

All enquiries to Development Services on 9526 1111
Our ref: PA18/693: HR:wj



21 October 2019

Urbis Pty Ltd
Level 14, 1 William Street
PERTH WA 6000

Via email: knolan@urbis.com.au / sat@justice.wa.gov.au

Dear Sir/Madam,

**Proposed Service Station, Restaurant and Produce Store
DR 99 of 2019 - Lot 801, 11 Shanley Road, Mundijong**

I refer to your application, received 24 August 2018, 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

Heather O'Brien
Coordinator Statutory Planning

6 Paterson Street
Mundijong 6123
Western Australia



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Email: info@sjshire.wa.gov.au

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

Property File:	A184603	Application No:	PA18/693
Location:	11 Shanley Road, Mundijong		
Lot:	801	Plan/Diagram:	70595
Vol. No:	2776	Folio No:	736
Application Date:	24 August 2018	Received On:	24 August 2018

Description of Proposed Development: Service Station, Restaurant and Produce Store

Use Class: 'Service Station', 'Restaurant' and 'Produce Store'

Date of Determination: 14 October 2019

That the Council at its Ordinary Council Meeting of 14 October 2019 GRANT Development Approval pursuant to Clause 68(2) of the Deemed Provisions of *Planning and Development (Local Planning Schemes) Regulations 2015* for Proposed 'Service Station, 'Restaurant' and 'Produce Store' subject to compliance with the following conditions:

Conditions:

- a. 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 (Development Plans) received at the Shire's Offices on 24 August 2019;
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- b. The drive-through component of the Restaurant being deleted from the application. Revised plans showing the deletion of this component being submitted to and approved by the Shire prior to the submission of a Building Permit application.
- c. The undertaking of greasing, tyre repairs, or minor mechanical repairs is not permitted.
- d. A Dust Management Plan must be prepared in accordance with the DWER's guideline for the development and implementation of a dust management program, to the satisfaction of the Shire, prior to commencement of works. All works must be carried out in accordance with the Dust Management Plan, for the duration of the construction period.
- e. A Stormwater Management Plan being prepared in accordance with Local Planning Policy 2.4 – Water Sensitive Design and approved prior to commencement of site works to the satisfaction of the Shire of Serpentine Jarrahdale. Once approved, the Stormwater Management Plan is to be implemented in its entirety.

- f. Prior to the issue of a Building Permit, the applicant providing to the Shire a monetary contribution equal to 1% of the total development cost for the establishment of public art in the surrounding locality. Alternatively, the applicant providing a component of artwork in to their development, equal to 1% of the total development cost, in accordance with Local Planning Policy 1.6 – Public Art for Major Development, to the satisfaction of the Shire. Any component of public art provided as part of development should be consistent with the Shire's Public Art Master Plan.
- g. The car park must: -
 - i) 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;
 - ii) include a minimum of two (2) car parking spaces 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;
 - iii) be constructed, sealed, kerbed, drained and marked prior to the development being occupied and maintained thereafter;
 - iv) have lighting installed, as required, prior to the occupation of the development.
- h. Prior to commencement of works, a Landscaping Plan shall be submitted to and approved by the Shire of Serpentine Jarrahdale and shall include the following detail:
 - i) The location, number and type of existing and proposed trees and shrubs, including calculations for the landscaping area;
 - ii) Any lawns to be established;
 - iii) Any natural landscape areas to be retained;
 - iv) Those areas to be reticulated or irrigated; and
 - v) Verge treatments.

The landscaping must be completed prior to the occupation of the development, and must be maintained at all times to the satisfaction of the Shire of Serpentine Jarrahdale.
- i. All illumination must be confined to the land in accordance with the requirements of Australian Standard AS 4282—1997, Control of the obtrusive effects of outdoor lighting, at all times, for the duration of the development.
- j. Prior to commencement of works a Noise Management Plan shall be prepared and submitted by the proponent for approval by the Shire of Serpentine Jarrahdale. The Noise Management Plan must detail noise management measures during both the construction phase and operations and shall be implemented in full.

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- k. Access is to be achieved as is generally detailed within the interim design plan ref: Drawing No. t18.060-sk09e and dated 7 August 2019 to the satisfaction of the Shire of Serpentine Jarrahdale and Main Roads WA. This must include the full upgrade of the Shanley Road frontage in order to achieve the interim design of the intersection.
- l. Prior to the commencement of construction of the development, the applicant is to enter into a legal agreement with Main Roads WA, prepared by the State Solicitors Office at the expense of the applicant in relation to the construction of the intersection of Shanley Road, South Western Highway, and Jarrahdale Road in a form as generally detailed within the interim design plan ref: Drawing No. t18.060-sk09e and dated 7 August 2019.

