



Shire of
Serpentine
Jarrahdale

Sustainable. Connected. Thriving!

All enquiries to Planning Services on 9526 1111
Our ref: P4711 / P08235/02: RT:wj

4 April 2018

Harley Dykstra Pty Ltd
PO Box 316
KELMSCOTT WA 6991

Via email: claytonp@harleysykstra.com.au

Dear Sir/Madam,

Proposed Rural Travel Stop - Lot 801 Thomas Road, Oakford

I refer to your application, received 27 August 2015, for approval to commence development on the aforementioned lot.

In accordance with the provisions of the Shire's Town Planning Scheme No. 2 and the authority delegated to Council under the provisions of the Metropolitan Region Scheme, your application to commence development has been approved. Attached is the Notice of Determination of Application for Development Approval stating the conditions with which the development is required to comply.

Should you be aggrieved by any of the decision or any conditions imposed, you have the right under the *Planning and Development Act 2005* to have the decision reviewed by the State Administrative Tribunal. Applications for review must be submitted to the Tribunal within 28 days of the date on the decision notice. Further information can be obtained by calling the Tribunal on (08) 9219 3111 or by visiting their website at www.sat.justice.wa.gov.au

Your attention is drawn to the fact that this consent constitutes planning approval only and that a Building Permit may be required from the Shire prior to the commencement of construction works. Where relevant, the nominated builder should be provided with a copy of conditions of the Notice of Determination on Application for Development Approval. The Building Permit application cannot be accepted until all relevant planning conditions are cleared by the Shire. Accordingly, please ensure that the drawings and information supplied to the Shire for a building permit address any conditions issued on the planning approval by the Shire to avoid delays in the issue of the Permit. Please note that any amendments proposed outside of the approved plans and conditions of development approval may result in the requirement for a new Planning Application to be submitted for assessment and determination.

Yours faithfully

Ashwin Nair
Acting Director Development Services

Planning and Development Act 2005
Shire of Serpentine Jarrahdale
**Notice of Determination on Application for
Development Approval**

Property File: A400473 Application No: P4711
Location: Lot 801 Thomas Road, Oakford
Lot: 801 Plan/Diagram: 59952
Vol. No: 2716 Folio No: 515
Application Date: 18 August 2015 Received On: 27 August 2015
Description of Proposed Development: Rural Travel Stop

Use Class: Service Station, Veterinary Establishment, Produce Site

Date of Determination: 26 March 2018

That Council APPROVES the application submitted by Harley Dykstra on behalf of Vincenzo Borrello and Teresa Diana Borrello pursuant to Clause 68(2) of the Deemed Provisions of *Planning and Development (Local Planning Schemes) Regulations 2015* for a 'Service Station, Veterinary Establishment and Produce Store' as indicated on the approved plans and does not relate to any other development on Lot 801 Thomas Road, Oakford, subject to the following conditions:

Conditions:

1. The development is to be carried out in compliance with the plans and documentation listed below and endorsed with the Shire of Serpentine Jarrahdale stamp, except where amended by other conditions of this consent.

Plans and specifications	P1-P8 received at the Shire's offices on the 27 August 2015
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2. The developer is responsible for all costs involved in the land acquisition, design and construction of the full movement intersection at Kargotich Road and Thomas Road and the access driveway, and the upgrading of Kargotich Road including, but not limited to, signage, road markings, relocation of services and street lighting prior to commencement of development.
3. Prior to the commencement of works the land owner shall submit and have approved by the Director Planning a Bushfire and Emergency Management Plan, and thereafter implemented.
4. The vehicle parking area, access ways and crossover must:-
 - a) be designed in accordance with Australian/New Zealand Standard AS/NZS 2890.1:2004, Parking facilities, Part 1: Off-street car parking unless otherwise specified by this approval;
 - b) include a minimum of 67 car parking bays;

