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LG Ref: P04121/01
DoP Ref: DP/13/00615
Enquiries: Development Assessment Panels
Telephone: (08) 6551 9919

Mr Trevor Moran
Landvision
Suite 5/16 Nicholson Road
SUBIACO WA6008

Dear Mr Moran

**Metro East JDAP – Shire of Serpentine-Jarrahdale – DAP Application P04121/01
Lot 196 Thomas Road, Oakford
Redevelopment of Oakford Traders Liquor Store, Convenience Store and Fuel Station**

Thank you for your application and plans submitted to the Shire of Serpentine-Jarrahdale on 16 July 2013 for the above development at the above mentioned site.

This application was considered by the Metro East JDAP at its meeting held on 4 November 2013, where in accordance with the provisions of the Shire of Serpentine-Jarrahdale Local Planning Scheme No. 2, it was resolved to approve the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, a DAP Form 2 application may be made to amend or cancel this planning approval in accordance with Regulation 17 of the Development Assessment Panel Regulations 2011.

Also be advised that there is a right of review by the State Administrative Tribunal in accordance with Part 14 of the *Planning and Development Act 2005*. An application must be made within 28 days of the determination in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any enquiries in respect to the conditions of approval please contact Ms Helen Maruta at the Shire of Serpentine-Jarrahdale on 9526 1165.

Yours sincerely

DAP Secretariat

8/11/2013

Encl. DAP Determination Notice
Approved plans

Cc: Ms Helen Maruta – Senior Planner
Shire of Serpentine-Jarrahdale
6 Paterson Street
MUNDIJONG WA 6123





Planning and Development Act 2005

Shire of Serpentine Local Planning Scheme No. 2

Metro East Joint Development Assessment Panel

Determination on Development Assessment Panel Application for Planning Approval

Location: Lot 196 Thomas Road, Oakford

Description of proposed Development: Redevelopment of Oakford Traders Liquor Store, Convenience Store and Fuel Station

In accordance with Regulation 8 of the *Development Assessment Panels Regulations 2011*, the above application for planning approval was **granted** on 4 November 2013, subject to the following:

1. Accept that the DAP Application reference DP/1300615 detailed on the DAP Form 1 dated 16 July 2013 is appropriate for consideration in accordance the Planning and Development (Development Assessment Panels) Regulations 2011;
2. Approve the DAP Application reference DP/13/00615 as detailed on the DAP Form 1 dated 16 July 2013 and accompanying plans P.02,P.03,P10,P11,P12,P13,P20,SK010, in accordance with the provisions of Clause 6.4.3 of the Shire of Serpentine Jarrahdale Town Planning Scheme No.2, subject to the following conditions:

Movement Network

1. The developer shall be responsible for all costs involved in the land acquisition, design and construction of the full movement intersection and the westernmost left out access. This includes signing, road markings, relocation of services and street lighting.
2. Any land required for road widening purposes shall be ceded to Main Roads for road dedication purposes to be included into the Thomas Road reserve.
3. No earthworks shall encroach into the Thomas Road reserve.
4. No stormwater drainage shall be discharged into the Thomas Road reserve.
5. The applicant shall make good any damage done to the existing verge and its vegetation within the Thomas Road reserve.
6. The vehicle parking area, access way(s), right of way and crossover shall be designed, constructed, sealed, kerbed, drained, line marked and thereafter maintained in accordance with the approved plan and specification to the satisfaction of the Director Engineering prior to the occupation of the development for the use hereby permitted.



7. A minimum of 51 car parking bays are required to be provided on site.
8. A minimum of 3 car parking bays to be provided and marked for the exclusive use of vehicles displaying ACROD issued disabled parking permits. Such bay shall be located conveniently to the principal building entrance and with a minimum width of 3.2 metres.
9. A Traffic Management Plan being submitted and approved by the Director Engineering prior to the commencement of site works and thereafter implemented.
10. Any required "No parking signage" and vehicular guide signs to the parking facility to be installed at the applicant's cost to the specification and satisfaction of the Director Engineering and maintained at all times.
11. Shared paths, bicycle parking facilities and end of trip facilities being provided in accordance with Local Planning Policy No.58 Bicycle Facilities in Urban Developments to the satisfaction of the Director Engineering.

Site Works

12. The owner is to provide a geotechnical report certifying that the land is physically capable of development prior to the commencement of site works and that any filling or backfilling has been adequately compacted.
13. Works (including earthworks) are not to commence until Council has approved detailed engineering plans and specifications of the works, including earthworks, retaining walls, roads and paths, drainage, clearing, landscaping/rehabilitation and soil stabilisation measures, that apply both during and after construction.
14. Prior to commencement of any site works, a Dust Management Plan is to be developed in accordance with the Department of Environment and Conservation "Guidelines for the prevention of dust and smoke pollution from land development sites in Western Australia" and submitted to the Shire for approval. Shire approval of the Dust Management Plan must be obtained prior to the commencement of works and thereafter implemented at all times.

Drainage

15. An Urban Water Management Plan being prepared and approved prior to the commencement of site works to the satisfaction of the Director Engineering. Once approved, the Urban Water Management Plan is to be implemented in its entirety.
16. A petrol and oil trap being installed in the car park drainage system to the specification and satisfaction of Council's Director Engineering.

Amenity

17. Operating hours are limited to 5am to 9pm seven days a week unless otherwise approved by Council.
18. An operational management plan shall be prepared, approved by Director Planning and thereafter implemented at all times.



19. Only the colours and materials identified on the Schedule of Materials and Finishes, attached to and forming part of this approval, are to be used unless the prior written approval of the Shire is obtained for an alternative.

Car wash bay

20. Waste water discharge from the car wash bay must meet the stipulated following waste water quality criteria from the 'Indicative Wastewater Discharge Criteria', table 1, Mechanical Equipment washdown – WQPN68, Department of Water to the satisfaction of Director Planning.
21. The car wash waste water system mechanical operating performance should be tested quarterly, with all inspection results, start-up analytical data recorded in a log book, and data kept for 2 years.