The agreement shall relate to either:

- i) The requirement to construct that part of the intersection as required by Main Roads WA to facilitate the development; or
- ii) Make a contribution to the construction cost of the intersection works required to facilitate the development.
- m. A schedule of colours, materials and finishes being submitted to and approved by the Shire of Serpentine Jarrahdale prior to the issue of a Building Permit.
- n. The elevations of the building being modified to the satisfaction of the Shire to include:

A colour and material scheme that better reflects the natural tones and subtleties of the rural landscape;

The specific addition of vertical articulation treatments on the north, east and west building faces which utilise natural timbers and stone work to blend with the character of the rural landscape;

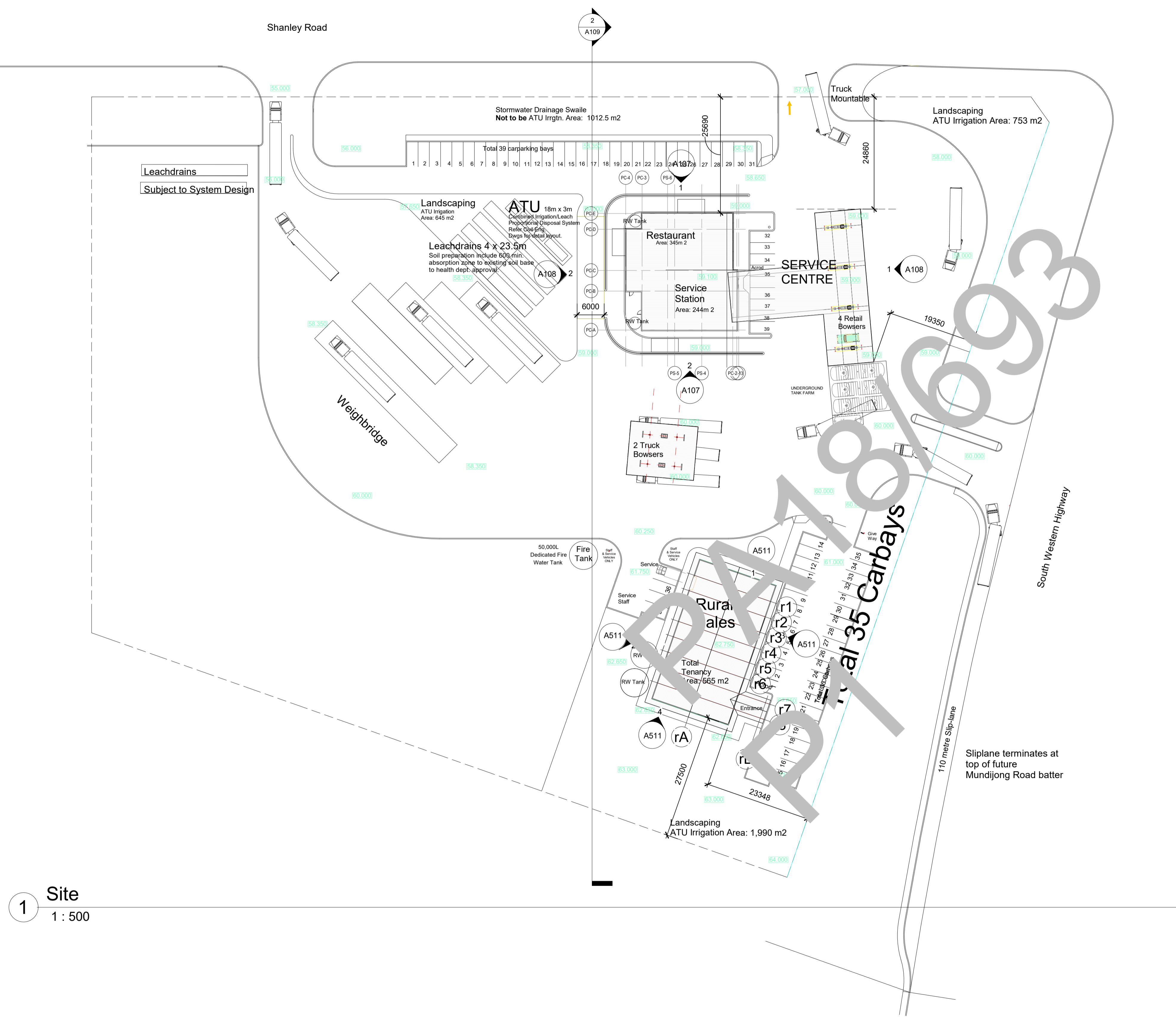
Revised plans being submitted to and approved by the Shire prior to the submission of a Building Permit application.

- NOTE 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of the determination, the approval will lapse and be of no further effect.
- NOTE 2: Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
- NOTE 3: If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

