

10 September 2013 - Attachment 8.5.1 a)



| DEVELOPMENT SCHEDULE | |
|----------------------|--------------------------------|
| USE | GLA |
| SUPER | - 2650sqm |
| SHOPS | - 500sqm |
| TOTAL GFA - 3150sqm | |
| CARS | - 145 (INCLUDING 5 MOTORBIKES) |
| RATIO | - 4.60/100sqm |

| rev. | date | details | pa.init |
|------|------------|-------------------|---------|
| 1 | 05.08.2013 | Preliminary Issue | TH |
| 2 | 06.08.2013 | Preliminary Issue | TH |
| 3 | 12.08.2013 | DA Issue | TH |
| 4 | 13.08.2013 | DA Issue | TH |
| 6 | 28.08.2013 | DA Issue Enhanced | TH |
| 7 | 30.08.2013 | DA Issue Enhanced | TH |

| LEGEND | |
|---------------------|--|
| [Green Area] | LANDSCAPING - 1063m ² (10.64% OF THE TOTAL SITE AREA) |
| [S] | SENIORS CAR BAY |
| [Wheelchair] | DISABLED CARPARKING - MIN 2400 x 5400 WITH CENTRAL SHARED ZONE 2400 WIDE |
| [Stroller] | PARENTS WITH PRAMS - MIN 3200 x 5400 |
| [Crossing] | PEDESTRIAN CROSSING |
| [TB] | TROLLEY BAYS |
| [Arrow] | DIRECTION OF FLOW OF VEHICLES |
| [Blue Line] | RETAINING WALL WITH SAFETY FENCE |
| [Red Dashed Line] | SITE BOUNDARY |
| [Black Dashed Line] | EXISTING CONTOURS |
| [Blue Dashed Line] | PROPOSED NEW BOUNDARY |
| [Car Bay] | CAR BAYS: GENERALLY - 5400 x 2700 PARENTS WITH PRAMS - 5400 x 3200 |
| [Driveway] | DRIVEWAYS: GENERALLY 6200 AND 6600 |
| [Levels] | PROPOSED LEVELS SHOWN ARE INDICATIVE ONLY, AND ARE SUBJECT TO VARIANCE AFTER FURTHER DESIGN DEVELOPMENT & CIVIL ENGINEERS ADVICE |

keyplan

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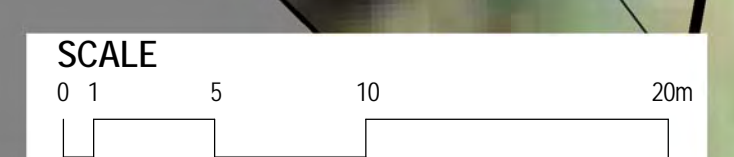
architecture | urban design | interiors

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project
DENMARK SUPA IGA - METCASH FOOD & GROCERY PTY LTD.

HARDY STREET, OCEAN BEACH ROAD & SOUTH COAST HIGHWAY
DENMARK WA 6333
project address

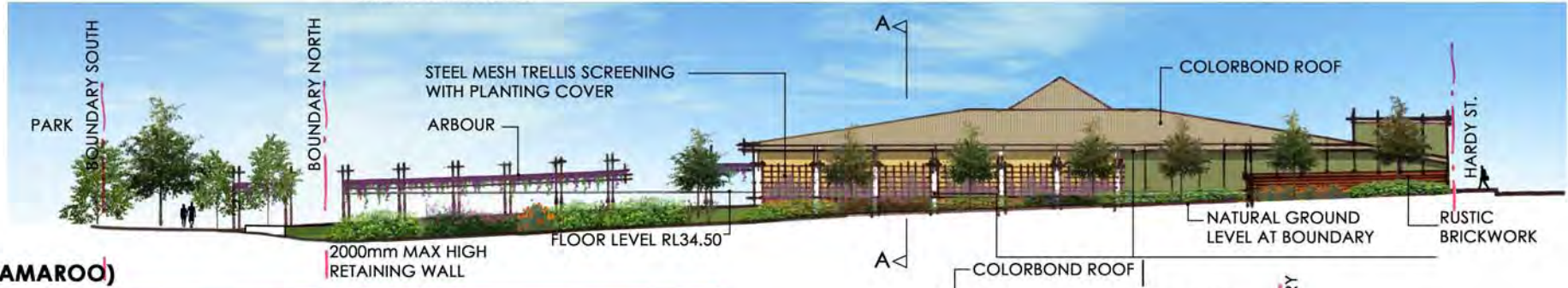
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| drawn: | HV |
| checked: | TH |
| verified: | TH |
| project_no. | 11293 |
| sheet_no. | DA01 |
| revision | 7 |



