CBD. It is bound by Palfrey Street to the South and Scutage Street to the east.

Refer to **Table 1** below for the legal lot details and **Figure 1** below for the site aerial.

Note: the subject site is currently undergoing a subdivision process. We understand the land which the proposed development will be located on will eventually be identified as *Lot 101 No 45 Palfrey Street, Brabham.* However, the current legal Lot information reflected in Landgate is as per Table 1 below

Table 1 – Legal Lot Details

Lot No.	Diagram	Volume/ Folio	Lot Area	Proprietor
469	61921	2987/558	6,014 sq.m	Brabham Village Pty Ltd

Figure 1 – Site Aerial



URBIS

SUMMARY OF MODIFICATIONS

Amendments to the approved development plans are proposed. The proposed amendments offer an improved outcome of the site without substantially changing the nature of the development that was approved in 2023. Importantly, the approved drive through liquor component has been removed and the tavern floorplate has been amended.

Table 2 below identifies the proposed amendments.

Table 2 – List of Proposed Amendments

Component	**Amendment**
Land Use	The 'Shop' (drive through liquor store) land use has been removed from the plans. The approved 'Tavern' land use remains as part of the amended application.
Floor Plan Layout	The following floor plan changes are proposed: ▪ Internal building footprint: 1,003.8 sq.m. ▪ Bin store area: 27.2 sq.m. ▪ Alfresco space, west entry and play ground: 384 sq.m.. ▪ Total footprint: 1,415 sq.m. (overall reduction from approved 1,450.9 sq.m.).
Car Parking and Carpark Configuration	The car park has been reconfigured to provide additional parking and to allow for appropriate delivery vehicle manoeuvring following the removal of the drive through bottle shop configuration. A total of 92 bays are proposed on site. Additionally, 26 street bays are available directly adjacent to the site. The breakdown of the parking provision is as follows: ▪ Tavern parking bays: 68. ▪ Onsite childcare parking: 24 bays. ▪ Street parking bays: 26 bays **Total: 118 bays**
Vehicle Access	The 'exit only' vehicle access to Palfrey Street has been removed.

Component	Amendment
	The approved full movement crossover access via Palfrey Street in the site's south west corner as well as full movement crossover to Virgate Way in the site's north west corner remain the same.
Capacity	Total venue capacity: 500. ▪ Maximum alfresco capacity: 350.
Landscaping	A total of 1,358.24 sq.m of landscaping is proposed. This is broken down as follows: ▪ Verge: 640.99 sq.m. ▪ Childcare: 76.92 sq.m. ▪ Tavern alfresco: 321.5 sq.m ▪ Tavern car park: 318.84 sq.m.

PLANNING ASSESSMENT

As noted above, the proposed development remains largely consistent with the existing development approval. The amendments account for minor changes. The below section addresses the planning assessment related to the key changes.

Land Use Considerations

The subject site is zoned 'Special Use Zone 10' under the City of Swan's Local Planning Scheme No. 17 (LPS17). The site is also located within the 'Park Street Local Structure Plan 3A' (LSP). The site is zoned as 'General Commercial (Local Centre)' under the LSP.

A 'tavern' land use is identified as an 'A' use within the General Commercial Zone under LPS17. This means the land use remains capable of approval under LPS17.

Local Structure Plan 3A

The site is identified as 'General Commercial (Local Centre)' under Local Structure Plan 3A (LSP3A). LSP3A identifies a maximum of 1,900 sq.m of commercial floorspace for the General Commercial (Local Centre) designation. Noting the proposed amended footprint is 1,358 sq.m. (reduced from the total commercial floorspace of 1,483.8 sq.m), the proposal remains compliant with the maximum floorspace provisions.

We note that the proposal remains largely consistent with the intent and objectives of the LSP3A.

Car Parking

As identified above, a total of 118 bays are provided on site and on street directly adjacent to the site. It is noted that the 'tavern' land use has a requirement for 1 bay per 2 sq.m of bar/ lounge area under

LPS17. This requirement is incredibly onerous, not practical for the site and not reflective of actual demand for parking for the tavern land use. However, we note that 1 bay per 4 patrons provides a more realistic parking requirement that better reflects 'actual demand' at the peak times. The below table provides an assessment of the proposal under each of these parking rates with an assumed maximum of 500 patrons at the venue.

Table 3 – Parking Assessment

Parking Rate	Required Parking Bays	Bays Provided
1 bay per 2 sq.m of bar/ lounge area	422.5	118 bays
1 bay per 4 patrons	125 (based on 500 patrons)	

As is identified in the table above, the requirement for 1 bay per 2 sq.m of bar/lounge area is onerous and not achievable nor desirable for the site as it would lead to an unnecessary oversupply and poor urban outcome. However, based on a maximum of 500 patrons, the proposed parking provision of 118 bays is achieved for the site. We note a minor variation of 7 bays.

The proposed changes to vehicle access, manoeuvring and parking is further discussed in the updated Traffic Technical Memo, prepared by Urbis' transport advisory team. Importantly, this confirms the following:

- Applying the trip generation rates used in the approved TIA, the site is now estimated to generate a **reduction** of 37 trips in the peak hour. As the previous analysis demonstrated that all assessed intersections would operate satisfactorily with a higher number of trips on the network further detailed intersection assessment is deemed unnecessary.
- Using the parking demand calculations as per the approved TIA, the site would only require 96 parking spaces the meet the demand for a 500 patron capacity. As such, the parking demand is adequately catered for with the on-site and surrounding parking provision.
  - Notwithstanding the parking rate of 1 bay per 4 patrons requires 125 bays for 500 patrons (representing a 7 bay shortfall), the Traffic Technical Memo demonstrates that the parking provisions will adequately cater for parking demand.
  - Therefore, the proposed minor 7 bay variation based on the 1 bay per 4 patrons is considered entirely reasonable and worthy of support from the City.
- Swept path analysis demonstrates that the MRV design vehicle is able to service and manoeuvre through the site satisfactorily.

It is further noted that the childcare and tavern development have 'asymmetric peaks'. This means that both land uses will be able to effectively operate with reciprocal parking arrangements and little likelihood that there will be conflict in demand for parking between the venues. Additionally, it is anticipated the maximum capacity of the venue will infrequently be achieved.

Refer to **Appendix E** for the updated Traffic Technical Note.

Acoustic Considerations

An updated Acoustic Assessment has been prepared by Herring Storer. Importantly, the acoustic report notes the following key considerations:

- The proposed development can comply with the Assigned Noise Level stipulated by the *Environmental Protection (Noise) Regulations 1997.* The following key control measures need to be introduced:
  - Alfresco areas to be limited to ambient music only.
  - Barriers around the alfresco area to be built to a height of 2.0 m above ground floor level.
  - The alfresco area be limited to a maximum of 350 patrons.

Refer to **Appendix D** for the updated Acoustic Assessment

Landscaping

Total proposed onsite landscaping is 717.26 sq.m which represents circa 11.92% of the site being landscaped. Additionally, the development proposes 640 sq.m of verge landscaping. We note this achieves the requirement for 10% of the site to be landscaped. Overall, the architect and project team have sought to prioritise landscaping provision where possible, balancing the need to deliver adequate car parking. Given the minimum requirement has been met and effort has bene made to maximise landscaping where possible, we believe the landscaping provision is more than acceptable.

Western Australian Planning Commission Operational Policy 2.4 – Planning for School Sites

We note that Western Australian Planning Commission Operational Policy 2.4 (OPP 2.4) seeks to encourage appropriate land uses within proximity to school sites. However, we also note that OPP 2.4 does not identify what land uses would be appropriate within proximity to school sites. Given that the proposed development removes the formally approved drive through liquor store component of the development and does not propose any additional or adverse land uses, we maintain that the proposal would not pose any direct harmful impacts to the health and wellbeing of students of the adjacent school.

CONCLUSION

The proposed amendments represent minor changes that do not substantially change the nature and operation of the approved development on site. We trust this application provides all the information and justification for the City to assess and recommend the application for approval to the DAP in a timely manner. It is requested that the City please keep us informed of the progress of this application during the assessment process.

If you have any questions or require any further information, please do not hesitate to contact me on the below or Declan Creighan at dcreighan@urbis.com.au.

Kind regards,



Tim Dawkins
Director
+61 8 9346 0511
tdawkins@urbis.com.au

URBIS

LEVEL 8
1 WILLIAM STREET
PERTH WA 6000

URBIS.COM.AU
Urbis Ltd
ABN 50 105 256 228

3 December 2024

Bella Moreton
Senior Planning Officer
City of Swan

Dear Bella,

RESPONSE TO RFI - REGULATION 17 – AMENDMENTS TO DA-841/2022

Urbis, on behalf of AVC (applicant) are pleased to provide this response to the RFI in relation to the Form 2 Regulation 17 – Amendments to DA-841/2022 - DAP/22/02381 – Brabham tavern.

Further to the RFI queries issued by the City on 13 November 2024, please find enclosed the following:

- Updated DA plans – Appendix A.
- Updated acoustic report – Appendix B.
- Conditions of existing approval review.
- Response to Public submission.

UPDATED DEVELOPMENT PLANS

The amended development plans have been updated to include the following minor changes:

- Removal of entranceway roof covering to western entrance.
- Extension of retractable awning across the alfresco seating area.

Refer to **Appendix A** for the amended development plans.

UPDATED ACOUSTIC REPORT

The acoustic report has been updated with the following considerations:

- The removal of the alfresco entranceway roof covering to the western entrance will have a negligible impact on the acoustic attenuation of the alfresco space. Additionally, it is noted that the entranceway will be replaced with the retractable awning which will cover the majority of the alfresco space and offers and improved acoustic management outcome.

- Consideration of noise impacts on the lot immediately west of the proposed tavern (Lot 9019 Monza Avenue) has been assessed and addressed.
- Alfresco areas to be limited to ambient music only.
- Barriers around the alfresco area to be built to a height of 2.3 m above ground floor level.
- Alfresco area retractable roof to be closed at 10pm.

The amended acoustic report confirms that noise level emissions associated with the proposed tavern can comply with the Assigned Noise Level stipulated by the Environmental Protection (Noise) Regulations 1997.

Refer to **Appendix B** for the amended Acoustic Report.

CONDITIONS OF EXISTING APPROVAL REVIEW

The table below identifies the conditions of approval for DA-841/2022 - DAP/22/02381 and identifies the changes sought to these conditions. Note only conditions that we are seeking amendment to are identified below.

Table 1 – Amended Conditions

No.	Approved Condition	Amended Condition Change
1.	This approval is for a 'Tavern' and 'Shop' as defined by the City of Swan Local Planning Scheme No.17.	This approval is for a 'Tavern' ~~and 'Shop'~~ as defined by the City of Swan Local Planning Scheme No.17.
3.	The Bottle Shop is not permitted to operate after 10.00pm or prior to 8.00am on any given day.	Removal of condition (no longer relevant with removal of bottle shot component).
4.	A maximum of 400 patrons are permitted within the Tavern at any given time, with no more than 120 persons within the Alfresco Area.	A maximum of 500 patrons are permitted within the Tavern at any given time, with no more than 350 persons within the Alfresco Area
8.	The approved Tavern building shall be constructed with: a) All external glass to achieve a minimum acoustic rating of Rw39db; b) A roof of metal deck with Anticon 60 below roof sheeting and above purlins; c) Ceilings to be a minimum of 2 x 13mm thick sound-rated plasterboard with R4 fibrous insulation above. Underside of	e) Provision of a 2.3m ~~2.7m~~ tall plexiglass wall to a thickness of 10mm around the perimeter of the Alfresco Area.

No.	Approved Condition	Amended Condition Change
	ceiling to consist of minimum 50% acoustic absorption coverage of a material having minimum NRC 0.70; d) Provision of internal carpeting or sound absorbing wall panels; and e) Provision of a 2.7m tall plexiglass wall to a thickness of 10mm around the perimeter of the Alfresco Area.	
9.	Within three (3) months of the commencement of operation of the approved Tavern and Bottle Shop, the Applicant/Owner shall submit, to the satisfaction of the City of Swan, an Operational Noise Management Plan demonstrating that all noise generated from the development complies with the levels permitted by the Environmental Protection (Noise) Regulations 1997 as measured from surrounding sensitive receivers, and where such measured levels do not comply measures that will be undertaken to achieve compliance.	Within three (3) months of the commencement of operation of the approved Tavern ~~and Bottle Shop~~, the Applicant/Owner shall submit, to the satisfaction of the City of Swan, an Operational Noise Management Plan demonstrating that all noise generated from the development complies with the levels permitted by the Environmental Protection (Noise) Regulations 1997 as measured from surrounding sensitive receivers, and where such measured levels do not comply measures that will be undertaken to achieve compliance.
16.	A minimum of 79 car parking bays, designed in accordance with Australian Standard AS 2890, are to be provided on the land, being the whole of Lot 469 in accordance with the approved plans and provision made, to the satisfaction of the City of Swan for such to be accessible to patrons and staff of the approved Tavern and Bottle Shop.	A minimum of 92 ~~79~~ car parking bays, designed in accordance with Australian Standard AS 2890, are to be provided on the land, being the whole of Lot 469 in accordance with the approved plans and provision made, to the satisfaction of the City of Swan for such to be accessible to patrons and staff of the approved Tavern ~~and Bottle Shop.~~

RESPONSE TO PUBLIC SUBMISSION.

We note that there were 139 submissions received during the public submission period. Of this, we understand 120 of the submissions were supportive or conditionally supportive. This represents the

vast majority of the submissions being positive (86%). Of the 19 objections that were received, there were **no new objection themes raised**.

We note the following responses to the key submission themes. However, the project team note that the proposed development remains largely consistent with the previous approval with the amendments being minor in nature and the implications similar.

