

Form 2 - Responsible Authority Report

(Regulation 17)

Property Location:	Lot 2003 (No.420) Secret Harbour Boulevard and Lots 2010 (No.19) & 2013 (No.2) Oneida Road, Secret Harbour
Application Details:	Amendment to Planning Approval for Fast Food Outlet and Signage
DAP Name:	Metro South-West JDAP
Applicant:	Urbis Pty Ltd
Owner:	Perpetual Limited
LG Reference:	20.2015.89.2 (D15/129721)
Responsible Authority:	City of Rockingham
Authorising Officer:	Mr Bob Jeans, Director Planning and Development Services
Department of Planning File No:	DAP/14/00748
Report Date:	23 September 2015
Application Receipt Date:	28 May 2015 (Clock stopped 29 May 2015 and recommenced 25 September 2015)
Application Process Days:	34 Days
Attachment(s):	<ol style="list-style-type: none"> 1. Floor Plan No. DA04 Rev A 2. Terrace Screening Elevations No. DA09 3. Department of Planning Advice 4. Written Submission for Amended Application 5. Copy of Previous JDAP Approval 6. Final Additional Information

RECOMMENDATION:

That the Metro South-West JDAP resolves to:

1. **Approve** that the DAP Application reference DAP/14/00748 as detailed on the DAP Form 2 dated 28 May 2015 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Refuse** the request to amend condition 6;
3. **Approve** the DAP Application reference DAP/14/00748 as detailed on the DAP Form 2 dated 28 May 2015 and accompanying plans:
 - Floor Plan, No. DA04 Rev A; and
 - Terrace Screening Elevations, No. DA09

in accordance with Clause 6.7.1(a) of the City of Rockingham Town Planning Scheme No.2 and Clause 30(1) of the Metropolitan Region Scheme, subject to the approval dated 7 May 2015 and the following amended condition:

4. The proposed Warnbro Sound Avenue and Oneida Road crossovers must be designed and constructed to the satisfaction of the City of Rockingham. Detailed plans and specifications must be submitted to and approved by the City prior to issue of a Building Permit. The crossovers must be constructed in accordance with the approved plans prior to occupation of the development.

BACKGROUND:

Site Details

Insert Property Address:	Lot 2003 Secret Harbour Boulevard and Lots 2010 and 2013 Oneida Road, Secret Harbour
Insert Zoning MRS:	Urban
Insert Zoning TPS:	District Town Centre
Insert Use Class:	Fast Food Outlet
Insert Strategy Policy:	State Planning Policy 4.2 - Activity Centres for Perth and Peel Planning Policy 3.2.3 - Secret Harbour Town Centre Planning Policy 3.3.1 - Control of Advertisements Planning Policy 3.3.9 - Fast Food Outlets Planning Policy 3.3.14 - Bicycle Parking and End of Trip Facilities
Insert Development Scheme:	City of Rockingham Town Planning Scheme No.2
Insert Lot Size:	Lot 2003 = 30,580m ² Lot 2010 = 27,493m ² Lot 2013 = 3,522m ²
Insert Existing Land Use:	Lot 2003 = Shopping centre and petrol station Lot 2010 = vacant Lot 2013 = vacant
Value of Development:	\$3.7 million



Figure 1 - Location Plan



Figure 2 - Aerial Photo

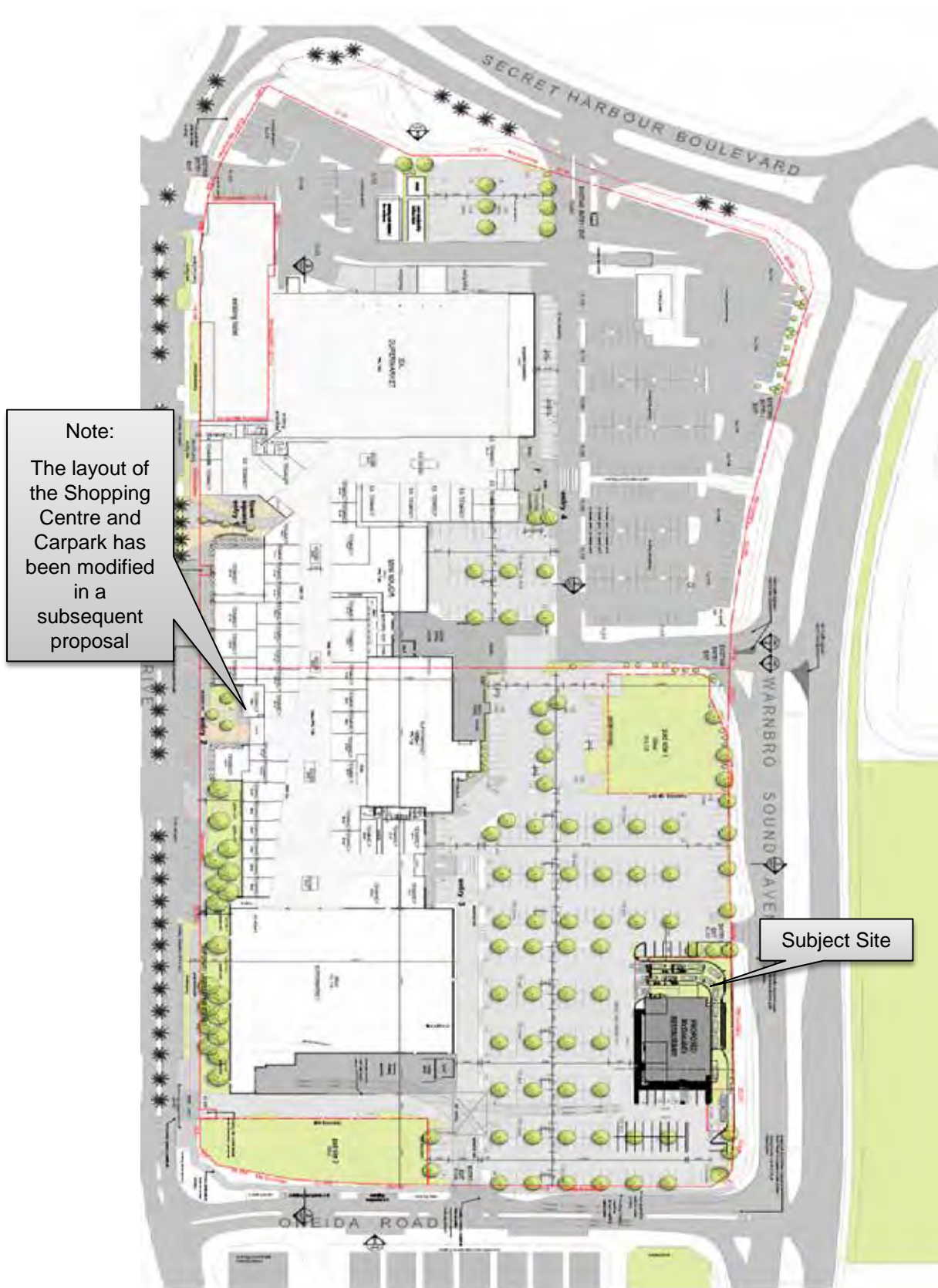


Figure 3 - Site Plan

History

The following outlines the history of Planning Approvals on site:

- February 2005 - Planning Approval issued - Stage 1 Shopping Centre
- September 2005 - Planning Approval issued - Tavern and Drive Thru Bottle shop
- September 2006 - Subdivision Approval issued - to excise the Tavern from the Shopping Centre Site
- May 2007 - Planning Approval issued - Service Station
- September 2007 - Planning Approval issued - Two (2) pylon signs and associated signage (Caltex)
- October 2007 - Planning Approval issued - revised Tavern design
- May 2009 - Modification to Planning Approval issued - Alfresco Area of Tavern
- February 2015 - JDAP Planning Approval issued - Extension to Secret Harbour Shopping Centre
- May 2015 - JDAP Planning Approval issued - Fast Food Outlet (McDonalds)

Existing Site Improvements

The existing Secret Harbour Shopping Centre is contained wholly within Lot 2003. It is a single storey building that contains 5,246m² of floor space. The Centre comprises one (1) supermarket (3,800m²), 1,620m² of specialty stores, and an associated car park containing 390 parking spaces.

A Caltex Service Station is located on the north eastern corner of Lot 2003.

The site has two (2) vehicular access points from Warnbro Sound Ave, one (1) from Secret Harbour Boulevard and two (2) from Oasis Drive.

The adjacent Lot 2002 contains the Whistling Kite Tavern and drive thru bottle shop. It gains access over Lot 2003 as shown in the following Deposited Plan.

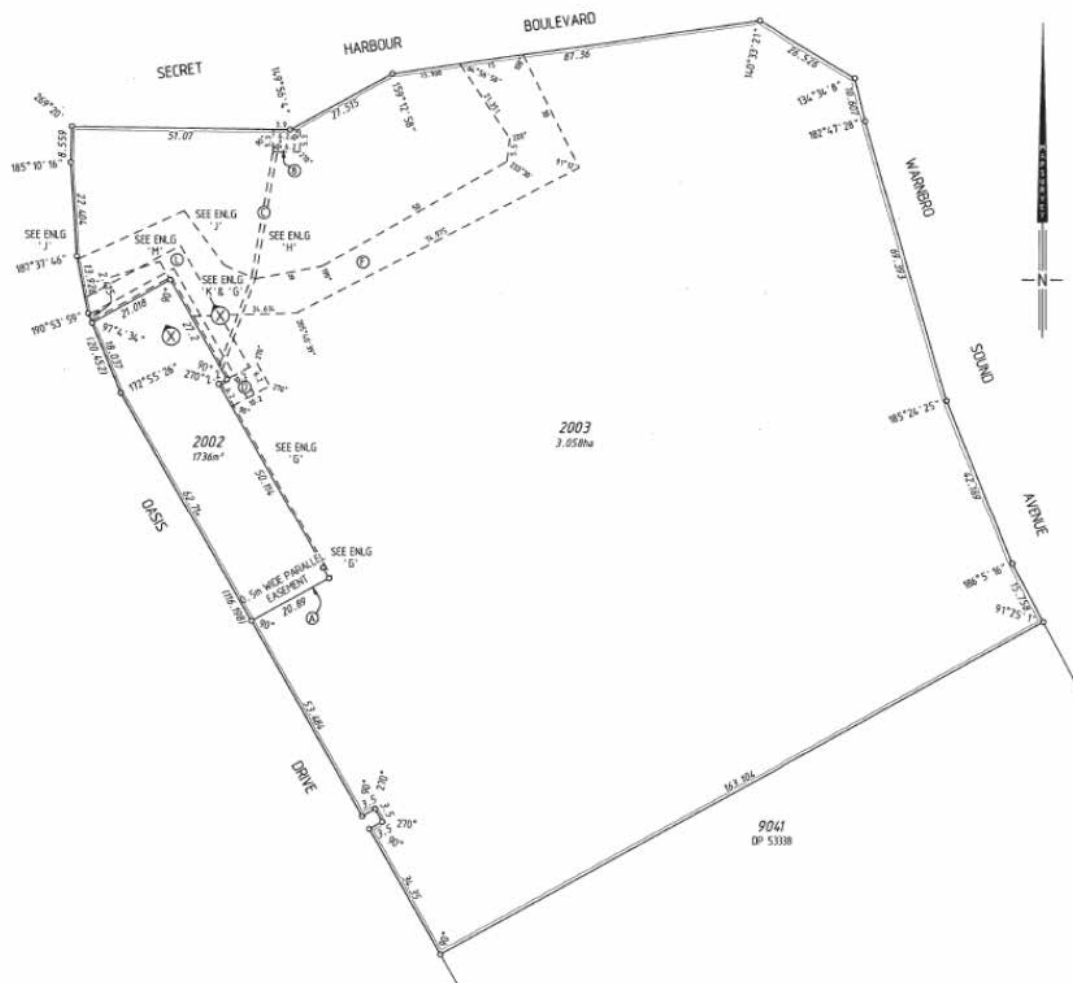


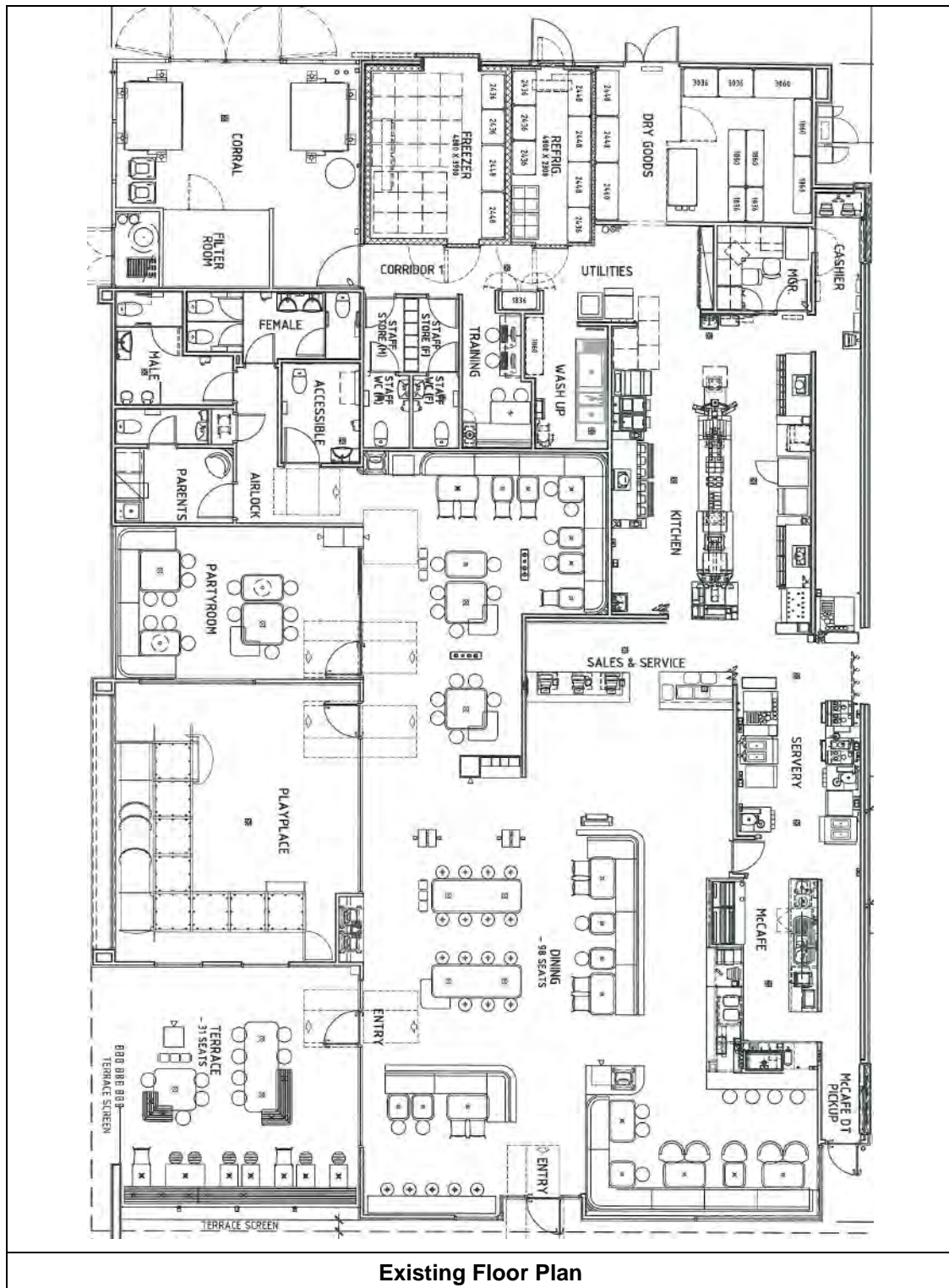
Figure 4 - Lot 2003 Deposited Plan

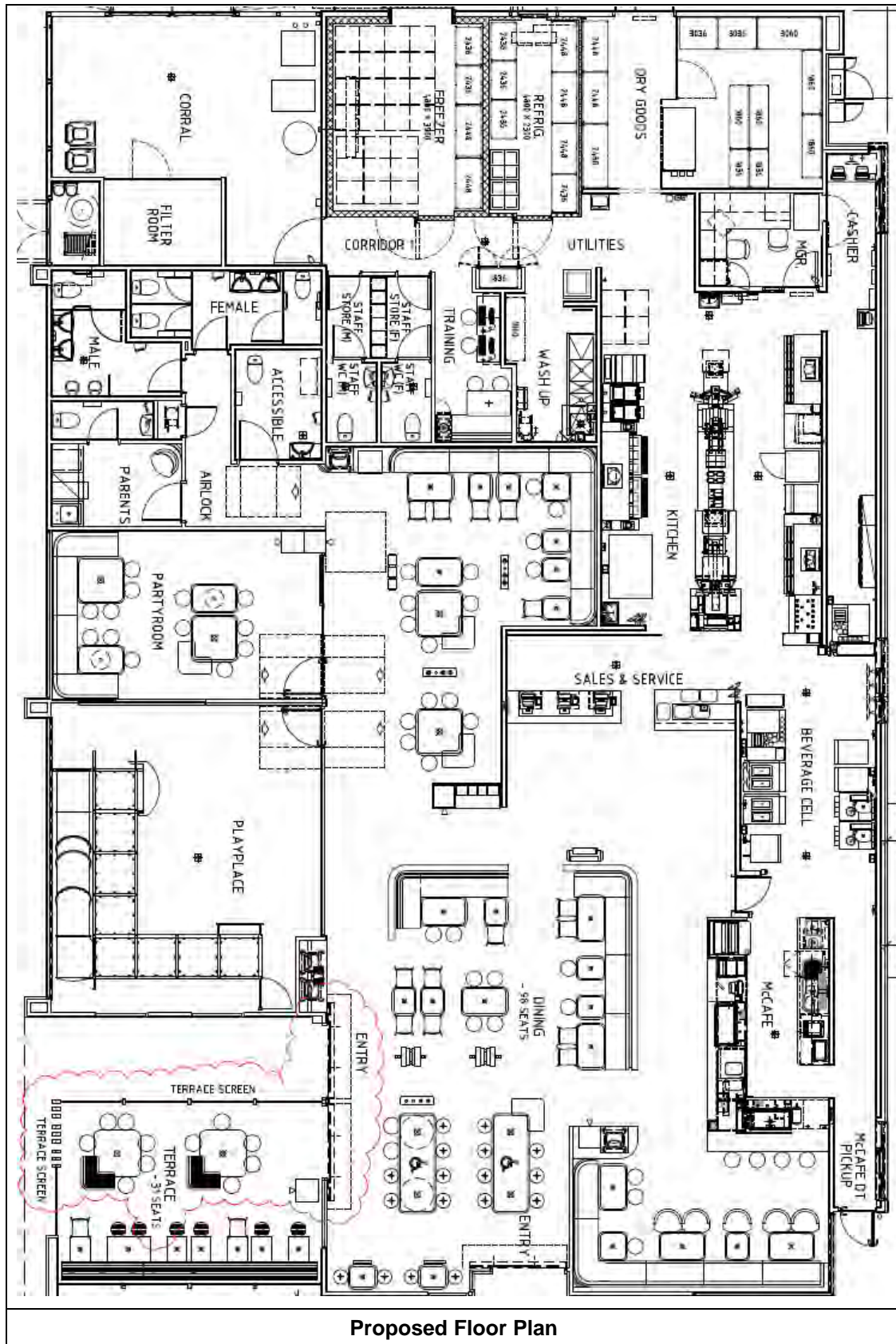
DETAILS: OUTLINE OF DEVELOPMENT APPLICATION

The application proposes to amend the JDAP Planning Approval in terms of layout as outlined below, and by amending a number of conditions.