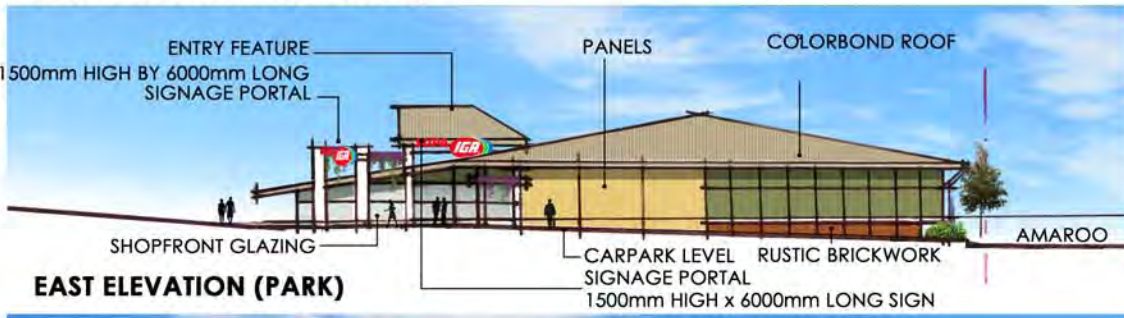
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SOUTH ELEVATION (SOUTH COAST HIGHWAY)



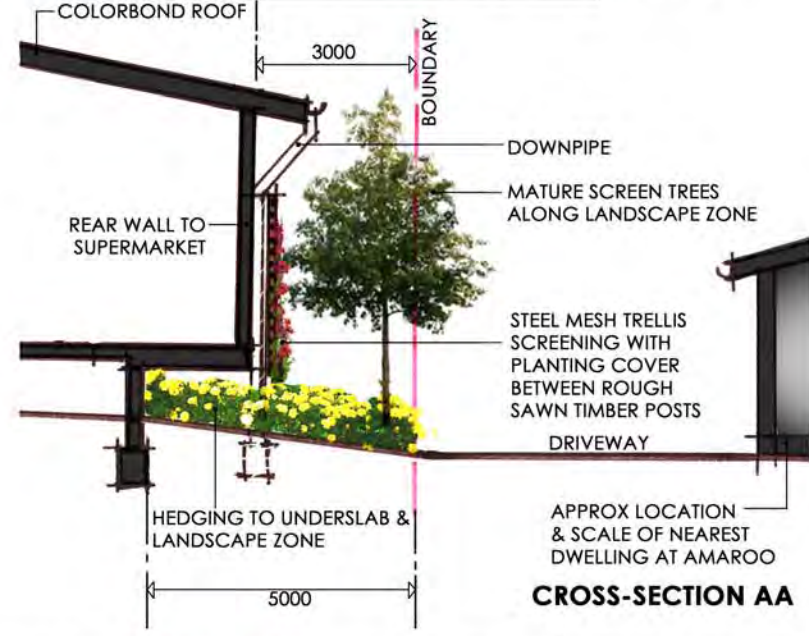
NORTH ELEVATION (AMAROO)



EAST ELEVATION (PARK)



WEST ELEVATION (HARDY STREET)



CROSS-SECTION AA

| rev | date | details | po./rl |
|-----|------------|-------------------|--------|
| 1 | 08.05.2013 | Preliminary issue | RL |
| 2 | 06.08.2013 | Preliminary issue | TH |
| 3 | 13.08.2013 | DA Issue | TH |
| 4 | 13.08.2013 | DA Issue | TH |
| 5 | 26.08.2013 | DA Issue | TH |
| 6 | 26.08.2013 | DA Issue | TH |