Table 2 – Submission Responses

Issue Raised	**Applicant Response**
Licensed premises operating within proximity to primary school	The proponent is required to adhere to the requirements of the liquor licence overseen by the Department of Racing, Gaming and Liquor. All operations will operate with accordance with these requirements. Therefore, the perceived impacts to the nearby school are considered to be minimal.
Increased traffic in the area	The application is accompanied by a traffic technical note which considers the increase in parking provided on site. The traffic technical note identifies that the car parking provision is sufficient to appropriately service the venue. Additionally, the impact of the development to local roads his expected to be minimal with the local road network is capable of accommodating.
Inappropriate land use for a suburban area	The ‘tavern’ land use is an ‘A’ land use under Local Planning Scheme No. 17 (LPS17) within the ‘General Commercial zone. The land use is capable of approval and is entirely appropriate within the general commercial zone.
Nise spill	The acoustic report demonstrates that the development is capable of operating in accordance with noise levels consistent with the requirements of the Environmental Protection (Noise) Regulations 1997. Acoustic treatments in the materiality as well as practical management practices will be implemented to ensure that the venue is compliant with the relevant acoustic requirements.

URBIS

CONCLUSION

We thank the City for the opportunity to respond to the RFI queries. Should you require any further clarification on any of the items contained within this letter we would be happy to discuss further.

Kind regards,



Declan Creighan
Senior Consultant



TAVERN ENTRY - CORNER OF PALFREY STREET & SCUTAGE STREET

-
-

REV	DESCRIPTION	DATE
A	AMENDMENT TO CURRENT DA APPROVAL.	08.07.24
B	TAVERN CAR PARK AMENDED.	05.08.24
C	SITE ADDRESS AMENDED.	27.08.24



No.81 - 85 SOUTH SHORE PIAZZA, SOUTH PERTH WA 6151
PO BOX 208, SOUTH PERTH, WA 6951 PH: (08) 9367 6274

DESIGN

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PROJECT:
PROPOSED TAVERN

CLIENT DETAILS:
BRABHAM VILLAGE PTY LTD

ADDRESS:
LOT 101 No 45
PALFREY STREET
BRABHAM W.A.

JOB STARTED: MARCH 2022

PROJECT NO: 220009

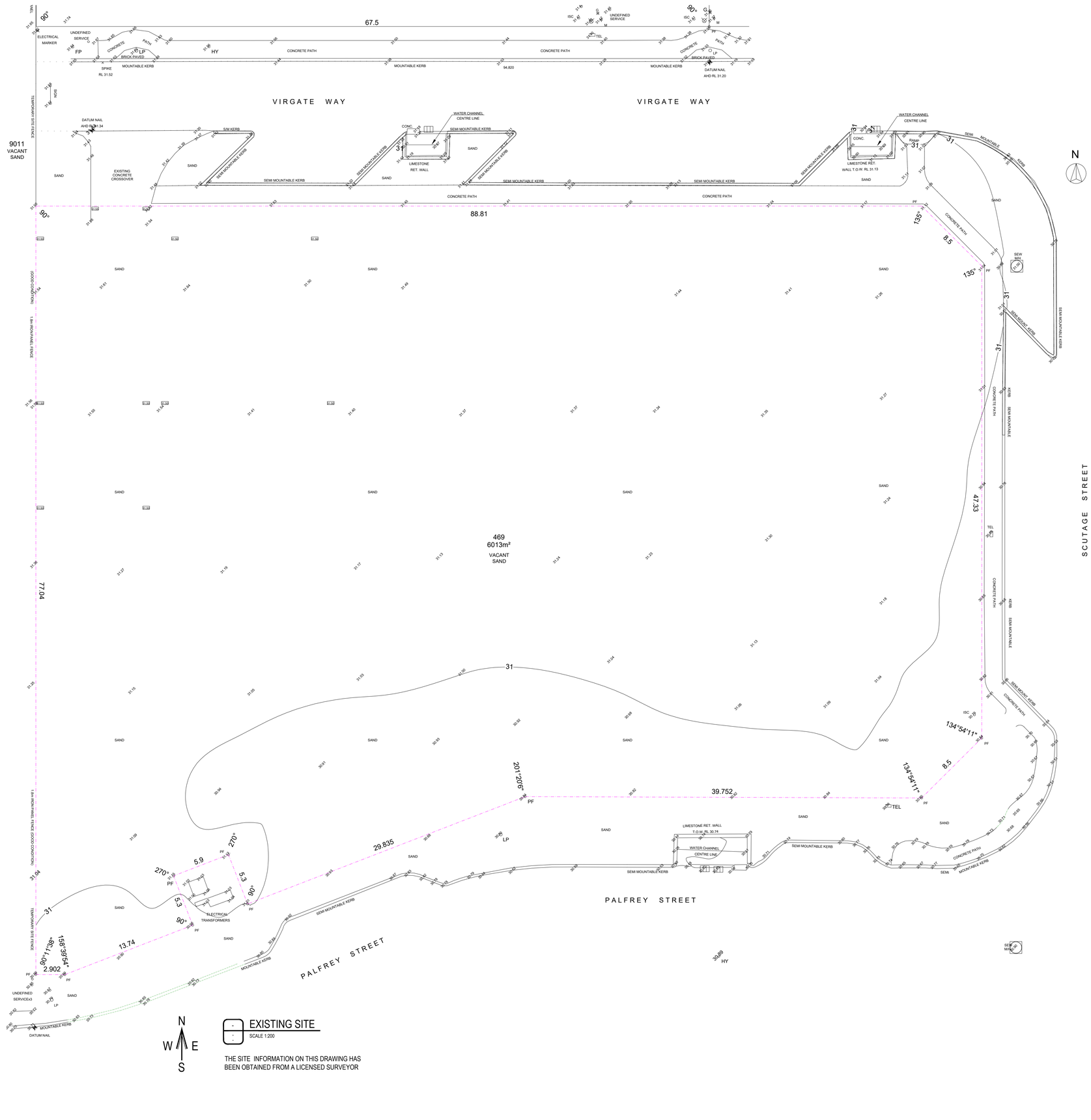
LOCAL AUTHORITY: CITY OF SWAN

DRAWING NO: 3D1

SCALE: AS SHOWN ON A3

REVISION: C

BRABHAM TAVERN



N

W E S

EXISTING SITE

SCALE 1:200

THE SITE INFORMATION ON THIS DRAWING HAS BEEN OBTAINED FROM A LICENSED SURVEYOR

REV	DESCRIPTION	DATE
A	AMENDMENT TO CURRENT DA APPROVAL.	08.07.24
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CROSS + DESIGN GROUP

No.81 - 85 SOUTH SHORE PIAZZA, SOUTH PERTH WA 6151
PO BOX 208, SOUTH PERTH, WA 6951
PH: (08) 9367 6274 FX: (08) 9367 7736

status: DESIGN DRAWINGS

project: PROPOSED TAVERN

at:

LOT 101 No 45
PALFREY STREET
BRABHAM W.A.

for:

BRABHAM VILLAGE PTY LTD

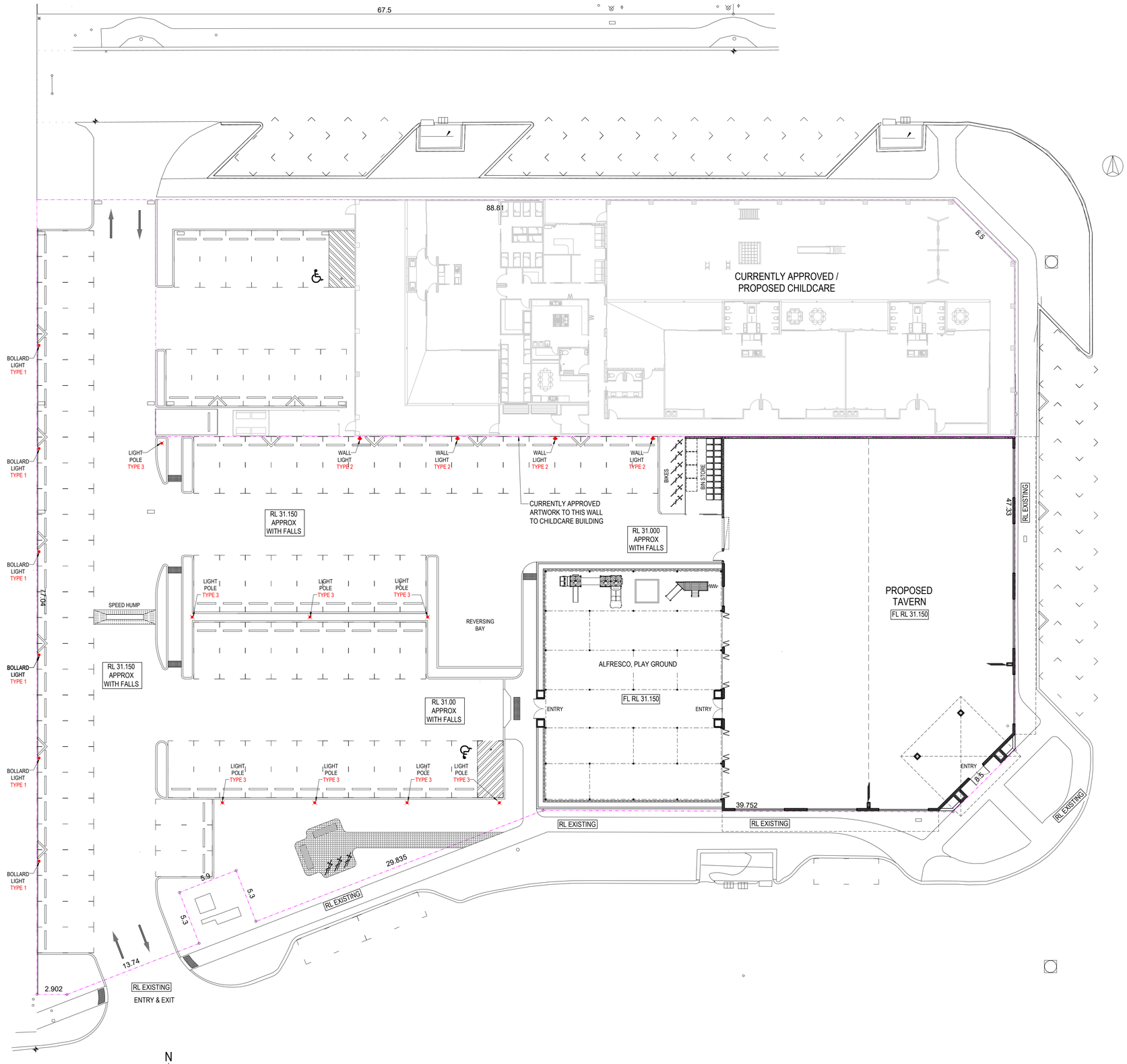
job started:	local Authority:
MARCH 2022	CITY OF SWAN
scale: AS SHOWN ON A1	drawn by: -

project No:	drawing No:	revision:
220009	A00	C

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BRABHAM TAVERN



SITE LIGHTING PLAN

SCALE 1:200

LIGHT LEGEND



TYPE 1:
DESCRIPTION: 12W LED BOLLARD 1000mm HT ROUND.
COLOUR: BLACK
CONNECTION: HARDWIRED
VOLTAGE: 240V AC
IP RATING: IP65
MODEL: LIC518594
SUPPLIER: LIGHTING ILLUSIONS COMMERCIAL.
NOTE:
TBA



TYPE 2:
DESCRIPTION: MURO - WALL NOUNTED EXTERIOR LIGHT.
COLOUR: RAL 7016 - ANTHRACITE
CONNECTION: HARDWIRED
VOLTAGE: 240V AC
IP RATING: IP65
MODEL: 0049945
SUPPLIER: SYLVANIA
NOTE:
TBA



TYPE 3:
DESCRIPTION: ZODIAC G2 MEDIUM STREET LIGHT.
COLOUR: GREY
CONNECTION: HARDWIRED
VOLTAGE: 240V AC
IP RATING: IP66
MODEL: 0049974
SUPPLIER: SYLVANIA
NOTE:
PROVIDE A DOUBLE HEAD SETUP

REV	DESCRIPTION	DATE
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CROSS + DESIGN GROUP