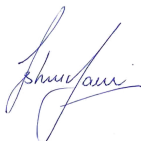
- c) include one (1) car parking space dedicated to people with disability designed in accordance with Australian/New Zealand Standard AS/NZS 2890.6:2009, Parking facilities, Part 6: Off-street parking for people with disabilities, linked to the main entrance of the development by a continuous accessible path of travel designed in accordance with Australian Standard AS 1428.1—2009, Design for access and mobility, Part 1: General Requirements for access—New building work; and
 - d) be constructed, sealed, kerbed, drained and marked prior to the development being occupied and maintained thereafter to the satisfaction of the Director Infrastructure.
- 5. An operational management plan shall be prepared to the satisfaction of the Shire prior to commencement of development and implemented for the duration of the development.
 - 6. All delivery vehicles servicing the site must load and unload within the boundaries of the site. Loading and unloading deliveries is not permitted outside the boundaries of the site.
 - 7. One loading bay with minimum dimensions of 3.5 metres and 7.0 metres must be provided separate to parking areas and access ways prior to occupation of the development.
 - 8. A Lighting Plan is to be submitted to the satisfaction of the Shire prior to the commencement of development. 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.
 - 9. The storage, use and disposal of all chemicals including, but not limited to, hydrocarbons, pesticides, disinfectants and veterinary products is to comply with the manufacturers recommendations.
 - 10. Bin storage areas must be provided to the satisfaction of the Shire, prior to occupation of the development.
 - 11. Prior to the commencement of development, a Signage Strategy detailing location, size and height of signage for the whole development, including wall signs, window signs, under veranda signs and fascia signs, is to be prepared to the satisfaction of the Shire.
 - 12. No signs are permitted to be displayed in the road reserve of Thomas Road or Kargotich Road at any time.
 - 13. 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.
 - 14. A monetary contribution being paid to Shire 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 Shire prior to occupation of the development.

15. Operating hours are restricted to 5am to 9pm seven days a week unless otherwise approved by the Shire.
16. No vehicle access shall be permitted onto the Thomas Road reserve.
17. No development or car parking, other than landscaping shall be permitted on Lot 800 and the land as shown required for future road purposes on the enclosed Preliminary Main Roads Drawing R1491-34-LR01.
18. No earthworks shall encroach onto Lot 800 and the land required for future road purposes.
19. No stormwater drainage shall be discharged onto Lot 800 and the land required for future road purposes.
20. The applicant shall make good any damage to the existing verge vegetation within the Thomas Road reservation.
21. The landowner must provide a Bushfire Attack Level Assessment to the satisfaction of the Shire, prior to the commencement of works.

Advice Note:

1. The landowner is advised this is a Planning Approval only and does not obviate the responsibility of the landowner to comply with all relevant building, health and engineering requirements.

Signed:



Dated: 26 March 2018

For and on behalf of the Shire of Serpentine Jarrahdale



Figure 1

DEVELOPMENT SITE PLAN
 Proposed Roadhouse, Convenience Store & Rural Enterprises
 Lot 801 Thomas Road, OAKFORD

Plan No. | 12958-F1-160404
 Date | 04/04/16
 Drawn | BdR
 Checked | CP
 Revision | F

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Scale | 1:2000@A3

0 10m 20m 30m

NOTE: This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey.

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Harley Dykstra
 PLANNING & SURVEY SOLUTIONS

Ordinary Council Meeting - 15 June 2020

Lot 27

Lot 81

Indicative Future Main Roads WA plans for intersection upgrade

UCL

THOMAS ROAD

Lot 800

Future Road Widening

5m Wide Road Widening

37.5

Fenced Yard

Veterinary

Rural Stockfeeds

Fenced Yard

Trailer Parking

Loading Dock

Loading Dock

Trailer Parking

Fenced Playground

Gazebo/BBQ Area

Caravan/Trailer Parking

Retail Truck Canopy

22.6

7.5

Truck Parking

Truck Parking

Retail Building

26.6

Retail Canopy

52.1

10

10m Wide Road Widening

160

Lot 2

KARGOTICH RD

KARGOTICH

ROAD

Lot 801

SHIRE OF SERPENTINE-JARRAHDALE
PLANNING APPROVAL

[Signature]

Date 26/03/2018

Signed (Authorised Officer)

Figure 2

PART SITE PLAN

Proposed Roadhouse, Convenience Store & Rural Enterprises

Lot 801 Thomas Road, OAKFORD

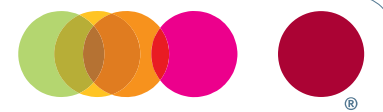
Plan No. | 12958-DA-F1-160404
Date | 04/04/16
Drawn | BdR
Checked | CP
Revision | A
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Scale | 1:1000@A3