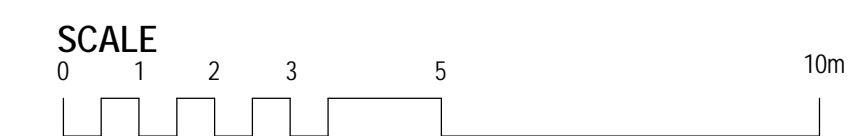
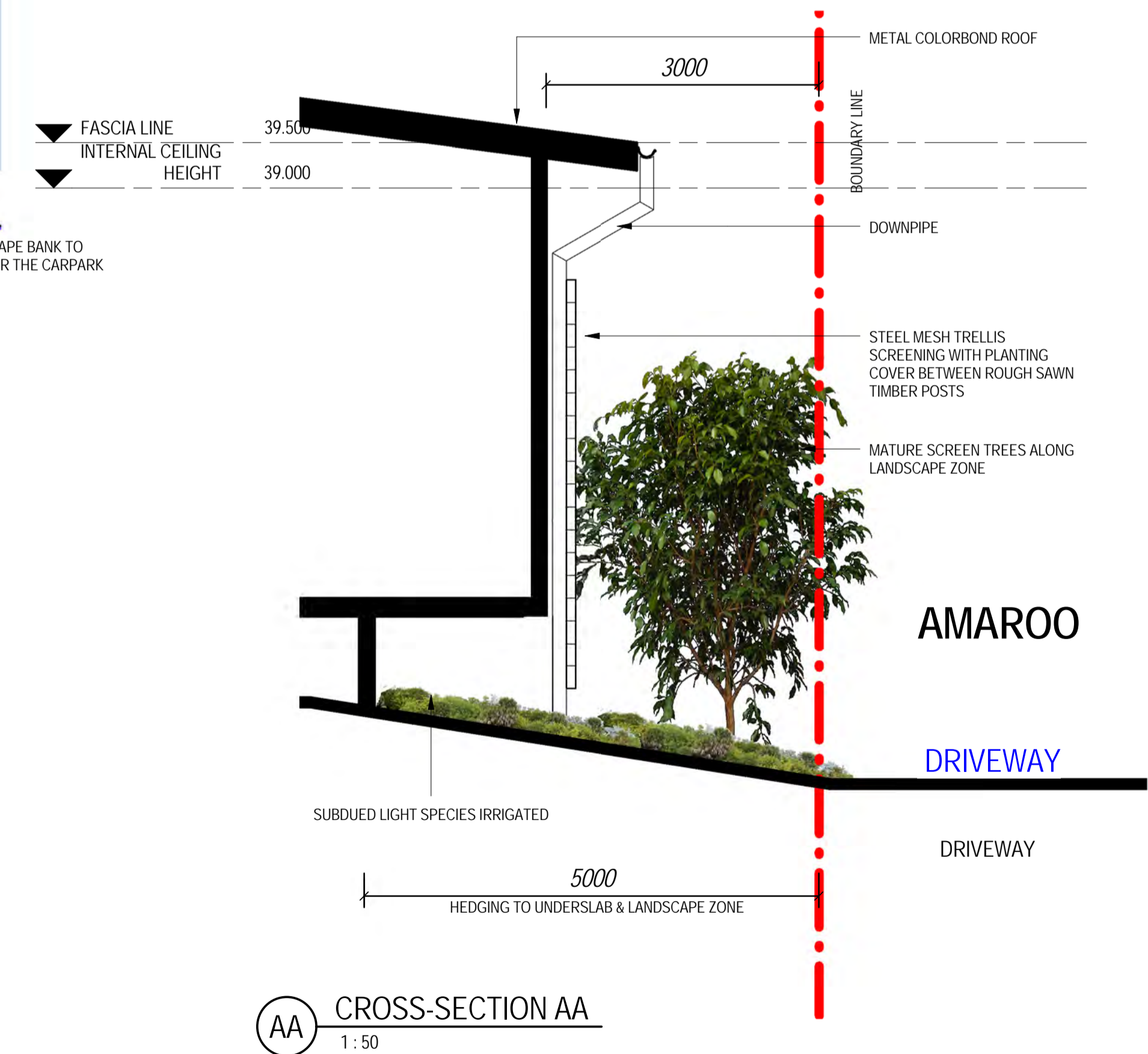
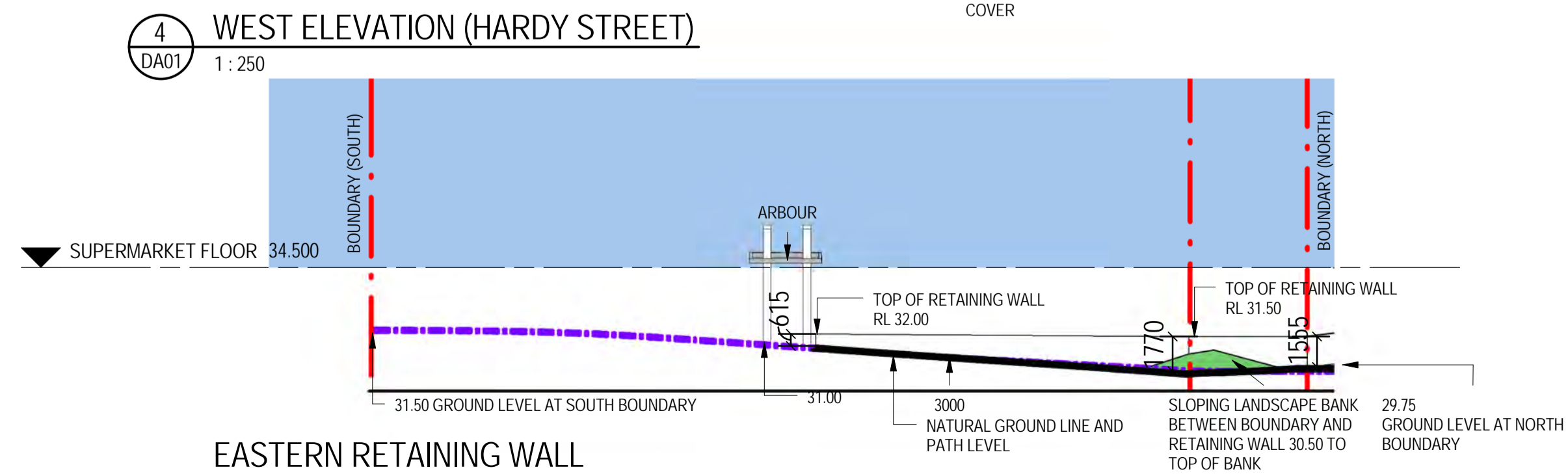
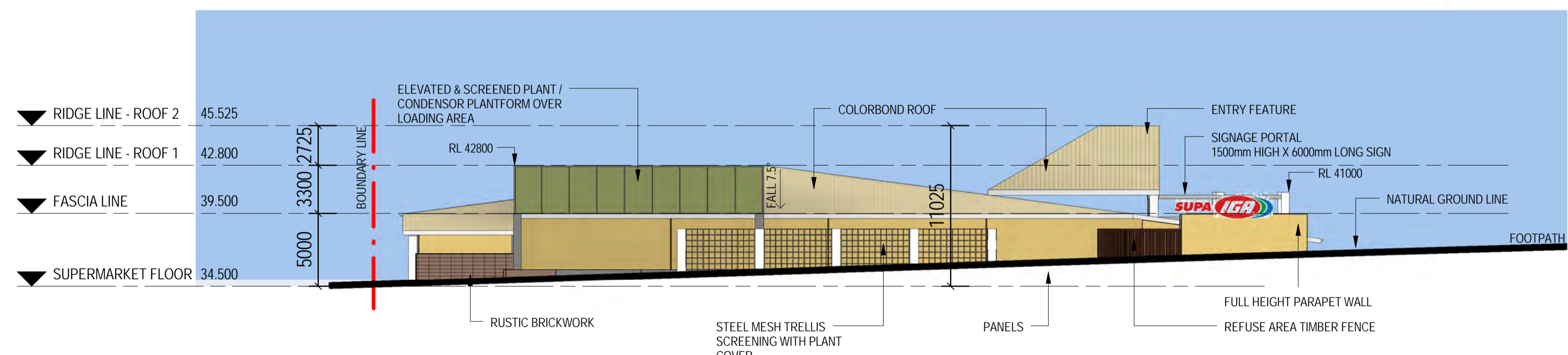
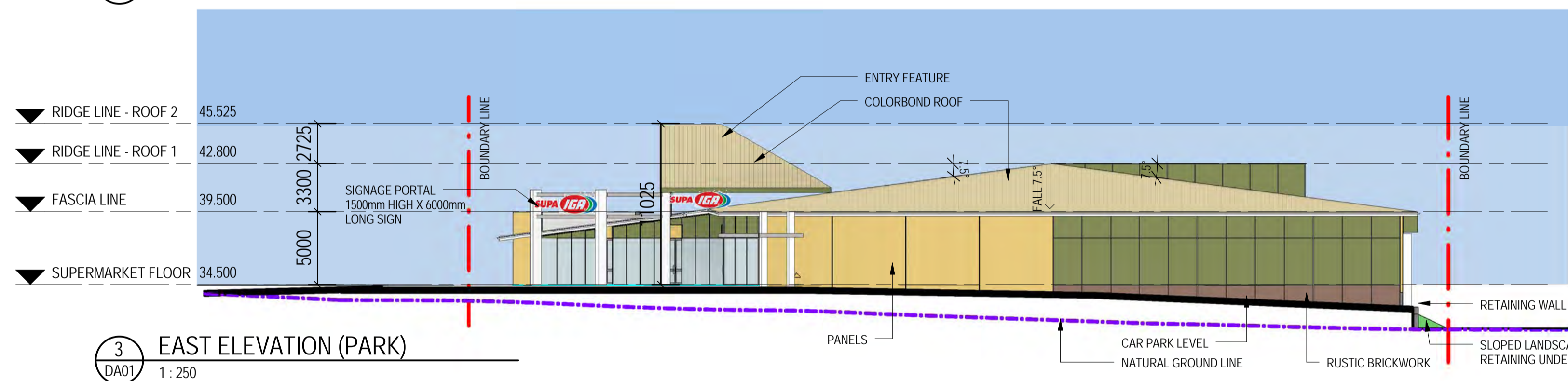