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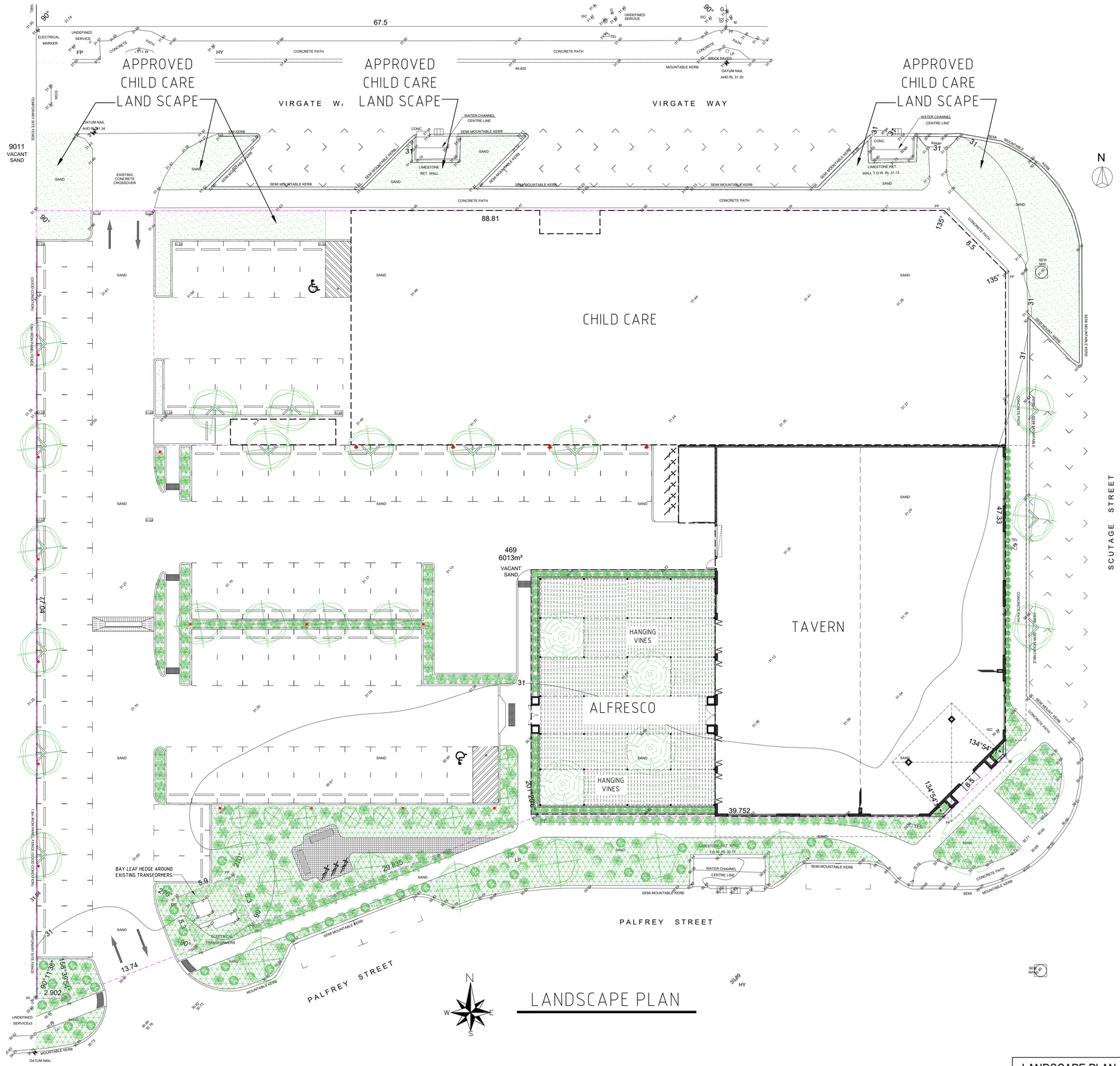
for:
BRABHAM VILLAGE PTY LTD

job started:	local Authority:
MARCH 2022	CITY OF SWAN
scale:	drawn by:
AS SHOWN ON A1	-

project No:	drawing No:	revision:
220009	A01A	D

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LEGEND

- MULCH PINE BARK MULCH
- LIQUID AMBER – 2 X FEATURE TREES AT TAVERN MAIN ENTRY & 3 X FEATURE TREES AT TAVERN ALFRESCO
- ANGOPHORA COSTATA
- ADENANTHOS CUNEATUS
- ALYOGYNE HUEGELII
- CHAMELAUCIUM SP
- CONOSTYLIS CANDICANS
- BAY LEAF HEDGE AROUND EXISTING TRANSFORMERS

REV	DESCRIPTION	DATE
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LANDSCAPE PLAN

LANDSCAPE PLAN
LOT 101 No 45 PALFREY ST
BRABHAM W.A.

DWG. No. - LA1 | REVISION D

GREENWORX
Commercial Maintenance
ABN 27 122 027 105
COMPLETE LANDSCAPE MANAGEMENT
P 08 9361 0031
sales@greenworx.net.au

URBIS

APPENDIX E TRAFFIC TECHNICAL MEMO

LEVEL 32
300 GEORGE STREET
BRISBANE QLD 4000

URBIS.COM.AU
Urbis Ltd
ABN 50 105 256 228

TRANSPORT STATEMENT

Client	Australian Venue Co	**Date**	06/09/2024
Project	Brabham Tavern	**Project No.**	P0053499
Prepared By	Ryan Peel & Parinaz Yousefian	**Reviewed By**	Andy Johnston: Chartered Traffic Engineer

1. BACKGROUND

Urbis Transport Advisory team has been commissioned by Australian Venue Co provide traffic and transport engineering advice in relation to the proposed Tavern development at Lot 469, corner of Palfrey & Scutage Street in Brabham, Perth.

It is understood that a previous Traffic Impact Assessment (TIA) was prepared for the site in March 2023 by Transcore. Since then, the design of the proposed tavern has undertaken several changes, and as such, updated traffic assessment is required. The purpose of this report is to assess the traffic and transport components of the proposed development against the previously undertaken reporting, and against requirements of the Western Australia Transport Impact Assessment Guidelines and the relevant Australian Standards (AS2890).

This report addresses the following:

- External traffic impacts on the road network, and
- Internal traffic arrangements, including:
  - Parking provision
  - Servicing

2. PROPOSED DEVELOPMENT

The proposed development site is situated on Lot 469, on the corner of Palfrey & Scutage Street in Brabham. The site is zoned as “Urban” as per Metropolitan Region Scheme (MRS). The subject site is bounded by Scutage Street to the east, Palfrey Street to the south, a childcare centre to the north and future residential developments to the west. All the roads surrounding the subject site are local roads under care and control of City of Swan. The site location is shown in Figure 1.

Figure 1: Site Locality Plan



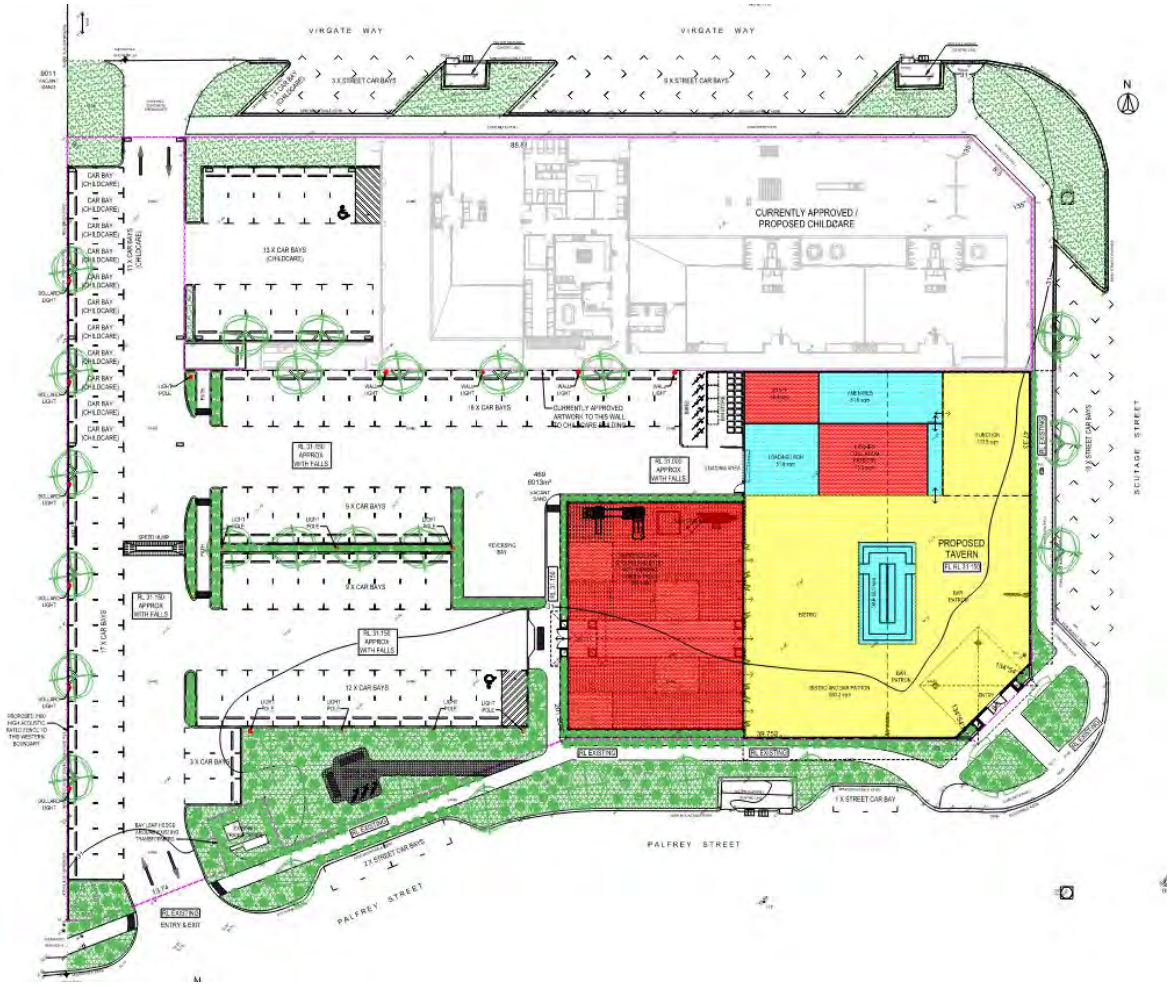
Since the original TIA was prepared by Transcore, the development plans have undergone a number of design changes, in particular to the yields and land uses. A summary of the previous and proposed development yields is shown in Table 1.

Table 1. Development Yield Summary

Land Uses	Approved Development Yields	Proposed Development Yields	Change in Yield
Tavern (Hotel)	1,175.8m^2	1,387.8m^2	+212m^2
Bottle Shop	246.7m^2	-	-246.7m^2
Total	**1,422.85m^2**	**1,387.8m^2**	**-34.7m^2**

The approved development included a Tavern and a Bottle Shop with associated on-site car park at the southern portion of the site. The approved development also included two driveway crossovers on Palfrey Street. With the removal of the previously approved bottle-shop, a crossover will be removed from Palfrey Street. The proposed development plan is shown in Figure 2. Full development plans are provided in Appendix A.

Figure 2. Proposed Site Plan



3. TRIP GENERATION

In the previous TIA, Transcore had reviewed the local road network, existing local trip generators and attractors (such as a primary school), and other available information for their assessment. Due to the combination of traffic expected from the development and the peak local road traffic periods, the greatest demand on the road network was likely to occur during the typical weekday afternoon peak hour, which is caused by the overlap of the school drop-off (after-school peak) and the development's peak afternoon traffic activity. Consequently, trip generation was estimated, and traffic analysis was conducted for the weekday and after-school PM periods.

The Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition was used to estimate the traffic volume for the previous development yields, shown in Table 2.

Table 2. TIA Trip Generation Rates

Land uses	**Weekday (Trip Generation)**	**Weekdays PM Peak (Trip Generation)**
Tavern (Drinking Place)	104.56 trips per 100m^2 GFA	12.16 trips per 100m^2 GFA
Bottle Shop (Liquor Store)	115.40 trips per 100m^2 GFA	17.89 trips per 100m^2 GFA

Source: Transcore, 2023

These trip generation rates have been applied to both the previous and proposed development yields to determine the estimated trip generation of the site. A summary of the change in trip generation is shown in Table 3.

Table 3. Estimated Trip Generation

Land Use	**Yield**	**Peak Hour Trip Generation Rate**	**Trip Generation**
Previous Design			
Tavern	1,175.8m^2	12.16 per 100m^2 GFA	143 trips
Bottle Shop	246.7m^2	17.89 trips per 100m^2 GFA	44 trips
Total	**1,422.5m^2**	**-**	**187 trips**
Proposed Design			
Tavern	1,387.8m^2	12.16 per 100m^2 GFA	169 trips
Bottle Shop	-	17.89 trips per 100m^2 GFA	0 trips
Total	**1,387.8m^2**	**-**	**169 trips**

Source: Transcore, Urbis

As demonstrated, the previous approved tavern and bottle shop design was estimated to generate 187 trips during the peak hour. Applying the same trip generation rates to the proposed design, the site would generate an estimated 169 trips, a reduction of 18 trips in the peak hour.

SIDRA intersection analysis undertaken in the previous TIA indicated that the development generated trips would not significantly impact on the surrounding road network. The analysis found that all intersections would operate satisfactorily under the anticipated future traffic flows, with minimal traffic queues and delays, and that no mitigations were required to improve intersection capacity.

As the proposed development design will result in 18 fewer generated trips in the peak hour, it is expected that the performance of the surrounding road network and intersections will improve even further. As the previous analysis demonstrated that all assessed intersections would operate satisfactorily with a higher number of trips on the network, further detailed intersection assessment is deemed unnecessary.

4. PARKING DEMAND ASSESSMENT

The development site is located within the City of Swan Local Government Ara and as such is required to meet the design standards set out in the City of Swan – Local Planning Policy – Vehicle Parking Standards. The parking requirements for the development are shown below in Table 4.

Additionally, a parking rate of 1 space per 4 patrons as City staff have identified this as a contemporary rate that better reflects actual demand for parking. The City previously assessed the approved development under the 1 space per 4 patrons' rate and it is appropriate that this rate be applied to the amended application's assessment.

Table 4: City of Swan Parking Requirements

Land Use	Standard Parking Rate	Yield	Parking Requirement
Tavern	1 space per 2m^2 of gross bar and lounge floor area, with further provision for a relaxation of this standard where the tavern forms part of an integrated shopping centre and car park or other commercial complex	Minimum: 580.2m^2	Minimum: 290 spaces
Tavern	1 space per 4 patrons	Approx. 500 patrons	125 spaces

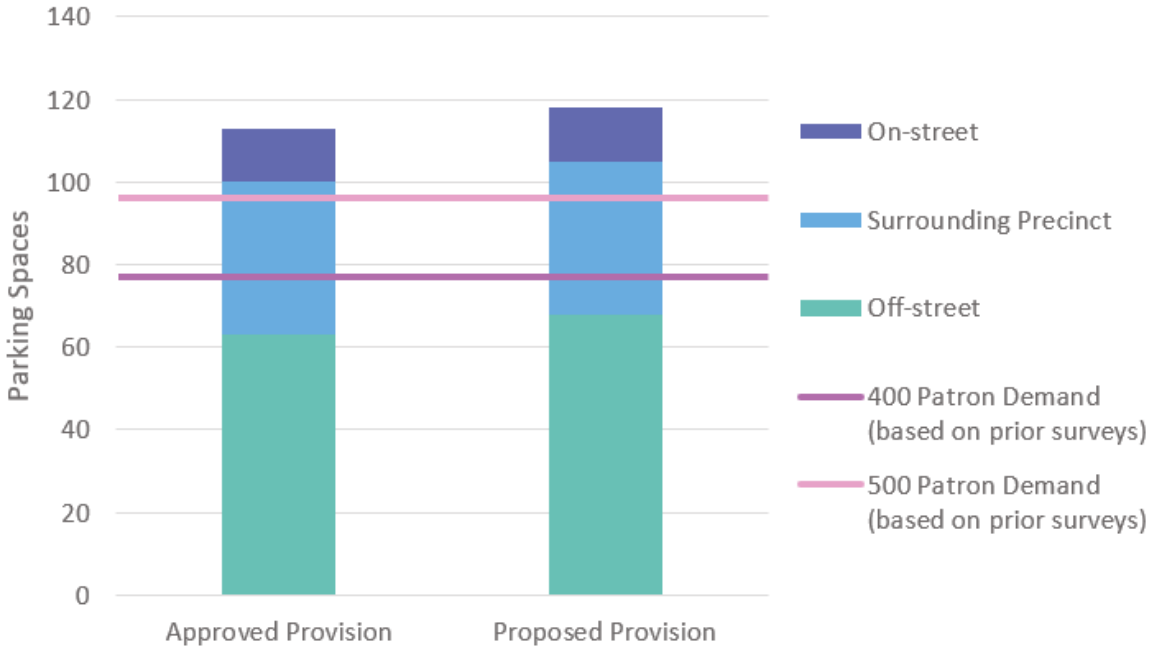
The proposed development plans indicate 68 off-street and 13-on street parking spaces for a total of 81 provided for the site. This is an increase of 5 spaces compared to the previous approved design.