1. Modified Design

(a) Changes to Floor Plan





Proposed Floor Plan

Figure 5 - Change to Floor Plan

(a) Reconfiguration of the terrace layout.

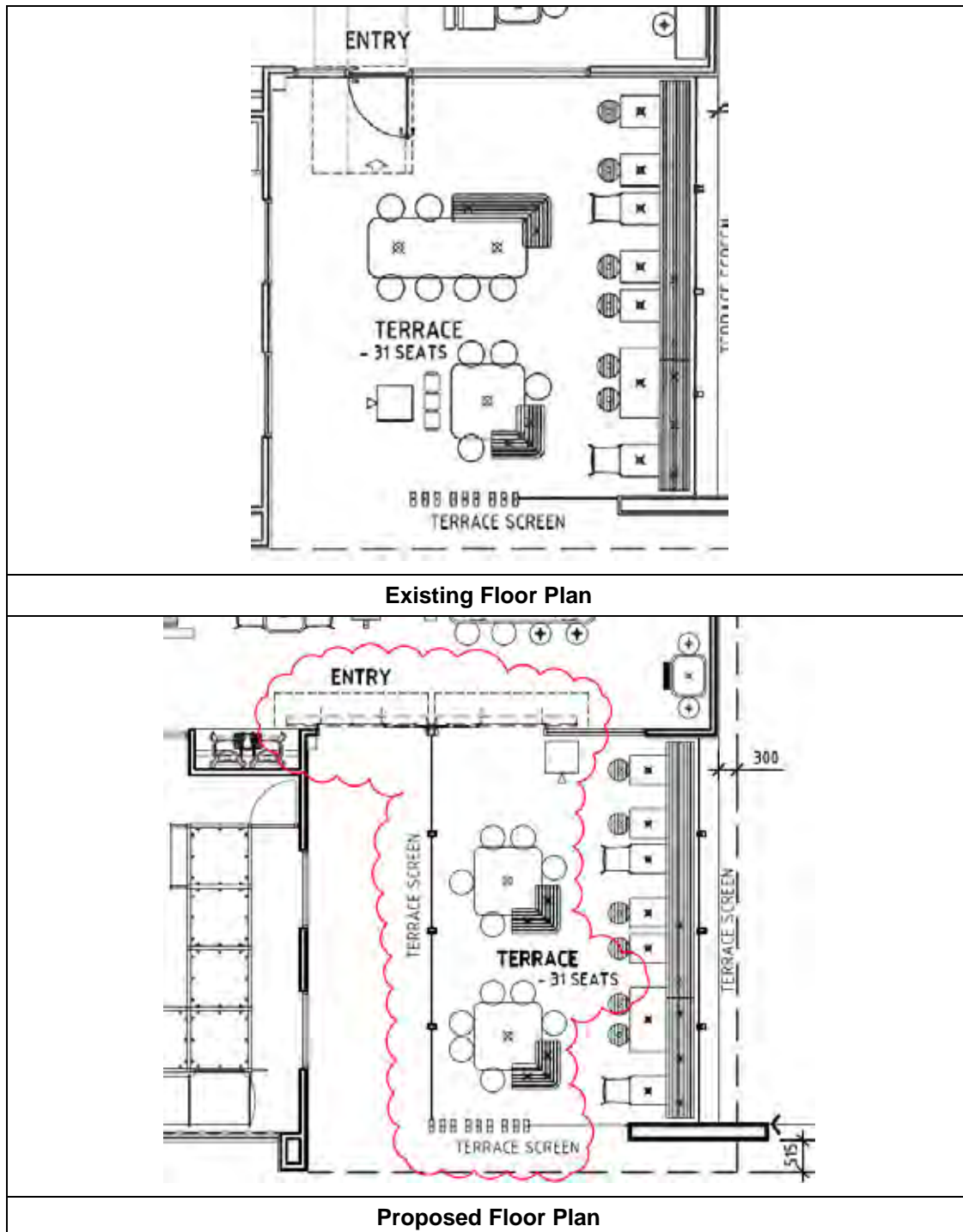


Figure 6 – Change to Terrace Floor Plan

- (b) Reconfigured of the terrace area with the addition of a screen around the terrace area which will effectively close it off from external public access.

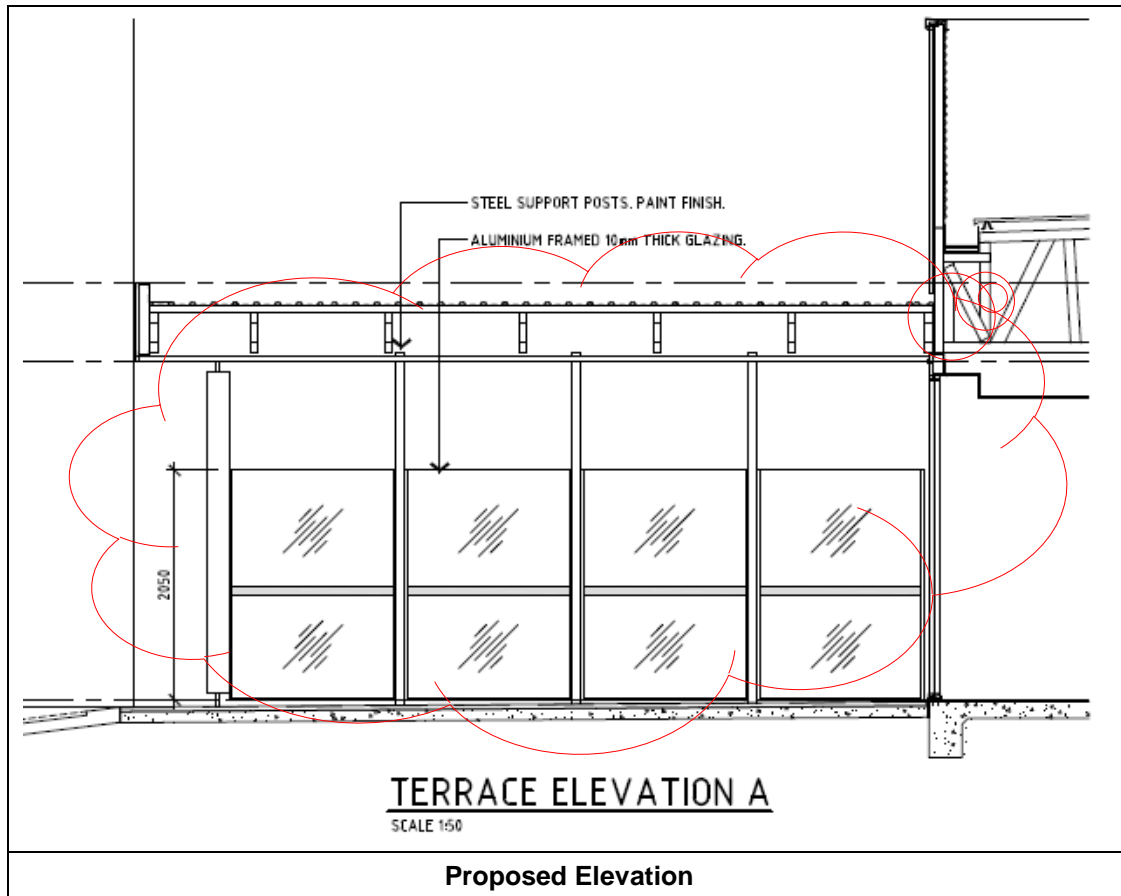


Figure 7 – Proposed Terrace Elevation

2. Modified Conditions

(a) Condition 4

The approved condition states:

“The proposed access street intersections with Warnbro Sound Avenue and Oneida Road must be designed and constructed to the satisfaction of the City of Rockingham. Detailed plans and specifications must be submitted to and approved by the City prior to issue of a Building Permit. The access street intersections must be constructed in accordance with the approved plans prior to occupation of the development”

The applicant proposes to amend the condition to read:

“The proposed Warnbro Sound Avenue and Oneida Road crossovers must be designed and constructed to the satisfaction of the City of Rockingham. Detailed plans and specifications must be submitted to and approved by the City prior to issue of a Building Permit. The crossovers must be constructed in accordance with the approved plans prior to occupation of the development.”

(b) Condition 6

The approved condition states:

“The left out egress for Access Street South onto Warnbro Sound Avenue must not be constructed unless and until the Access Street North on Warnbro Sound Avenue is modified

to remove either its ingress or egress, and that affected area is rehabilitated, paved and landscaped to the satisfaction of the City of Rockingham”

The applicant proposes to amend the condition to read:

“Prior to finalisation of construction of the Shopping Centre

‘Until such time as the construction of the Shopping Centre is completed, the Access Street South crossover shall allow for both left-in and left-out movements’.

Following finalisation of construction of the Shopping Centre

‘The Access Street South crossover shall be limited to left-in moments only.’

LEGISLATION & POLICY:

Legislation

Rockingham Town Planning Scheme No. 2 (TPS2)

Clause 4.5 - District Town Centre Zone

Objective

The proposed development has due regard to the objectives and principles outlined within the City's *Planning Policy 3.2.3 - Secret Harbour Town Centre (PP3.2.3)*. This is addressed in the assessment against PP3.2.3 below. As such, the proposal is considered to be generally consistent with the objective of the District Town Centre Zone.

Clause 4.5.3 - Planning Principles

The Council is required to have due regard to the following planning principles in determining any development application. Each principle has been considered below in relation to this application.

(a) *be guided by the objectives of the Policies;*

The amended proposal is considered to be consistent with PP3.2.3. This is considered below in the Local Policies Section.

(b) *have due regard to the impact of the development on the establishment, quality and use of the public domain;*

The development has direct frontage to Warnbro Sound Avenue, which is a car dominated environment that is not conducive active street frontages or alfresco dining. The development is sited as per PP3.2.3's Indicative Development Plan (IDP) on one of the identified pad sites on the fringe of the Core Precinct and will include landscaping in the street setback area. As such, the development is considered appropriate for the location.

(c) *seek to encourage a mix of uses both within individual developments and more broadly within the Centres as a whole;*

The Fast Food Outlet contributes to the overall mix of land uses in the Town Centre and is consistent with the IDP.

(d) *have due regard to the principles and objectives of State Planning Policy 4.2: Activity Centres for Perth and Peel; and*

The amended proposal is considered to be generally consistent with State Planning Policy 4.2: Activity Centres for Perth and Peel. This is discussed below in the State Government Policies Section.

(e) *consider the specific requirements of the policies established by the Policies for each of the use precincts within the Zone.*

The amended proposal is considered to be consistent with PP3.2.3. This is discussed below in the Local Policies Section.

Clause 6.6 - Matters to be considered by the Council

Clause 6.6 outlines the matters to which Council is to give due regard when considered relevant to an application. Where relevant, these have been discussed in the Planning Assessment.

State Government Policies

State Planning Policy 4.2 - Activity Centres for Perth and Peel (SPP4.2)

The purpose of SPP4.2 *inter alia* is to specify broad planning requirements for the planning and development of new activity centres in Perth and Peel. The

Clause 5.3 - Movement

The subject site was chosen as the location for the District Centre given its proximity to Warnbro Sound Avenue which is classified as an “Other Regional Road” under the Metropolitan Region Scheme (MRS). A high frequency public transport service is not available in this area. This is relevant as access to high frequency public transport services can be reasonably used as justification for a reduction in parking requirements. The proposed amended condition 6 seeks an additional vehicle movement onto the “Other Regional Road”, which is not supported the Department of Planning. This is discussed further in the consultation section of this report.

Local Policies

Planning Policy 3.2.3 - Secret Harbour Town Centre (PP3.2.3)

PP3.2.3 provides guidance on development of land within the Secret Harbour Town Centre.

Clause 3 - Policy Objectives

The objectives of PP3.2.3 are:

- (i) *To create a Town Centre which will be the primary social and commercial focus of the locality and surrounding district.*
- (ii) *To achieve an integrated townscape character that incorporates Main Street design principles.*
- (iii) *To create a built environment and landscape that will make a substantial contribution to the sense of community and identity of Secret Harbour.*
- (iv) *To achieve a contemporary, mixed use development by incorporating the best features of commercially successful townscapes.*
- (v) *To allow the Town Centre to grow in stages, whilst maintaining a ‘sense of being’ at every stage.*
- (vi) *To maintain flexibility to ensure that various land use combinations can be incorporated as demand emerges.*

The proposed development is considered to be consistent with the objectives of the PP3.2.3.

Clause 5 - Indicative Development Plan (IDP)

Clause 5 of PP3.2.5 requires the Council to have regard to the IDP in applying PP3.2.3. The IDP is contained within Figure 8.

The amended development provides for built form that is consistent with the IDP.



Figure 8 - Indicative Development Plan

Clause 6 - General Requirements

PP3.2.2 includes general requirements as well as specific precinct requirements applying to development. The amended proposal does not have any further Policy implications.

Planning Policy 3.3.1 - Control of Advertisements (PP3.3.1)

A signage strategy was submitted in support of the application. No changes to signage have been proposed through the amended proposal. As such, there are no further Policy implications.

Planning Policy 3.3.9 – Fast Food Outlets (PP3.3.9)

The amended floor plan and elevation do not trigger any PP3.3.9 Policy implications.

Planning Policy 3.3.14 - Bicycle Parking and End of Trip Facilities (PP3.3.14)

The amended proposal does not change the NLA of the development. As such, the same condition and for the provision of bicycle bays and end of trip facilities is recommended.

CONSULTATION:

Public Consultation

As the amended development is consistent with the scale identified for the site by the Local Commercial Strategy, and is consistent with the IDP for Secret Harbour, advertising is not required.

Consultation with other Agencies or Consultants

Department of Planning (DoP)

The amended application was referred to the Department of Planning for comment as the site has direct access to Warnbro Sound Avenue which is classified as an “Other Regional Road” under the MRS, and the proposed development has the potential to increase traffic flows by more than 100 vehicles per hour in peak period.

The DoP provided the following comments.

Access
<p><i>The Department's position is that above condition 10 (Secret Harbour Shopping Centre Expansion approved by JDAP 12 February 2015) does not explicitly provide for an interim scenario of 7 access and egress movements, and above condition 6 (McDonalds approved by JDAP 7 May 2015) clearly limits access and egress movements to 6 at any time along the subject section of Warnbro Sound Avenue. Warnbro Sound Avenue is a Category 1 (control of access) Other Regional Road and it is considered that 6 access / egress points provides sufficient access to the Shopping Centre within a relatively short distance.</i></p> <p><i>The Department of Planning does not support the justification provided by Urbis summarised below (dated: 25 May 2015).</i></p> <p><i>1. This states that: the conditions placed on the broader shopping centre approval did not specify which access movements should be restricted. It is considered such decisions can be appropriately dealt with through commercial negotiations with Charter Hall'. Not supported, the DoP seeks to minimise vehicular access points onto Other Regional Roads, for reasons of safety and efficiency (refer to WAPC D.C. Policy 5.1 Vehicular Access). This issue is a planning / transport engineering matter which should be determined by the City and DoP, rather than a commercial matter.</i></p> <p><i>2. This further states that: Good way-finding is generally provided by entry and exit at the same location. A left-out at this location can utilise gaps created by the future traffic signals at Oneida Road and platoon effect of traffic. An egress at this location will reduce through Traffic on Oneida Road. Service vehicles to McDonalds do not need to negotiate the car</i></p>

park to exit which reduces commercial traffic attraction to Oneida Road. Not supported, although it is acknowledged that good way-finding is assisted with a single entry and exit point, safety and efficiency by reducing total points of access onto the regional road is a more important consideration in this case.

City Response:

The City supports the DoP's comments.

Recommendation:

That the applicant's modified condition 6 be not supported.



Figure 9 - Intersections

PLANNING ASSESSMENT:

Reconsideration of Conditions

Condition 4

It is acknowledged that the access points are crossovers rather than street intersections. As such, the modified condition is supported.

Condition 6




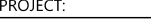
Based upon the advice received from the DoP, this modified condition is not supported.