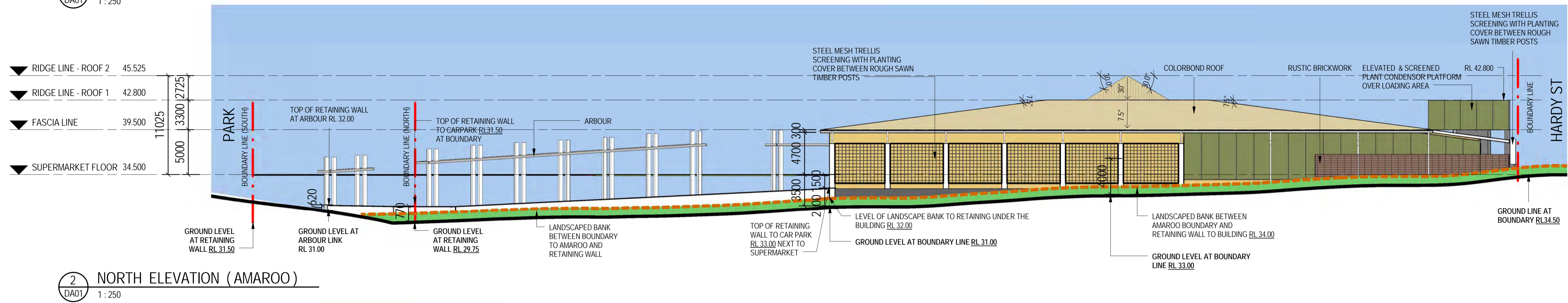
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DENMARK IGA- FOR METCASH FOOD & GROCERY PTY LTD.
HARDY STREET, OCEAN BEACH ROAD & SOUTH COAST HIGHWAY
DENMARK WA 6333