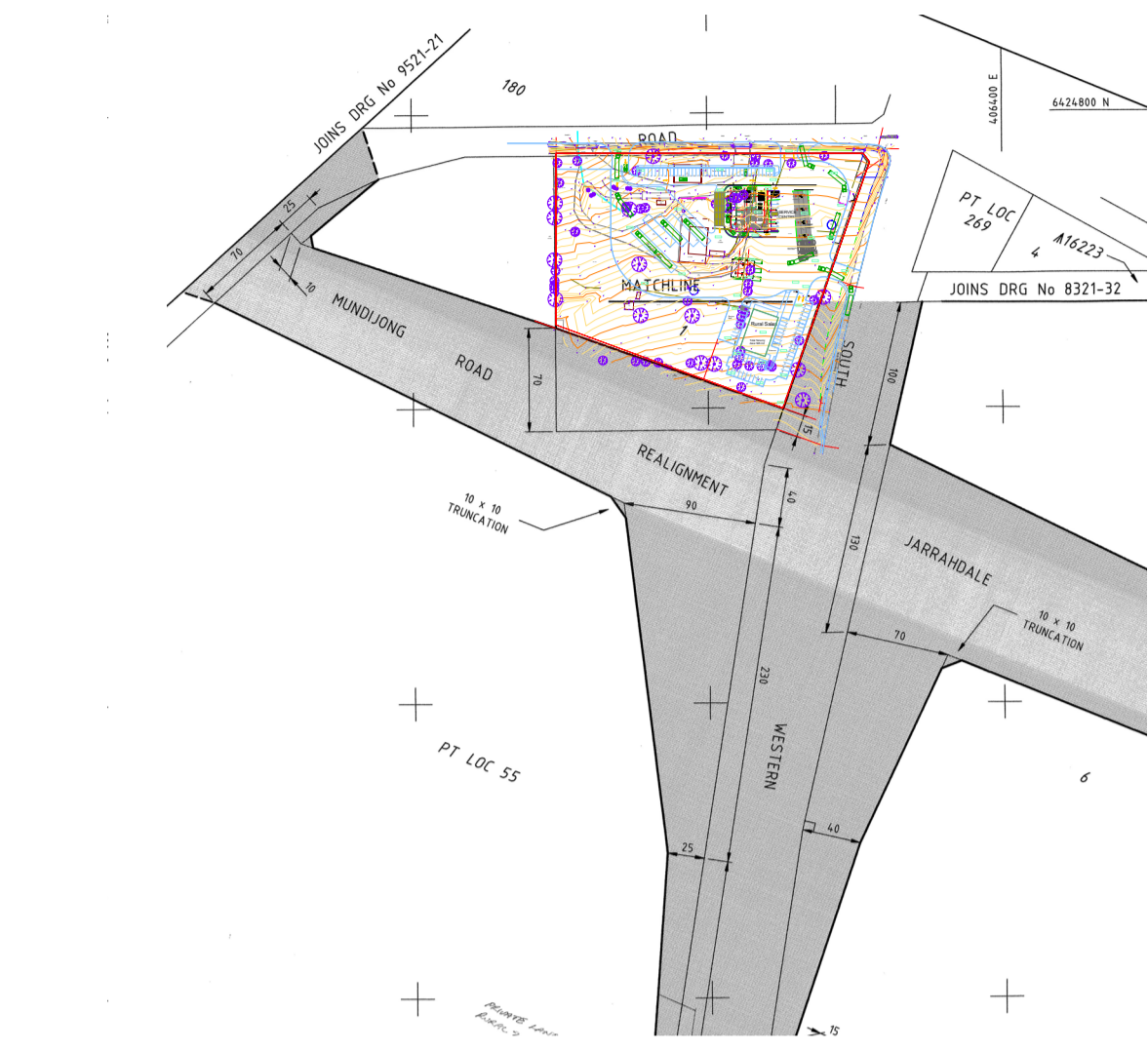
Signed:

Dated: 14 October 2019

For and on behalf of the Shire of Serpentine Jarrahdale



1 Site
1 : 500



2 MRWA Land Protection
1 : 5000



3 MRWA Carriageway Profile Existing/Ultimate
1 : 5000

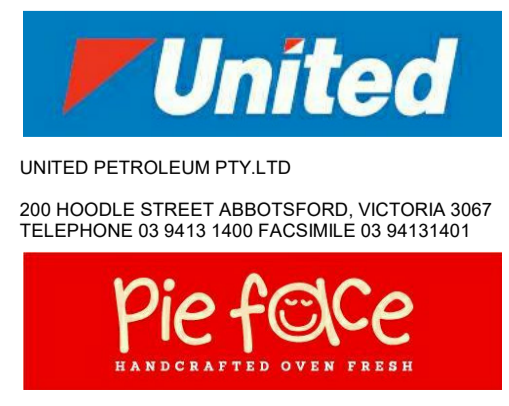
SHIRE OF SERPENTINE-JARRAHDALE
PLANNING APPROVAL
H. O'Brien
Date 14/10/2019 Signed (Authorised Officer)

Revision	Description	Date

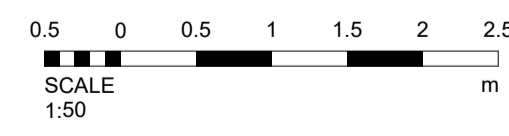
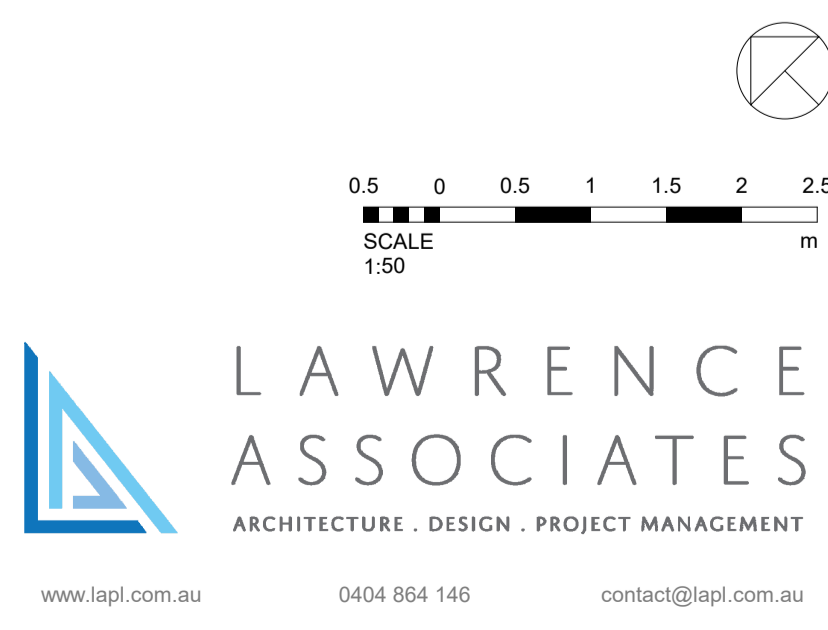
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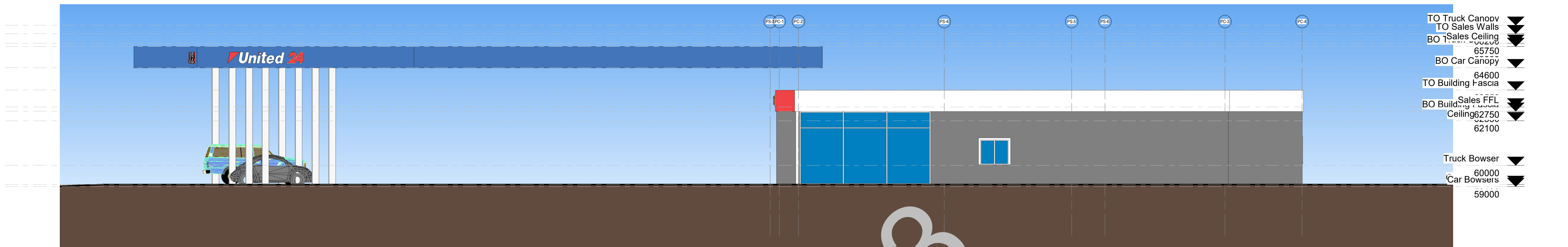
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Project Number 283	Project Name Mundijong Service Centre
Address Enter address here	