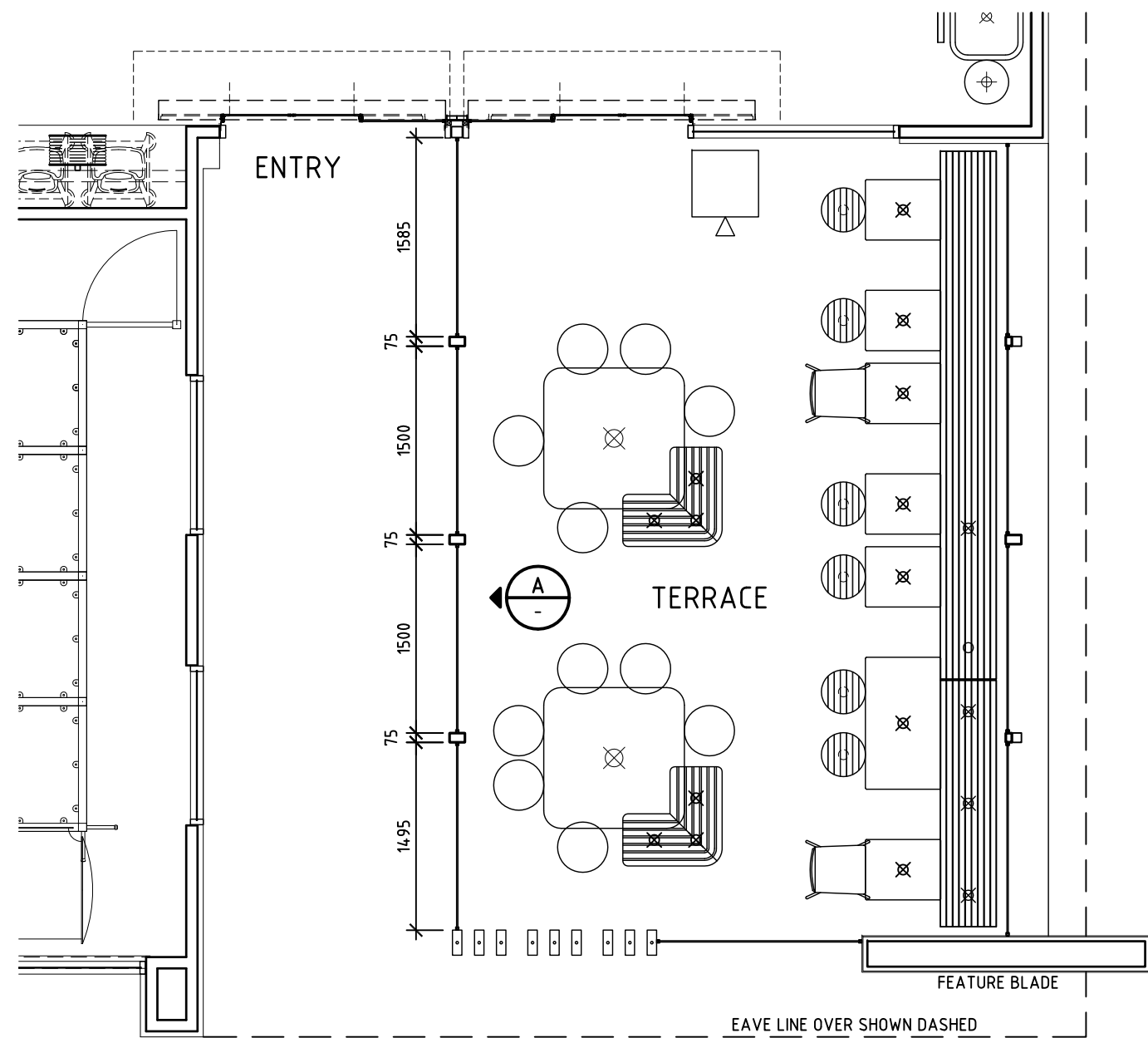
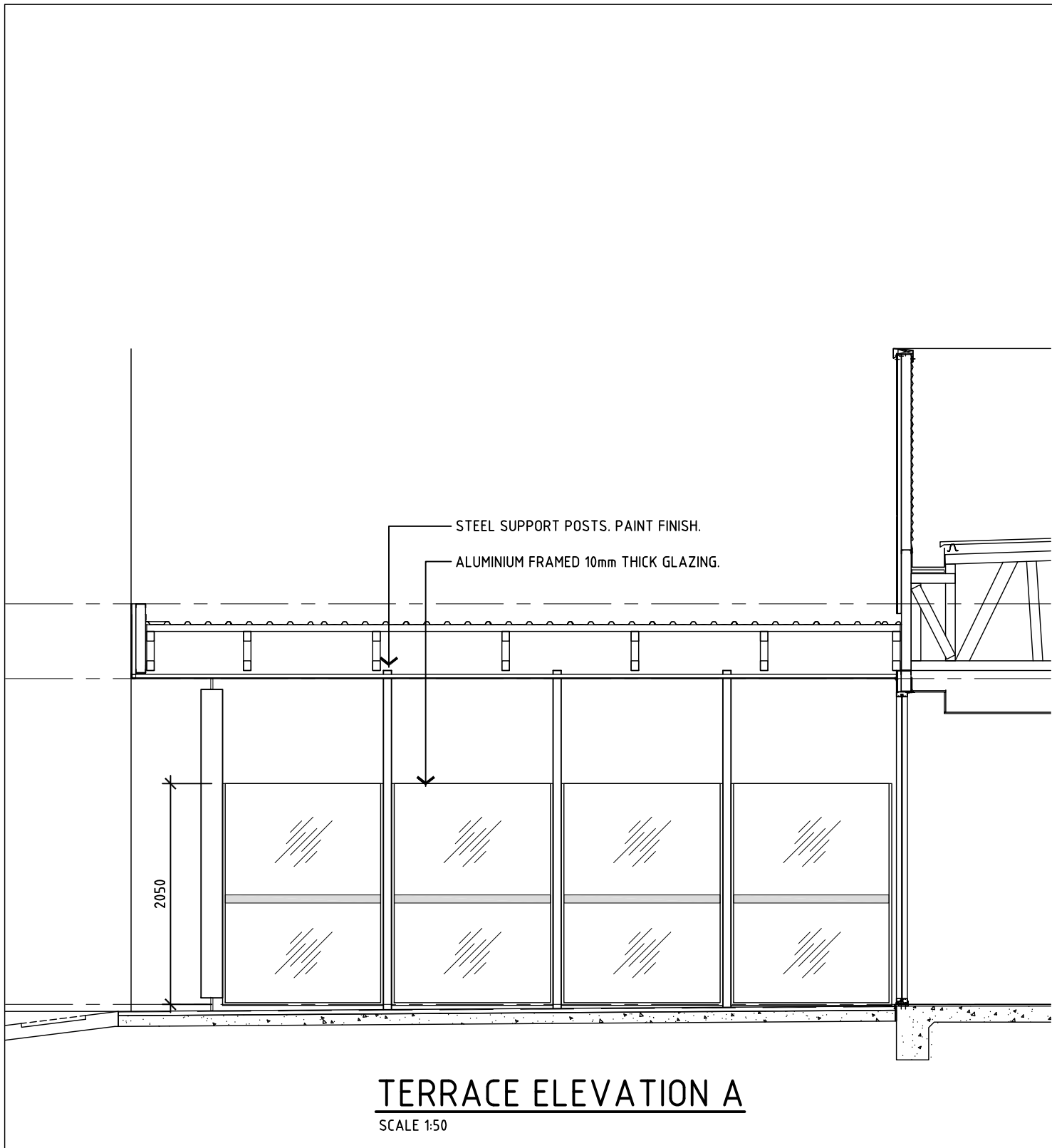
CONCLUSION:

The proposed changes to the plans and modification to condition 4 are minor in nature and do not materially affect the proposed development. As such, they can be supported. The proposed modified condition 6, however, will result in a situation where there additional traffic movements onto the Other Regional Road. As the modified condition is not supported by the DoP, it is recommended that the existing condition be maintained.

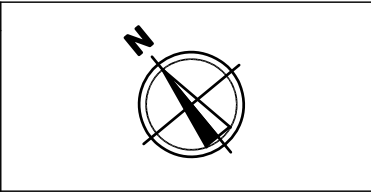
SEATING LAYOUT INDICATIVE AND
SUBJECT TO CHANGE AT BUILDING
PERMIT STAGE.



ISSUE	AMENDMENT	DATE	INT	NOTES.		 <p>HINDLEY & ASSOCIATES PTY LTD BUILDING DESIGNERS 168 STIRLING HIGHWAY NEDLANDS WA 6009 PHONE - 9386 6699 FAX - 9386 6700 admin@hindley.com.au</p>	BUILDING OPTIONS		 <p>McDonald's Australia Limited ABN: 43 008 456 928 02 9875 6666 devgroup-aust@au.mcd.com</p>  <p>NDG NATIONAL DEVELOPMENT GROUP</p>	PROJECT:		JOB: 0561	
A	TERRACE ENCLOSED	15.05.15	AJJ	<p>1. DO NOT SCALE THIS DRAWING.</p> <p>2. THE DRAWING SHOWS DESIGN INTENT ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION OR PRODUCTION. CONSTRUCTION DETAILS TO BE CONFIRMED BY CONTRACTOR / MANUFACTURER.</p> <p>3. THIS IS A COMPUTER GENERATED DRAWING . DO NOT AMEND BY HAND.</p> <p>4. FIGURE DIMENSIONS ARE TO BE USED. CONTACT ARCHITECT FOR CLARIFICATION IF DIMENSIONS ARE NOT CLEAR.</p> <p>5. ALL DISCREPANCIES AND OMISSIONS ON SITE MUST BE REPORTED TO THE ARCHITECT FOR THEIR COMMENTS OR APPROVAL PRIOR TO COMMENCING WORK.</p> <p>6. ALL DIMENSIONS ARE IN MILLIMETERS</p>			<p>STATUS FOR PLANNING APPROVAL</p> <p>SERIES MOD_FAMILY</p> <p>REF. 01</p> <p><input checked="" type="radio"/> UNMODIFIED MASTER DRAWING <input type="radio"/> PROJECT SPECIFIC DRAWING © 2013 McDonald's</p>			<p>TITLE : FLOOR PLAN</p> <p>DRAWN RCP</p> <p>CHECKED AJJ</p> <p>SCALE 1:100</p> <p>DWG. NO. DA04</p> <p>REV. A</p>		<p>PROPOSED McDONALD'S FAMILY RESTAURANT LOT 2010 AND LOT 2013, ONEIDA ROAD SECRET HARBOUR WA 6173</p>	



ISSUE	AMENDMENT	DATE	INT	NOTES.
				1. DO NOT SCALE THIS DRAWING.
				2. THE DRAWING SHOWS DESIGN INTENT ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION OR PRODUCTION. CONSTRUCTION DETAILS TO BE CONFIRMED BY CONTRACTOR/MANUFACTURER.
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				5. ALL DISCREPANCIES AND OMISSIONS ON SITE MUST BE REPORTED TO THE ARCHITECT FOR THEIR COMMENTS OR APPROVAL PRIOR TO COMMENCING WORK.
				6. ALL DIMENSIONS ARE IN MILLIMETERS



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NATIONAL DEVELOPMENT GROUP

STATUSFOR PLANNING APPROVAL

SERIESMOD_FAMILY

REF.01

UNMODIFIED MASTER DRAWING
PROJECT SPECIFIC DRAWING

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PROJECT:			JOB: 0561	
PROPOSED McDONALD'S FAMILY RESTAURANT LOT 2010 AND LOT 2013, ONEIDA ROAD SECRET HARBOUR WA 6173				
TITLE : TERRACE SCREEING ELEVATION				
DRAWN	CHECKED	SCALE	DWG. NO.	REV.
AJJ	--	1:25	DA09	-

Hi Megan

DoP has again examined the following JDAP conditions and also discussed the issue with the relevant officers from the City of Rockingham.

Extension to mixed use development (Shopping Centre)

On 12 February 2015, the Metro South-West Joint Development Assessment Panel approved the above development.

Approval condition 10 states: unless otherwise agreed with the City of Rockingham on advice from the Department of Planning, the existing left-in / left-out access at Access Street North onto Warnbro Sound Avenue (adjacent to the petrol station) is to be modified or closed within 28 days of the expiry of the current lease for the petrol station, but no later than 30 March 2018, after which there is to be no more than six access or egress movements to Warnbro Sound Avenue.

Fast Food Outlet

Later, on 19 May 2015, the Metro South-West JDAP approved the fast food outlet (McDonalds) on the site.

Approval condition 6 states: The left-out egress for Access Street South onto Warnbro Sound Avenue must not be constructed unless and until the Access Street North on Warnbro Sound Avenue is modified to remove either its ingress or egress, and that affected area is rehabilitated, paved and landscaped to the satisfaction of the City of Rockingham'.

The Department's position is that above condition 10 does not explicitly provide for an interim scenario of 7 access and egress movements, and above condition 6 clearly limits access and egress movements to 6 at any time along the subject section of Warnbro Sound Avenue. Warnbro Sound Avenue is a Category 1 (control of access) Other Regional Road and it is considered that 6 access / egress points provides sufficient access to the Shopping Centre within a relatively short distance.

The Department of Planning does not support the justification provided by Urbis summarised below (dated: 25 May 2015).

1. This states that: the conditions placed on the broader shopping centre approval did not specify which access movements should be restricted. It is considered such decisions can be appropriately dealt with through commercial negotiations with Charter Hall'. Not supported, the DoP seeks to minimise vehicular access points onto Other Regional Roads, for reasons of safety and efficiency (refer to WAPC D.C. Policy 5.1 Vehicular Access). This issue is a planning / transport engineering matter which should be determined by the City and DoP, rather than a commercial matter.
2. This further states that: Good way-finding is generally provided by entry and exit at the same location. A left-out at this location can utilise gaps created by the future

traffic signals at Oneida Road and platoon effect of traffic. An egress at this location will reduce through Traffic on Oneida Road. Service vehicles to McDonalds do not need to negotiate the car park to exit which reduces commercial traffic attraction to Oneida Road. Not supported, although it is acknowledged that good way-finding is assisted with a single entry and exit point, safety and efficiency by reducing total points of access onto the regional road is a more important consideration in this case.

Therefore based on the above conditions the Department is unable to support more than 6 access/egress along the subject section of Warnbro Sound Avenue at any time. The City of Rockingham supports this position.

Regards

Mohsin Muttaqui | Planning Manager | Perth and Peel Planning
Department of Planning | 140 William Street | Perth WA 6000
T (08) 65519227 | **F** 6551 9977
E Mohsin.Muttaqui@planning.wa.gov.au | **W** www.planning.wa.gov.au



From: Megan Gammon [<mailto:mgammon@urbis.com.au>]
Sent: Tuesday, 7 July 2015 2:49 PM
To: Muttaqui, Mohsin
Cc: Luscombe, Simon; Simon Wilkes
Subject: RE: McDonald's Secret Harbour - Warnbro Sound Avenue access

Thanks for the prompt response Mohsin – I've sent through a meeting invite.

See you Thursday.

Regards

Megan Gammon
SENIOR CONSULTANT – PLANNING



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From: Muttaqui, Mohsin [<mailto:Mohsin.Muttaqui@planning.wa.gov.au>]
Sent: Tuesday, 7 July 2015 1:40 PM
To: Megan Gammon
Cc: Luscombe, Simon
Subject: RE: McDonald's Secret Harbour - Warnbro Sound Avenue access

Hi Megan

I am fine for 2pm on 9 July. Please send a meeting request and include Simon Luscombe as well. I will book a room at DoP.

Regards

Mohsin Muttaqui | Acting Planning Director | Perth and Peel Planning
Department of Planning | 140 William Street | Perth WA 6000
T (08) 65519227 | **F** 6551 9977
E Mohsin.Muttaqui@planning.wa.gov.au | **W** www.planning.wa.gov.au



From: Megan Gammon [<mailto:mgammon@urbis.com.au>]
Sent: Tuesday, 7 July 2015 10:43 AM
To: Muttaqui, Mohsin
Cc: Simon Wilkes; Sean Fairfoul
(Sean.Fairfoul@rowegroup.com.au); Paul.Cunningham@rowegroup.com.au
Subject: McDonald's Secret Harbour - Warnbro Sound Avenue access
Importance: High

Hi Mohsin

Hope you don't mind, Sean Fairfoul from Rowe Group passed on your details.

I'm touching base in relation to a matter associated with the Secret Harbour Shopping Centre – I understand you have been dealing with both Rowe Group and Charter Hall on various matters regarding the centre expansion, primarily to do with access from Warnbro Sound Avenue.

We represent McDonald's Australia Limited, who has recently received planning approval from the JDAP for a McDonald's store on Warnbro Sound Avenue, under a lease arrangement with Charter Hall (refer determination notice attached). Following approval, we submitted a Regulation 17 application with regard to 3 conditions (4, 6 and 10) relating to access from Warnbro Sound Avenue and parking.

If possible, we would appreciate the opportunity to come and meet with you to discuss condition 6 in particular, to guide our discussions with the City.

Are you available at say 2pm this Thursday (09/07) for a brief catch up at the Department's offices (30 mins or so)?

Happy to discuss in further detail over the phone beforehand if need be.

Regards

Megan Gammon

SENIOR CONSULTANT – PLANNING



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e mgammon@urbis.com.au w urbis.com.au

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25 May 2015

Chief Executive Officer
City of Rockingham
PO Box 2142
ROCKINGHAM DC WA 6967

Attention: Mr Greg Delahunty - Senior Planning Officer

Dear Greg

Proposed Fast Food Outlet (McDonald's Restaurant) – Minor Modification to JDAP Approval (JDAP Application DAP/15/00748) - Lot 2003, 2010 and 2013 Warnbro Sound Avenue, Secret Harbour

We refer to the Development Application for a fast food outlet at the abovementioned location, which was conditionally approved by the Metropolitan South-West Joint Development Assessment Panel (JDAP) on the 7th May 2015. Following review of the formal determination notice, we respectfully seek review of several conditions relating to access and parking, on the basis of overall need and nexus.

This application formally requests that the JDAP grant approval for a minor modification to the approved pursuant to Regulation 17(1) of the *Planning and Development (Development Assessment Panels) Regulations 2011*. Accordingly, Urbis, on behalf of McDonald's Australia Limited, submit the enclosed development application for a minor amendment. This application includes:

- A completed DAP Form 2 (Application for amendment or cancellation of a Development Assessment Panel determination) and completed City of Rockingham Application for Planning Approval.
- A cheque for \$150.00, being the applicable amount for an application for an amendment to a JDAP determination.
- A cheque for \$963.30, being the applicable amount required by the City to consider an amended application (10% of original fee).
- Revised development application floor plan illustrating minor design modification (3x copies).

The modified application is fundamentally unchanged from the original approval; the changes specifically relate to a minor design amendment and the amendment or deletion of conditions of planning approval.

BACKGROUND AND CONTEXT

The Metropolitan South-West JDAP granted McDonald's approval for the development of a fast food outlet (with drive-through facility) and associated landscaping and signage on the 7th May 2015. A copy of the JDAP approval is attached to this letter.

Whilst McDonald's is generally comfortable with a majority of conditions imposed on the development, we consider that due to matters associated with need and nexus and overall demand, it is requested Conditions 4 and 6 be deleted (relating the Warnbro Sound Avenue/Oneida Road intersection upgrade and access from Warnbro Sound Avenue) and Condition 10 (in relation to carparking bays) be amended to reflect the actual demand for the development.

It is further recommended Condition 6 be replaced with a similar condition placed on the broader shopping centre approval relating to the restriction of access movements on Warnbro Sound Avenue.

MINOR DESIGN AMENDMENT

A minor modification to the internal layout of the restaurant is proposed, comprising the addition of a screen around the terrace area which will effectively close it off from external public access. Internal access will now be provided through the internal dining area. The screen comprises 2.05m high glazing with full height steel support posts consistent with what is proposed currently within the terrace area.