| ELEVATIONS / SECTION | | | |
|----------------------|-------------|------------|----------|
| sheet | date | scale | drawn |
| | 30/08/2013 | 1:500 @ A3 | HV |
| checked | TH | verified | TH |
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| client | project no. | sheet no. | revision |



| rev. | date | details | pa.init |
|------|------------|-------------------|---------|
| 6 | 28.08.2013 | DA Issue Enhanced | TH |
| 7 | 30.08.2013 | DA Issue Enhanced | TH |

keyplan

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DENMARK WA 6333
project address

| ELEVATIONS | | |
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| | drawn: | AJM |
| | checked: | TH |
| | verified: | TH |
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| project_no. | sheet_no. | revision |

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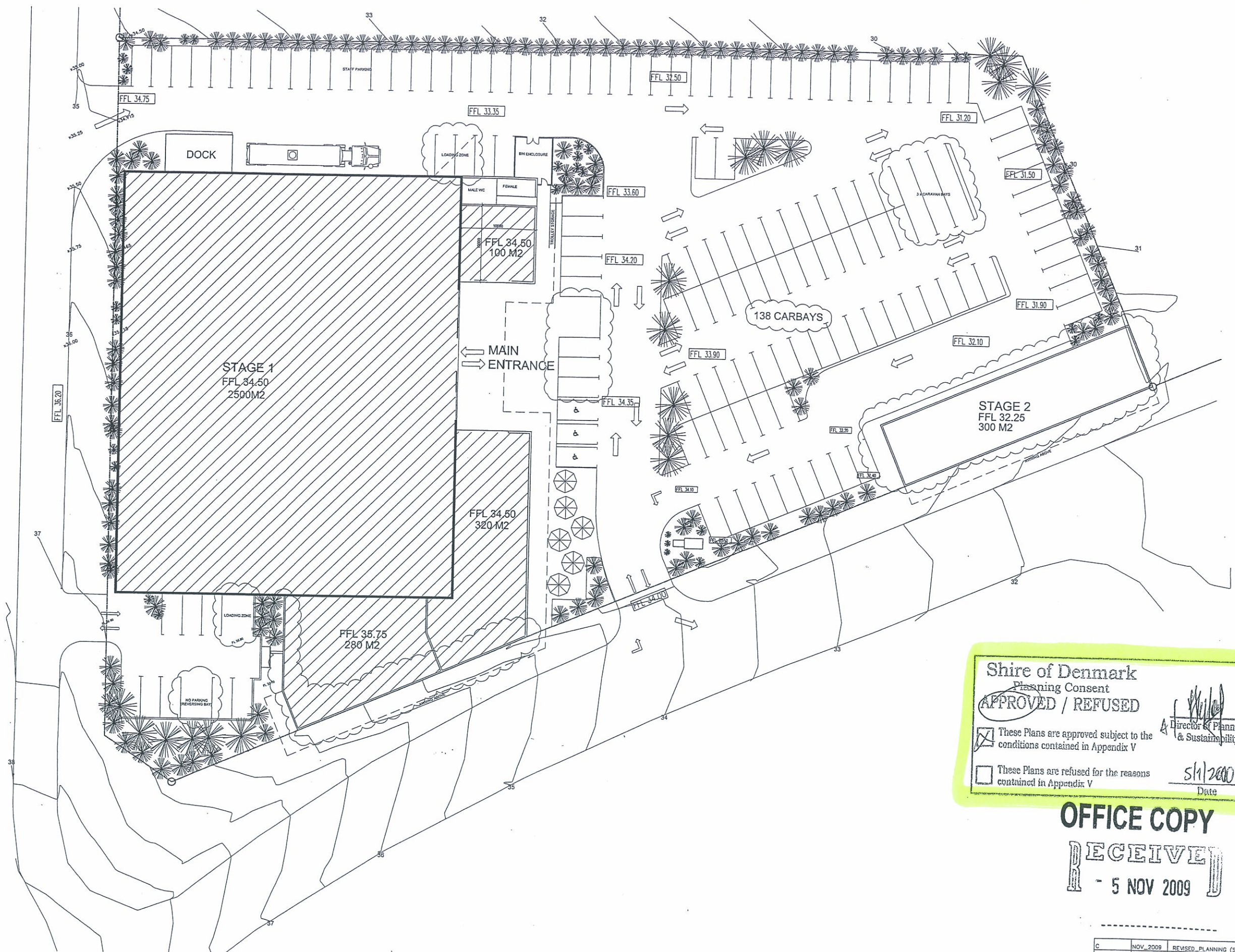
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30/08/2013 3:51:14 PM



18/2009

SITE PLAN



Shire of Denmark
 Planning Consent
APPROVED / REFUSED

These Plans are approved subject to the conditions contained in Appendix V

These Plans are refused for the reasons contained in Appendix V

Director of Planning & Sustainability
 Date: 5/11/2009

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 - 5 NOV 2009

| | | | | | |
|--------|------------------------|-------------------------------|------|------|-----|
| C | NOV_2009 | REVISED_PLANNING (See Clouds) | | | |
| B | NOV_2009 | REVISED_PLANNING | | | |
| A | AUG_2009 | REVISED_PLANNING | | | |
| REV No | DATE | REVISION | | | |
| DATE | AUG 2009 | | JOB | DWG. | REV |
| DRAWN | EE | | | | |
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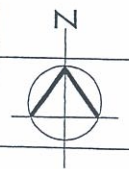
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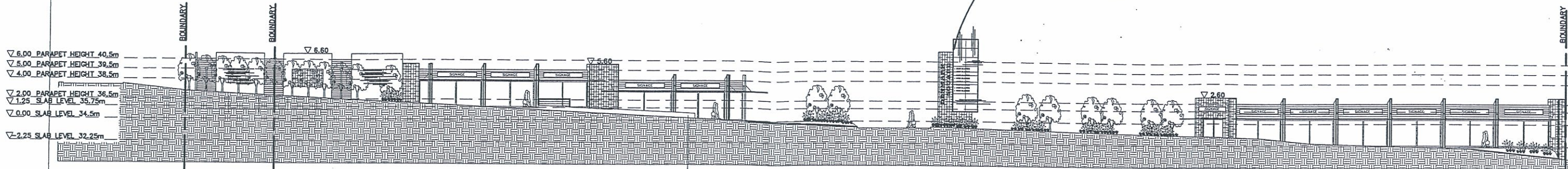
DENMARK
SOUTH WEST HIGHWAY