0 10m 20m 30m

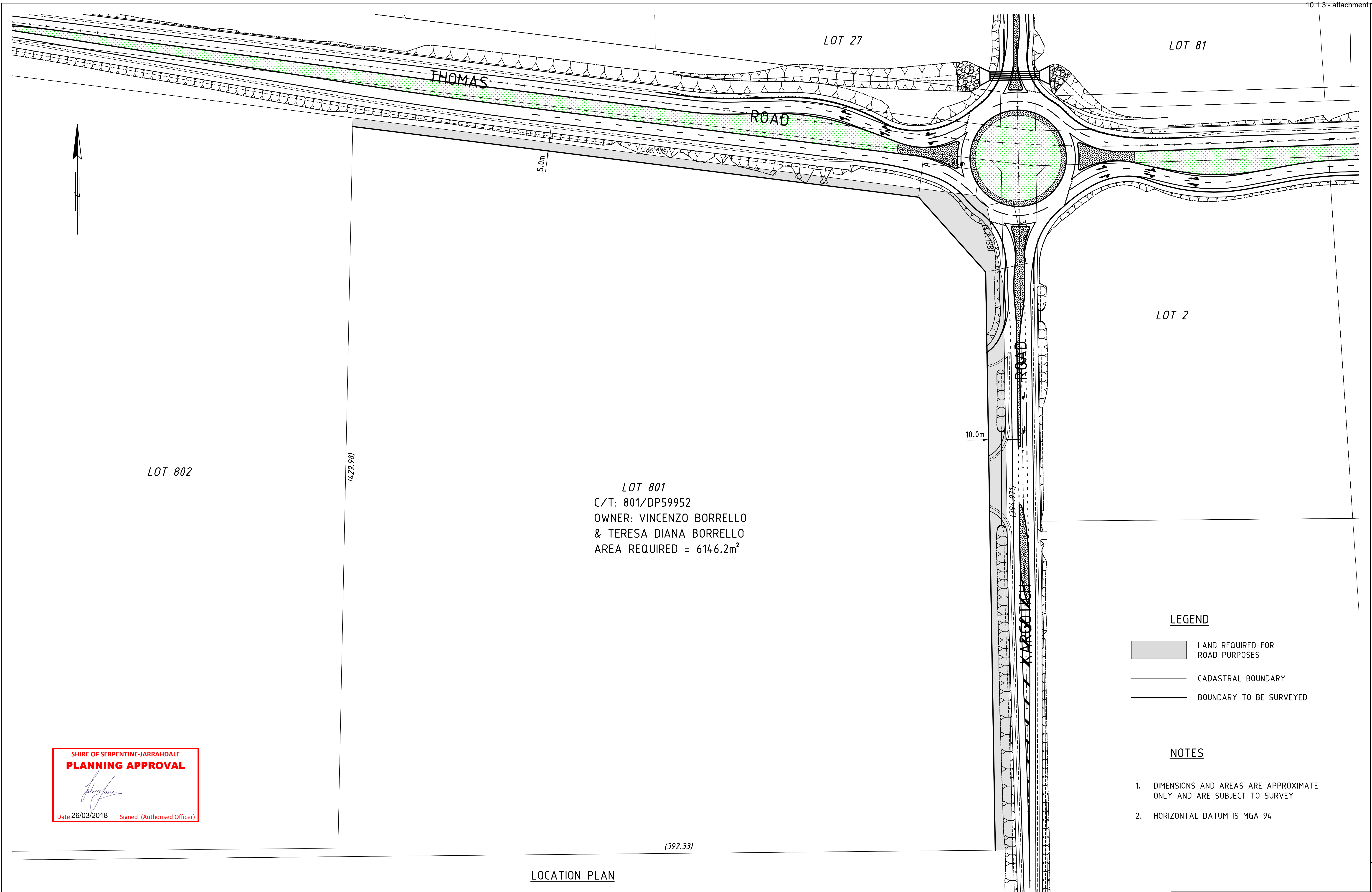
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Harley Dykstra