In response to the modification, minor seating arrangements have been altered to suit, however the overall seating numbers and NLA remain consistent with the approved development. A copy of the revised Floor Plan (DA04) is attached, with changes proposed clouded red on the plan.

CONDITIONS

The following provides an outline of the rationale for the requested modifications to three (3) conditions of approval forming the subject of this amended application.

Condition 4

Condition 4 requires that:

‘the proposed access street intersections with Warnbro Sound Avenue and Oneida Road must be designed and constructed to the satisfaction of the City of Rockingham. Detailed plans and specifications must be submitted to and approved by the City prior to issue of a Building Permit. The access street intersections must be constructed in accordance with the approved plans prior to occupation of the development’.

Based on discussions with Charter Hall (as the landowner), it is understood the requirement to upgrade the Warnbro Sound Avenue/Oneida Road intersection is related to accommodating expected growth in local and regional traffic movements and, in part, to the broader Shopping Centre expansion (approved on the 12th February 2015) which proposes an increased levels of retail floorspace and therefore traffic demand.. On this basis, it is understood a similar condition was placed on the Shopping Centre approval.

Whilst it is acknowledged that the proposed McDonald’s Restaurant is expected to ultimately form part of the overall centre, currently it is a standalone development application and should therefore be considered on its individual merits, particularly given there are no guarantees that the overall centre redevelopment will proceed. It is therefore respectfully requested this condition be deleted on the basis of the following:

- The development of the McDonald’s store alone would not trigger the requirement to upgrade this intersection as the McDonald’s development will be delivered ahead of the centre expansion. It is considered the development can appropriately function without the intersection upgrade.
- Based on our understanding, the extent of any potential works to achieve the intersection design are considered remote and do not extend into the land the subject of this development proposal.

REQUEST: Delete Condition 4.

Condition 6

Condition 6 requires *'the left out egress for Access Street South onto Warnbro Sound Avenue must not be constructed unless and until the Access Street North on Warnbro Sound Avenue is modified to remove either its ingress or egress, and that affected area is rehabilitated, paved and landscaped to the satisfaction of the City of Rockingham'*.

Similar to Condition 4, it is understood this condition is associated the overall intent to limit access to the site from Warnbro Sound Avenue as part of the broader shopping centre expansion. Specifically, it is understood a condition was imposed on the shopping centre approval, restricting access/egress movements on Warnbro Sound Avenue to 6 in total (allowing 7 in the short term, associated with the Caltex lease). It is understood this total is a result of a negotiated outcome with the Department of Planning and Main Roads WA, in response to an overall policy position to restrict access onto regional roads.

Whilst this requirement is acknowledged, imposing a condition requiring the closure of a movement at Access Street South is considered unreasonable for the following reasons:

- The conditions placed on the broader Shopping Centre approval did not specify which access movements should be restricted. It is considered such decisions can be appropriately dealt with through commercial negotiations with Charter Hall.
- The application should be considered on its individual merit. In reviewing the site and Access Street South independently as part of this application, it is considered this crossover could appropriately and safely function as a left-in, left-out crossover in the long term for the following reasons:
 - Good way finding is generally provided by entry and exit at the same location.
 - A left out at this location can be expected to utilise the gaps created by the future traffic signals at Oneida Road. This would provide a safe operation due to the platoon effect of traffic on the major road.
 - An egress at this location will reduce through traffic on Oneida Road thereby reducing peak hour queues at the traffic signals (noting that a high left turn will impact right turn storage and exacerbate right turn delays and overall signal operation).
 - Service vehicles to McDonalds and the northern pad site do not need to negotiate the car park to exit (the Anstey Road roundabout provides easy access to all routes). This also reduces commercial traffic attraction to Oneida Road. The access also provides a greater separation to the Anstey Road roundabout allowing more opportunity for large vehicles to merge to the right lane.

For the reasons outlined above, it is respectfully requested Condition 6 be deleted, and replaced with the condition placed on the overall shopping centre expansion approval relating to the overall restriction of access movements on Warnbro Sound Avenue.

REQUEST: Delete Condition 6 and replace with the following:

'Unless otherwise agreed with the City of Rockingham on advice from the Department of Planning, the existing left-in/left-out access at Access Street North onto Warnbro Sound Avenue (adjacent to the petrol station) is to be modified or closed within 28 days of the expiry of the current lease for the petrol station, but no later than 30 March 2018, after which there is to be no more than six access or egress movements to Warnbro Sound Avenue'

Condition 10

Condition 10 states that *'The carpark must:*

- i. provide a minimum of seventeen (17) parking spaces attributable to this development as shown on the current plans. This excludes fourteen (14) bays on the drive through...'*

Further, advice note 7 identifies that the 31 bays can include the 14 bays which can be accommodated within the drive-through facility, resulting in the requirement to provide 17 fixed bays on-site.

The requirement to provide a total of 31 bays is not supported by McDonald's, as it is contested that the development will demand an additional 17 bays on-site, on the basis of the high level of reciprocity with the proposed shopping centre. Overall, the carparking needs of the proposed McDonald's Secret Harbour development equates to less than 2% of the overall carparking demand for the shopping centre.

The previously lodged Parking Demand and Supply Assessment specifically identifies that, notwithstanding Scheme parking requirements and State Planning Policy parking rates, 7 bays would be needed for the peak attraction of dine-in customers, as well as to accommodate staff parking. This figure was derived as a result of research into the parking demands of existing McDonald's stores in the Perth Metropolitan Area (undertaken by Riley Consulting). This research identifies the following:

- The drive-through of a McDonalds store attracts an average of 70% of the store trade. This proportion is based on customer data for various stores in Western Australia including Applecross, Innaloo, Morley and North Perth.
- The typical duration of stay relating to dine-in patrons varies from 5 minutes to 1 hour or more. Survey results from various stores suggest that a stay between 15 and 20 minutes is typical and that parking bays within a McDonalds would be able to turnover 3 vehicles per hour¹.
- A survey of the Innaloo shopping centre store identifies that 69% of dine-in trade is reciprocal to the shopping centre (people walking in).
- Surveys of the Innaloo shopping centre store recorded 68 people entering the store and 38 vehicles parking during the Thursday lunch period between 12pm and 2pm. The peak hour, between 12pm and 1pm saw 41 customers and 20 vehicles. With the typical turn-over of 3 vehicle s per bay per hour, some 7 bays would be utilised.
- During the Saturday survey, 197 persons entered the store with 46 vehicles parking between 12pm and 2pm. During the peak hour, between 12.15pm and 115pm, there were 102 customers with 23 vehicles parking. With the typical turn-over of 3 vehicles per bay per hour, some 8 bays would be utilised.

Based on the above, it is considered that the proposed McDonald's Secret Harbour store can operate in an acceptable manner with 5 to 7 bays (accounting for dine-in customers and drive-through trade). In addition to the 14 bays which can be accommodated in the drive-through and the 2 drive-through waiting bays, this delivers a total of 23 carparking bays overall.

REQUEST: Amend Condition 10 to read –

'The carparking must:

- (i) provide a minimum of seven (7) parking spaces attributable to this development as shown on the current plans. This excludes sixteen (16) bays associated with the drive-through (including the 2 drive-through wait bays)...'***

It is considered that items (ii) to (vi) can then remain as approved.

PLANNING FRAMEWORK

Regulation 17(1) of the *Planning and Development (Development Assessment Panels) Regulations 2011* states:

An owner of land in respect of which a development approval has been granted by a DAP pursuant to a DAP application may apply for the DAP to do any or all of the following —

...(b) to amend or delete any condition to which the approval is subject;

(c) to amend an aspect of the development approved which, if amended, would not substantially change the development approved'.

Further, under the City of Rockingham planning framework, the above amendments are requested in accordance with Clause 6.11 of the *City of Rockingham Town Planning Scheme 2*, which states:

'6.11 AMENDING OR REVOKING A PLANNING APPROVAL

The Council may, on written application from the owner of land in respect of which planning approval has been granted, revoke or amend the planning approval, prior to the commencement of the use or development subject of the planning approval'.

It is clear from the detailed outline provided above that proposed requested modifications relate to conditions only and are of a minor nature and therefore do not substantially change the approved development.

CONCLUSION

We trust the above provides clarification regarding the extent of changes proposed as part of this minor modification application. Given the minor nature of the application, we respectfully request that the matter be referred to the Metropolitan South-West JDAP for approval in a timely manner.

Please give either Megan Gammon or the undersigned a call on 9346 0500 if you require any further information or would like to discuss the matter further.

Yours sincerely,



Simon Wilkes
Associate Director - Planning

Enc. A copy of the Metro South-West JDAP Approval (dated 19 May 2015)
Completed DAP Form 2 and City of Rockingham Planning Application Form.
Cheque (\$150.00 and \$963.30)



LG Ref: 20.2015.89.1
DoP Ref: DAP/15/00748
Enquiries: Development Assessment Panels
Telephone: (08) 6551 9919

Mr Simon Wilkes
Urbis
1/55 St Georges Terrace
Perth WA 6000

Dear Mr Wilkes

**Metro South-West JDAP – City of Rockingham – DAP Application 20.2015.89.1
Lot 2003 (420) Secret Harbour Boulevard, Lot 2010 (19) Oasis Drive & Lot 2013
(2) Oneida Road, Secret Harbour
Fast Food Outlet and Associated Drive-through Facility, Car Parking and
Signage**

Thank you for your application and plans submitted to the City of Rockingham on 12 March 2015 for the above development at the above mentioned site.

This application was considered by the Metro South-West Joint Development Assessment Panel at its meeting held on 7 May 2015, where in accordance with the provisions of the City of Rockingham Town 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.

Please 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 Mr Greg Delahunty at the City of Rockingham on (08) 9528 0429.

Yours sincerely

Sean O'Connor

DAP Secretariat

19/05/2015

Encl. DAP Determination Notice
Approved plans

Cc: Mr Greg Delahunty
City of Rockingham
greg.delahunty@rockingham.wa.gov.au





Planning and Development Act 2005

City of Rockingham Town Planning Scheme No.2

Metro South-West Joint Development Assessment Panel

Determination on Development Assessment Panel Application for Planning Approval

Location: Lot 2003 (420) Secret Harbour Boulevard, Lot 2010 (19) Oasis Drive & Lot 2013 (2) Oneida Road, Secret Harbour

Description of proposed Development: Fast Food Outlet and Associated Drive-through Facility, Car Parking and Signage

In accordance with Regulation 8 of the *Development Assessment Panels Regulations 2011*, the above application for planning approval was **granted** on 7 May 2015, subject to the following:

Approve DAP Application reference DAP/15/00748 and accompanying plans:

- Site Plan DA02, Received 11.03.15;
- Delivery Truck Path No. DA03, Received 11.03.15;
- Floor Plan No. DA04, Received 11.03.15, Received 11.03.15;
- Front and Side Elevations E1 and E2 No. DA05, Received 11.03.15;
- Side and DT Elevations E3 and E4 No. DA06, Received 11.03.15;
- External Finishes Schedule No. DA07, Received 11.03.15;
- Drive Through Canopies No. DA08, Received 11.03.15;
- Remote Signage Site Plan No. S01, Received 11.03.15;
- Signage Site Plan No. S02, Received 11.03.15;
- Signage Elevations 1 of 2 No. S03, Received 11.03.15;
- Signage Elevations 2 of 2 No. S04, Received 11.03.15;
- Signage Details 1 of 2 No. S05, Received 11.03.15; and
- Signage Details 2 of 2 No. S06, Received 11.03.15

in accordance with Clause 6.7.1(a) of the City of Rockingham Town Planning Scheme No.2 and Clause 30(1) of the Metropolitan Region Scheme, subject to the following conditions:

Conditions

1. The proposed Pylon sign must be located at least 1.8m from any property boundary and have a clearance from the ground of at least 2.7m
2. The proposed Banner Pole sign displaying the 'McDonald's' logo is excluded from this approval.
3. Arrangements must be made to the satisfaction of the City that Lot 2003 Secret Harbour Boulevard, Lot 2010 Oasis Drive and Lot 2013 Oneida Road, Secret Harbour must be amalgamated onto one Certificate of Title.





4. The proposed access street intersections with Warnbro Sound Avenue and Oneida Road must be designed and constructed to the satisfaction of the City of Rockingham. Detailed plans and specifications must be submitted to and approved by the City prior to issue of a Building Permit. The access street intersections must be constructed in accordance with the approved plans prior to occupation of the development.
5. The Access Street Middle on Warnbro Sound Avenue must only provide for Left in/Left out/Right in traffic movements from the site.
6. The left out egress for Access Street South onto Warnbro Sound Avenue must not be constructed unless and until the Access Street North on Warnbro Sound Avenue is modified to remove either its ingress or egress, and that affected area is rehabilitated, paved and landscaped to the satisfaction of the City of Rockingham.
7. Earthworks over the site associated with the development must be stabilised to prevent sand or dust blowing off the site, and appropriate measures shall be implemented within the time and in the manner directed by the City of Rockingham in the event that sand or dust is blown from the site.
8. All stormwater generated by the development shall be designed to be contained of on-site and certified by a suitably qualified hydraulic consultant, prior to the issue of a Building Permit. The design shall be implemented and maintained for the duration of the development.
9. A Landscaping Plan must be prepared and include the following detail, to the satisfaction of the City, prior to issue of a Building Permit.
 - (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) The street setback area and all verge areas.

The landscaping must be completed prior to the occupation of the development, and must be maintained at all times to the satisfaction of the City of Rockingham.

10. The carpark must:
 - (i) provide a minimum of seventeen (17) parking spaces attributable to this development as shown on the current plans. This excludes fourteen (14) bays on the drive through;
 - (ii) be designed in accordance with User Class 3A of the Australian/New Zealand Standard AS/NZS 2890.1:2004, *Parking facilities, Part 1: Off-street car parking* unless otherwise specified by this approval, prior to issue of a Building Permit;





- (iii) include one (1) car parking space(s) dedicated to people with disabilities 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*;
- (iv) be constructed, sealed, kerbed, drained and marked prior to the development being occupied and maintained thereafter;
- (v) have lighting installed, prior to the occupation of the development; and
- (vi) confine all illumination 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.

The car park must comply with the above requirements for the duration of the development.

11. A Waste Management Plan must be prepared and include the following detail to the satisfaction of the City, prior to issue of a Building Permit:-

- (i) the location of bin storage areas and bin collection areas;
- (ii) details of screening of the bins from view from the street;
- (iii) the expected volume of waste to be disposed of (including general waste, recycling and waste oil);
- (iv) the number, volume and type of bins, and the type of waste to be placed in the bins;
- (v) management of the bins and the bin storage areas, including cleaning, rotation and moving bins to and from the bin collection areas;
- (vi) frequency of bin collections; and
- (v) the bin storage area drainage details.

All works must be carried out in accordance with the Waste Management Plan, for the duration of development and maintained at all times.

12. Access of service vehicles or operation of forklifts must be restricted to the hours of 7:00am to 7:00pm Monday to Saturday and 9:00am to 7:00pm Sunday and public holidays, for the duration of the development.
13. Heavy vehicles are not permitted to gain access to or from the site via the southern access driveway on Oasis Drive as approved under Planning Approval DD0202014.411.
14. Prior to the occupation of the development, the recommendations of the Marshall Day Acoustics Environmental Noise Impact Assessment dated February 2015, must be implemented.





15. A Final Acoustic Assessment must be prepared which demonstrates that the completed development complies with the *Environmental Protection (Noise) Regulations 1997*, and includes the following information, to the satisfaction of the City, prior to the occupation of the development:
- (i) noise sources compared with the assigned noise levels as stated in the *Environmental Protection (Noise) Regulations 1997*, when the noise is received at the nearest 'noise sensitive premises' and surrounding residential area;
 - (ii) tonality, modulation and impulsiveness; and
 - (iii) confirm the implementation of noise attenuation measures.

Any further works must be carried out in accordance with the Acoustic Report, and implemented as such for the duration of the development.

16. Entries and window frontages facing the street must not be covered, closed or screened off (including by means of dark tinting, shutters, curtains, blinds or roller doors or similar), to ensure that a commercial, interactive frontage is available to the development from the street, at all times.
17. All service areas and service related hardware, including antennae, satellite dishes and air-conditioning units, being suitably located away from public views and/or screened, the details of which are to be provided to the City of Rockingham's satisfaction prior to applying for a Building Permit.

Advice Notes

1. This Approval relates to the details provided in the application; to undertake the development in a different manner to that stated in the application, a new application for Planning Approval must be submitted to the City of Rockingham.
2. A separate approval from the City of Rockingham's Health Services is required under the Food Act 2008 and Food Safety Standards. This is required prior to the lodgement of an application for a Building Permit. The applicant should liaise with the City of Rockingham's Health Services in this regard.
3. A Sign Permit must be obtained for any advertising associated with the development, including signage painted on the building; the applicant should liaise with the City's Building Services in this regard.
4. With respect to Condition 9, the applicant and owner should liaise with the City of Rockingham's Parks Services to confirm requirements for landscaping plans.
5. All works in the road reserve, including construction of a crossover or footpath, installation of on-street carparking spaces and any works to the road carriageway must be to the specifications of the City of Rockingham; the applicant should liaise with the City of Rockingham's Engineering Services in this regard.
6. The applicant is advised that as there are overhead power lines and/or underground cables, adjacent to or traversing the property Western Power should be consulted prior to any works commencing at the above site/development/property or if any alignments, easements or clearances are encroached or breached.





7. The proposed development has a requirement of 31 bays under *Town Planning Scheme No.2*. It is acknowledged that 14 of these car bays can be accommodated within the drive-through facility in accordance with the provisions of *Local Planning Policy 3.3.9 Fast Food Outlets*.
8. This decision constitutes planning approval only and is valid for a period of 2 years from the date of approval. If the subject development is not substantially commenced within the 2 year period, the approval shall lapse and be of no further effect.

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*.



WARNBRO SOUND AVENUE

NOTE:

LEASE BOUNDARY AREA IS APPROXIMATE ONLY
AND SUBJECT TO CHANGE.

CROSSOVER
CONSTRUCTION NOT
PART OF THIS
APPLICATION

PROPOSED 6m SIGNAGE PYLON
SUBJECT TO SEPARATE APPLICATION.

PROPOSED FLAG POLE AND BANNER
SIGNAGE SUBJECT TO SEPARATE
APPLICATION.