Loading Bay

22. All loading and unloading to take place within the boundaries of the premises.
23. At least one loading bay having minimum dimensions of 3.5 metres and 7.0 metres for the loading and unloading of commercial vehicles shall be provided separate from parking areas and access ways.

External Lighting

24. A Lighting Plan is to be submitted and approved by the Director Planning prior to the commencement of site works. The Lighting Plan shall demonstrate the provision of lighting to all access ways, car parking areas, the exterior entrances to all buildings and the extent to which light from all external light sources is cast. The approved lighting plan shall thereafter be implemented in its entirety.

Bin Storage and Pick-Up

25. The applicant is to submit a Waste Storage and Removal Plan to the satisfaction of the Director Planning prior to the commencement of site works. Once approved, the Waste Storage and Removal Plan shall be implemented in its entirety.

Signage

26. Prior to the commencement of site works, a Signage Strategy detailing location, size and height of signage for the whole development, including wall signs, window signs, under verandah signs and fascia signs, is to be submitted for the approval of the Director Planning. All signage shall be the subject of separate application for development approval unless otherwise exempt under the Scheme.
27. No signs are to be displayed in the road reserve adjacent to the site at any time.



Landscaping

28. A Landscape and Vegetation Management Plan for the development, including all car parking areas, access roads, road verges and areas of open space, shall be submitted and approved by the Director Engineering prior to the commencement of site works. The approved plan shall thereafter be implemented in its entirety.

Public Art

29. A monetary contribution being paid to Council for the establishment of public art in accordance with Council's Local Planning Policy No.59 - Public Art Policy for Major Developments to the satisfaction of the Director Planning.

Advice notes

1. A planning consent is not an approval to commence any works. A building permit must be obtained for all works. The application for a building permit must satisfy the conditions specified in this decision notice.
2. An Application for the Treatment of Sewage and Disposal of Effluent and Liquid Waste is required to be submitted to and approved by the Shire. On-site effluent disposal system must comply with the provisions of the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974.
3. All food premises shall comply with the Food Act 2008, Food Regulations 2009 and Australia New Zealand Food Standards Code.
4. The food business is not to commence the sale of food without the prior approval of the Local Government. The applicant is required to submit an Application for Registration of a Food Business together with floor, elevation plans and specifications prior to commencing operation.
5. The Landscape and Vegetation Management Plan shall:
 - a) Be drawn to a scale of 1:200 and show the following:
 - i. The location, name and mature heights of proposed trees and shrubs at a rate of one tree per six parking bays;
 - ii. Areas of drainage swales for at source storm water percolation; and
 - iii. Those areas to be reticulated or irrigated or demonstrated to be designed using water sensitive principles.
 - b) Incorporate measures creating sustainable landscapes extensively using local plants for nutrients reduction, water conservation and creation of a "sense of place". This includes dry planting of local plants on verges.
 - c) Include the provision of semi mature trees to ensure that shade in the car park and landscaping amenity is provided in a reasonable period of time.
6. Prior to the approval of the Urban Water Management Plan, the proposed development layout and configuration may need to be modified and where



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- appropriate may require an application for amended development approval to be obtained.
7. The design of the car parking bays is to comply with the relevant Australian Standards and Regulations.
 8. The applicant shall be aware that the full movement access will revert to a left in -left out access only when Thomas Road is duplicated. The project for the upgrading of Thomas Road is not in Main Roads 4-year forward estimated construction program and all projects not listed are deemed to be long term. Please be aware that timing information is subject to change and that Main Roads assumes no liability whatsoever for the information provided.
 9. The applicant must obtain approval from Main Roads before all works are undertaken within the Thomas Road reserve. The applicant seeking access to the Main Roads network will be required to submit an Application as outlined in the "Application Kit and Guidelines" for State roads. Application Kits can be found at the following locations:
<https://www.mainroads.wa.gov.au/OurRoads/Pages/WorksOnMainRoads.aspx>
 10. Main Roads approval for the construction drawings is required before any work is undertaken within the Thomas Road reserve. A detailed traffic management safety plan while working within the road reserve is to be submitted as part of this approval.
 11. Any services, infrastructure or roadside furniture that requires relocation as a result of the applicant's works will be at the cost of the applicant.
 12. With regards to condition 1, developer costs include Main Roads costs involved in the checking of the design and constructions drawings and any site inspections.
 13. With regards to condition 20, where required by the Shire of Serpentine Jarrahdale, the site operator should take representatives samples at least 6 monthly and have analysed by a NATA approved laboratory. The analysis shall be compared to the discharge water quality guidelines stated in (Indicative Wastewater Discharge Criteria, table 1, Mechanical equipment washdown – WQPN68 Department of Water).

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



Serpentine Jarrahdale Shire does not warrant the accuracy of information in this publication and any person using or relying upon such information does so on the basis that Serpentine Jarrahdale Shire shall bear no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information.