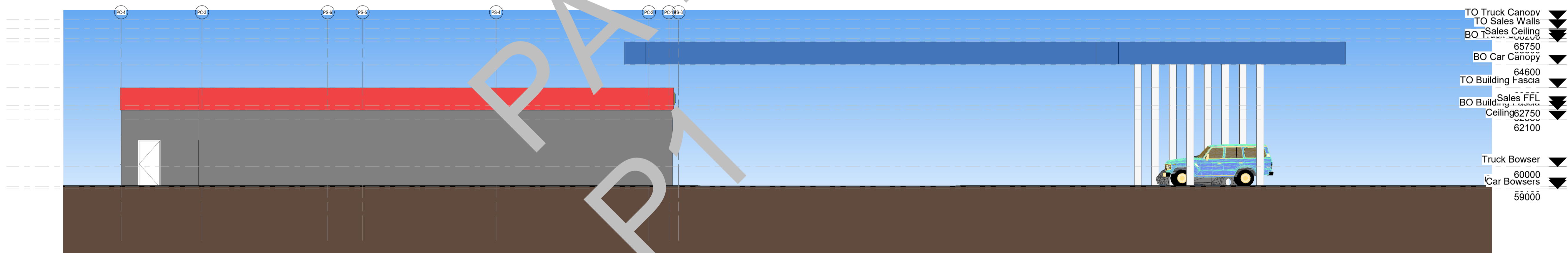


PRELIMINARY





1 North Elevation
1 : 100



2 South Elevation
1 : 100

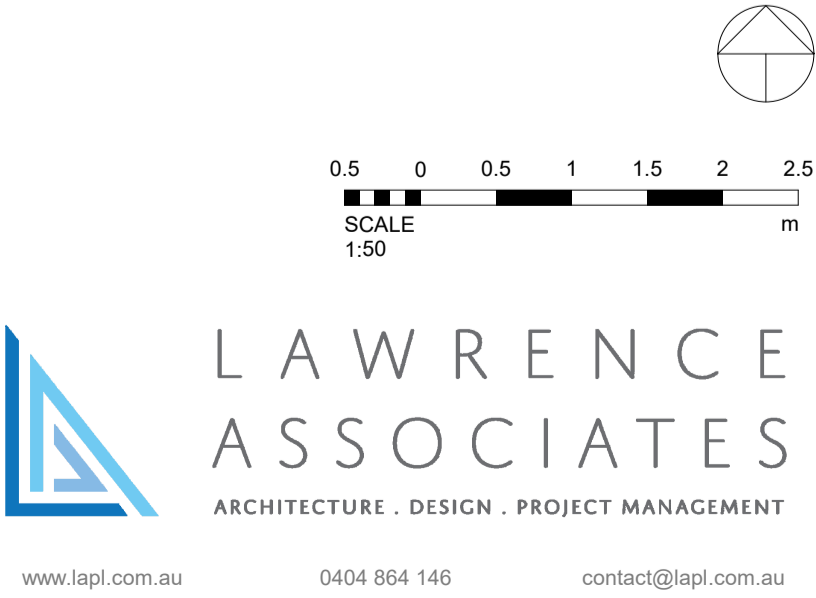
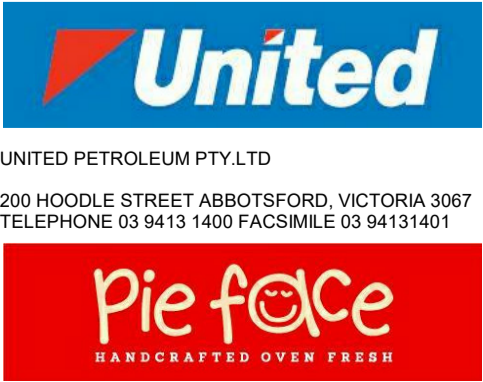
SHIRE OF SERPENTINE-JARRAHDALE
PLANNING APPROVAL
H. O'Brien
Date 14/10/2019 Signed (Authorised Officer)