LOT BOUNDARY

LEASE BOUNDARY

LOT BOUNDARY

LOT BOUNDARY

INTERNAL ROAD #2

LANDSCAPING

LANDSCAPING

DRIVE-THRU WAIT BAYS

NO ENTRY NO ENTRY

LEASE BOUNDARY

LANDSCAPING

McDONALD'S RESTAURANT
618m² GLA
(MOD-FAMILY LAYOUT)
RL 8.80

ACCESSIBLE PARKING TO
AS1428.1 INCLUDING
LINEMARKING, TGS1 AND
BOLLARD.

LOADING
BAY

ORDER

ORDER

CORRAL
(ROOF OVER)

PLAYPLACE
(ROOF OVER)

TERRACE
(ROOF OVER)

LANDSCAPING

CONCRETE KERBING AND
TILED FOOTPATHS.

38700 - SETBACK

DUAL LANE DRIVE-THRU ORDERING. 14
CAR STACK PLUS 2 WAITING BAYS.

DRIVE-THRU CANOPIES. REFER
DA08 FOR DETAILS.

INTERNAL ROAD #1

BIKES(4)

LOT 2010

LOT 2013

REMAINING CAR
PARKING LAYOUT
AND CONSTRUCTION
NOT PART OF THIS
APPLICATION

ISSUE	AMENDMENT	DATE	INT	NOTES
-	-	-	-	1. DO NOT SCALE THIS DRAWING.
-	-	-	-	2. THE DRAWING SHOWS DESIGN INTENT ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION OR PRODUCTION. CONSTRUCTION DETAILS TO BE CONFIRMED BY CONTRACTOR/MANUFACTURER.
-	-	-	-	3. THIS IS A COMPUTER GENERATED DRAWING. DO NOT AMEND BY HAND.
-	-	-	-	4. FIGURE DIMENSIONS ARE TO BE USED. CONTACT ARCHITECT FOR CLARIFICATION IF DIMENSIONS ARE NOT CLEAR.
-	-	-	-	5. ALL DISCREPANCIES AND OMISSIONS ON SITE MUST BE REPORTED TO THE ARCHITECT FOR THEIR COMMENTS OR APPROVAL PRIOR TO COMMENCING WORK.
-	-	-	-	6. ALL DIMENSIONS ARE IN MILLIMETERS



HINDLEY & ASSOCIATES
PTY LTD
BUILDING DESIGNERS
166 STIRLING HIGHWAY
NEDLANDS WA 6009
PHONE +9386 6699
FAX +9386 6700
admin@hindley.com.au

BUILDING OPTIONS



McDonald's Australia Limited
ABN: 43 006 496 928
+61 9875 6666
devgroup-aust@au.mcd.com

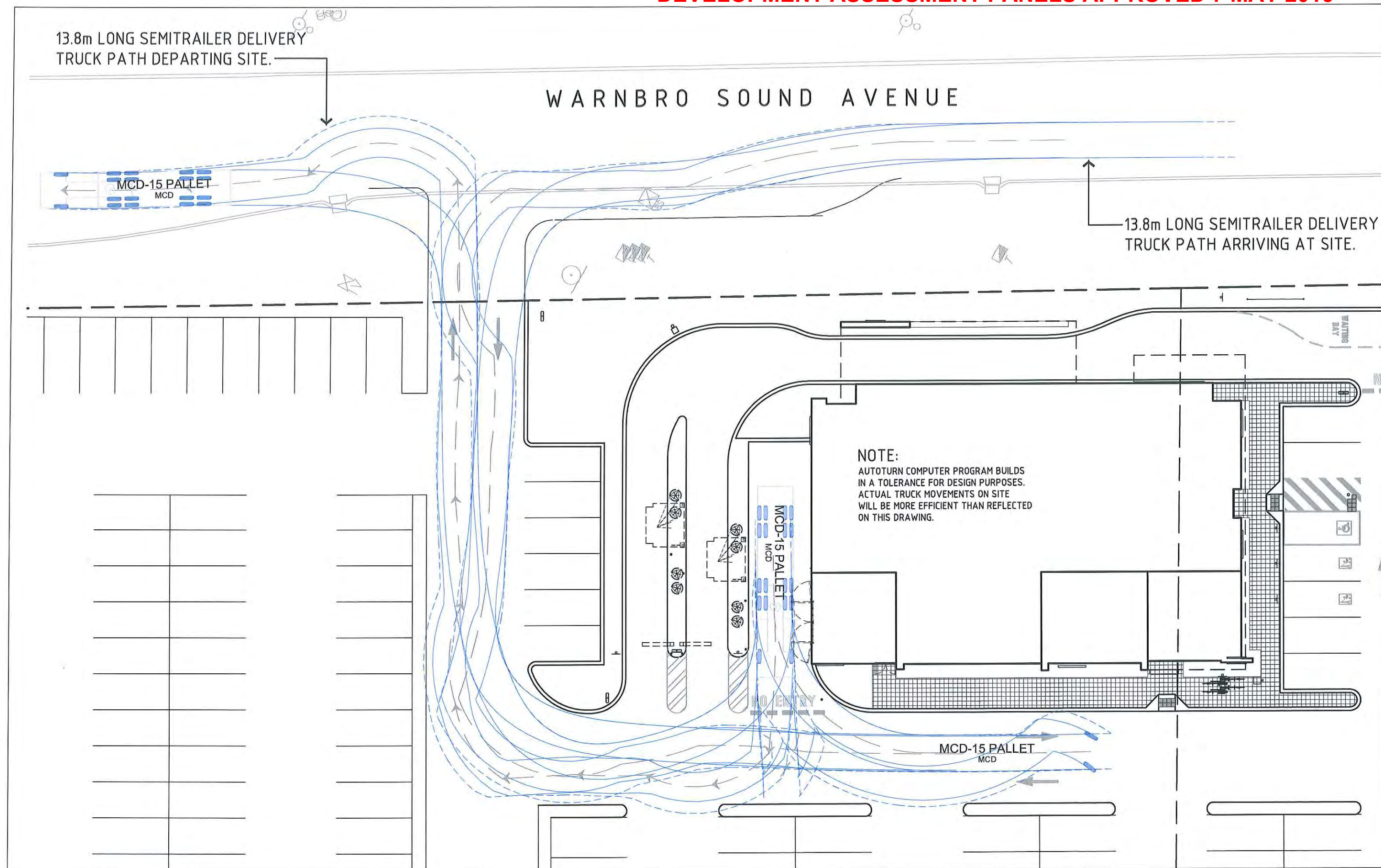


STATUS FOR PLANNING APPROVAL
SERIES MOD_FAMILY
REF. 01
UNMODIFIED MASTER DRAWING
PROJECT SPECIFIC DRAWING
© 2013 McDonald's

PROJECT: JOB: 0561

PROPOSED McDONALD'S FAMILY RESTAURANT
LOT 2010 AND LOT 2013, ONEIDA ROAD
SECRET HARBOUR WA 6173

TITLE: SITE PLAN
DRAWN AJJ
CHECKED -
SCALE 1:250
DWG. NO. DA02
REV. -



ISSUE / AMENDMENT		DATE	INT	NOTES.	
-	-	-	-	1. DO NOT SCALE THIS DRAWING.	4. FIGURE DIMENSIONS ARE TO BE USED. CONTACT ARCHITECT FOR CLARIFICATION IF DIMENSIONS ARE NOT CLEAR.
				2. THE DRAWING SHOWS DESIGN INTENT ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION OR PRODUCTION. CONSTRUCTION DETAILS TO BE CONFIRMED BY CONTRACTOR /MANUFACTURER.	5. ALL DISCREPANCIES AND OMISSIONS ON SITE MUST BE REPORTED TO THE ARCHITECT FOR THEIR COMMENTS OR APPROVAL PRIOR TO COMMENCING WORK.
				3. THIS IS A COMPUTER GENERATED DRAWING . DO NOT AMEND BY HAND.	6. ALL DIMENSIONS ARE IN MILLIMETERS



ILA
PO BOX 199
NEDLANDS WA 6909

HINDLEY & ASSOCIATES
PTY LTD
BUILDING DESIGNERS

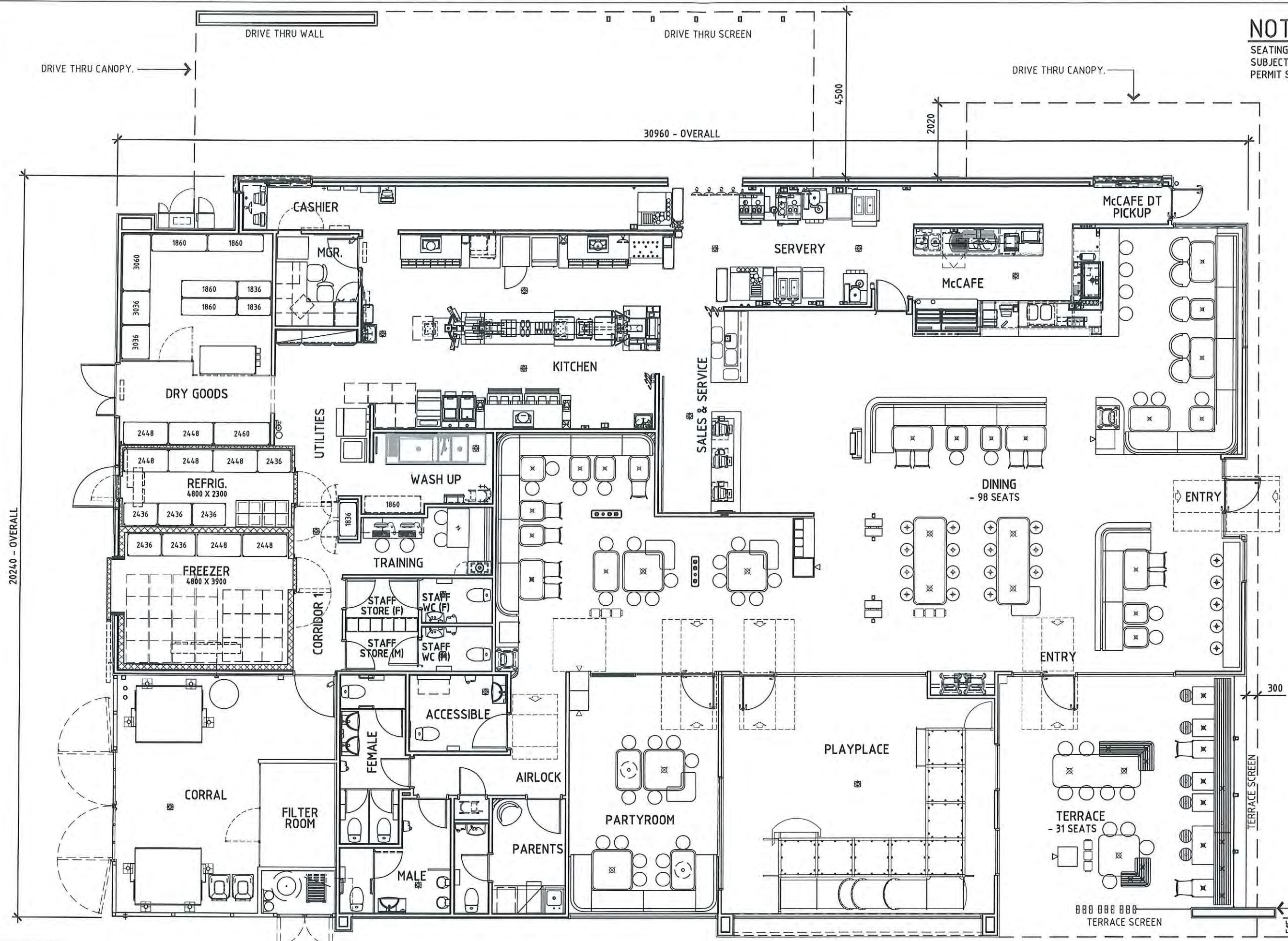
168 STIRLING HIGHWAY
NEDLANDS WA 6009

PHONE -9386 6699
FAX -9386 6700
admin@hindley.com.au

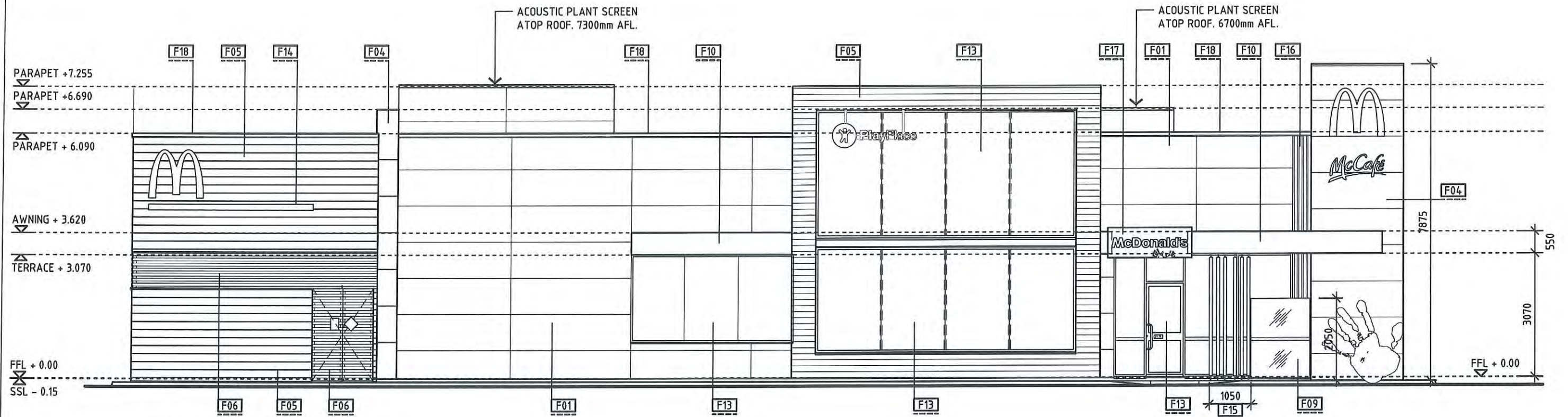
BUILDING OPTIONS		STATUS		FOR PLANNING APPROVAL		PROJECT:		JOB: 0561	
 <p>McDonald's Australia Limited ABN: 43 008 496 928 +61 2 9875 6666 devgroup-aust@aumcd.com</p>		 <p>NATIONAL DEVELOPMENT GROUP</p>		<p>TITLE : DELIVERY TRUCK PATH</p>		<p>PROPOSED McDONALD'S FAMILY RESTAURANT LOT 2010 AND LOT 2013, ONEIDA ROAD SECRET HARBOUR WA 6173</p>		<p>REV -</p>	
<p>SERIES MOD_FAMILY</p>		<p>REF. 01</p>		<p> <input checked="" type="radio"/> UNMODIFIED MASTER DRAWING <input type="radio"/> PROJECT SPECIFIC DRAWING © 2013 McDonald's </p>		<p>DRAWN AJJ</p>		<p>CHECKED -</p>	
						<p>SCALE 1:250</p>		<p>DWG. NO. DA03</p>	

NOTES

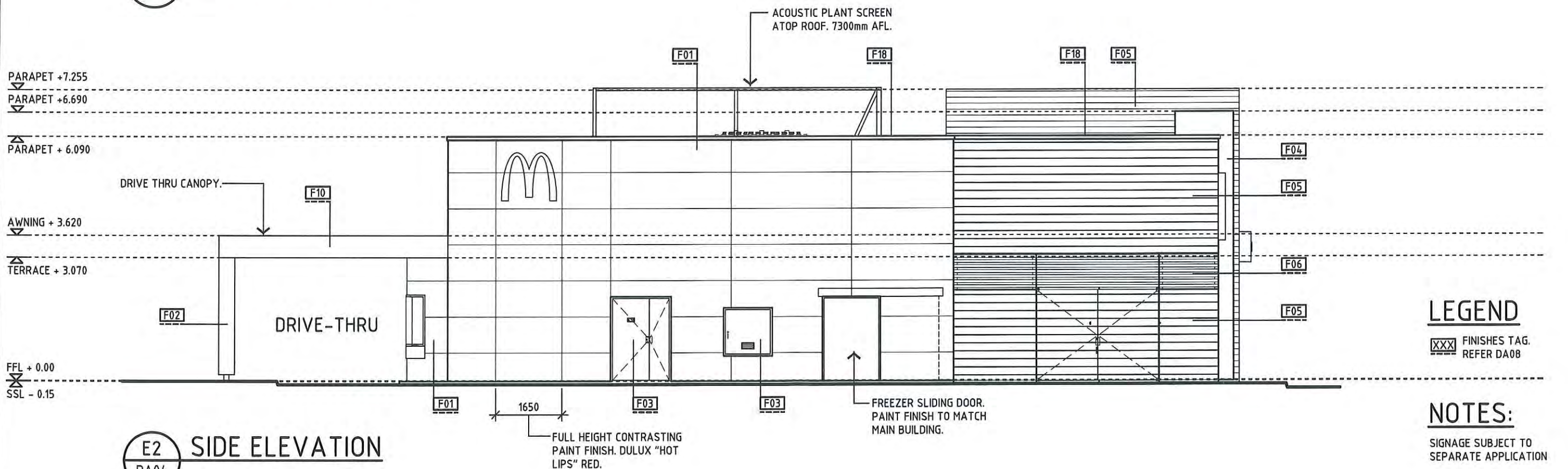
SEATING LAYOUT INDICATIVE AND
SUBJECT TO CHANGE AT BUILDING
PERMIT STAGE.