As per the previous TIA, the surrounding additional parking opportunities available in the immediate vicinity of the site (including at the adjacent childcare centre) would address any potential parking shortfall of the proposed development site during the highest parking demand periods (weekday evenings and weekends). This allows for a total of 118 spaces in the immediate area to the development site.

Furthermore, parking surveys were undertaken at similar tavern and bottles shop sites in order to establish actual parking demand and utilisation patterns. The parking occupancy and expected capacity of the Craigie Tavern and the Swan View Tavern were utilised to determine the maximum parking demand estimated for the development site. The approved design for 400 patrons was estimated to have a maximum demand of 77 parking spaces, or 1 space per 5.2 patrons.

For an estimated capacity of 500 patrons, a total of 96 spaces would be required for the site. A summary of the available and required parking numbers is shown in Figure 3. As a total of 118 off-street and on-street spaces are provided in the immediate area of the site, the anticipated peak demand of the site is easily met.

Figure 3: Parking Demand and Provision Summary



5. SWEPT PATH ASSESSMENT

As per the approved TIA, swept path analysis has been undertaken for an 8.8m Medium Rigid Vehicle (MRV) design vehicle, provided in Appendix B. As demonstrated, the MRV is able to access the site and manoeuvre to and from the servicing bay without conflicting with the proposed development.

6. SUMMARY

Urbis has been engaged by Australian Venue Co to provide traffic engineering advice on the proposed tavern development in Brabham.

The main traffic and transport outcomes are as follows:

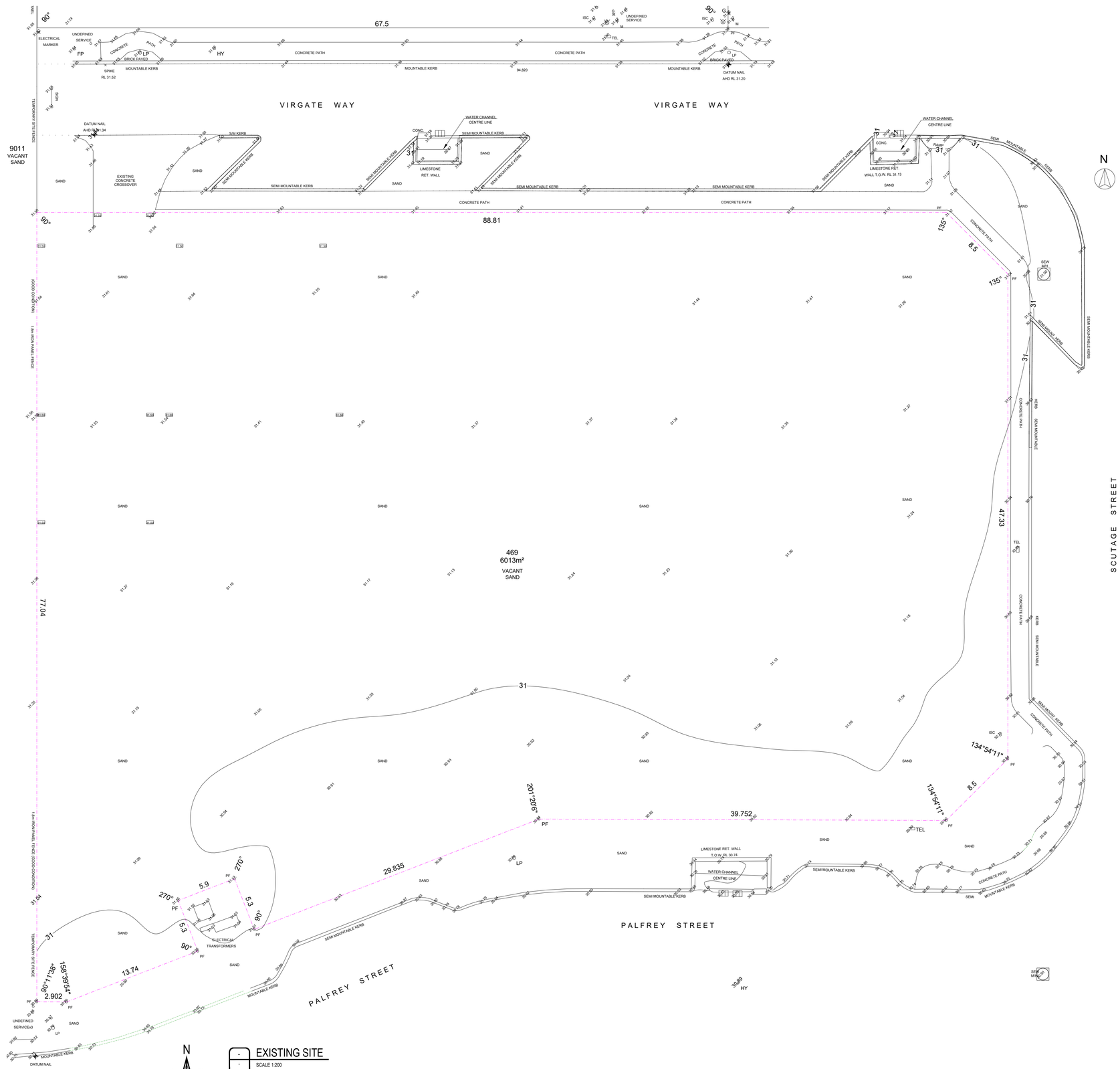
- Since the approved TIA, the development design has been updated to remove the bottle-shop and change the tavern footprint
- The total yield of the site has reduced from 1,422.5m^2 to 1,387.8m^2, a reduction of -34.7m^2.
- Applying the trip generation rates used in the approved TIA, the site is now estimated to generate 169 trips, a reduction of 18 trips in the peak hour. As the previous analysis demonstrated that all assessed intersections would operate satisfactorily with a higher number of trips on the network, further detailed intersection assessment is deemed unnecessary.
- Using the parking rate requested by Council, the site would be required to provide 125 spaces for a capacity of 500 patrons.
  - Using the parking demand calculations as per the approved TIA, the site would require 96 parking spaces for the 500-patron capacity. As such, the parking demand is catered for with the on-site and surrounding parking provision.
- Swept path analysis demonstrates that the MRV design vehicle is able to service and manoeuvre through the site satisfactorily.

Based on the findings from this Traffic Statement, it is concluded that there are no major adverse traffic impacts to prevent approval of the proposed development.

URBIS

APPENDIX A DEVELOPMENT PLANS

BRABHAM TAVERN



EXISTING SITE

SCALE 1:200

THE SITE INFORMATION ON THIS DRAWING HAS BEEN OBTAINED FROM A LICENSED SURVEYOR

REV	DESCRIPTION	DATE
A	AMENDMENT TO CURRENT DA APPROVAL.	08.07.24
B	TAVERN CAR PARK AMENDED.	05.08.24

CROSS + DESIGN GROUP

No.81 - 85 SOUTH SHORE PIAZZA, SOUTH PERTH WA 6151
PO BOX 208, SOUTH PERTH, WA 6951
PH: (08) 9367 6274 FX: (08) 9367 7736

status: DESIGN DRAWINGS

project: PROPOSED TAVERN & BOTTLE SHOP

at: LOT 469, CNR. OF PALFREY & SCUTAGE STREET BRABHAM, W.A., 6055

for: BRABHAM VILLAGE PTY LTD

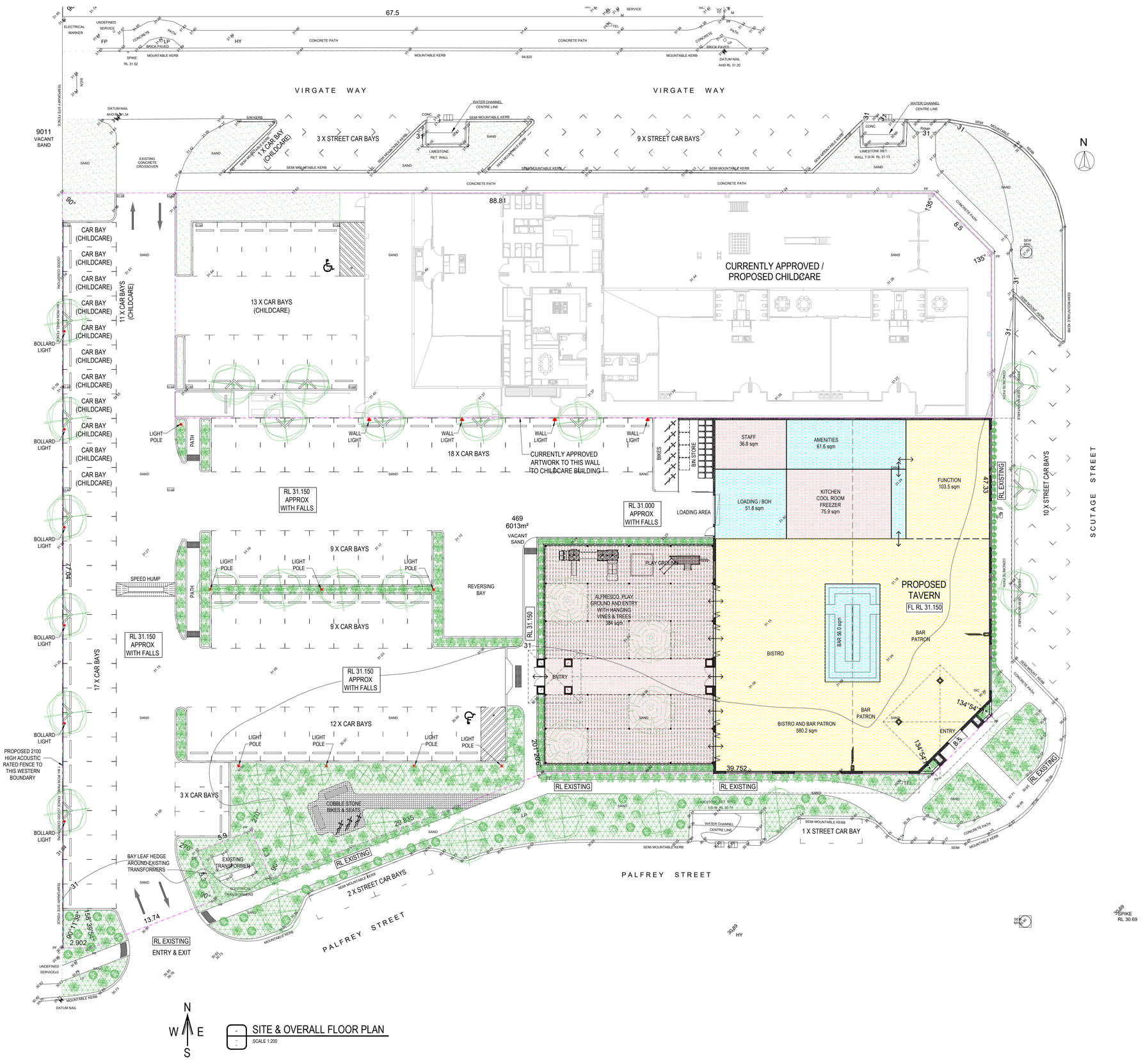
job started:	local Authority:
MARCH 2022	CITY OF SWAN
scale: AS SHOWN ON A1	drawn by: -

project No:	drawing No:	revision:
220009	A00	B

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BRABHAM TAVERN



SITE & OVERALL FLOOR PLAN

SCALE 1:200

GROUND LEVEL NOTE:
EXISTING GROUND LEVELS ARE RELATIVELY FLAT. IT IS NOT INTENDED TO SUBSTANTIALLY ALTER EXISTING GROUND LEVELS

STORM WATER NOTE:
ALL STORM WATER FROM THE PROPOSED BUILDINGS AND HARD STAND / CAR PARK AREAS WILL BE CONNECTED TO ON SITE SOAK WELLS AND ALL STORMWATER CONTAINMENT AND OR DISPOSAL TO COUNCILS REQUIREMENTS

BUILDING FOOTPRINT AREA CALCULATIONS:

- TAVERN = 1,003.8 sqm
- TAVERN ALFRESCO, PLAY GROUND & WEST ENTRY = 384.0 sqm
- TAVERN BIN STORE = 27.2 sqm
- TOTAL FOOT PRINT = 1,415.0 sqm

CAR PARKING CALCULATIONS:

- TAVERN ON SITE CAR BAYS = 68 BAYS
- CHILDCARE CAR BAYS = 25 BAYS
- OFF SITE / STREET CAR BAYS = 25 BAYS

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for: BRABHAM VILLAGE PTY LTD