PO Box 1161 NEDLANDS WA 6909 | 168 Stirling Highway NEDLANDS WA 6009
 P (08) 9386 8840 | F (08) 9386 6293 | www.dbstone.com | ASN 34 607 792 906 | ALN 124 235 814

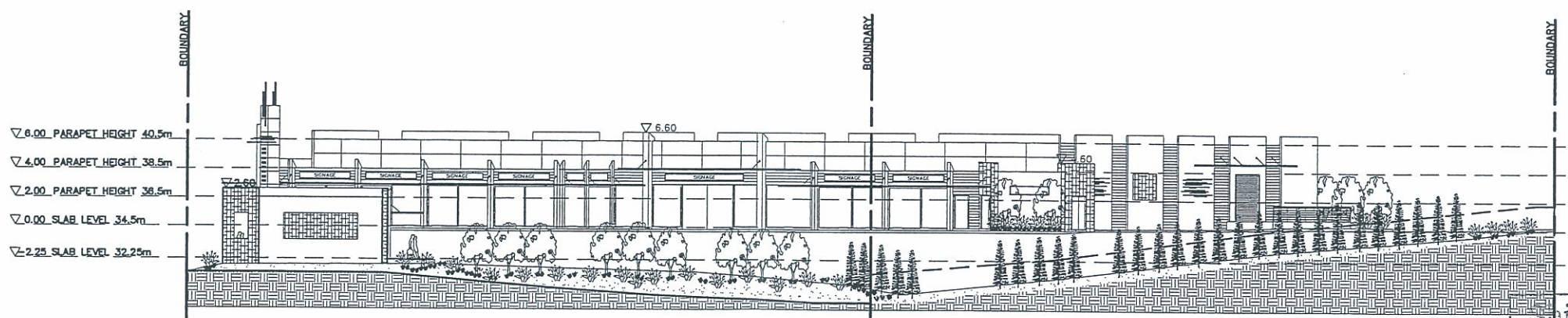
JAMES ARCHITECTS

10 September 2013 - Attachment 8.5.1 b)

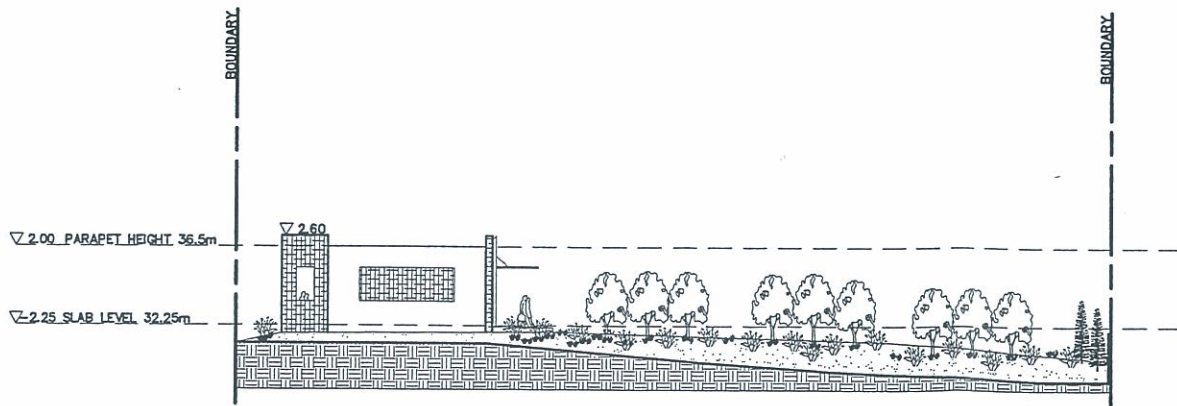




SOUTH ELEVATION
SOUTH COAST HIGHWAY



EAST ELEVATION



EAST BUILD ELEVATION

X.Xm INDICATES THE CURRENT PROPOSED WALL HEIGHT AFL
 X.Xm INDICATES THE PREVIOUS PROPOSED WALL HEIGHT AFL

Shire of Denmark
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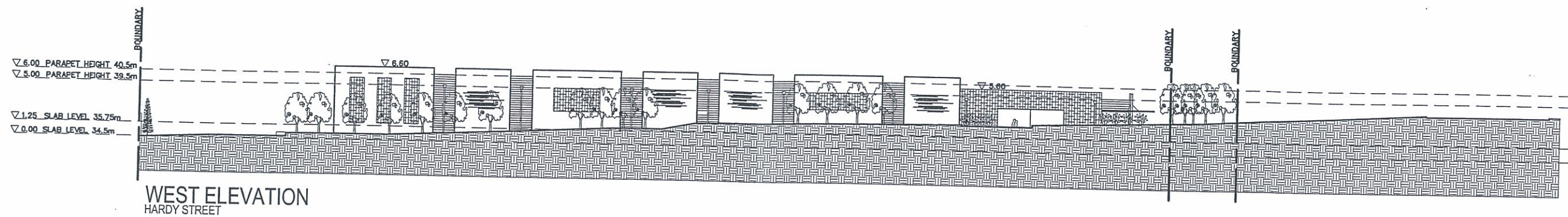
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Director of Planning & Sustainability