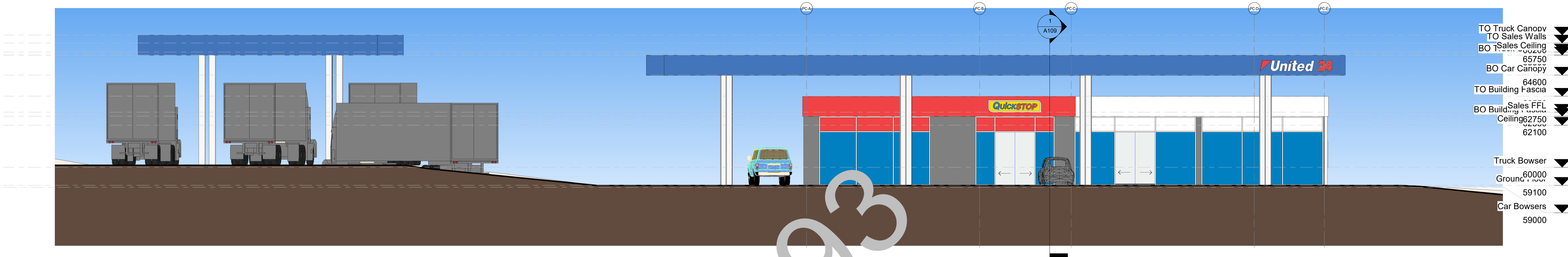
Revision	Description	Date

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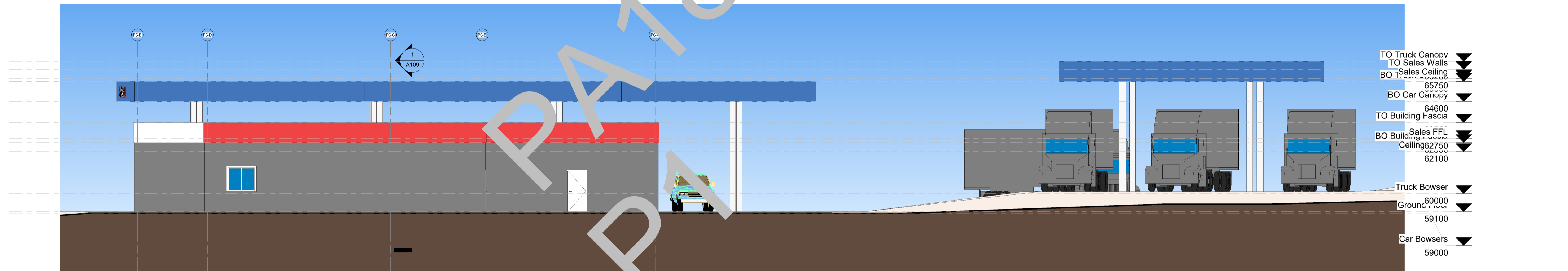
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Sheet Name Elevations 1: A107	
Scale: 1 : 100 at A1	at A3 Print Date 13/08/18 3:24:08 PM
Project Number 283	Project Name Mundijong Service Centre
Address Enter address here	





1 East Elevation
1 : 100



2 West Elevation
1 : 100

Revision	Description	Date

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Sheet Name			
Elevations 2: A108			
Scale: 1 : 100 at A1		at A3	Print Date 13/08/18 3:24:25 PM
Project Number 283	Project Name Mundijong Service Centre		
Address			
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SHIRE OF SERPENTINE-JARRAHDALE
PLANNING APPROVAL

Date 14/10/2019 Signed (Authorised Officer)


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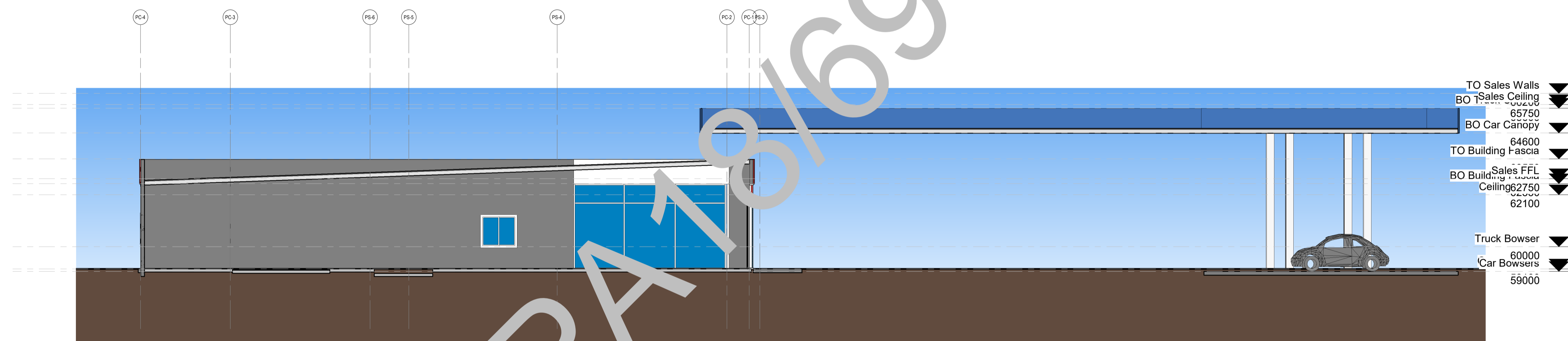
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SCALE
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1 Section 1
1 : 100