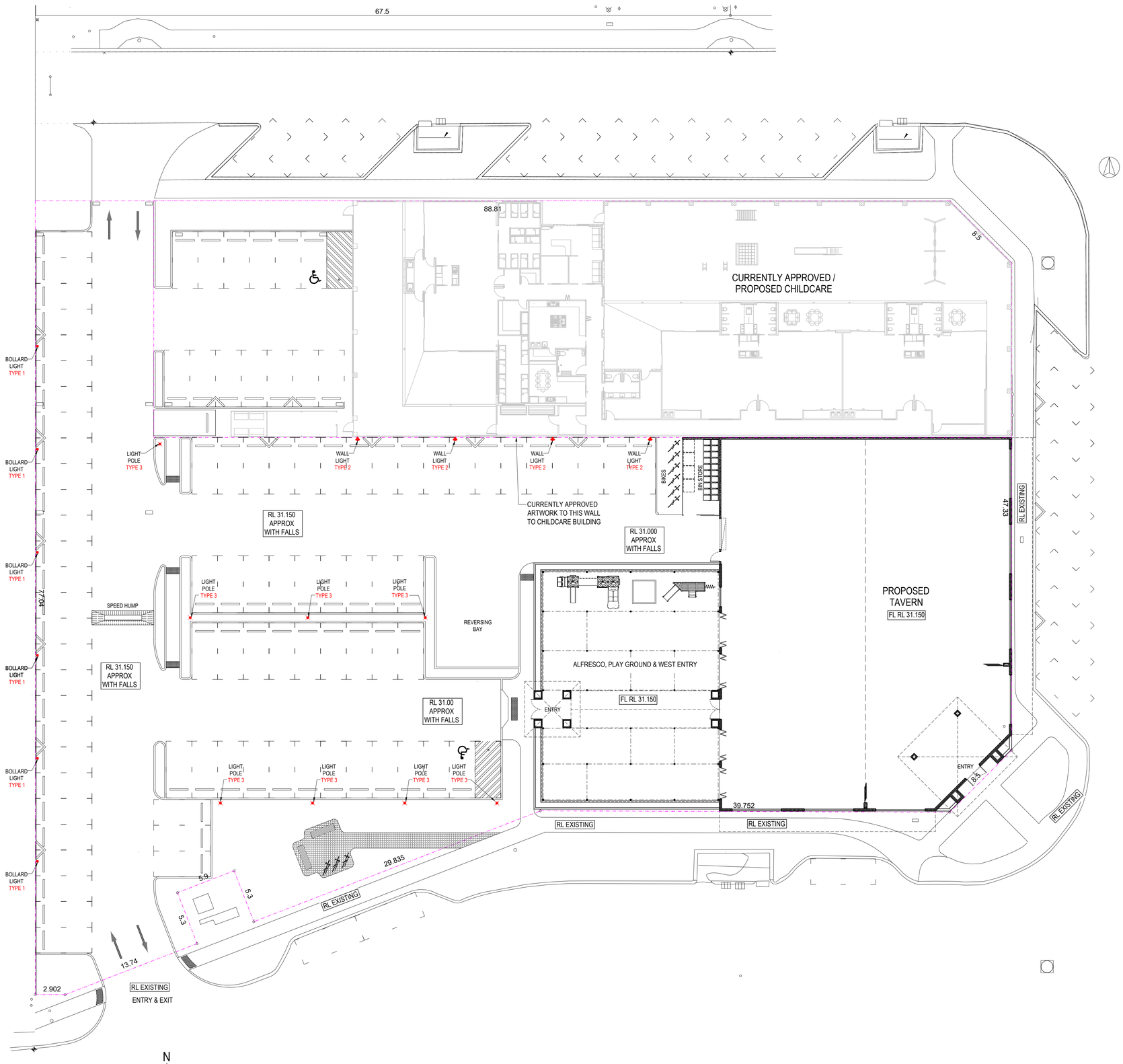
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MARCH 2022	CITY OF SWAN
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BRABHAM TAVERN



SITE LIGHTING PLAN

SCALE 1:200

LIGHT LEGEND



TYPE 1:
DESCRIPTION: 12W LED BOLLARD 1000mm HT ROUND.
COLOUR: BLACK
CONNECTION: HARDWIRED
VOLTAGE: 240V AC
IP RATING: IP65
MODEL: LIC518594
SUPPLIER: LIGHTING ILLUSIONS COMMERCIAL.
NOTE:
TBA



TYPE 2:
DESCRIPTION: MURO - WALL NOUNTED EXTERIOR LIGHT.
COLOUR: RAL 7016 - ANTHRACITE
CONNECTION: HARDWIRED
VOLTAGE: 240V AC
IP RATING: IP65
MODEL: 0049945
SUPPLIER: SYLVANIA
NOTE:
TBA



TYPE 3:
DESCRIPTION: ZODIAC G2 MEDIUM STREET LIGHT.
COLOUR: GREY
CONNECTION: HARDWIRED
VOLTAGE: 240V AC
IP RATING: IP66
MODEL: 0049974
SUPPLIER: SYLVANIA
NOTE:
PROVIDE A DOUBLE HEAD SETUP

REV	DESCRIPTION	DATE
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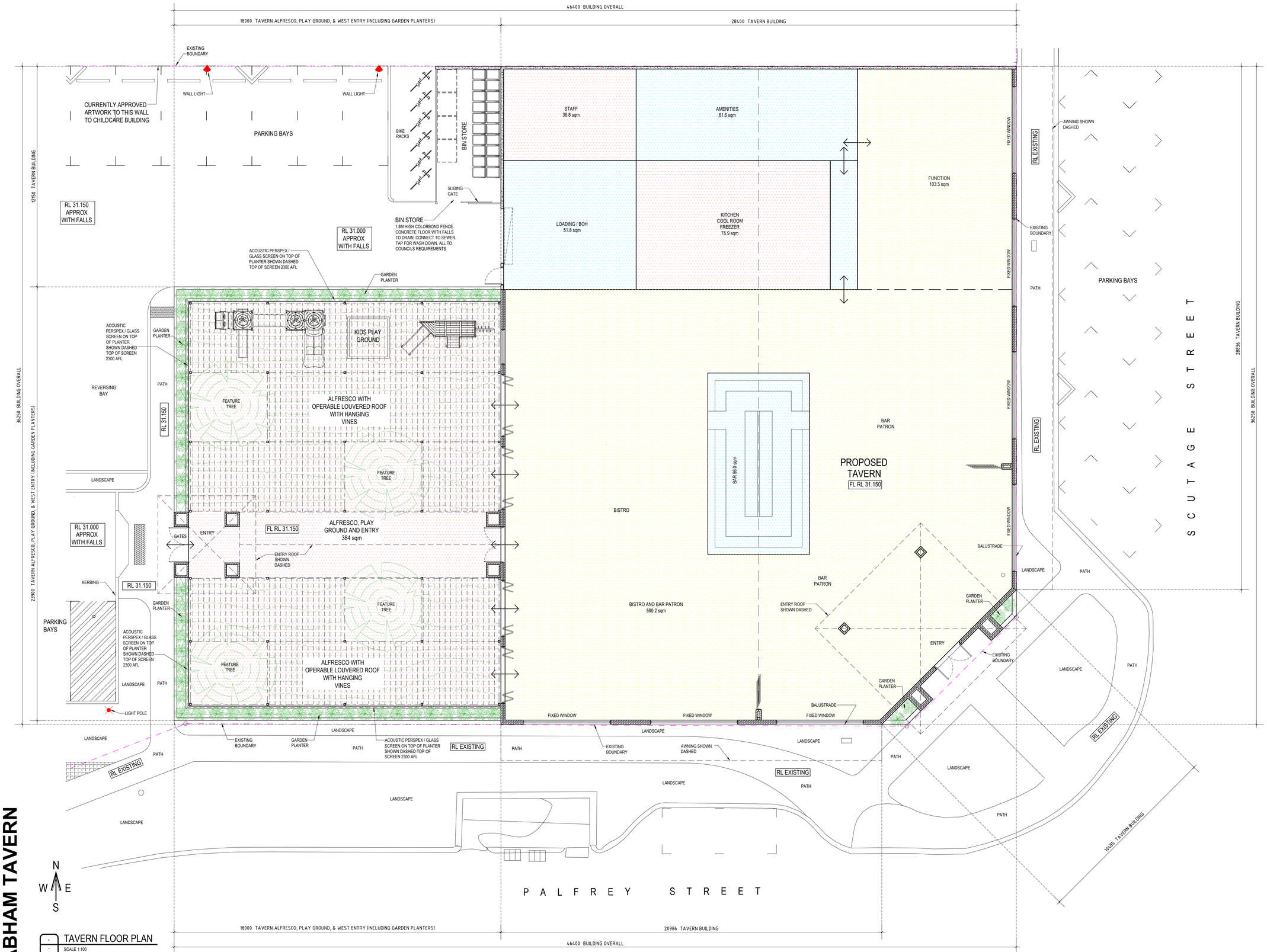
for: BRABHAM VILLAGE PTY LTD

job started:	local Authority:
MARCH 2022	CITY OF SWAN
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BRABHAM TAVERN

TAVERN FLOOR PLAN

SCALE 1:100

REV	DESCRIPTION	DATE
A	AMENDMENT TO CURRENT DA APPROVAL.	08.07.24
B	TAVERN CAR PARK AMENDED.	05.08.24

CROSS + DESIGN GROUP

No.81 - 85 SOUTH SHORE PIAZZA, SOUTH PERTH WA 6151
PO BOX 208, SOUTH PERTH, WA 6951
PH: (08) 9367 6274 FX: (08) 9367 7736

status: DESIGN DRAWINGS

project: PROPOSED TAVERN & BOTTLE SHOP

at: LOT 469, CNR. OF PALFREY & SCUTAGE STREET BRABHAM, W.A., 6055

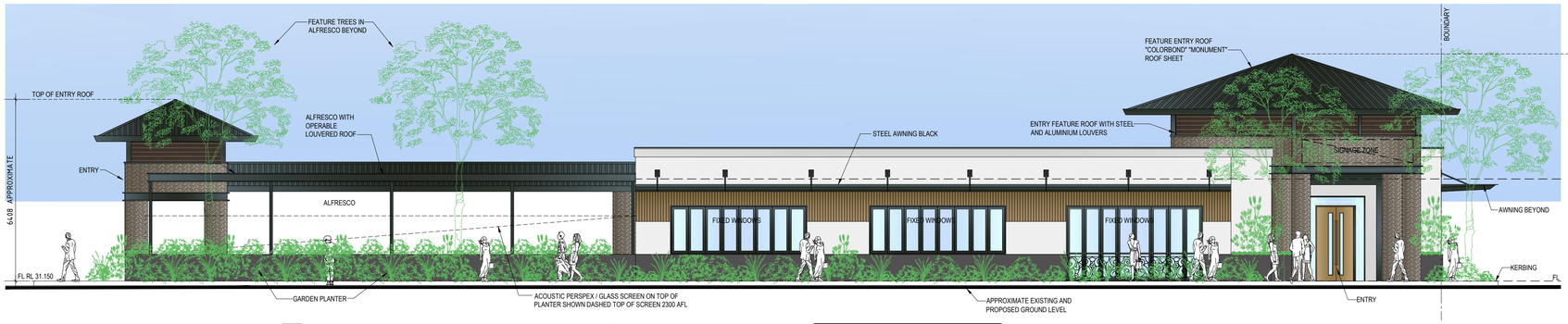
for: BRABHAM VILLAGE PTY LTD

job started:	local Authority:
MARCH 2022	CITY OF SWAN
scale:	drawn by:
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project No:	drawing No:	revision:
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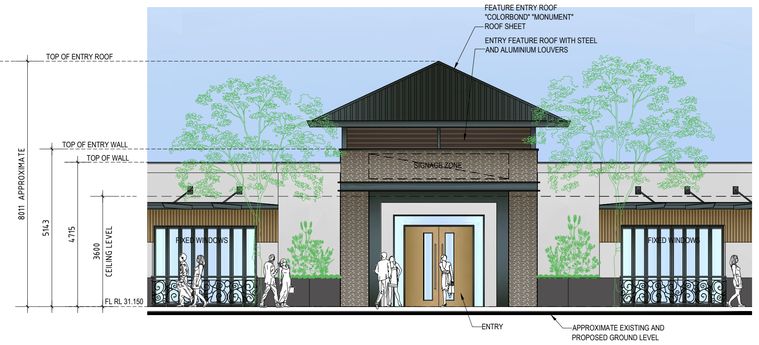
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SOUTH ELEVATION - VIEW FROM PALFREY STREET

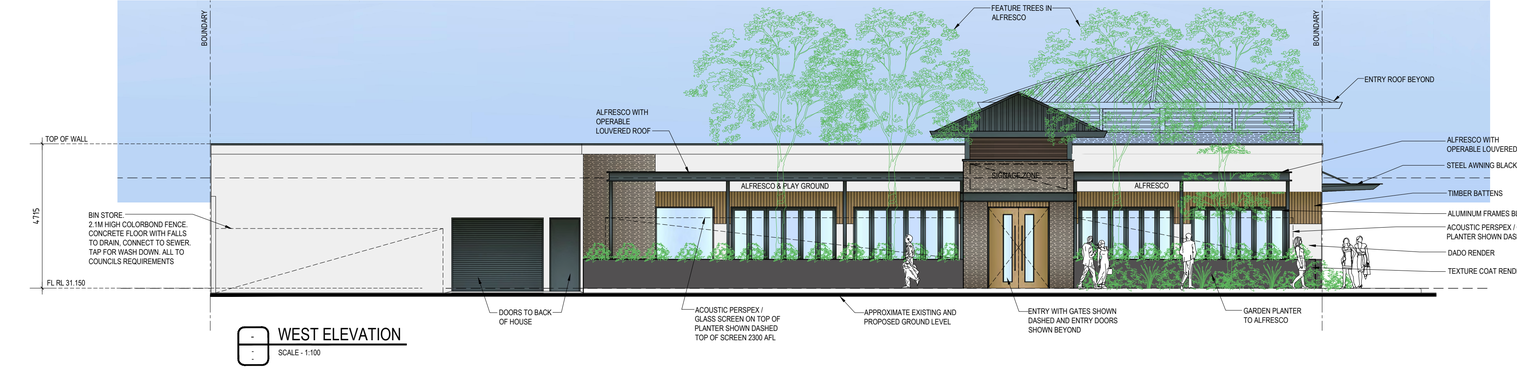
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EXTERNAL FINISHES NOTE:
REFER TO 3D IMAGES FOR OVERALL EXTERNAL FINISHES CONCEPT