5/10/2010
Date

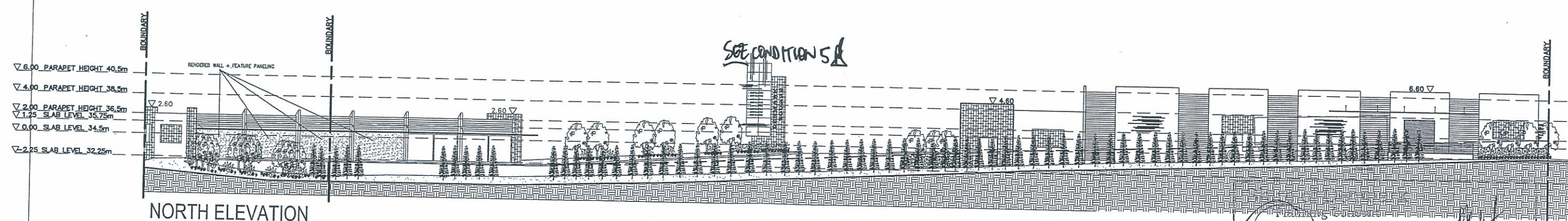
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DENMARK RETAIL CENTRE LOT 50 HARDY STREET DENMARK

| | | | | | |
|---|----------------------|-------------------------|-------|---|--|
| PO Box 1161 NEDLANDS WA 4909 168 Stirling Highway NEDLANDS WA 6009 F (08) 9386 8840 F (08) 9386 6293 www.dalton.com M 34 607 792 906 ACR 126 235 314 | | JAMES ARCHITECTS | | REVISED_PLANNING DATE: NOV 09 REVISION: | |
| DATE | OCT 09 | JOB | DWG. | REV | |
| DRAWN | MZ | | | | |
| SCALE | 1:1000A1 1:2000A3 | 06001 | A3.01 | B | |