ISSUE	AMENDMENT	DATE	INT	NOTES.		 ILA PO BOX 199 NEDLANDS WA 6909	<p>HINDLEY & ASSOCIATES PTY LTD BUILDING DESIGNERS 166 STIRLING HIGHWAY NEDLANDS WA 6909</p> <p>PHONE - 9386 6699 FAX - 9386 6700 admin@hindley.com.au</p>	BUILDING OPTIONS	 McDonald's Australia Limited ABN: 43 008 456 928 + 61 8 9375 6666 devgroup-aust@au.mcd.com	 NDGI NATIONAL DEVELOPMENT GROUP	PROJECT:	JOB: 0561		
-	-	-	-	<p>1. DO NOT SCALE THIS DRAWING.</p> <p>2. THE DRAWING SHOWS DESIGN INTENT ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION OR PRODUCTION. CONSTRUCTION DETAILS TO BE CONFIRMED BY CONTRACTOR /MANUFACTURER.</p> <p>3. THIS IS A COMPUTER GENERATED DRAWING . DO NOT AMEND BY HAND.</p>				<p>4. FIGURE DIMENSIONS ARE TO BE USED. CONTACT ARCHITECT FOR CLARIFICATION IF DIMENSIONS ARE NOT CLEAR.</p> <p>5. ALL DISCREPANCIES AND OMISSIONS ON SITE MUST BE REPORTED TO THE ARCHITECT FOR THEIR COMMENTS OR APPROVAL PRIOR TO COMMENCING WORK.</p> <p>6. ALL DIMENSIONS ARE IN MILLIMETERS</p>	STATUS FOR PLANNING APPROVAL	SERIES MOD_FAMILY	REF. 01	<input checked="" type="checkbox"/> UNMODIFIED MASTER DRAWING <input type="checkbox"/> PROJECT SPECIFIC DRAWING © 2013 McDonald's	DRAWN RCP	CHECKED AUJ
PROPOSED McDONALD'S FAMILY RESTAURANT LOT 2010 AND LOT 2013, ONEIDA ROAD SECRET HARBOUR WA 6173													TITLE: FLOOR PLAN	



E1 FRONT ELEVATION
DA04



E2 SIDE ELEVATION
DA04

LEGEND

XXX FINISHES TAG.
REFER DA08

NOTES:

SIGNAGE SUBJECT TO
SEPARATE APPLICATION

ISSUE	AMENDMENT	DATE	INT	NOTES
-	-	-	-	1. DO NOT SCALE THIS DRAWING.
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-	-	-	-	5. ALL DISCREPANCIES AND OMISSIONS ON SITE MUST BE REPORTED TO THE ARCHITECT FOR THEIR COMMENTS OR APPROVAL PRIOR TO COMMENCING WORK.
-	-	-	-	6. ALL DIMENSIONS ARE IN MILLIMETERS

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NDG
NATIONAL DEVELOPMENT GROUP

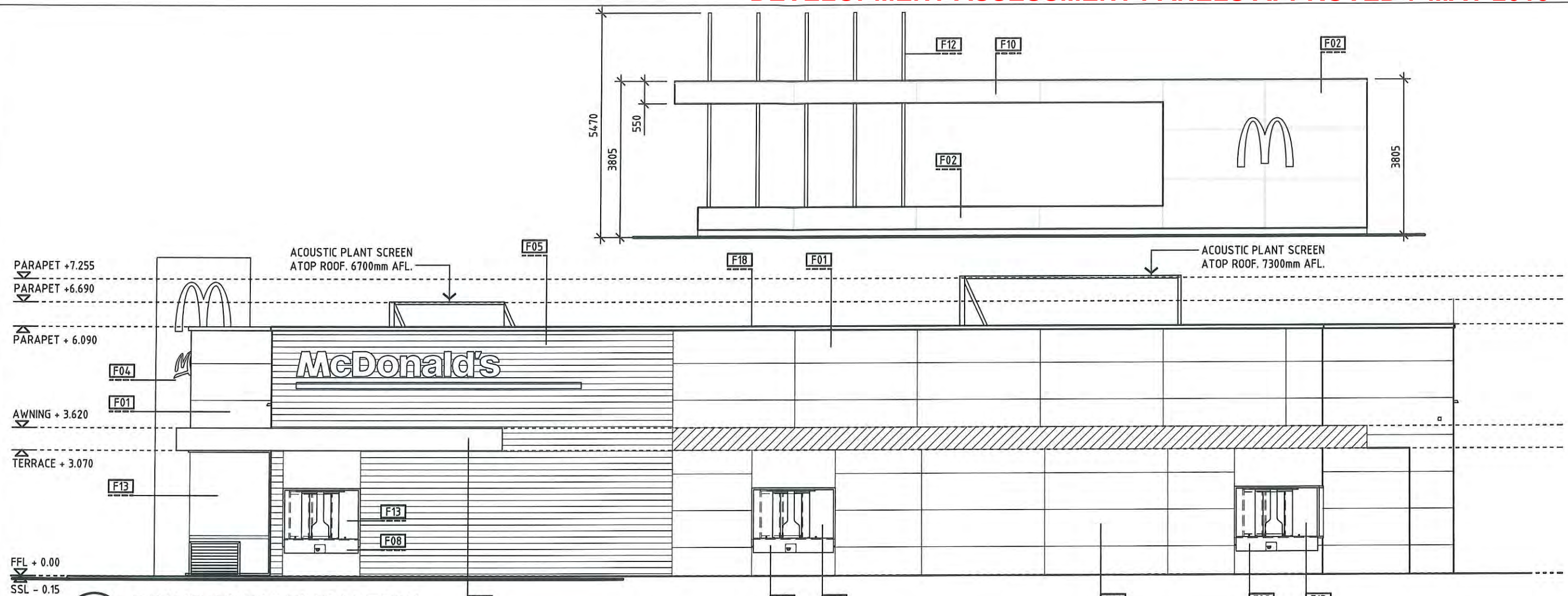
STATUS FOR PLANNING APPROVAL

SERIES MOD_FAMILY

REF. 01

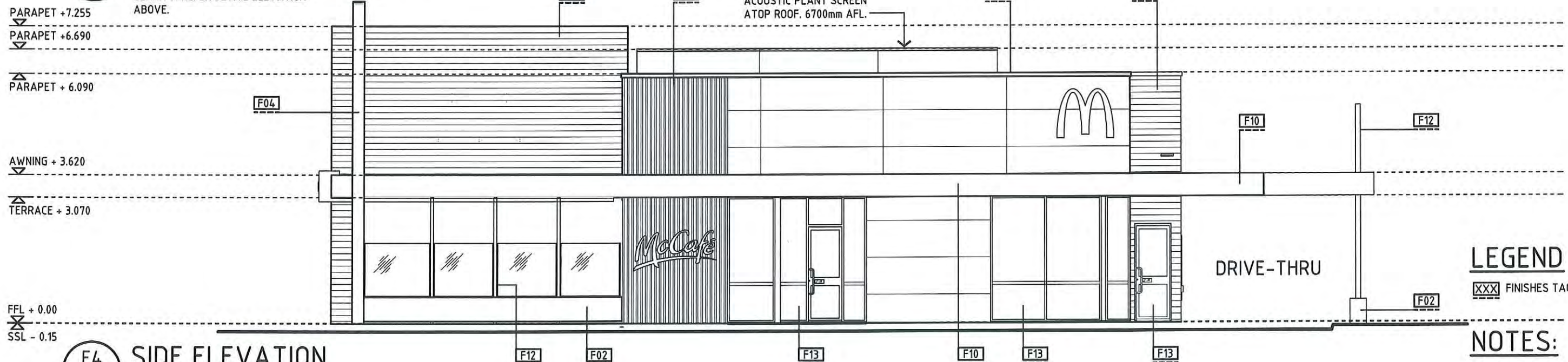
UNMODIFIED MASTER DRAWING
PROJECT SPECIFIC DRAWING
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PROJECT:			JOB: 0561		
JP	PROPOSED McDONALD'S FAMILY RESTAURANT LOT 2010 AND LOT 2013, ONEIDA ROAD SECRET HARBOUR WA 6173				
	TITLE: FRONT AND SIDE ELEVATIONS E1 AND E2				
DG	DRAWN	CHECKED	SCALE	DWG. NO.	REV.
	AJJ	--	1:100	DA05	-



E3 DRIVE THRU ELEVATION

DA04 DRIVE-THRU SCREENS NOT SHOWN FOR CLARITY. REFER DETAIL ELEVATION ABOVE.



E4 SIDE ELEVATION

DA04

LEGEND

XXX FINISHES TAG.

NOTES:

SIGNAGE SUBJECT TO SEPARATE APPLICATION

ISSUE	AMENDMENT	DATE	INT	NOTES
-	-	-	-	1. DO NOT SCALE THIS DRAWING.
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PROJECT: PROPOSED McDONALD'S FAMILY RESTAURANT
LOT 1010 AND LOT 1013, ONEIDA ROAD
SECRET HARBOUR WA 6173

JOB: 0561

STATUS FOR PLANNING APPROVAL

SERIES MOD_FAMILY

REF. 01

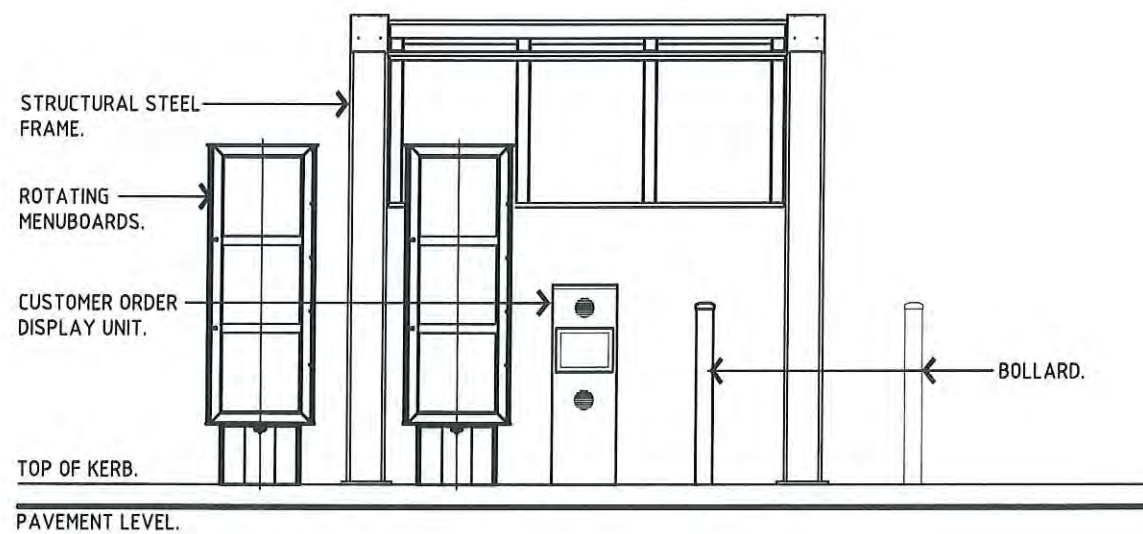
UNMODIFIED MASTER DRAWING
PROJECT SPECIFIC DRAWING
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TITLE: SIDE AND DT ELEVATIONS E3 AND E4

DRAWN	CHECKED	SCALE	DWG. NO.	REV.
AJJ	--	1:100	DA06	-

TAG	AREA	DESCRIPTION	COLOUR
F01	MAIN BUILDING WALLS, DRIVE THRU WALLS (REFER ELEVATION FOR EXTENT OF ALT. COLOUR).	COMPRESSED FIBRE CEMENT WITH APPLIED FINISH.	DULUX COLOUR: WAYWARD GREY PG1G8.
F02	DRIVE THRU FEATURE/SCREEN WALL.	COMPRESSED FIBRE CEMENT WITH APPLIED FINISH.	DULUX COLOUR: VIVID WHITE PCWB4/PW1H9.
F03	GOODS ENTRY DOOR AND FREEZER HATCH.	METAL LINED DOOR WITH PAINT FINISH.	DULUX COLOUR: WAYWARD GREY PG1G8.
F04	TERRACE BLADE WALLS, ORDER CANOPY SCREEN SILL AND CORRAL BLADE	COMPRESSED FIBRE CEMENT WITH APPLIED FINISH.	EXTERIOR GRADE TO MATCH DULUX COLOUR: McDONALD'S RED (HOT LIPS) R189, G0, B22.
F05	CORRAL WALLS/GATES AND PLAY PLACE WALLS.	DECOWOOD 200mm SHADOLINE UA6478 ALUMINIUM WEATHER-BOARD POWDERCOAT FINISH.	NATURAL CASUARINA
F06	CORRAL WALL BATTENS, C02 / HELIUM ENCLOSURE DOORS AND ORDER CANOPY SCREEN.	POWDERCOATED ALUMINIUM DECOWOOD SLATS -65x16x1.2 RHS	NATURAL CASUARINA
F07	DRIVE THRU COLUMNS EXPOSED STEELWORK.	STEEL FRAMING TO STRUCTURAL ENGINEER'S DETAIL.	EXTERIOR GRADE TO MATCH DULUX COLOUR: McDONALD'S RED (HOT LIPS) R189, G0, B22.
F08	DRIVE THRU BOOTH BENCH TOP/TURN DOWN AND WINDOW TRIM.	STONE.	BLACK STONE
F09	TERRACE	ALUMINIUM FRAMED WITH 10mm THICK GLAZING	NATURAL ANODISED FRAMES
F10	TERRACE AND DRIVETHRU CANOPY FASCIAS AND DRIVE THRU WALL	COMPRESSED FIBRE CEMENT WITH APPLIED FINISH.	DULUX COLOUR: VIVID WHITE PCWB4/PW1H9.
F12	TERRACE AND DRIVE THRU CANOPY EXPOSED STEELWORK.	STEEL FRAMING TO STRUCTURAL ENGINEER'S DETAIL.	DULUX COLOUR: BLACK
F13	ALUMINIUM WINDOW AND DOOR FRAMES.	PREFABRICATED ALUMINIUM FRAMING.	NATURAL FINISH CLEAR ANODISED
F14	SIGNAGE ACCENT STRIP.	COMPRESSED FIBRE CEMENT WITH APPLIED FINISH.	EXTERIOR GRADE TO MATCH DULUX COLOUR: McDONALD'S RED (HOT LIPS) R189, G0, B22.
F15	TERRACE SCREEN	POWDERCOATED ALUMINIUM DECOWOOD	NATURAL ANODISED FRAMES
F16	BUILDING PARAPET WALLS	POWDERCOATED ALUMINIUM DECOWOOD	NATURAL ANODISED FRAMES
F17	TERRACE FASCIA	COMPRESSED FIBRE CEMENT WITH APPLIED FINISH.	EXTERIOR GRADE TO MATCH DULUX COLOUR: McDONALD'S RED (HOT LIPS) R189, G0, B22.
F18	MAIN BUILDING PARAPET CAPPING, DOWNPIPES AND OVERFLOW PIPES.	ZINCALUME	DULUX COLOUR TO MATCH WALL BEHIND/BELOW.

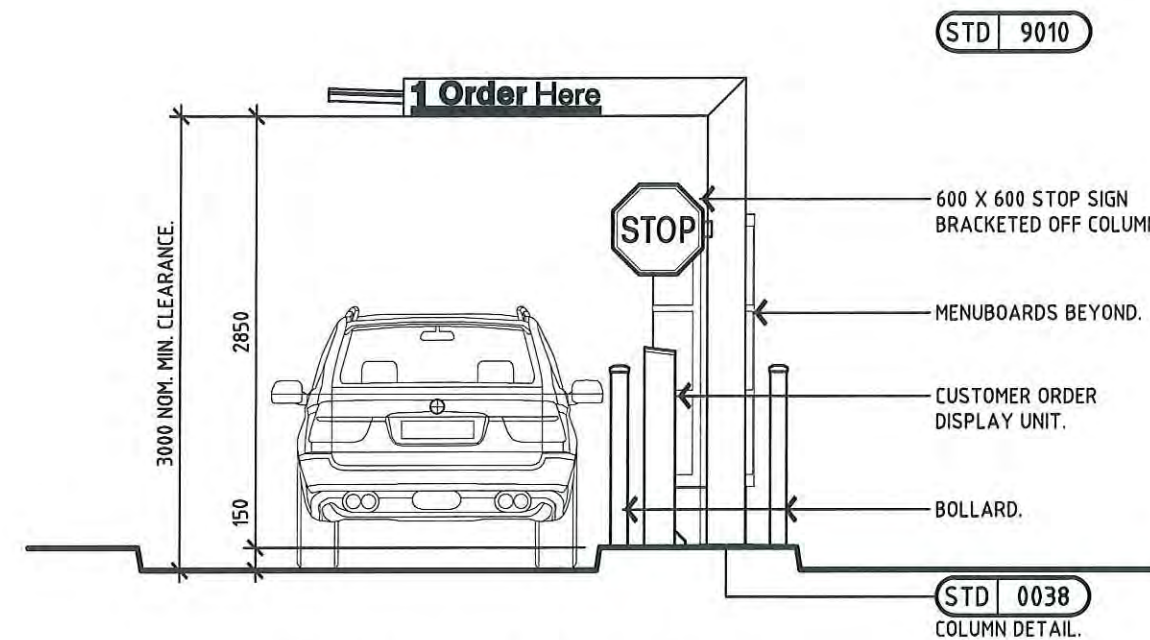
ISSUE	AMENDMENT	DATE	INT	NOTES.		BUILDING OPTIONS		PROJECT:	JOB: 0561						
-	--	---	--	1. DO NOT SCALE THIS DRAWING.	4. FIGURE DIMENSIONS ARE TO BE USED. CONTACT ARCHITECT FOR CLARIFICATION IF DIMENSIONS ARE NOT CLEAR.	 <p>HINDLEY & ASSOCIATES PTY LTD BUILDING DESIGNERS 16B STIRLING HIGHWAY NEDLANDS WA 6909 PHONE -9386 6699 FAX -9386 6700 admin@hindley.com.au</p>	 <p>McDonald's Australia Limited ABN: 43 008 496 928 +61 2 9875 6666 +61evgroup-aust@au.mcd.com</p>  <p>NATIONAL DEVELOPMENT GROUP</p>	PROPOSED McDONALD'S FAMILY RESTAURANT	LOT 2010 AND LOT 2013, ONEIDA ROAD SECRET HARBOUR WA 6173						
			2. THE DRAWING SHOWS DESIGN INTENT ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION OR PRODUCTION. CONSTRUCTION DETAILS TO BE CONFIRMED BY CONTRACTOR /MANUFACTURER.	5. ALL DISCREPANCIES AND OMISSIONS ON SITE MUST BE REPORTED TO THE ARCHITECT FOR THEIR COMMENTS OR APPROVAL PRIOR TO COMMENCING WORK.	STATUS FOR PLANNING APPROVAL			TITLE : EXTERNAL FINISHES SCHEDULE							
			3. THIS IS A COMPUTER GENERATED DRAWING . DO NOT AMEND BY HAND.	6. ALL DIMENSIONS ARE IN MILLIMETERS	SERIES MOD_FAMILY			REF. 01		<input checked="" type="radio"/> UNMODIFIED MASTER DRAWING <input type="radio"/> PROJECT SPECIFIC DRAWING	DRAWN AJ	CHECKED --	SCALE 1:50	DWG. NO. DA07	REV



COD UNIT WITH AWNING
(FRONT ELEVATION)

STD	0021	C
-----	------	---

SCALE 1:50



COD UNIT WITH AWNING
(APPROACH SIDE ELEVATION)

STD	0022	E
-----	------	---

SCALE 1:50

ISSUE	AMENDMENT	DATE	INT	NOTES.	 <p>HINDLEY & ASSOCIATES PTY LTD BUILDING DESIGNERS 166 STIRLING HIGHWAY NEDLANDS WA 6009 PHONE -9386 6699 FAX -9386 6700 admin@hindley.com.au</p>		BUILDING OPTIONS		 <p>McDonald's Australia Limited ABN 43 008 456 928 +61 2 9875 6666 +61 2 9875 6666 mcdgroup-aust@au.mcd.com</p>  <p>NATIONAL DEVELOPMENT GROUP</p>		PROJECT:		JOB: 0561	
A	ISSUED FOR APPROVAL	10.12.14	RCP	<p>1. DO NOT SCALE THIS DRAWING.</p> <p>2. THE DRAWING SHOWS DESIGN INTENT ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION OR PRODUCTION. CONSTRUCTION DETAILS TO BE CONFIRMED BY CONTRACTOR/MANUFACTURER.</p> <p>3. THIS IS A COMPUTER GENERATED DRAWING. DO NOT AMEND BY HAND.</p>			<p>4. FIGURE DIMENSIONS ARE TO BE USED. CONTACT ARCHITECT FOR CLARIFICATION IF DIMENSIONS ARE NOT CLEAR.</p> <p>5. ALL DISCREPANCIES AND OMISSIONS ON SITE MUST BE REPORTED TO THE ARCHITECT FOR THEIR COMMENTS OR APPROVAL PRIOR TO COMMENCING WORK.</p> <p>6. ALL DIMENSIONS ARE IN MILLIMETERS</p>			<p>STATUS FOR PLANNING APPROVAL</p> <p>SERIES MOD_FAMILY</p> <p>REF. 01</p> <p><input checked="" type="radio"/> UNMODIFIED MASTER DRAWING <input type="radio"/> PROJECT SPECIFIC DRAWING © 2013 McDonald's</p>		<p>TITLE: DRIVE-THRU CANOPIES</p> <p>DRAWN RCP</p> <p>CHECKED AJJ</p> <p>SCALE 1:50</p> <p>DWG. NO. DA08</p>		REV. A

WARNBRO SOUND AVENUE

McDONALD'S DIRECTIONAL
SIGN S8AMcDONALD'S PYLON
SIGN S1.