SOUTH EAST ELEVATION - ENTRY

SCALE - 1:100

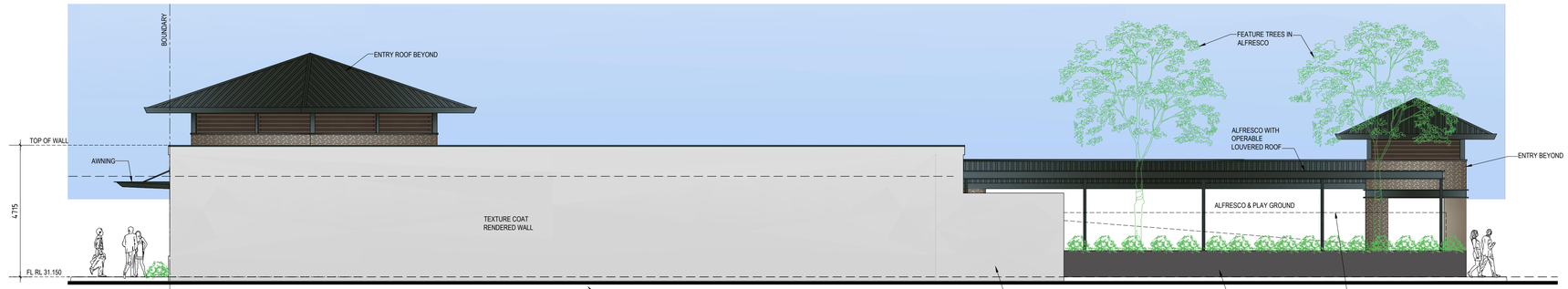


EAST ELEVATION - VIEW FROM SCUTAGE STREET

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NORTH ELEVATION

SCALE - 1:100

WEST ELEVATION

SCALE - 1:100

REV	DESCRIPTION	DATE
A	AMENDMENT TO CURRENT DA APPROVAL.	08.07.24
B	TAVERN CAR PARK AMENDED.	05.08.24

CROSS + DESIGN GROUP

SUITE 1 LEVEL 3, No. 85 SOUTH PERTH ESPLANADE,
SOUTH PERTH, 6151, WESTERN AUSTRALIA
PO BOX 208, SOUTH PERTH, WA 6951 PH: (08) 9367 6274

status:
DESIGN DRAWINGS

project:
PROPOSED TAVERN
& BOTTLE SHOP

at:
LOT 469, CNR. OF PALFREY
& SCUTAGE STREET
BRABHAM, W.A., 6055

for:
BRABHAM VILLAGE PTY LTD

job started:	local Authority:
MARCH 2022	CITY OF SWAN
scale:	drawn by:
AS SHOWN ON A1	-

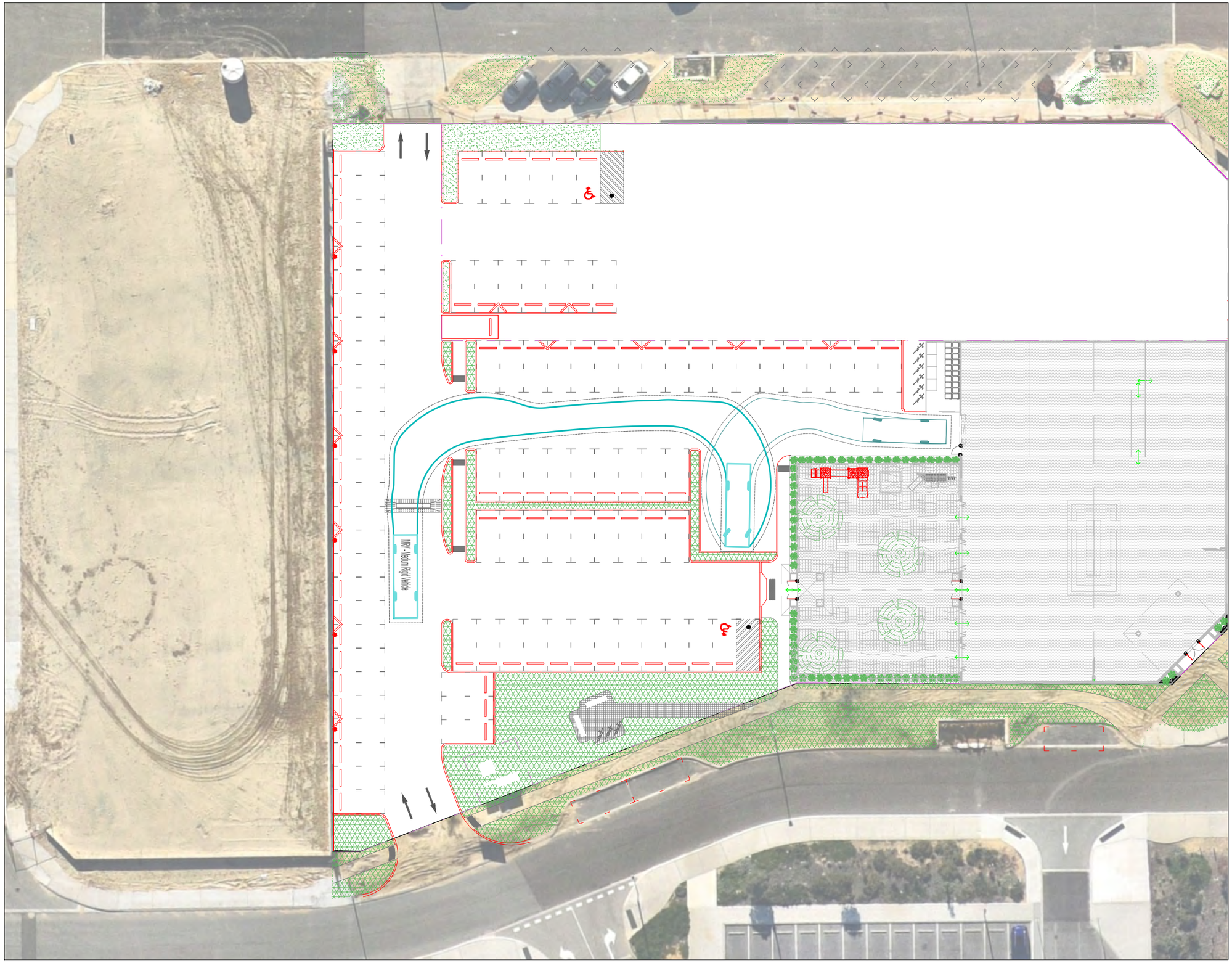
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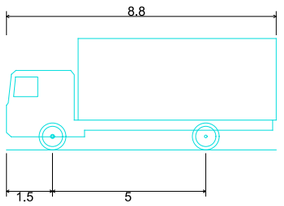
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URBIS

APPENDIX B SWEPT PATH ASSESSMENT





MRV - Medium Rigid Vehicle

Overall Length	8.800m
Overall Width	2.500m
Overall Body Height	3.633m
Min Body Ground Clearance	0.428m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	10.000m

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URBIS

BRABHAM HOTEL

MEDIUM RIGID VEHICLE - SWEPT PATH ASSESSMENT

Level 32, 300 George Street | Brisbane QLD 4000 Australia | +61 7 3007 3800 | URBIS Pty Ltd | ABN 50 105 256 228

REV	DESCRIPTION	DWN	CHK	DATE
B	UPDATED PLANS	R.P.	A.J.	06.08.2024
A	ORIGINAL ISSUE	R.P.	A.J.	30.07.2024

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CLIENT

AUSTRALIAN VENUE CO

1:400 @ A3

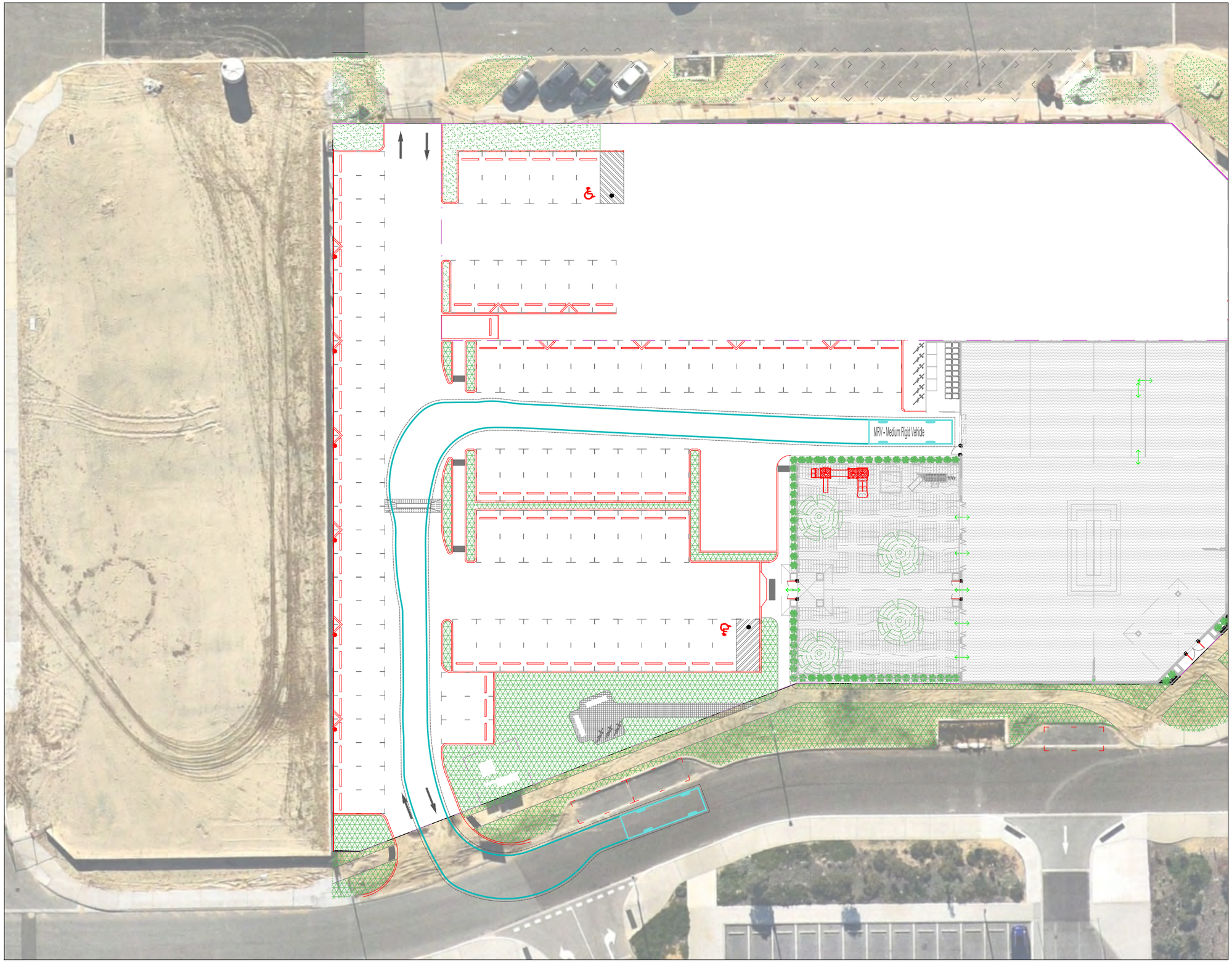
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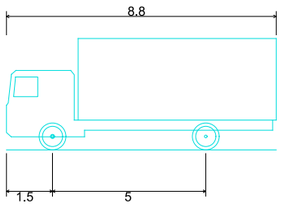
PROJECT NO. P0053996

DATE 06.08.2024

DRAWING NO. SK01

REVISION B





MRV - Medium Rigid Vehicle	
Overall Length	8.800m
Overall Width	2.500m
Overall Body Height	3.633m
Min Body Ground Clearance	0.428m
Track Width	2.500m
Lock-to-lock time	4.00s
Curb to Curb Turning Radius	10.000m

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URBIS

BRABHAM HOTEL

MEDIUM RIGID VEHICLE EGRESS - SWEPT PATH ASSESSMENT

Level 32, 300 George Street | Brisbane QLD 4000 Australia | +61 7 3007 3800 | URBIS Pty Ltd | ABN 50 105 256 228

REV	DESCRIPTION	DWN	CHK	DATE
A	ORIGINAL ISSUE	R.P.	A.J.	06.08.2024

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CLIENT

AUSTRALIAN VENUE CO

1:400 @ A3

0 1 5 10m

PROJECT NO. P0053996

DATE 06.08.2024

DRAWING NO. SK02

REVISION A

AUSTRALIAN VENUE CO.

BRABHAM TAVERN
BRABHAM

ACOUSTIC ASSESSMENT

NOVEMBER 2024

OUR REFERENCE: 33013-4-24231

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ACOUSTIC ASSESSMENT

BRABHAM TAVERN
BRABHAM

Job No: 24231

Document Reference: 33013-4-24231

DOCUMENT INFORMATION			
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REVISION HISTORY

Revision	Description	Date	Author	Checked
1	Revision following AVC and Urbis feedback	24/7/2024	GW	
2	Revision following updated drawings and accounting for vacant block	27/11/2024	GW	
3	Revision to include retractable roof	3/12/2024	GW	

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CONTENTS

1.0	INTRODUCTION	3
2.0	CRITERIA	3
3.0	NOISE MODELLING AND RESULTS	6
4.0	ASSESSMENT	7
5.0	CONCLUSION	9

APPENDICIES

A	Development Plans

EXECUTIVE SUMMARY

Herring Storer Acoustics have been commissioned through AVC, to carry out an acoustical assessment of noise emissions associated with the proposed tavern at Brabham.