2 Site Section
1 : 500

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Sheet Name		
Sections: A109		
Scale: As indicated at A1	at A3	Print Date 13/08/18 3:24:38 PM
Project Number 283	Project Name Mundijong Service Centre	
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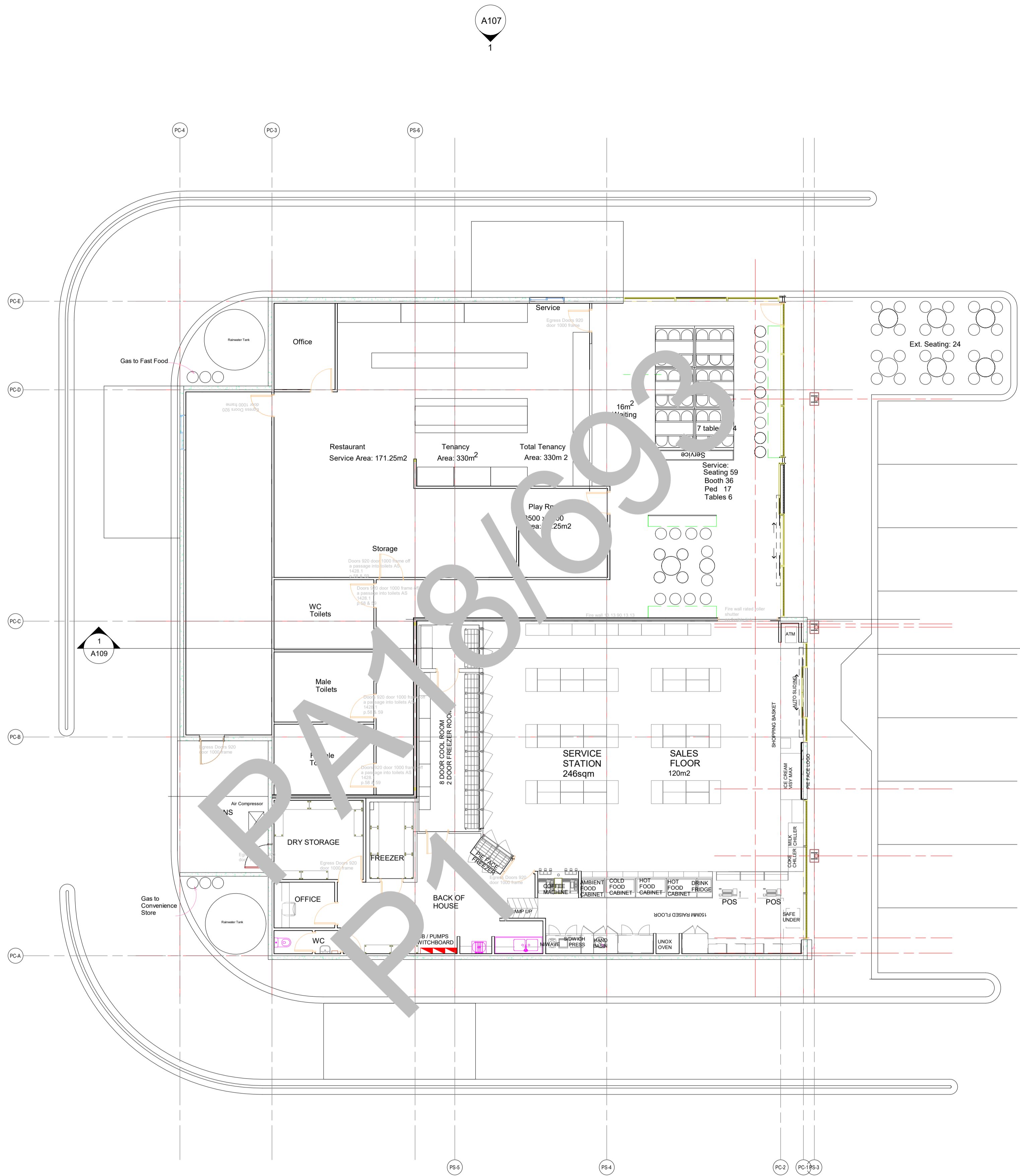


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1 Ground Floor
1 : 100


Revision	Description	Date

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Sheet Name Convenience Store Plan: A200			
Scale: 1 : 100 at A1		at A3	Print Date 13/08/18 3:24:46 PM
Project Number 283	Project Name Mundijong Service Centre		
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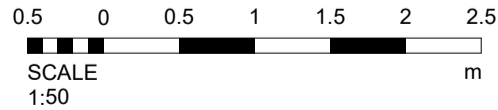
Date 14/10/2019 Signed (Authorised Officer)