ONEIDA ROAD

McDONALD'S DIRECTIONAL
SIGN S8B.

LOT 2010

LOT 2013

McDONALD'S DIRECTIONAL
SIGN S8C

OASIS DRIVE

ISSUE	AMENDMENT	DATE	INT	NOTES
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STATUS FOR PLANNING APPROVAL

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MOD_FAMILYREF.
01UNMODIFIED MASTER DRAWING
PROJECT SPECIFIC DRAWING
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PROJECT: JOB: 0561

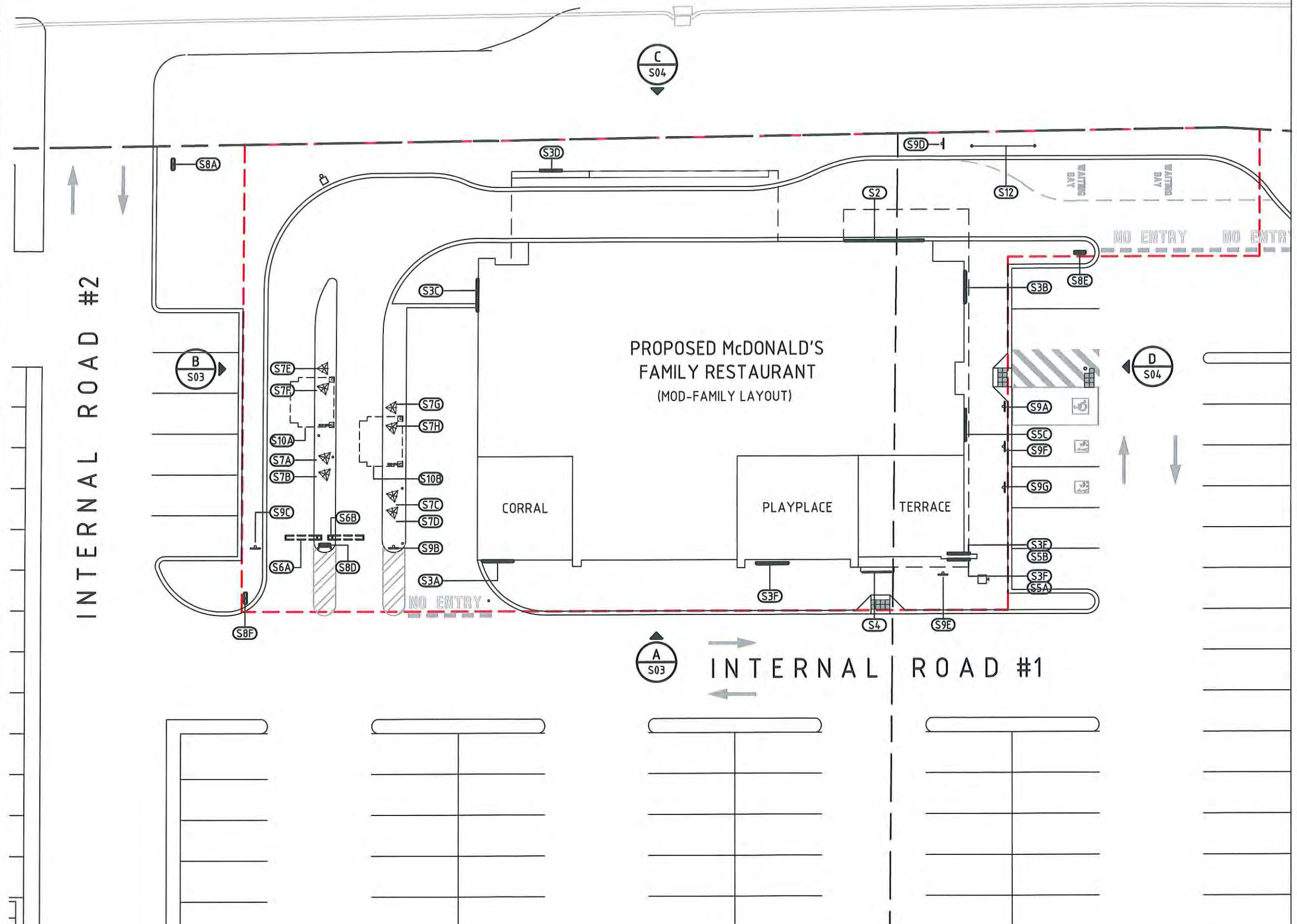
PROPOSED McDONALD'S FAMILY RESTAURANT
LOT 2010 AND LOT 2013, ONEIDA ROAD
SECRET HARBOUR WA 6173

TITLE: REMOTE SIGNAGE SITE PLAN

DRAWN	CHECKED	SCALE	DWG. NO.	REV.
RCP	AJJ	1:1000	S01	-

SIGNAGE SCHEDULE		ILLUMINATION
TAG	DESCRIPTION	
S2	WALL SIGN, 5.00x0.61m HIGH. WORDING: "McDONALD'S".	YES
S3A, S3B, S3C, S3D	WALL SIGN, 1.37x1.20m HIGH "M" LOGO.	
S3E, S3F	BLADE SIGN, 1.37x1.20m HIGH "M" LOGO.	
S3F	WALL SIGN, 1.60x0.46m HIGH "PLAY PLACE" LOGO.	
S4	FASCIA SIGN, 1.90x0.23m 20mm PUSH THROUGH ILLUMINATED LETTERING: "McDONALD'S".	
S5A, S5B	BLADE SIGN, 1.42x0.70m HIGH. WORDING: "McCAFE"	
S5C	WALL SIGN, 2.03x1.00m HIGH. WORDING: "McCAFE"	
S6A, S6B	HEIGHT CLEARANCE GANTRY.	
S7A, S7B, S7C, S7D	ROTATING PRESELL MENUBOARD.	
S7E, S7F, S7G, S7H	ROTATING MENUBOARD.	
S8D, S8E, S8F	DIRECTIONAL SIGN, 0.7x1.8m HIGH. DOUBLE SIDED. WORDING VARIES. REFER TO S05.	
S9A	ACCESSIBLE PARKING BAY	NO
S9B, S9C, S9D	"NO PEDESTRIAN ACCESS"	
S9E	"BIKE RACK"	
S9F, S9G	"PARENTS WITH PRAMS"	
S10A, S10B	"ORDER HERE"	
S12	FLAG POLES AND BANNER	

REMOTE SIGNAGE SCHEDULE		ILLUMINATION
TAG	DESCRIPTION	
S1	6.0m HIGH PYLON SIGN. REFER S01 FOR LOCATIONS.	YES
S8A, S8B, S8C	DIRECTIONAL SIGN, 0.7 X 1.8m HIGH. DOUBLE SIDED. WORDING VARIES. REFER TO S05. REFER TO S01 FOR LOCATION OF SIGN S8A.	



ISSUE	AMENDMENT	DATE	INT	NOTES
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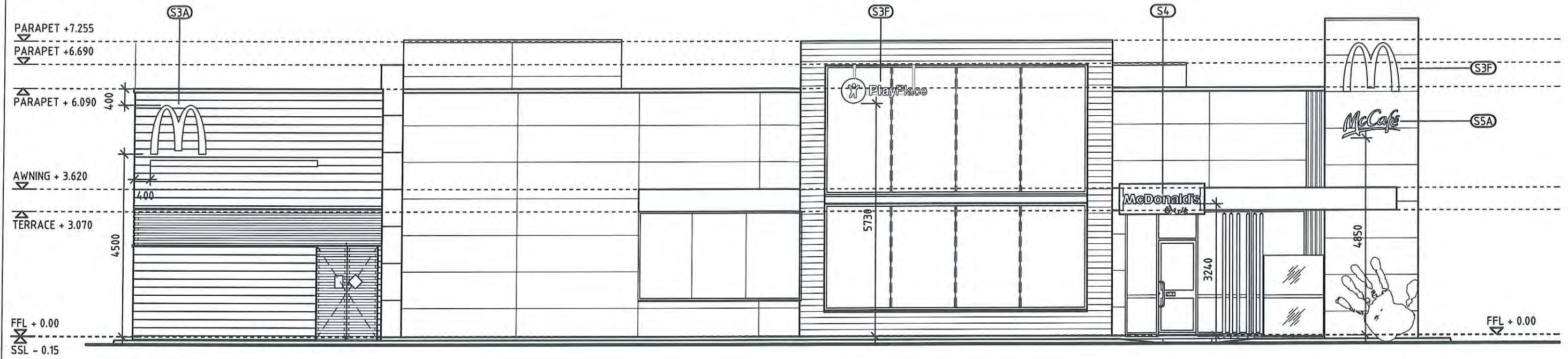
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PROJECT SPECIFIC DRAWING
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PROJECT: LOT 2010 AND LOT 2013, ONEIDA ROAD SECRET HARBOUR WA 6173

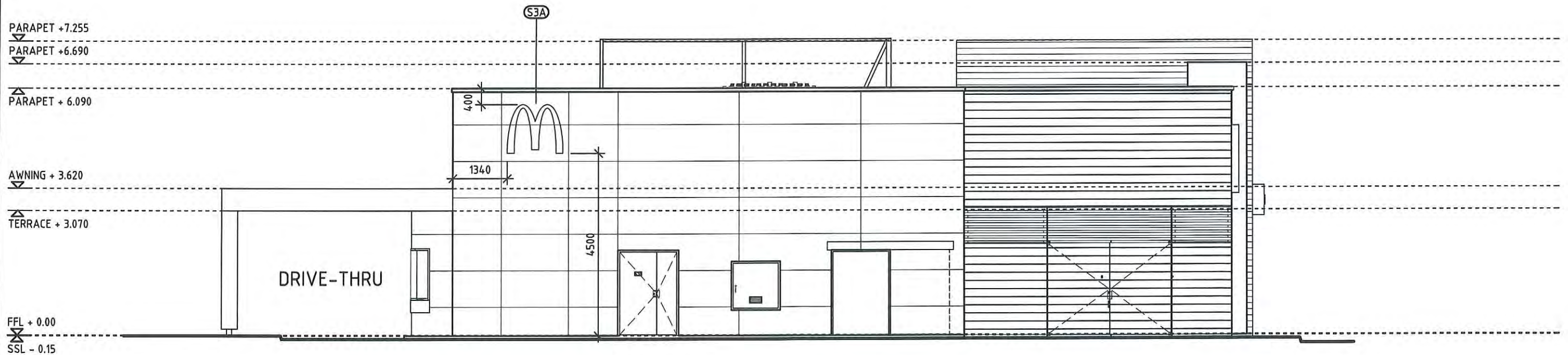
TITLE: SIGNAGE SITE PLAN

DRAWN	CHECKED	SCALE	DWG. NO.	REV.
DIA	AJJ	1:250	S02	-

JOB: 0561



A
S02
FRONT ELEVATION



B
S02
SIDE ELEVATION

LEGEND

(SX) FINISHES TAG.

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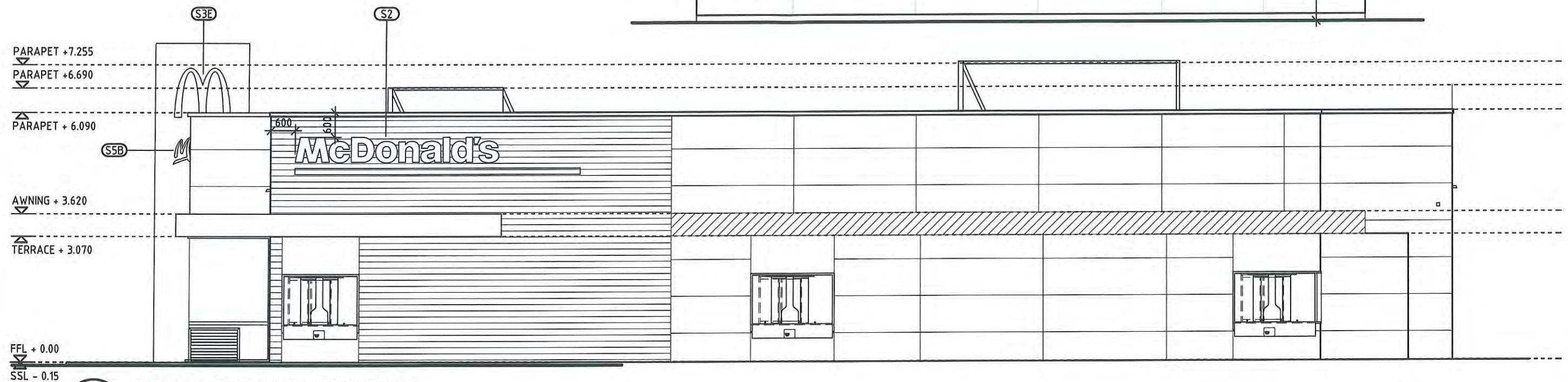
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STATUS	FOR PLANNING APPROVAL
SERIES	MOD_FAMILY
REF.	01
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PROJECT SPECIFIC DRAWING	
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PROJECT:				JOB: 0561	
UP	PROPOSED McDONALD'S FAMILY RESTAURANT LOT 2010 AND LOT 2013, ONEIDA ROAD SECRET HARBOUR WA 6173				
	TITLE : SIGNAGE ELEVATIONS 1 OF 2				
NG	DRAWN	CHECKED	SCALE	DWG. NO.	REV.
	AJJ	--	1:100	S03	-



DRIVE THRU ELEVATION

DRIVE-THRU SCREENS NOT SHOWN FOR CLARITY. REFER DETAIL ELEVATION ABOVE.



SIDE ELEVATION

LEGEND

(SX) FINISHES TAG.

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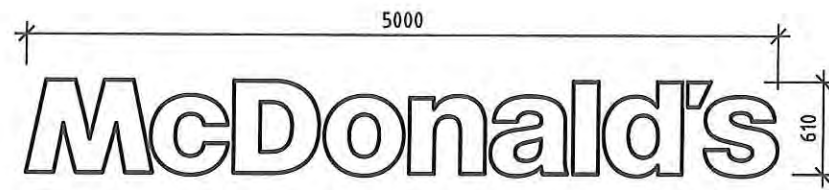
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PROJECT: PROPOSED McDONALD'S FAMILY RESTAURANT
LOT 2010 AND LOT 2013, ONEIDA ROAD
SECRET HARBOUR WA 6173

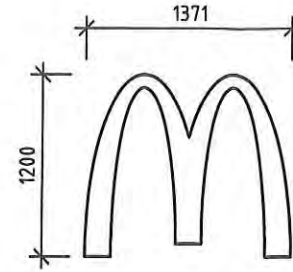
TITLE: SIGNAGE ELEVATIONS 2 OF 2

DRAWN	CHECKED	SCALE	DWG. NO.	REV.
AJ	--	1:100	S04	-



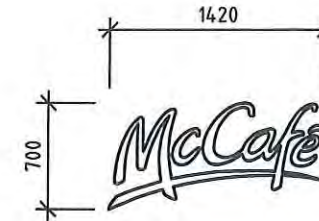
S2 WALL SIGN

S02 INDIVIDUAL POLYCARBONATE LETTERING.
INTERNALLY ILLUMINATED, WHITE LETTERS.
100mm DEEP SIGN.



S3 WALL AND BLADE SIGN

YELLOW FLAT FACE POLYCARBONATE
LOGO. INTERNALLY ILLUMINATED. YELLOW
LOGO ON SOLID RED BACKGROUND.
100mm DEEP SIGN.