LOT 196 (1526) THOMAS ROAD, OAKFORD

Thursday, 17 October 2013

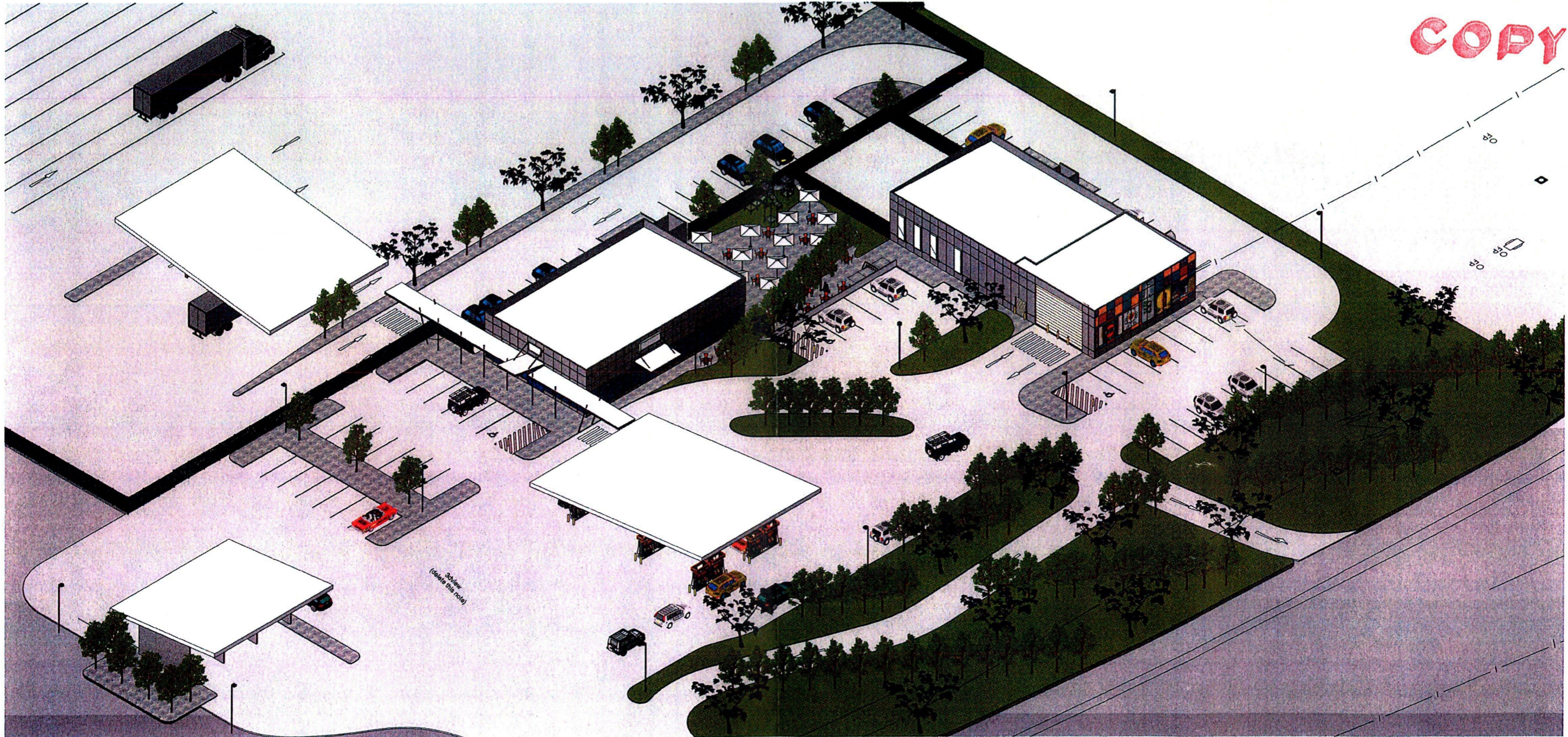
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