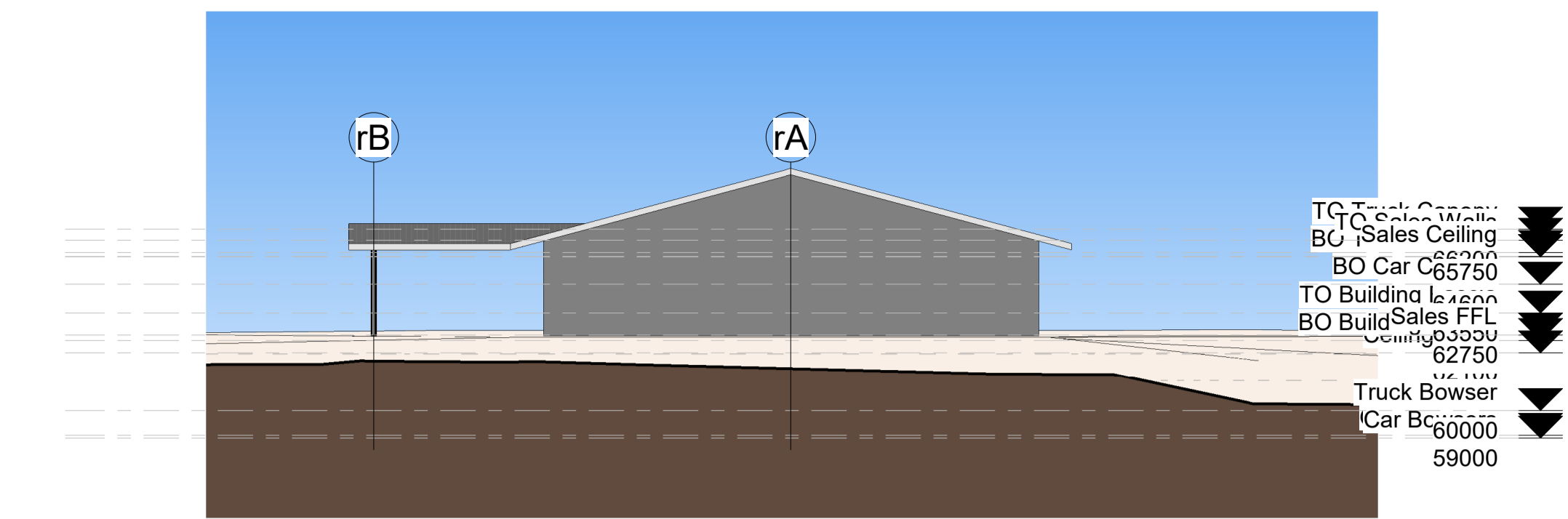

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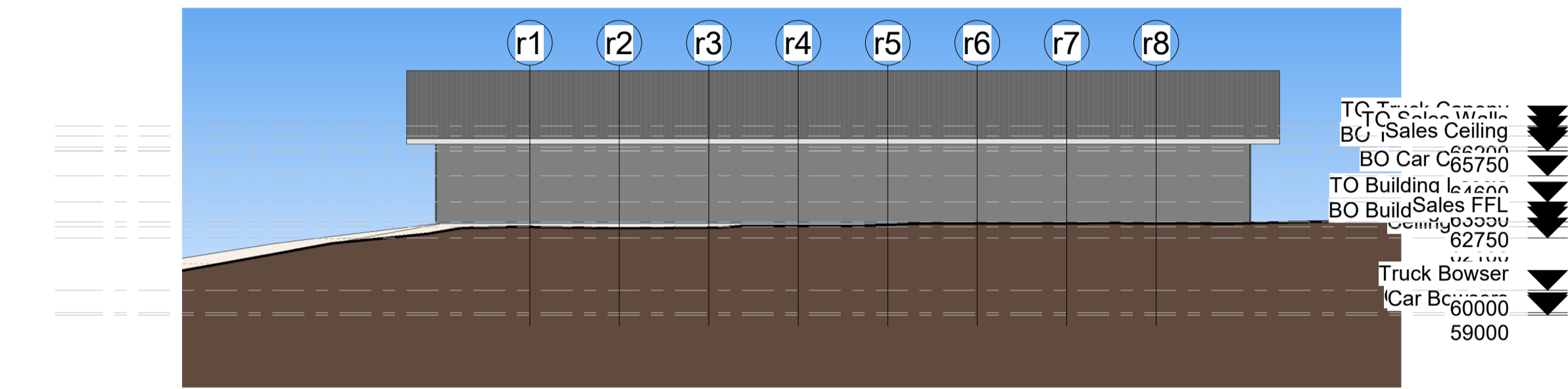
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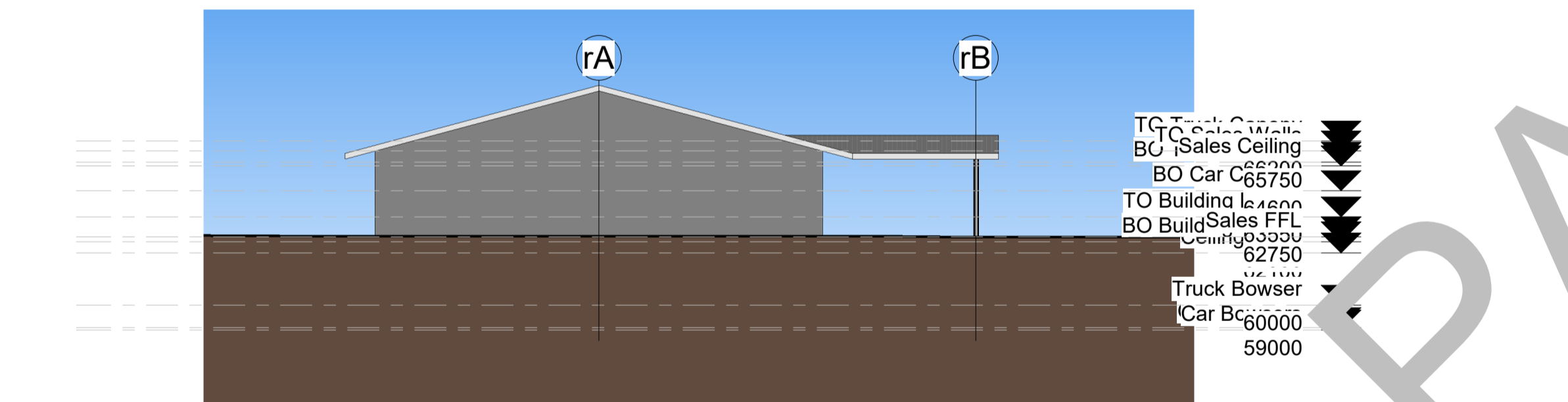