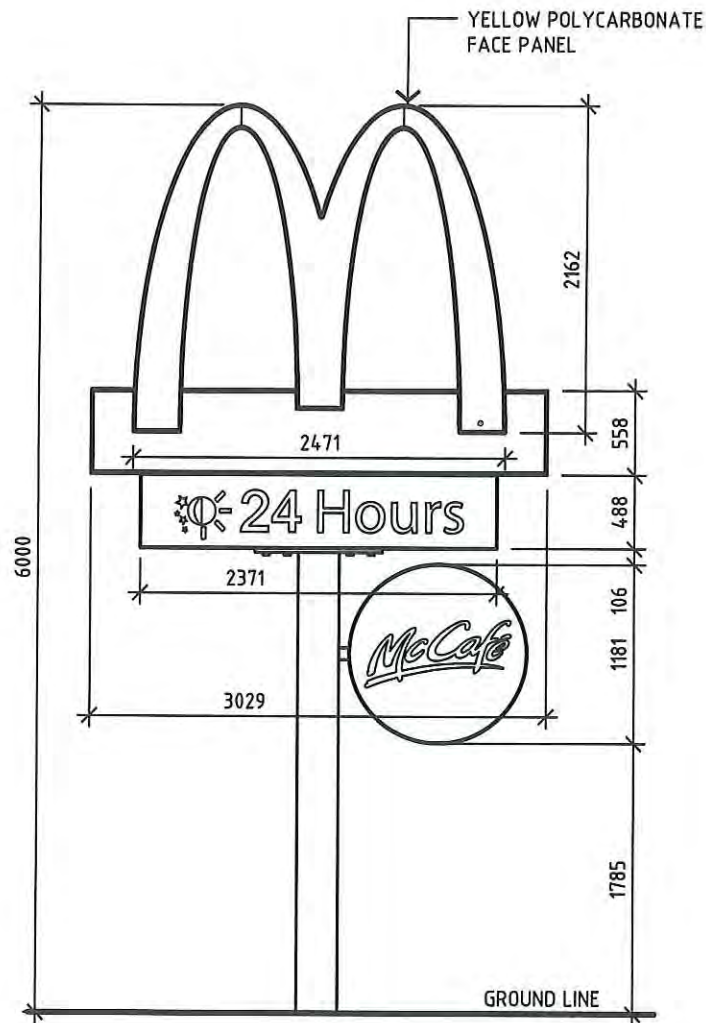
S5A S5B BLADE SIGN

INDIVIDUAL HALO ILLUMINATED
REVERSE PAN FABRICATED
ALUMINIUM CHANNEL LETTERS.
BRUSHED ALUMINIUM FINISH.
100mm DEEP SIGN.



S5C WALL SIGN

INDIVIDUAL HALO ILLUMINATED
REVERSE PAN FABRICATED
ALUMINIUM CHANNEL LETTERS.
BRUSHED ALUMINIUM FINISH.
100mm DEEP SIGN.

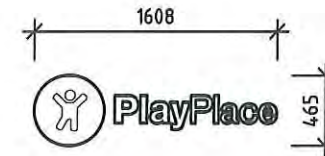


S1 PYLON SIGN



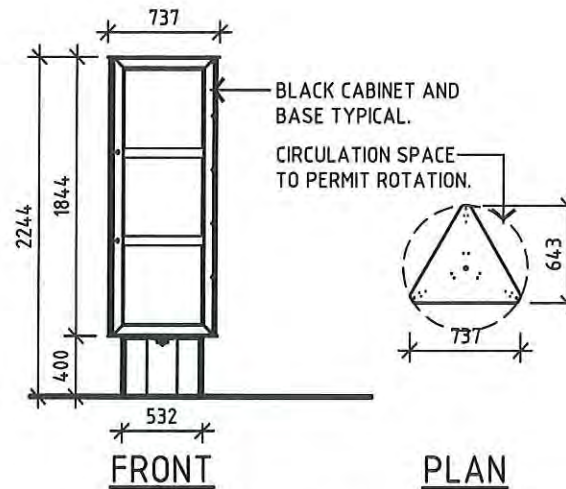
S4 ENTRY CLIP

FASCIA SIGN
20mm DEEP SIGN



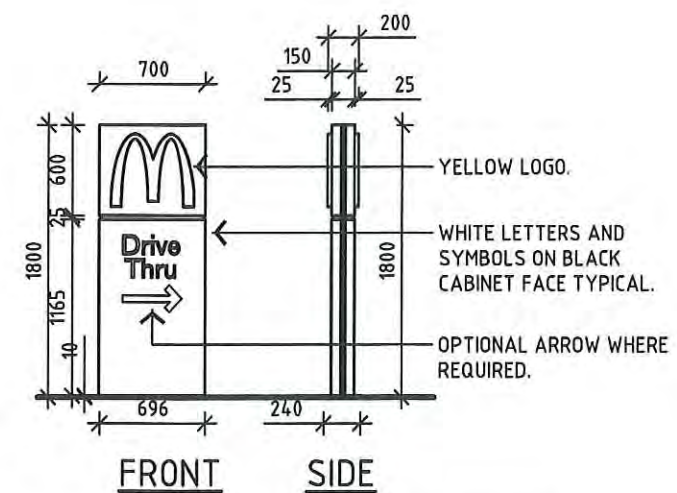
S3F WALL SIGN

FLAT FACE POLYCARBONATE LETTERING
AND LOGO. INTERNALLY ILLUMINATED. ON
FEATURE BATTEN/WALL.
50mm DEEP SIGN.



ROTATING MENUBOARD

DETAILS ALL S7A-S7H SIGNS



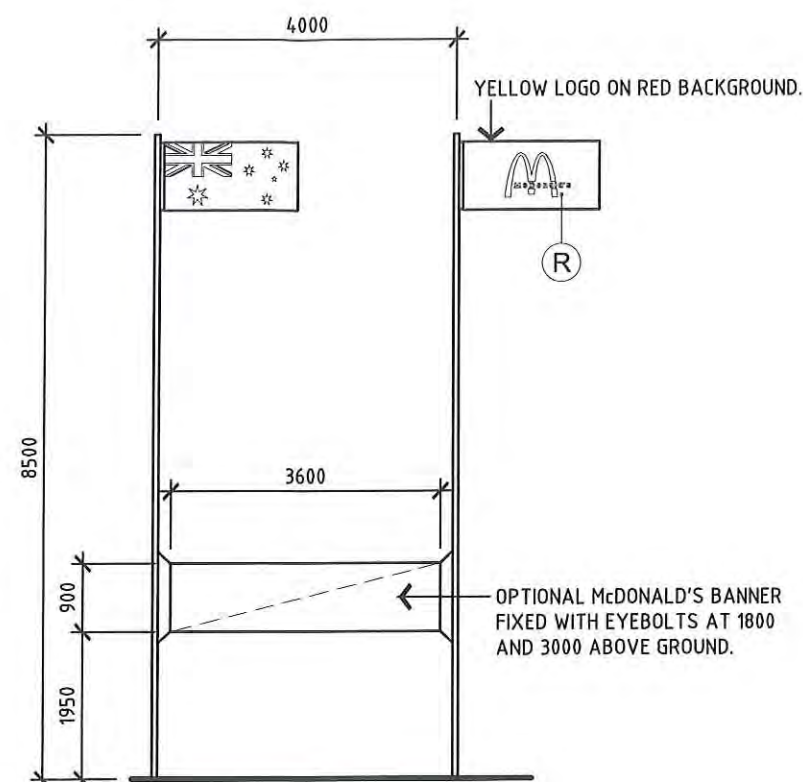
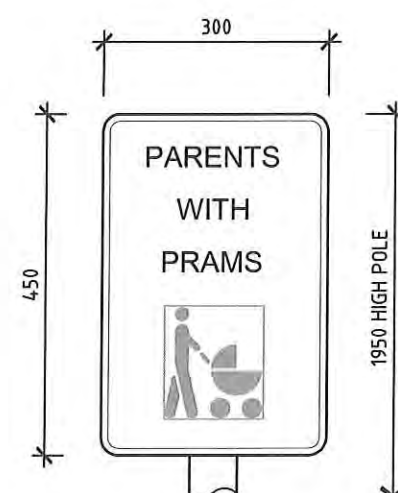
S8 DIRECTIONAL SIGN

FABRICATED ALUMINIUM CABINET FACES SHALL WITH WET SPRAY FINISH. FLAT BAR ALUMINIUM EDGE BANDING WITH WET SPRAY FINISH. LOGO, LETTERS AND SYMBOLS SHALL BE PUSH THROUGH ACRYLIC TYPE. LETTERS AND SYMBOLS SHALL BE INTERNALLY ILLUMINATED BY 240 VOLT FLUORESCENT TUBING.

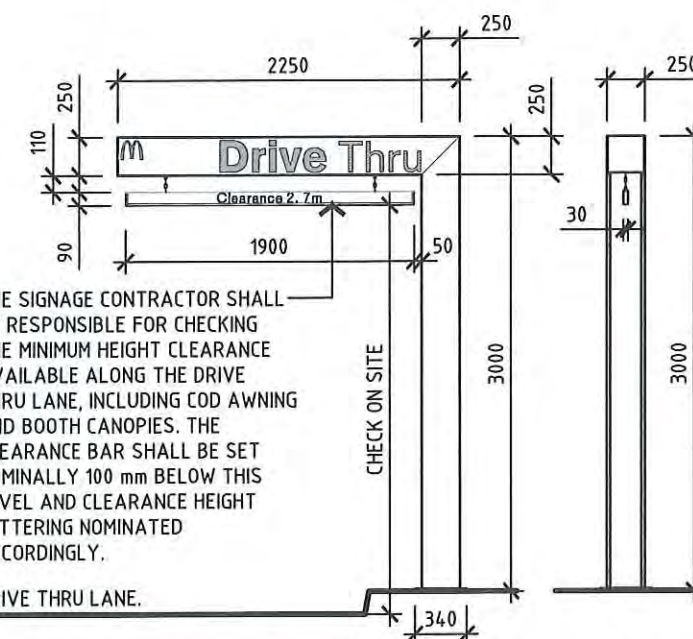
ALTERNATIVE WORDING

S8A "WELCOME / WELCOME"
(DOUBLE SIDED),
S8B "WELCOME / WELCOME"
(DOUBLE SIDED),
S8C "THANK YOU" / "NO
ENTRY" (DOUBLE SIDED)
S8D "ANY LANE, ANY TIME"
(SINGLE SIDED)

[illegible]



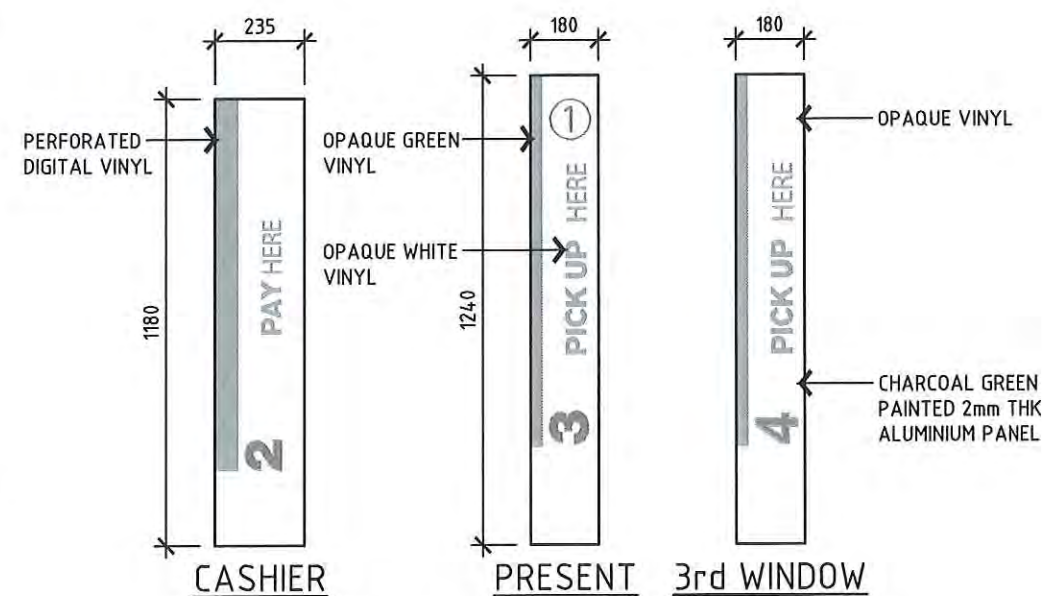
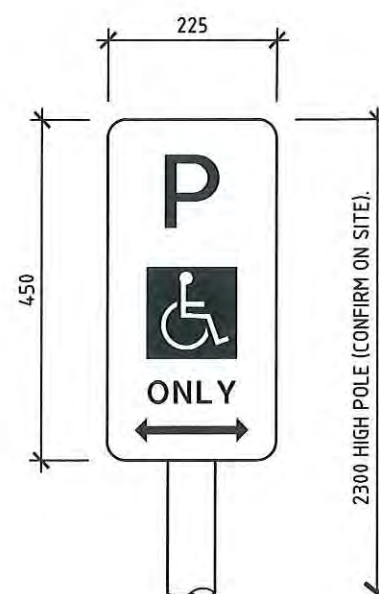
S12 FLAG POLES
S02 SCALE 1:100



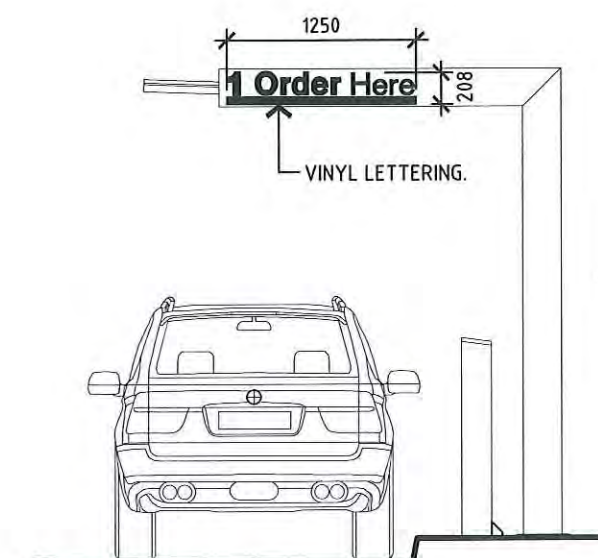
S6
S02

HEIGHT CLEARANCE GANTRY

SCALE 1:100



S11 WALL SIGN
S02 SCALE 1:20



S10 ORDER HERE
S02 SCALE 1:50

S9
S02 **CAR PARK SIGNAGE**
NON-ILLUMINATED ALUMINIUM REFLECTIVE SIGN
ON GALVANISED STEEL POLE TYPICAL.

ISSUE	AMENDMENT	DATE	INT	NOTES.
				1. DO NOT SCALE THIS DRAWING.
				2. THE DRAWING SHOWS DESIGN INTENT ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION OR PRODUCTION. CONSTRUCTION DETAILS TO BE CONFIRMED BY CONTRACTOR /MANUFACTURER.
				3. THIS IS A COMPUTER GENERATED DRAWING . DO NOT AMEND BY HAND.
				4. FIGURE DIMENSIONS ARE TO BE USED. CONTACT ARCHITECT FOR CLARIFICATION IF DIMENSIONS ARE NOT CLEAR.
				5. ALL DISCREPANCIES AND OMISSIONS ON SITE MUST BE REPORTED TO THE ARCHITECT FOR THEIR COMMENTS OR APPROVAL PRIOR TO COMMENCING WORK.
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NATIONAL DEVELOPMENT GROUP

STATUS FOR PLANNING APPROVAL

SERIES MOD_FAMILY REF. 01

☒ UNMODIFIED MASTER DRAWING
☐ PROJECT SPECIFIC DRAWING
© 2013 McDonald's

PROJECT: PROPOSED McDONALD'S FAMILY RESTAURANT LOT 2010 AND LOT 2013, ONEIDA ROAD SECRET HARBOUR WA 6173

JOB: 0561

TITLE : SIGNAGE DETAILS 2 OF 2

DRAWN	CHECKED	SCALE	DWG. NO.	REVISION
DIA	AJJ	NOTED	S06	-

25 September 2015

Chief Executive Officer
City of Rockingham
PO Box 2142
ROCKINGHAM DC WA 6967

Attention: Ms Erika Dawson – Project Officer

Dear Erika,

McDonald's Secret Harbour – Regulation 17 Application – Final Additional Information

We refer to the abovementioned development application which was conditionally approved by the Metropolitan South West Joint Development Assessment Panel on the 7th May 2015, with a Regulation 17 application subsequent lodged by McDonald's Australia Limited (McDonald's) on the 25th May 2015.

As the City is aware, Urbis and Riley Consulting, on behalf of McDonald's, have responded to a number of additional information requests and queries since lodgement, a summary of which is provided below:

- 26th June 2015 – Provision of Additional Information (Technical Note regarding outcomes of surveys at Warnbro store (including raw data) and elevation plan).
- 3rd July 2015 – Response to City's queries on technical memo and provision of an updated memo incorporating results from an additional survey undertaken).
- 16th July – Response to City's comments dated 9 July 2015.

Following detailed consideration of the City's most recent queries (dated 21st and 23rd July 2015) and in relation to the application more generally, we offer the below and attached final package of information to enable the City's formal acceptance of the application, as well as to guide the assessment process.

Please note that due to the delay associated with the formal acceptance of the application to date, this will be our final package of additional information to guide the City's assessment. It is therefore respectfully requested the City review the information enclosed and assess the application on this basis.

Condition 4 – Access Street Intersections

Based on liaison with the City at a meeting on the 14th July 2015, it is understood Condition 4 relates to the detailed design of the proposed crossovers at Warnbro Sound Avenue and Oneida Road, and not the detailed design of the Warnbro Sound Avenue/Oneida Road intersection. On this basis, McDonald's confirm it is comfortable with the intent of the condition, subject to the following minor rewording, to avoid confusion (areas subject to change underlined):

'The proposed Warnbro Sound Avenue and Oneida Road crossovers must be designed and constructed to the satisfaction of the City of Rockingham. Detailed plans and specifications must be submitted to and approved by the City prior to issue of a Building Permit. The crossovers must be constructed in accordance with the approved plans prior to occupation of the development'.

Condition 6 – Warnbro Sound Avenue Access

As proposed by our lodged Regulation 17 application, McDonald's remains of the view that retaining left-in, left-out access at Warnbro Sound Avenue is critical, at least in the interim to allow McDonald's the additional movement until the broader shopping centre development is completed. Whilst a detailed justification for this request is contained in our original application, it is now requested a staged condition be imposed on the approval as follows:

Prior to finalisation of construction of the Shopping Centre

'Until such time as the construction of the Shopping Centre is completed, the Access Street South crossover shall allow for both left-in and left-out movements'.

Following finalisation of construction of the Shopping Centre

'The Access Street South crossover shall be limited to left-in moments only'.

Condition 10 – Carparking Provision

As a result of further discussions with Charter Hall regarding the carparking provision and allocation associated with the broader shopping centre, it is understood the 17 'fixed' bays required for this development as part of condition 10 can now be accommodated. On this basis, this condition is no longer being challenged as part of this Regulation 17 application and therefore the existing condition can remain as approved.

Conclusion

We trust the above provides further clarification in respect of the City's queries and understand this information will now enable the City to formally accept the application. If you have any further enquiries, please do not hesitate to contact the undersigned or Megan Gammon on (08) 9346 0500.

Kind Regards,



Ray Haeren
Regional Director – Perth

cc: Mr David Gray – Presiding Member, Metropolitan South West JDAP