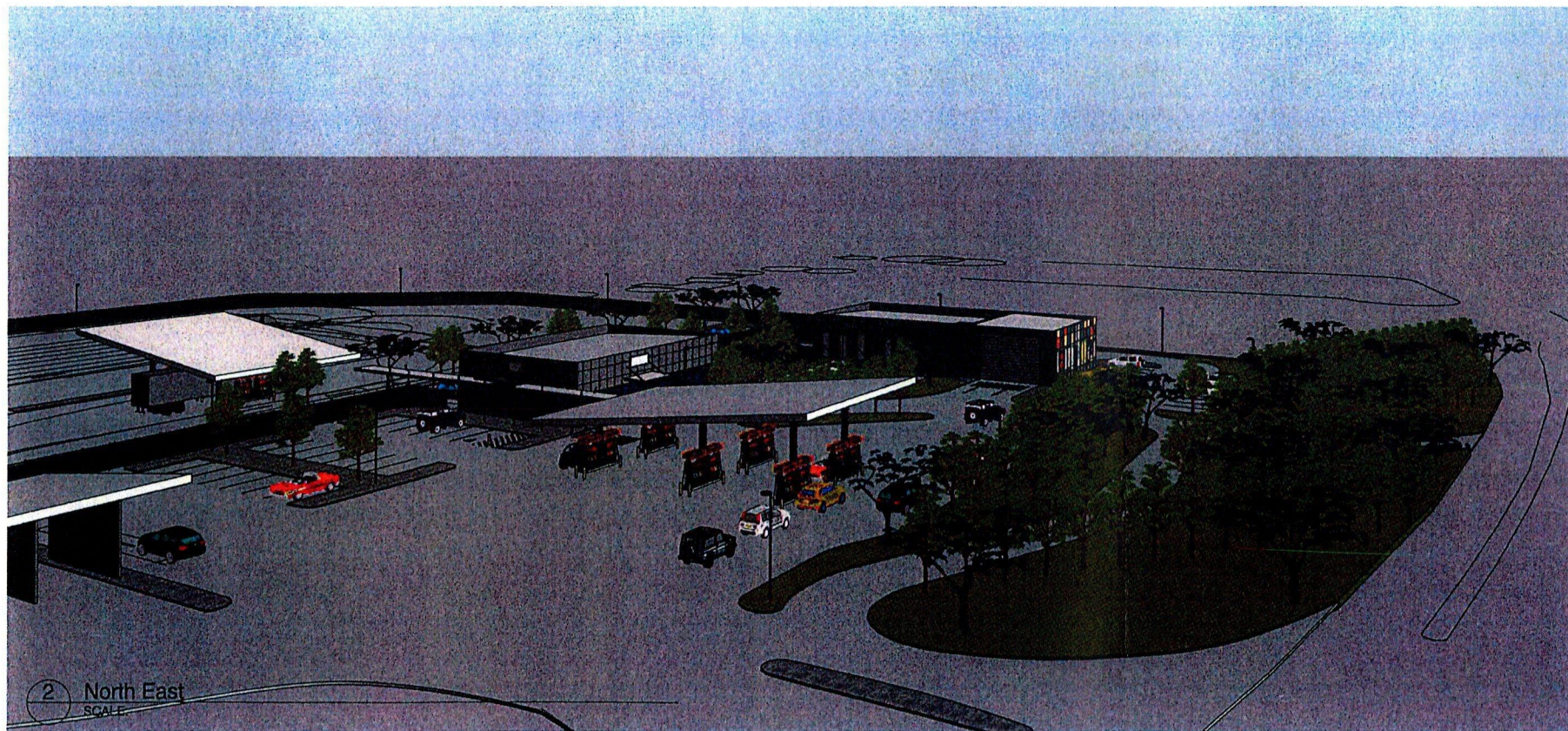
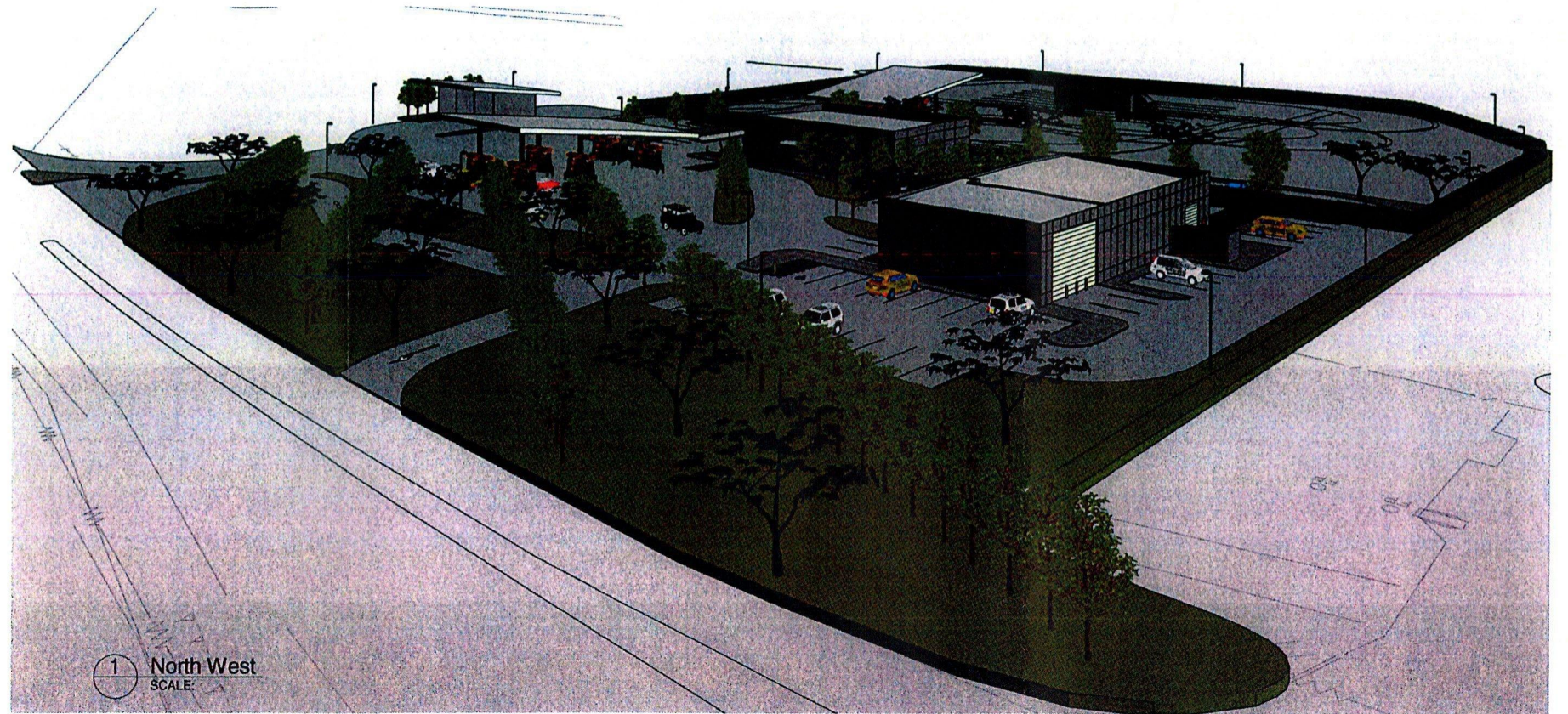
OAKFORD TRADERS REDEVELOPMENT