Ordinary Council Meeting - 15 June 2020



SHIRE OF SERPENTINE-JARRAHDALE
PLANNING APPROVAL

Date 26/03/2018 Signed (Authorised Officer)


LEGEND

- LAND REQUIRED FOR ROAD PURPOSES
- CADASTRAL BOUNDARY
- BOUNDARY TO BE SURVEYED

NOTES

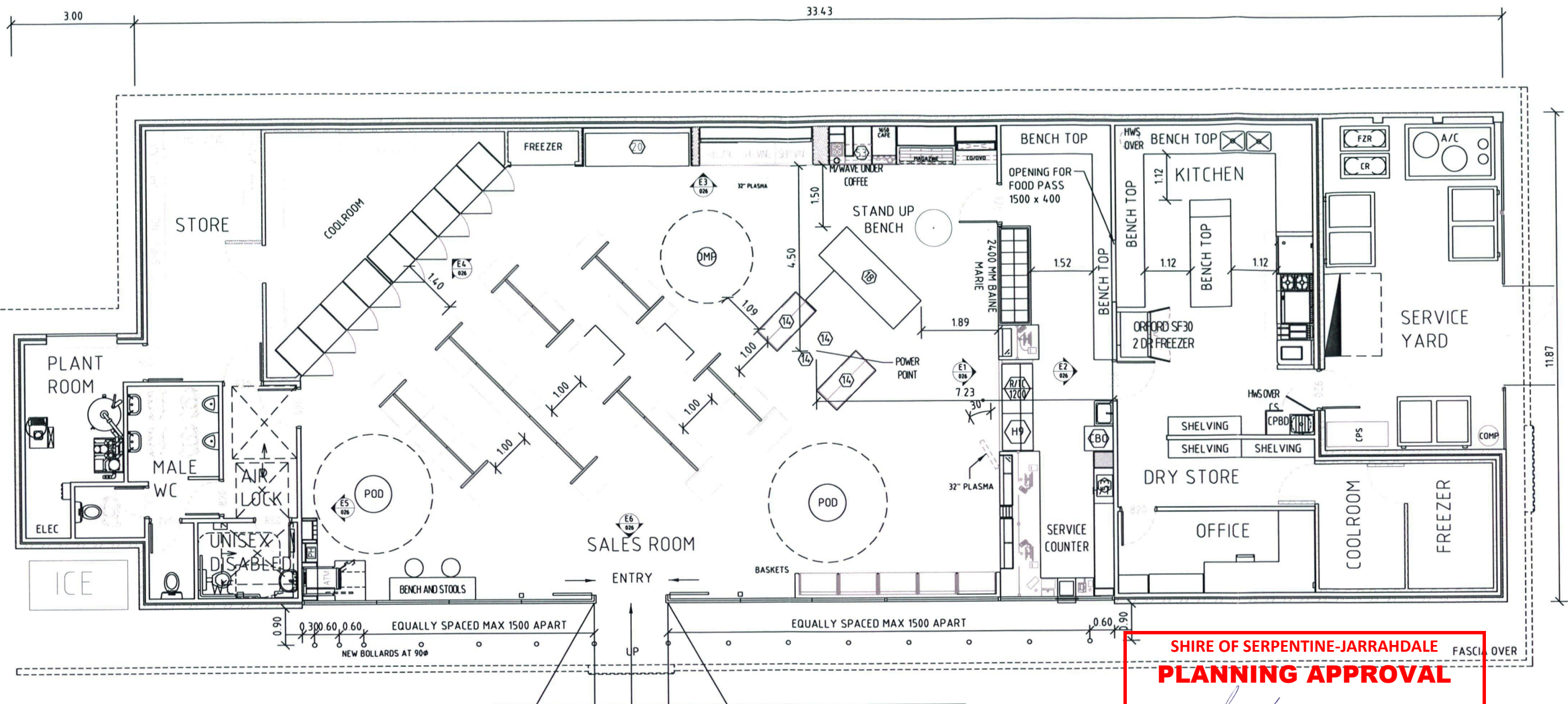
- DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND ARE SUBJECT TO SURVEY
- HORIZONTAL DATUM IS MGA 94