This assessment considers noise levels associated with the patron noise of the development, within the external alfresco areas, noting that up to 350 patrons within the alfresco area has been accounted for in our assessment.

Noise level emissions associated with the proposed tavern can comply with the Assigned Noise Level stipulated by the *Environmental Protection (Noise) Regulations 1997* however, the following control options need to be introduced:

- Alfresco areas to be limited to ambient music only.
- Internal noise emissions to be contained with the structure of the building. The internal operations and the desired noise levels to confirmed and designed for accordingly during the detailed design phase of the project. This would be considered standard practice for a development of this type, with a condition to reflect this requirement considered an appropriate outcome of the development approval.
- Mechanical services have not been considered in this assessment, as they have not been designed at the early stage of the development. It is considered appropriate that an assessment of the noise impact associated with the mechanical design be a condition of development approval.
- Barriers around the alfresco area to be built to a height of 2.3 m above ground floor level.
- Alfresco area retractable roof to be closed at 10pm.

1.0 INTRODUCTION

Herring Storer Acoustics have been commissioned through Urbis on behalf of AVC to carry out an acoustical assessment of noise emissions associated with the proposed tavern at in Brabham.

This is understood to have been requested to accompany the development application for the project.

The objectives of the study were to:

- Construct a predictive noise model for noise levels associated with the proposed development of the tavern.
- Assess the predicted noise levels received at the closest noise sensitive premises, for compliance with the *Environmental Protection (Noise) Regulations 1997*.
- If exceedances are predicted, investigate possible noise control options that will reduce noise emissions to achieve compliance with the regulations.

For reference, development plans are attached in Appendix A.

2.0 CRITERIA

The *Environmental Protection (Noise) Regulations 1997* stipulate the allowable noise levels at any noise sensitive premises from other premises. The allowable noise level is determined by the calculation of an influencing factor, which is added to the baseline criteria set out in Table 1 of the Regulations. The baseline assigned noise levels are listed in Table 2.1.

TABLE 2.1 – ASSIGNED NOISE LEVELS

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		$L_{A\ 10}$	$L_{A\ 1}$	$L_{A\ max}$
Noise sensitive premises within 15 metres of a dwelling	0700 - 1900 hours Monday to Saturday	45 + IF	55 + IF	65 + IF
	0900 - 1900 hours Sunday and Public Holidays	40 + IF	50 + IF	65 + IF
	1900 - 2200 hours all days	40 + IF	50 + IF	55 + IF
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	35 + IF	45 + IF	55 + IF

Note: The L_{A10} noise level is the noise that is exceeded for 10% of the time.
The L_{A1} noise level is the noise that is exceeded for 1% of the time.
The L_{Amax} noise level is the maximum noise level recorded.

It is a requirement that noise from the site be free of annoying characteristics (tonality, modulation and impulsiveness) at other premises, defined below as per Regulation 9.

"impulsiveness" means a variation in the emission of a noise where the difference between L_{Apeak} and $L_{Amax\ Slow}$ is more than 15dB when determined for a single representative event;

"modulation" means a variation in the emission of noise that –

(a) is more than 3dB $L_{A\ Fast}$ or is more than 3dB $L_{A\ Fast}$ in any one-third octave band;

(b) is present for more at least 10% of the representative assessment period; and

(c) is regular, cyclic and audible;

"tonality" means the presence in the noise emission of tonal characteristics where the difference between –

(a) the A-weighted sound pressure level in any one-third octave band; and

(b) the arithmetic average of the A-weighted sound pressure levels in the 2 adjacent one-third octave bands,

is greater than 3 dB when the sound pressure levels are determined as $L_{Aeq,T}$ levels where the time period T is greater than 10% of the representative assessment period, or greater than 8 dB at any time when the sound pressure levels are determined as $L_{A\ Slow}$ levels.

Where the above characteristics are present and cannot be practicably removed, the following adjustments are made to the measured or predicted level at other premises.

TABLE 2.2 – ADJUSTMENTS FOR ANNOYING CHARACTERISTICS

Where tonality is present	Where modulation is present	Where impulsiveness is present
+ 5 dB	+ 5 dB	+ 10 dB

Where the noise emission is music, then any measured level is adjusted according to Table 2.3 below.

TABLE 2.3 – ADJUSTMENTS TO MEASURED MUSIC NOISE LEVELS

Where **impulsiveness** is not present	Where **impulsiveness** is present
+10 dB(A)	+15 dB(A)

The nearest noise sensitive premises considered in our assessment are as shown in Figure 1 below. It is noted that "R9" is a school, and therefore, would be appropriate to consider noise impacts at this location only for the "day" period, namely Monday – Saturday (excluding Public Holidays) as defined by the *Environmental Protection (Noise) Regulations 1997*.

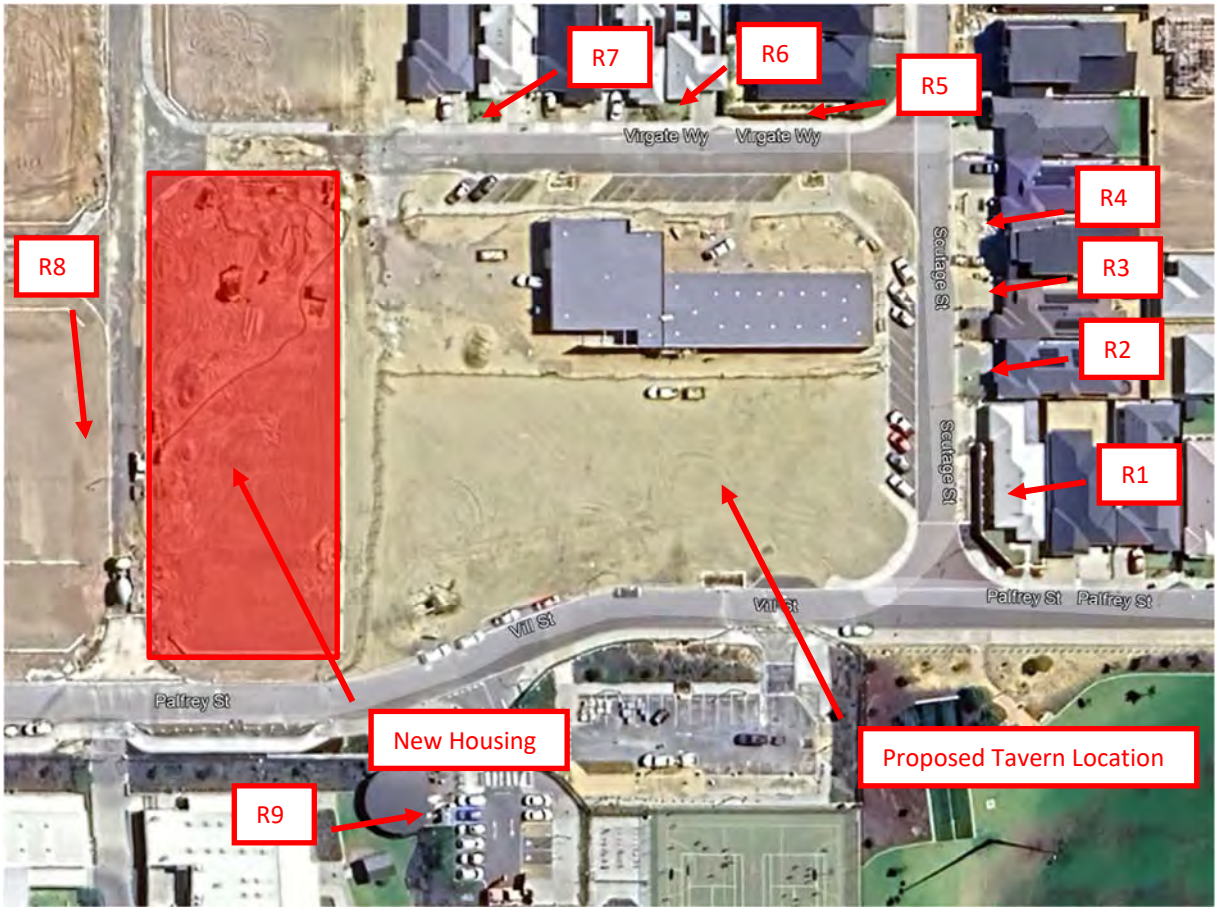


FIGURE 1 – DEVELOPMENT LOCATION AND SURROUNDS

The influencing factor at the identified noise sensitive premises has been determined as 1 dB.

The influencing factor calculation has been based on the following:

Commercial Premises within the inner circle;
20 % + 1 dB

Total IF **+ 1 dB**

Therefore, the assigned noise levels are listed in Tables 2.4.

TABLE 2.4 - ASSIGNED OUTDOOR NOISE LEVELS

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L_{A10}	L_{A1}	L_{Amax}
Noise sensitive premises within 15 metres of a dwelling	0700 - 1900 hours Monday to Saturday	46	56	66
	0900 - 1900 hours Sunday and Public Holidays	41	51	66
	1900 - 2200 hours all days	41	51	56
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	36	46	56

Note: L_{A10} is the noise level exceeded for 10% of the time.
L_{A1} is the noise level exceeded for 1% of the time.
L_{Amax} is the maximum noise level.

3.0 NOISE MODELLING AND RESULTS

From information provided, a noise model was developed of the proposed development, which consists of a tavern and an alfresco outdoor area is located on the west of proposed tavern.

Noise emissions from within the new tavern building have been assumed to be contained within the building itself, with this preliminary assessment considering external noise sources only.

A solid balustrade has been assumed for the external areas of the alfresco area, with balustrading on top of the surrounding planting. The height of the barrier in total has been assumed to be 2.3m above ground level. The balustrade is to be solid (i.e. no gaps) with a surface density of not less than 14kg/m^2. Glass would be envisioned as being the preferred construction medium.

Noise levels within the external areas has been assumed to be 66 dB(A)/m^2 sound power level. This noise level is representative of beer garden noise levels. This noise level has been utilised as the sound power level for the alfresco area as it has been utilised for numerous assessments of a similar nature, and has been confirmed as being sufficiently accurate for the purposes of assessment. The entirety of the alfresco area has been utilise as an area source in our calculations, which, on the basis of 1 person per square metre could be considered to be up to 350 people within the alfresco area.

Preliminary modelling indicated that the alfresco area will need to have the retractable roof closed after 10pm. Additionally, there has been an assumption that the alfresco area would be at two-thirds occupancy after 10pm at night (230 patrons).

Any music in the alfresco areas have been considered to be ambient only, and not significantly contributing to the noise received at neighbouring premises. This assumption (i.e. the restriction of no significant music) will need to be confirmed with the operator of the hotel. It is noted that with ambient music noise levels, there is the additional assumption that the music would not contain significant levels of low frequency noise (i.e. bass component).

Bifold windows/doors have been assumed to be open – with any music internally at background/ambient level. In the event of music being played at any significant level, these openings would need to be closed.

Noise emissions associated with mechanical services has not been included in this assessment, as the mechanical design has not been undertaken at this stage of the project. This design work would be undertaken during the design development phase of the project, and it would be considered appropriate – and the norm – for an assessment of noise impacts associated with the mechanical design to be undertaken during the design development phase. The assessment would be considered appropriate to be submitted to council to obtain building permit for the project.

Noise levels at the identified noise sensitive premises, are listed in Table 3.1. It is noted that the "New Housing" location includes all proposed blocks in this area, with only the highest noise level reported for simplification of presentation of results. The eastern edge of this area has had a 2.1m above ground level fence already built, which has been included in our calculations.

TABLE 3.1 – CALCULATED NOISE LEVELS AT NOISE SENSITIVE PREMISES

Location	Calculated Noise Level dB(A)	
	Alfresco Area Full	Alfresco Area Half Full (night period)
R1	26	21
R2	24	20
R3	23	19
R4	23	18
R5	28	22
R6	30	27
R7	34	27
R8	36	32
R9	44	32
New Housing	41	36

4.0 ASSESSMENT

Noise levels associated with the externals area are to be limited to patron noise only, with background music to be restricted to a level such that it does not significantly contribute to the noise emissions of the development.

Hence, no adjustment to the calculated noise levels are applicable in accordance with the *Environmental Protection (Noise) Regulations 1997*.

Therefore, Table 4.1 summarises the assessment of the calculated noise levels against the pertinent Assigned Noise Levels.

TABLE 4.1 – ASSESSMENT

Location	Assessable Noise Level, dB(A)	Applicable Times of Day	Applicable L_{A10} Assigned Level (dB)	Exceedance to Assigned Noise Level (dB)
R1	26	Day	46	Complies
		Sunday Public Holiday Day Period	41	Complies
		Evening	41	Complies
	21	Night	36	Complies
R2	24	Day	46	Complies
		Sunday Public Holiday Day Period	41	Complies
		Evening	41	Complies
	20	Night	36	Complies
R3	23	Day	46	Complies
		Sunday Public Holiday Day Period	41	Complies
		Evening	41	Complies
	19	Night	36	Complies
R4	23	Day	46	Complies
		Sunday Public Holiday Day Period	41	Complies
		Evening	41	Complies
	18	Night	36	Complies
R5	28	Day	46	Complies
		Sunday Public Holiday Day Period	41	Complies
		Evening	41	Complies
	22	Night	36	Complies
R6	30	Day	46	Complies
		Sunday Public Holiday Day Period	41	Complies
		Evening	41	Complies
	27	Night	36	Complies
R7	34	Day	46	Complies
		Sunday Public Holiday Day Period	41	Complies
		Evening	41	Complies
	27	Night	36	Complies
R8	36	Day	46	Complies
		Sunday Public Holiday Day Period	41	Complies
		Evening	41	Complies
	32	Night	36	Complies
R9	44	Day	46	Complies
		Sunday Public Holiday Day Period	41	N/A
		Evening	41	N/A
	32	Night	36	N/A
New Housing	41	Day	46	Complies
		Sunday Public Holiday Day Period	41	Complies
		Evening	41	Complies
	36	Night	36	Complies

As can be seen from the above tables, noise levels associated with the proposed tavern alfresco areas are calculated to comply with the relevant assigned noise levels under certain operating conditions. The following summarises the conditions that are deemed necessary:

- Alfresco areas to be limited to ambient music only.
- Internal noise emissions to be contained with the structure of the building. The internal operations and the desired noise levels to confirmed and designed for accordingly during the detailed design phase of the project.
- Barriers around the alfresco area to be built to a height of 2.3m above ground floor level.
- Alfresco area retractable roof to be closed at 10pm.