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CNR THOMAS RD & NICHOLSON RD, OAKFORD WA for
OAKFORD TRADERS

Job Number
12233



DEVELOPMENT ASSESSMENT
PANELS
- 4 NOV 2013
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Rev	Date	Issued By	Revision Description
A	10 07 13	RC	DEVELOPMENT APPLICATION
B	18 07 13	RC	SET OUT, LEVEL, SLIP LANE
C	06 09 13	ACC	REVISED DEVELOPMENT APPLICATION

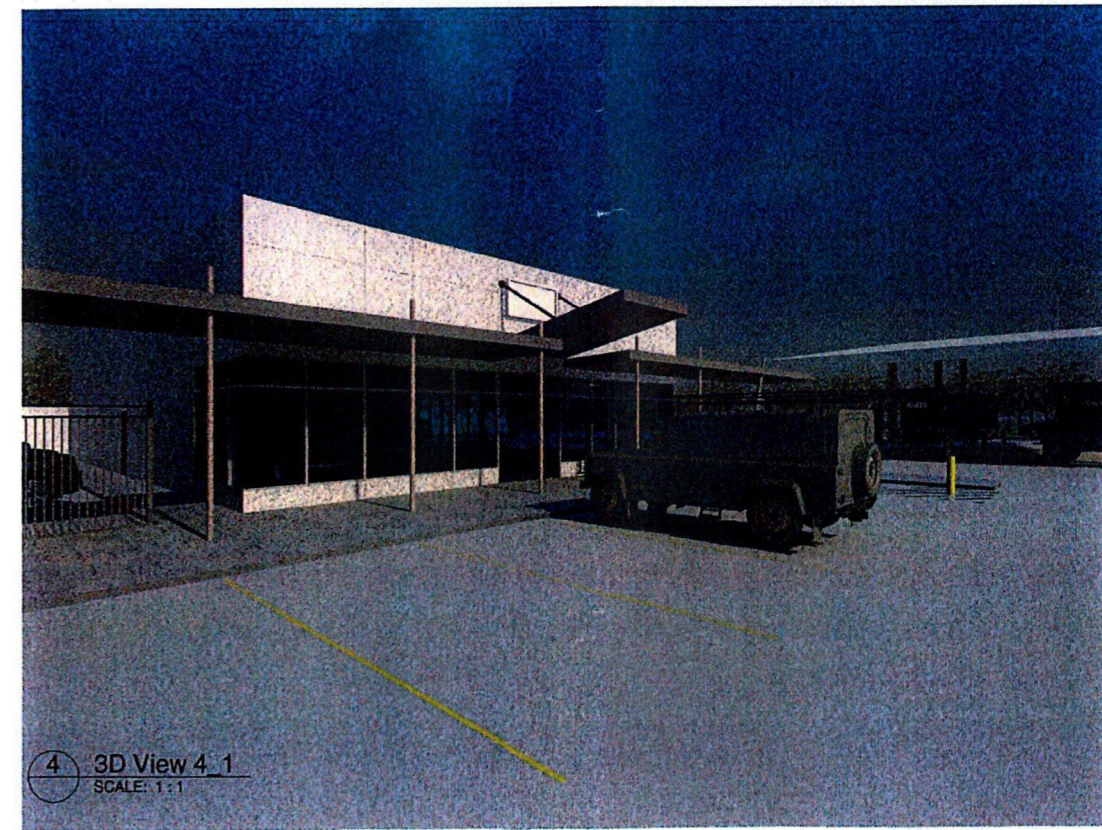
Project Name
OAKFORD TRADERS REDEVELOPMENT, CNR THOMAS RD & NICHOLSON RD, OAKFORD WA for OAKFORD TRADERS

Drawing Name
AERIAL PERSPECTIVE VIEWS

Project Number
12233

Drawing No
P.02

Rev.
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PANELS**
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Rev	Date	Issued By	Revision Description
A	10.07.13	RC	DEVELOPMENT APPLICATION
B	18.07.13	RC	SET OUT, LEVEL, SLIP LANE
C	06.08.13	ACC	REVISED DEVELOPMENT APPLICATION

Project Name
**OAKFORD TRADERS REDEVELOPMENT, CNR
THOMAS RD & NICHOLSON RD, OAKFORD
WA for OAKFORD TRADERS**

Drawing Name
PERSPECTIVE VIEWS

Project Number
12233

Drawing No
P.03

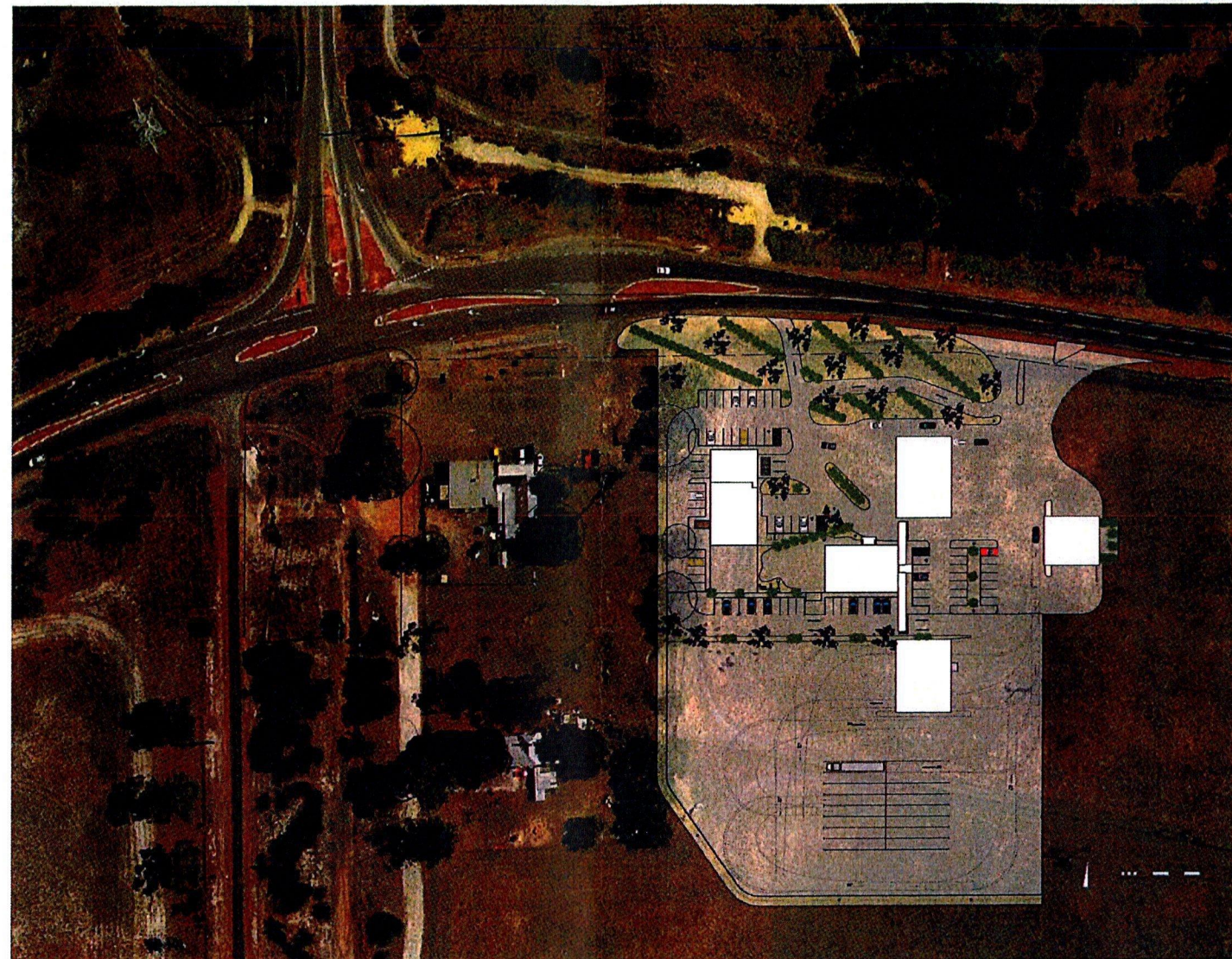
Rev
C

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SJS TRIM - IN13/15807
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Rev	Date	Issued By	Revision Description
A	10.07.13	RC	DEVELOPMENT APPLICATION
B	18.07.13	RC	SET OUT, LEVEL, SUP LANE
C	06.09.13	ACC	REVISED DEVELOPMENT APPLICATION