LOCATION PLAN

				METADATA GROUND SURVEY STANDARD: 67-08-43 DATE OF CAPTURE: 03-03-2015 MAPPING SURVEY STANDARD: DATE OF CAPTURE: MAIN ROADS PROJECT ZONE: MGA94 ZONE 50 HEIGHT DATUM: AHD		<div><div>SUITE 13, 6 LEIGH ST., BURSWOOD WA 6100 TELEPHONE: (08) 9472 4122 FACSIMILE: (08) 9472 4102</div><div>ROADSWEST ENGINEERING GROUP WA PTY LTD PROJECT MANAGEMENT & CIVIL ENGINEERING</div></div>		<div>DESIGNED/DRAWN T. MATULOVIC 18-03-16 VERIFIED DIRECTOR APPROVED (MRWA) MRWA FILE No.</div>		<div><div>ROAD NETWORK SERVICES METROPOLITAN REGION Waterloo Crescent Telephone (08) 9323 4111 East Perth 6004 Fax (08) 9323 4430</div></div>		<div>KARGOTICH ROAD INTERSECTION SLK 16.56 TO SLK 16.93 LAND REQUIREMENT PLAN LOT 801 LOCAL AUTHORITY (108 SHIRE OF SERPENTINE-JARRAHDALE) MRWA DRAWING NUMBER R1491-34-LR02 Ordinary Council Meeting - 15 June 2020</div>	
No.	DESCRIPTION	APPROVED & DATE	AMENDMENTS										



			METADATA	SUITE 13, 6 LEIGH ST., BURSWOOD WA 6100 TELEPHONE: (08) 9472 4122 FACSIMILE: (08) 9472 4102	DESIGNED/DRAWN T. MATULOVIC 18-03-16 VERIFIED: DIRECTOR: APPROVED (MRWA) MRWA FILE No.	THE GOVERNMENT OF WESTERN AUSTRALIA ROAD NETWORK SERVICES METROPOLITAN REGION Waterloo Crescent Telephone (08) 9323 4111 East Perth 6004 Fax (08) 9323 4430	KARGOTICH ROAD INTERSECTION SLK 16.56 TO SLK 16.93 LAND REQUIREMENT PLAN LOT 801 LOCAL AUTHORITY (I108 SHIRE OF SERPENTINE-JARRAHDALE MRWA DRAWING NUMBER R1491-34-LR01 Ordinary Council Meeting - 15 June 2020)
No.	DESCRIPTION	APPROVED & DATE	GROUND SURVEY STANDARD: 67-08-43 DATE OF CAPTURE: 03-03-2015 MAPPING SURVEY STANDARD: DATE OF CAPTURE:	MAIN ROADS PROJECT ZONE: MGA94_ZONE_50 HEIGHT DATUM: AHD			
AMENDMENTS							



NOTES:

1. Work to be completed in accordance with the specification, the scope of works, the requirements of council and all supply authorities.
2. Work to be completed in accordance with the requirements of the Building Code of Australia (B.C.A.).
3. For schedule of finishes refer to technical specification.

SHIRE OF SERPENTINE-JARRAHDALE
PLANNING APPROVAL
[Signature]
 Date 26/03/2018 Signed (Authorised Officer)

FLOOR PLAN

Proposed Roadhouse & Convenience Store

OAKFORD RURAL TRAVELLERS STOP
 Lot 801 Thomas Road, OAKFORD

Harley Dykstra
 PLANNING & SURVEY SOLUTIONS

DRAWN: BdR 25-05-15
 CHECKED: HD 26-05-15
 DRAWING No: 12958-DA-F1-150727.dgn
 SCALE AT A3 1:100
 ALL DISTANCES ARE IN METRES