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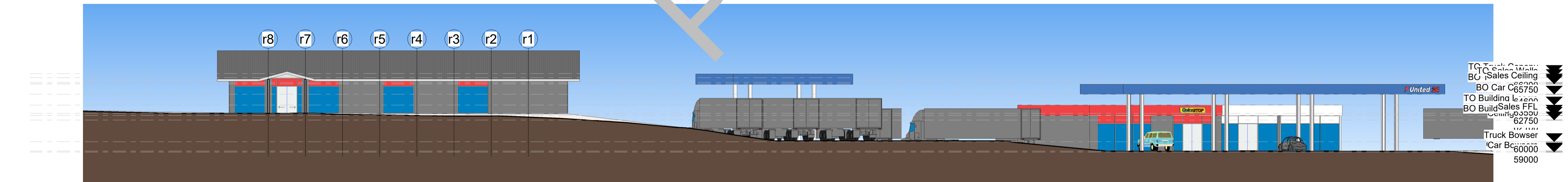
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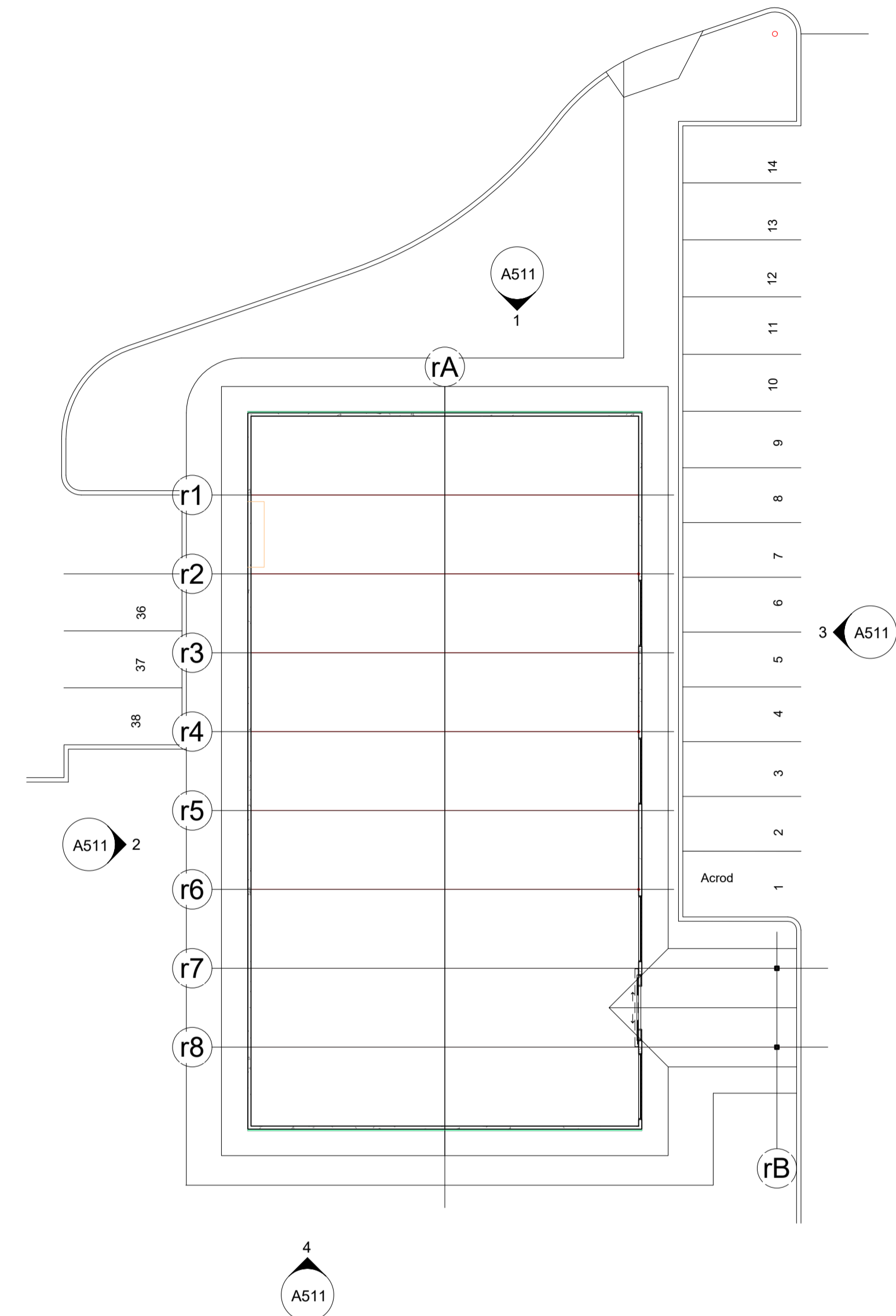
2 Elevation 2 - a
1 : 200



4 Elevation 4 - a
1 : 200



3 Elevation 3 - a
1 : 200



5 Floor Plan - Rural Sales
1 : 200

Revision	Description	Date

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Sheet Name Rural Store Elevations: A511	
Scale: 1 : 200 at A1	at A3 Print Date 13/08/18 3:25:00 PM
Project Number 283	Project Name Mundijong Service Centre
Address Enter address here	