Project Name
OAKFORD TRADERS REDEVELOPMENT, CNR THOMAS RD & NICHOLSON RD, OAKFORD WA for OAKFORD TRADERS

Drawing Name
MASTER SITE PLAN

Project Number
12233

Drawing No.
P.10

Rev
C

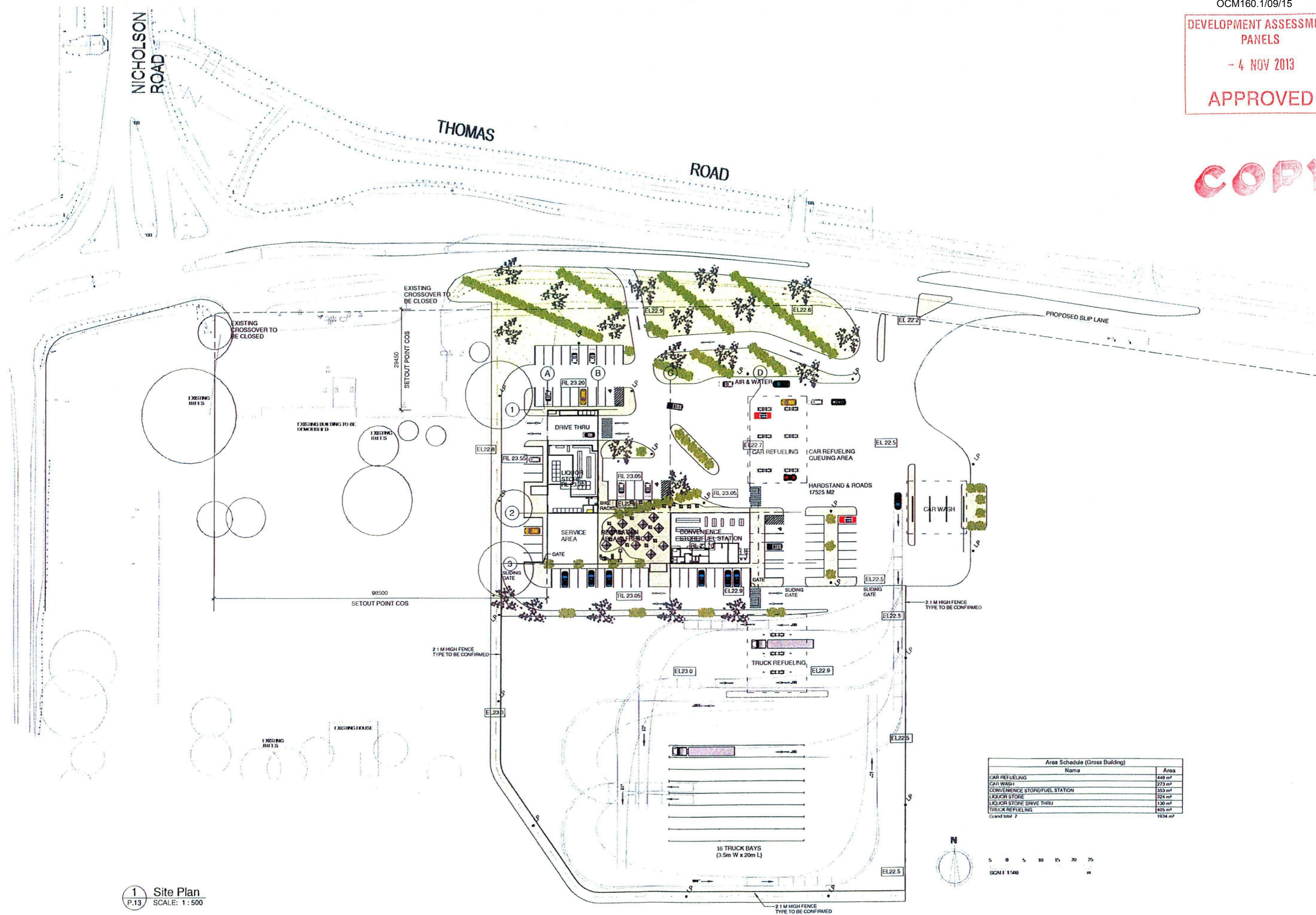
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Area Schedule (Gross Building)	
Name	Area
CAR REFUELING	448 m ²
CAR WASH	273 m ²
CONVENIENCE STORE/FUEL STATION	353 m ²
LIQUOR STORE	324 m ²
LIQUOR STORE DRIVE THRU	130 m ²
TRUCK REFUELING	405 m ²
Grand total	1934 m ²

1 Site Plan
P.13 SCALE: 1 : 500

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A	19/07/13	RC	DEVELOPMENT APPLICATION
B	18/07/13	RC	SET OUT LEVEL, SLIP LANE
C	06/09/13	ACC	REVISED DEVELOPMENT APPLICATION