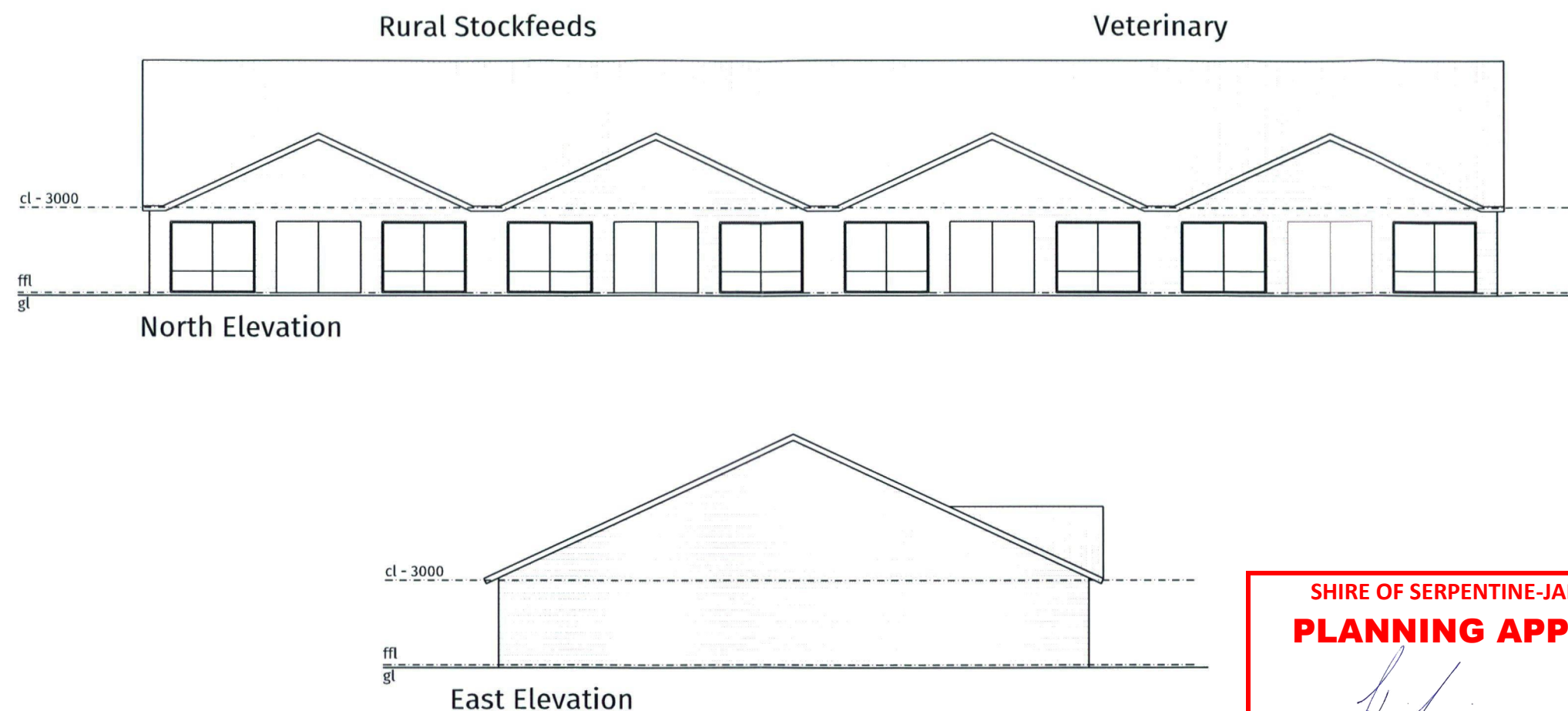
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Figure 4



SHIRE OF SERPENTINE-JARRAHDALE
PLANNING APPROVAL

Date 26/03/2018 Signed (Authorised Officer)

ELEVATIONS

Proposed Rural Enterprises

OAKFORD RURAL TRAVELLERS STOP
 Lot 801 Thomas Road, OAKFORD

PLANNING & SURVEY SOLUTIONS

REV	DESCRIPTION	DATE	DRAWN	CHECKED	DRAWING No
A	Original Drawing	25-05-15	BdR 25-05-15	HD 26-05-15	12958-DA-F1-150727.dgn