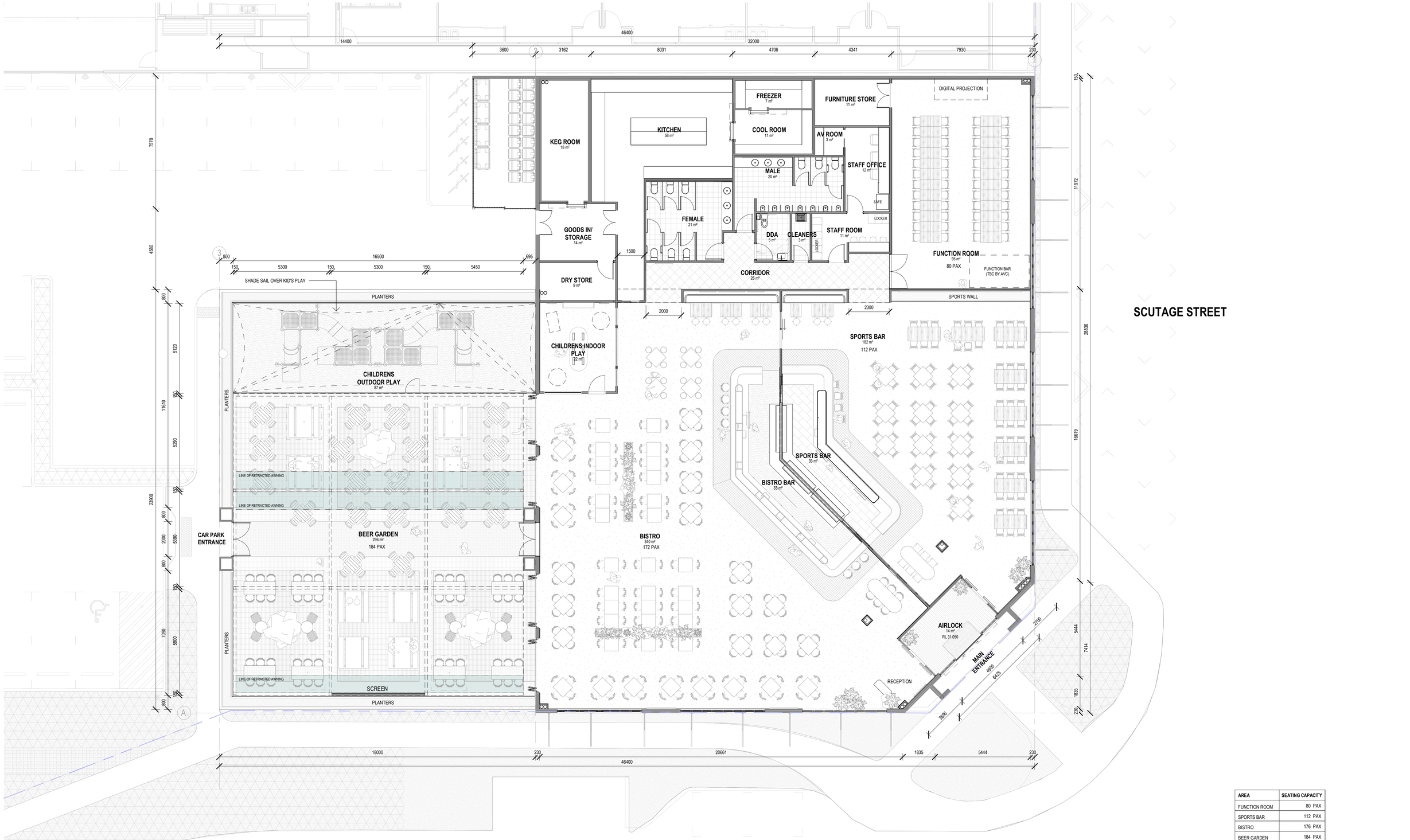
We note that with the inclusion of the above, compliance is achieved at all times, with the exception of the night period, where if the alfresco area is more than half full, compliance is not achieved.

5.0 CONCLUSION

Based on the above assessment, noise level emissions associated with the proposed tavern can comply with the Assigned Noise Level stipulated by the *Environmental Protection (Noise) Regulations 1997*.

APPENDIX A

Development Plans



AREA	SEATING CAPACITY
FUNCTION ROOM	80 PAX
SPORTS BAR	112 PAX
BISTRO	176 PAX
BEER GARDEN	184 PAX
TOTAL	**554 PAX**

PRELIMINARY
NOT FOR CONSTRUCTION

0 0.5 2.0 4.0 5.0
SCALE IN METRES

1 -- GENERAL ARRANGEMENT PLAN
1 : 100

Rev	Description	By	Date
1	FOR APPROVAL	DD	11.11.2024
2	FOR INFORMATION	AC	15.11.2024
3	PRELIMINARY ISSUE	AC	20.11.2024
4	FOR COORDINATION	DD	26.11.2024
5	FOR INFORMATION	DD	27.11.2024
6	FOR INFORMATION	DD	28.11.2024

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North

Project Name	BRABHAM TAVERN
Site Address	LOT 10 No45 PALFREY STREET BRABHAM W.A.
Drawing Title	GENERAL ARRANGEMENT PLAN
Project No.	AVC0091
Date	NOV.2024
Scale	1 : 100 @ A1
Drawn	TN
Checked	AC
Certified	R. OVCARIC
Drawing No.	A110
Revision	6

Autodesk Docs://The Australian Venue Co/AVC0091 - Brabham Tavern WA.rvt
28/11/2024 4:51:15 PM

Design Review Panel
Chair Review Report

Chair Review Date: Monday, 4 November 2024

Item – Amendment to DA-841/2022 - Tavern, drive-through liquor store - Lot 469 (No. 5) Virgate Way, BRABHAM – DA-841/2022/A – DRP-12/2022/A

Design Review Report	
Item Reviewed by Chairperson	Amendment to DA-841/2022 - Tavern, drive-through liquor store - Lot 469 (No. 5) Virgate Way, BRABHAM
Chairperson undertaking the Review	Malcolm Mackay - Chairperson (Mackay Urban Design)

Design quality evaluation		
Principle 1 **Context and character**		*Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place.*
		Strengths a) Context and Character analysis was provided previously. b) The street interface of the Tavern is good with footpath, trees, other landscape, awnings, glazing and entries. c) Whilst the loss of the bottle-shop has resulted in less built form as a street interface, it has been replaced with a significant area of vegetation that should help screen the car park and 'soften' the streetscape. d) Although shown as vegetation, the area of the former bottle shop retains the potential for additional development at some point in the future. **Areas for improvement** e) None. ***Recommendations*** ***1. None.***
Principle 2 **Landscape quality**		*Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.*
		Strengths a) The increase in landscaped area is supported. **Areas for improvement** b) The landscape plan lacks details given that it must do a lot of heavy lifting regarding the street interface. c) The viability of the trees in the half diamonds is

		questionable and needs to be assessed by a landscape professional. d) Further landscape architect input is necessary, along with a denser and more diverse palette, and illustrations. Ideally this should be done prior to DA, but could, as a last resort, be a condition of approval. e) The landscape plan should give more consideration of hardscape as a landscape element – for example, differentiate car bays with permeable paving. f) The landscape concept could consider groundcover behind the wheel-stops to reduce the extent of hard paving. ***Recommendations*** ***1. In the absence of a detailed landscape concept, the City should ensure it is provided to the City's satisfaction as a DA condition. It is further recommended that at that point, the landscape plan comes back to the DRP prior to being approved.***
Principle 3 **Built form and scale**		*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.*
		Strengths a) The built form and scale is appropriate for the type of use. b) The small building footprint in relation to the area of car parking is the unfortunate outcome of planning provisions that encourage car use for Taverns. In this context, any shortfall in car parking could be considered as a design strength, even though it may be considered a planning weakness. c) Whilst the loss of the bottle-shop has resulted in less built form as a street interface, it has been replaced with a significant area of vegetation that should help screen the car park and 'soften' the streetscape. However, it is noted that the area of the former bottle shop retains the potential for additional development at some point in the future. d) The al-fresco area is better integrated into the overall built form. **Areas for improvement** e) None. ***Recommendations*** ***1. None.***
Principle 4 **Functionality and build quality**		*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.*
		Strengths a) The building appears to be functional and fit for purpose.

		Areas for improvement b) The loss of one crossover has a safety benefit but has resulted in the need for a turning bay for the southern car parking aisle. c) The combined seating and bike parking areas have little merit given the lack of synergy between seating and bike parking. Consider providing seating and bike parking separately. d) Consider a more durable finish to the dado level of the frontage, such as glazed tiles. ***Recommendations*** ***1. Provide a turning bay for the southern parking aisle.*** ***2. Review the combined seating and bike parking areas.*** ***3. Conder the use of glazed tiles to the dado level on the street elevations.***
Principle 5 **Sustainability**		*Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes.*
		Strengths a) Some consideration appears to be given to sustainability. **Areas for improvement** b) The DA package should include a sustainability strategy. c) PV on the roof is good and the commitment to a 100kw system was previously supported. However, in the absence of a roof plan, the commitment to this level of PV needs to be restated and confirmed. d) Consider the inclusion of some EV charging as an attraction for Tavern customers. e) Consider non-concrete construction or the use of Low Carbon Concrete and 'green' asphalt. ***Recommendations*** ***1. Ensure there is a summary of the sustainability initiatives and commitments in the DA package.*** ***2. Reconfirm the commitment to PV.***
Principle 6 **Amenity**		*Good design optimises internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy.*
		Strengths a) The amenity for customers is good. b) The extent and integration of the al-fresco area has improved. c) The amenity for pedestrians in the street should be good subject to an appropriately detailed landscape outcome. **Areas for improvement** d) The amenity of the staff amenities (whatever they are- the plan offers no detail) and the office is limited and would

		benefit from both natural light and an outlook other than to the bins – consider introducing a courtyard between the office and the amenities. ***Recommendations*** ***1. Review the back of house area to improve the amenity of the staff rest room and office.***
Principle 7 **Legibility**		*Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around.*
		Strengths a) The building layouts and entries are legible. **Areas for improvement** b) The loss of the bottle-shop has simplified the pedestrian path network. However, it remains disjointed with the path sections on the western side of the car park running from nowhere to nowhere. c) Consider a broader change of material rather than speed hump to signal it as a shared space. ***Recommendations*** ***1. Provide better continuity of the pedestrian network in the car park and accentuate crossing points in a different material.*** ***2. Use segmented paving where a parking aisle is intended for pedestrian use.***
Principle 8 **Safety**		*Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.*
		Strengths a) The loss of one crossover is positive. **Areas for improvement** b) Continue the footpath material across the street crossovers to alert drivers to pedestrian movement. c) Consider providing a secure and covered enclosure for the staff bike parking. d) Review the need for speed humps given they are inconvenient, and traffic speeds are unlikely to be an issue. e) It would be better to demarcate shared areas where pedestrians are likely to be crossing the car park. ***Recommendations*** ***1. Extend the street footpaths over the crossovers.*** ***2. Review the security of the staff bike parking.*** ***3. Replace the speed humps with differential paving treatments that indicate shared spaces or crossing points.***

Principle 9 **Community**		*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.*
		Strengths a) The interface with street is largely acceptable subject to further landscape detail. **Areas for improvement** b) Check whether there is a public art requirement and, if so, what the strategy for it would be. ***Recommendations*** ***1.*** Confirm whether there is a public art requirement and, if so, a public art strategy.
Principle 10 **Aesthetics**		*Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.*
		Strengths a) A well-considered architectural approach. **Areas for improvement** b) None. ***Recommendations*** ***a) None.***

Design Review progress					
	Supported				
	Pending further attention				
	Not yet supported				
	Yet to be addressed				
	Chair Review (amended proposal) 04/11/24				
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**				

Concluding Remarks
The Panel gave in-principal support to the original design. This position remains the same for the amended design, which is largely the same other than for the loss of the separate bottle-shop building and a crossover. The loss of the crossover is an improvement, and the loss of the bottle-shop is somewhat neutral - whilst there is a reduction in built-form street interface, the landscape interface to the street has improved and could, potentially, be replaced with built form in the future. The Panel previously identified some areas where the design would benefit from further refinement and most of those comments still stand. The Applicant is strongly encouraged to make those further refinements, whether that is offered up prior to consideration of the DA or after in response to conditions of approval. In this respect, the Panel recommends that the City addresses any outstanding improvements with appropriate conditions of approval. In summary, whilst the design is broadly acceptable in the context of the SPP 7.0 principles, it could, with some more design attention given to the areas identified by the Panel, be a great example of a contemporary local Tavern.
Is the proposal required to go back to a future Design Review Panel Meeting? Please tick one of the following: ☐ **Yes – future full panel design review** √ **No – future chair review only (at the discretion of the City)** ☐ **No – supported – no further review required** **Is the proposal supported?** Please tick one of the following: ☐ **Yes - Supported** √ **Yes - Supported – pending further attention and/or conditions to be imposed** ☐ **No - Not supported**

Design Review Report endorsement & DRP Recommendation	 Malcolm Mackay DRP Chair

PART C – OTHER BUSINESS

1. State Administrative Tribunal Applications and Supreme Court Appeals

2. Meeting Closure