Project Name
OAKFORD TRADERS REDEVELOPMENT, CNR THOMAS RD & NICHOLSON RD, OAKFORD WA for OAKFORD TRADERS

Drawing Name
SITE PLAN

Project Number
12233

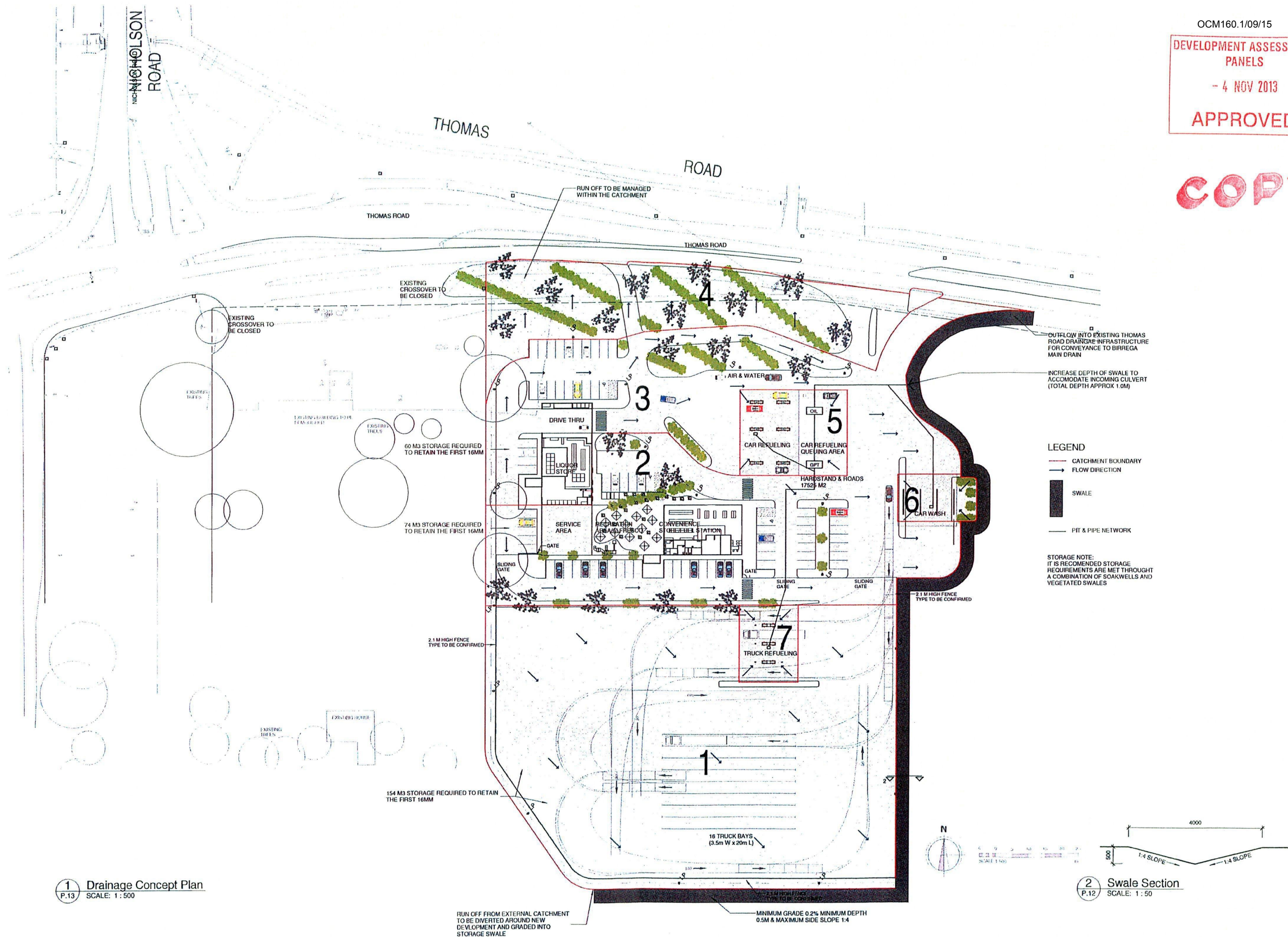
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P.11

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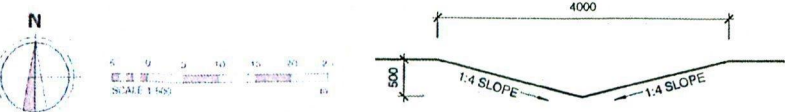
LEGEND

- CATCHMENT BOUNDARY
- FLOW DIRECTION
- SWALE
- PIT & PIPE NETWORK

STORAGE NOTE:
IT IS RECOMMENDED STORAGE REQUIREMENTS ARE MET THROUGH A COMBINATION OF SOAKWELLS AND VEGETATED SWALES

1 Drainage Concept Plan
P.13 SCALE: 1 : 500

2 Swale Section
P.12 SCALE: 1 : 50



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A	10 07 13	RC	DEVELOPMENT APPLICATION
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Project Name
OAKFORD TRADERS REDEVELOPMENT, CNR THOMAS RD & NICHOLSON RD, OAKFORD WA for OAKFORD TRADERS

Drawing Name
DRAINAGE CONCEPT PLAN

Project Number
12233

Drawing No
P.12

Rev.
C

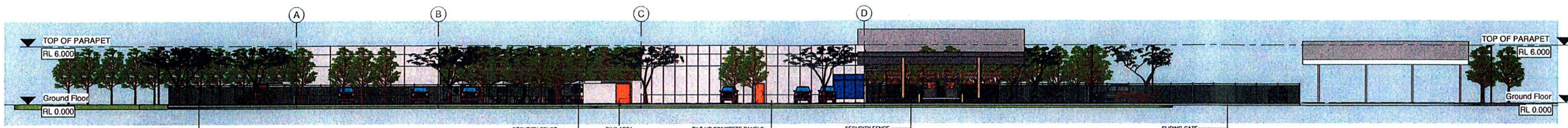
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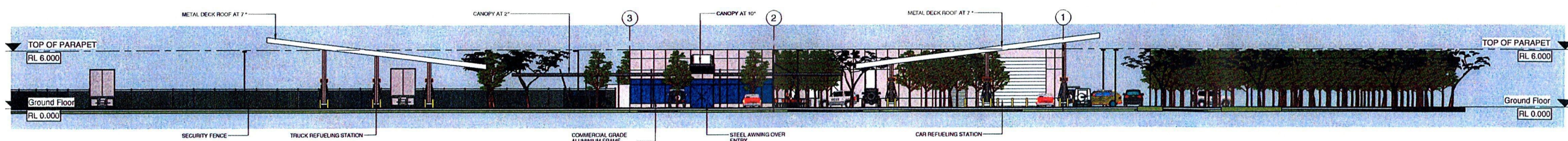