SCALE AT A3 1:200

ALL DISTANCES ARE IN METRES

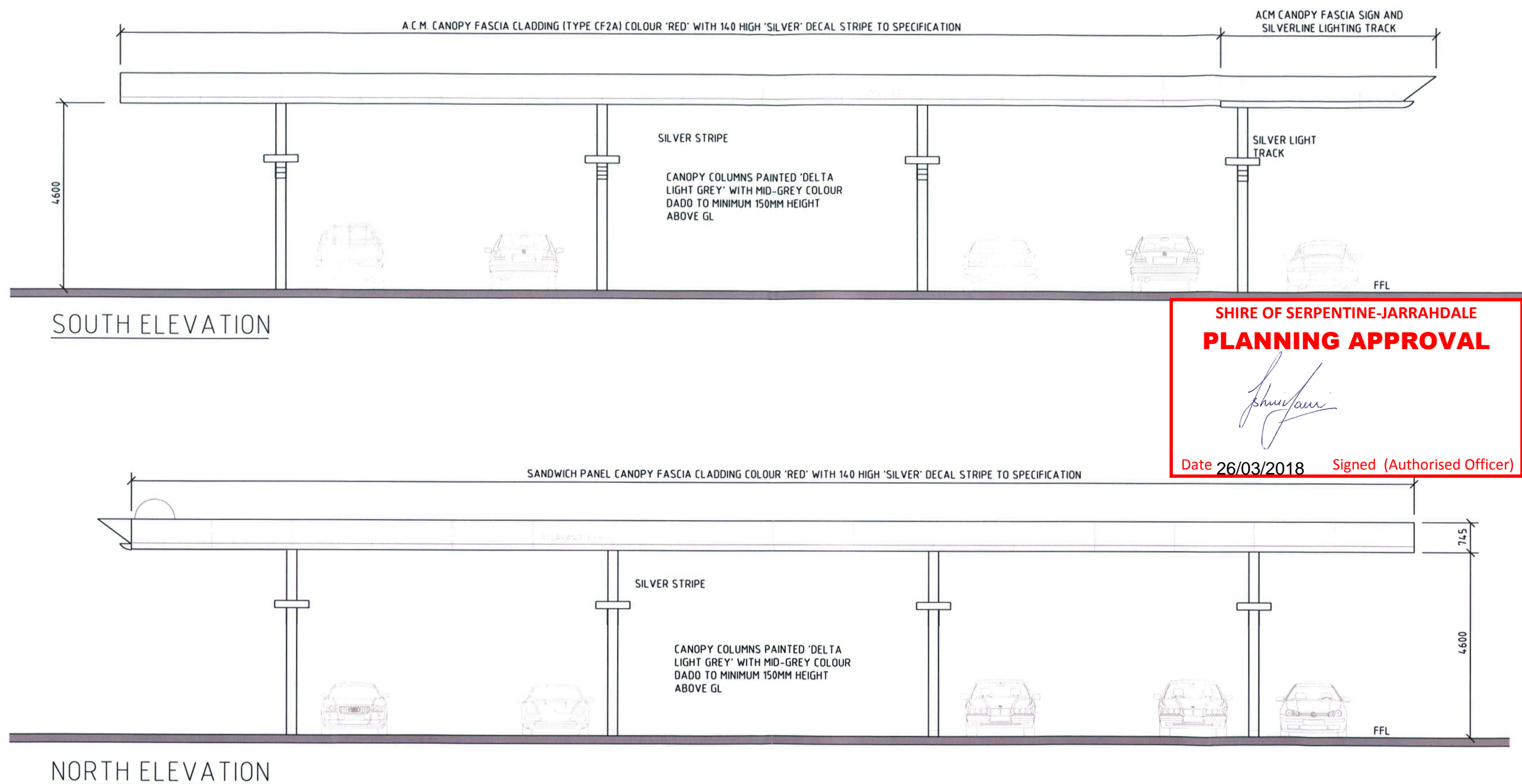
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Figure 3

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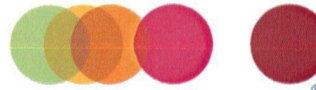




ELEVATIONS

Proposed Roadhouse & Convenience Store

OAKFORD RURAL TRAVELLERS STOP
Lot 801 Thomas Road, OAKFORD


Harley Dykstra
PLANNING & SURVEY SOLUTIONS

DRAWN BdR 25-05-15	CHECKED HD 26-05-15	DRAWING No 12958-DA-F1-150727.dgn
SCALE AT A3 1:100		
REV A	DESCRIPTION Original Drawing	DATE 25-05-15

0 1 2 3 4 5
ALL DISTANCES ARE IN METRES

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Figure 7