1 NORTH ELEVATION
SCALE: 1 : 200

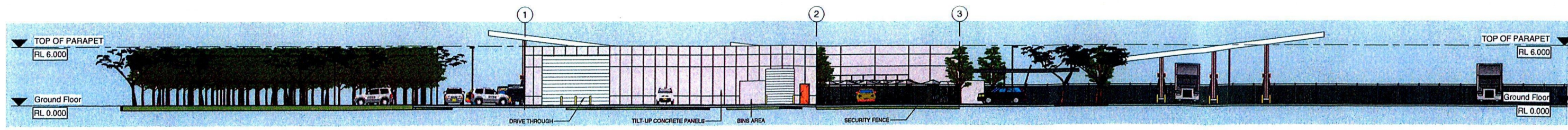
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2 SOUTH ELEVATION
SCALE: 1 : 200



3 EAST ELEVATION
SCALE: 1 : 200



4 WEST ELEVATION
SCALE: 1 : 200

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GROUND FLOOR PLAN
SCALE: 1 : 100

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A	10.07.13	RC	DEVELOPMENT APPLICATION
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Project Name
**OAKFORD TRADERS REDEVELOPMENT, CNR
THOMAS RD & NICHOLSON RD, OAKFORD
WA for OAKFORD TRADERS**

Drawing Name
GROUND FLOOR PLAN

Project Number
12233

Drawing No
P.20

Rev
C

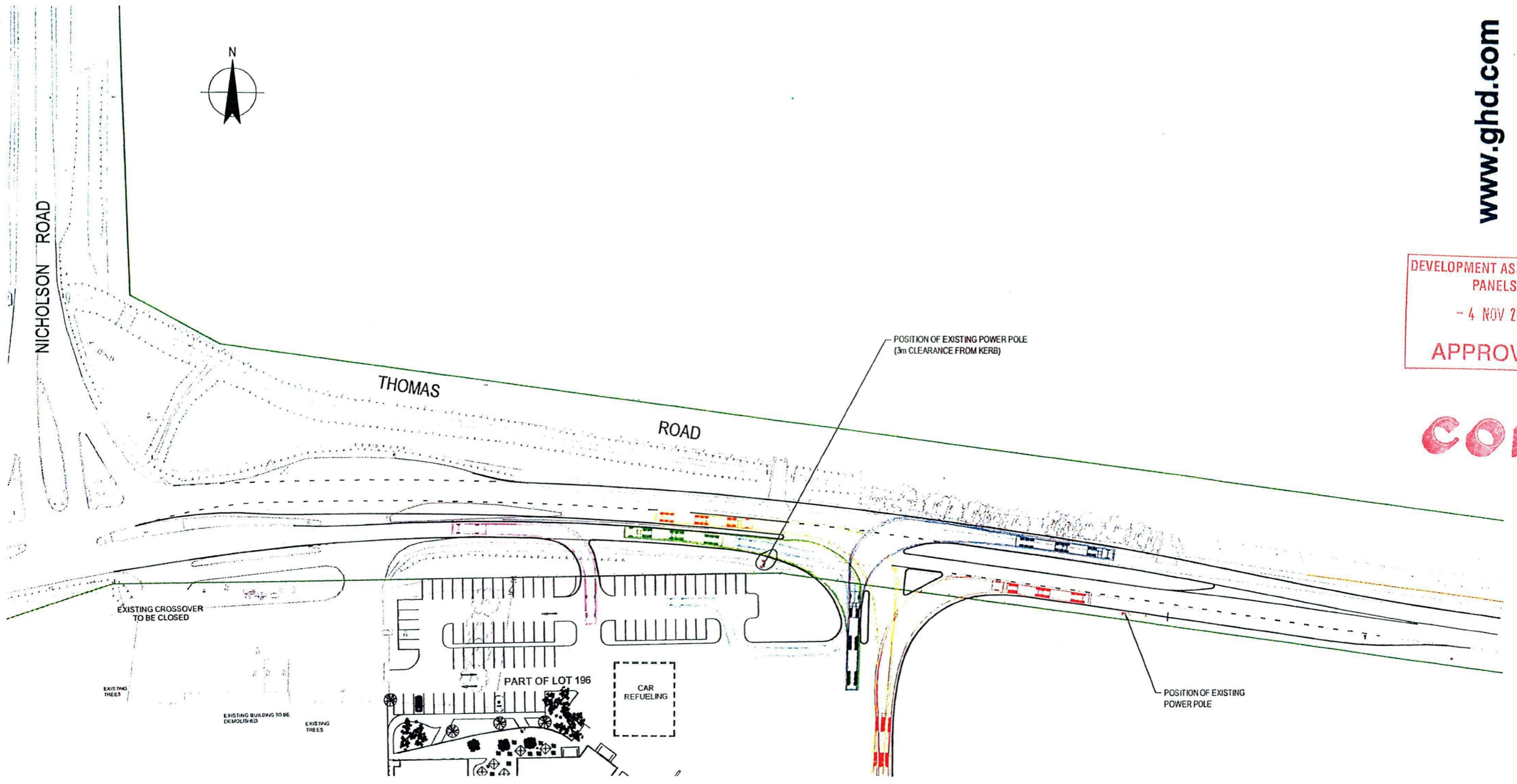
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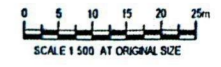
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CONCEPT PLAN ONLY
(NOT TO BE USED AS A CONSTRUCTION PLAN)



date: AUGUST 2013
job no: 61-29790
drawing: SK010