WEST ELEVATION
HARDY STREET



NORTH ELEVATION

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5/1/2010
Date

Director of Planning & Sustainability

X.Xm INDICATES THE CURRENT PROPOSED WALL HEIGHT AFL

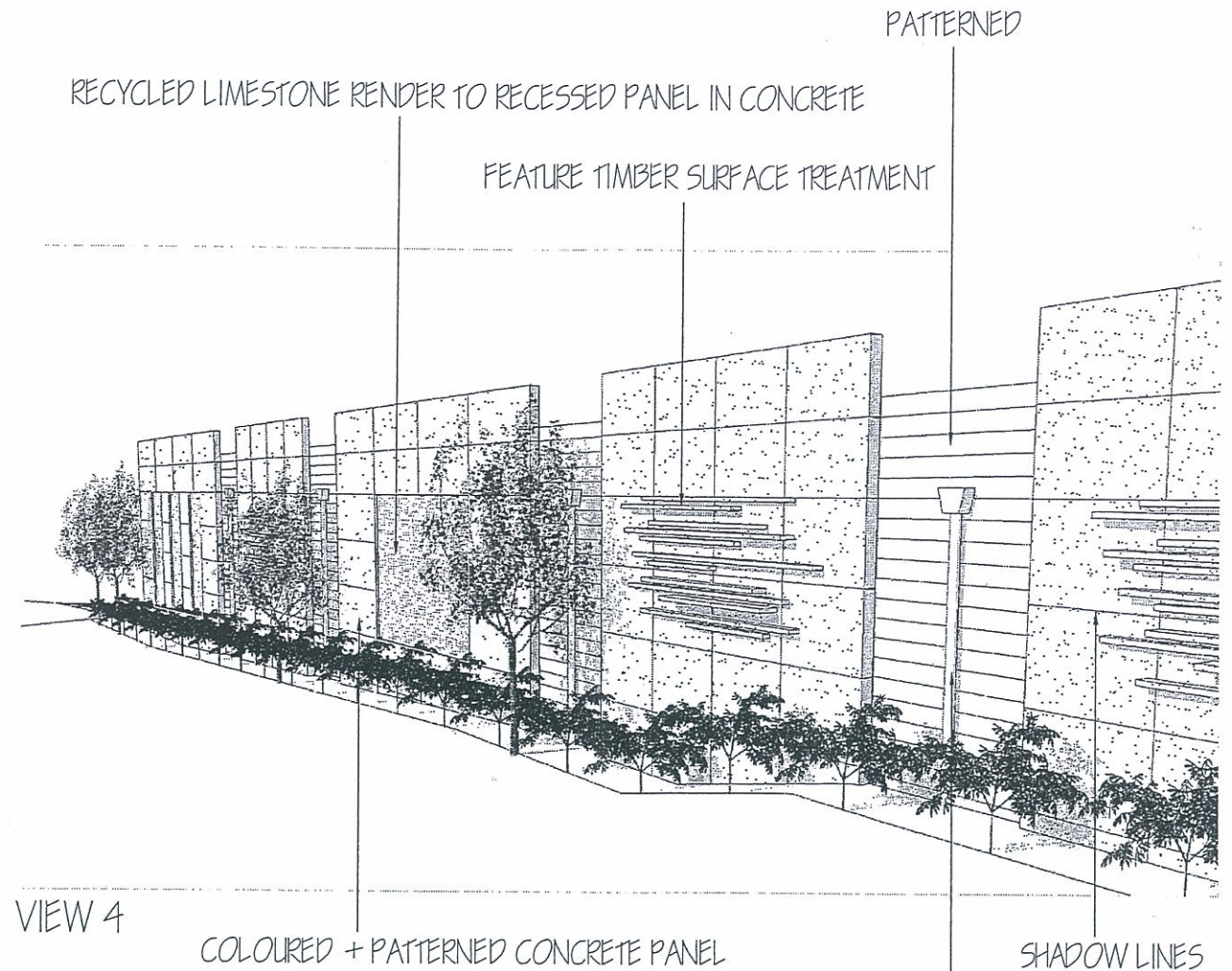
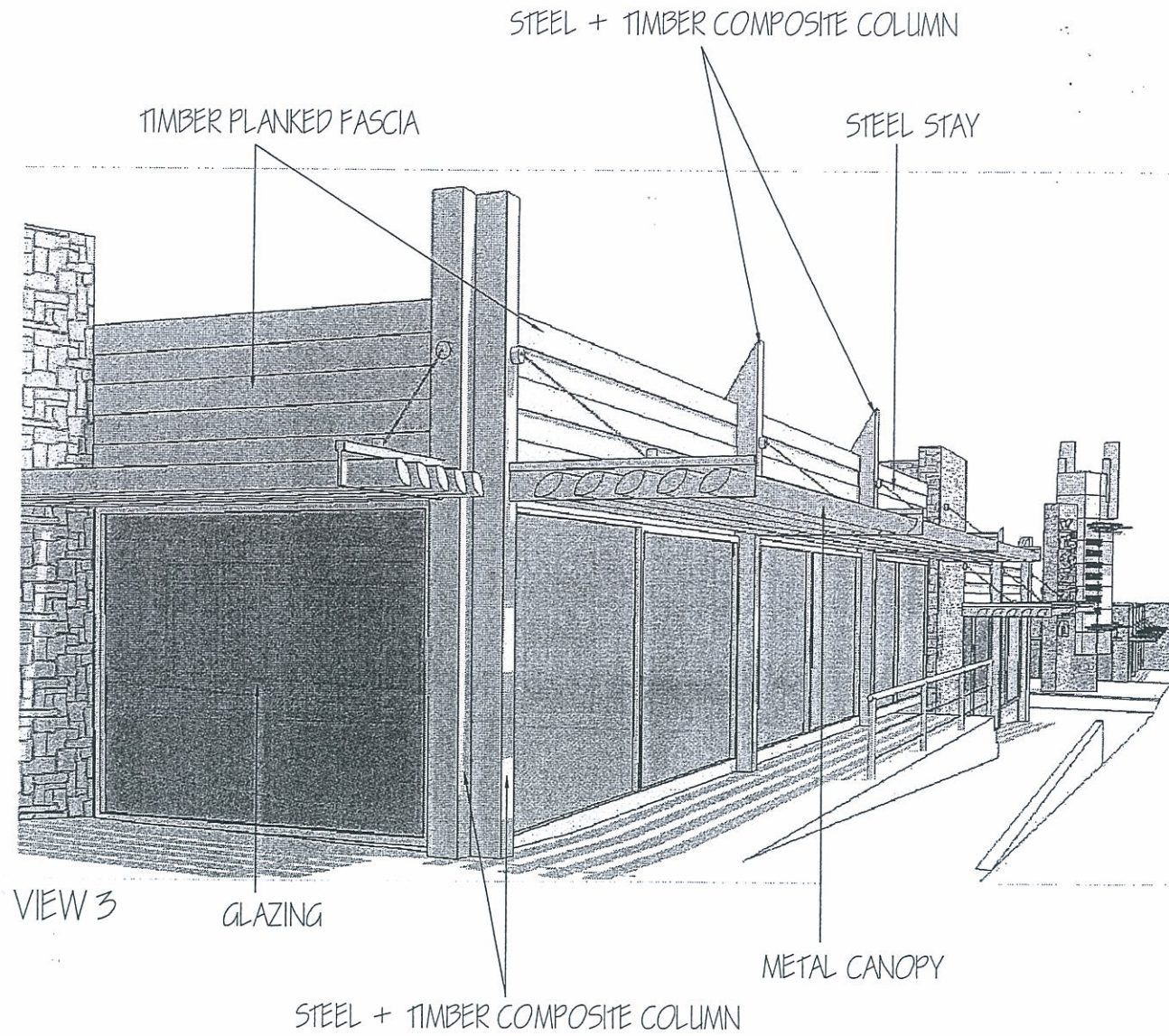
▽X.Xm INDICATES THE PREVIOUS PROPOSED WALL HEIGHT AFL

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|-------------------|----------------------|------------------|-------|-------|-----|
| JEAMES ARCHITECTS | | REVISED_PLANNING | | | |
| REV No | DATE | REVISION | JOB | DWG. | REV |
| | OCT 09 | | 06001 | A3.00 | B |
| SCALE | 1:1000A1 1:2000A3 | | | | |

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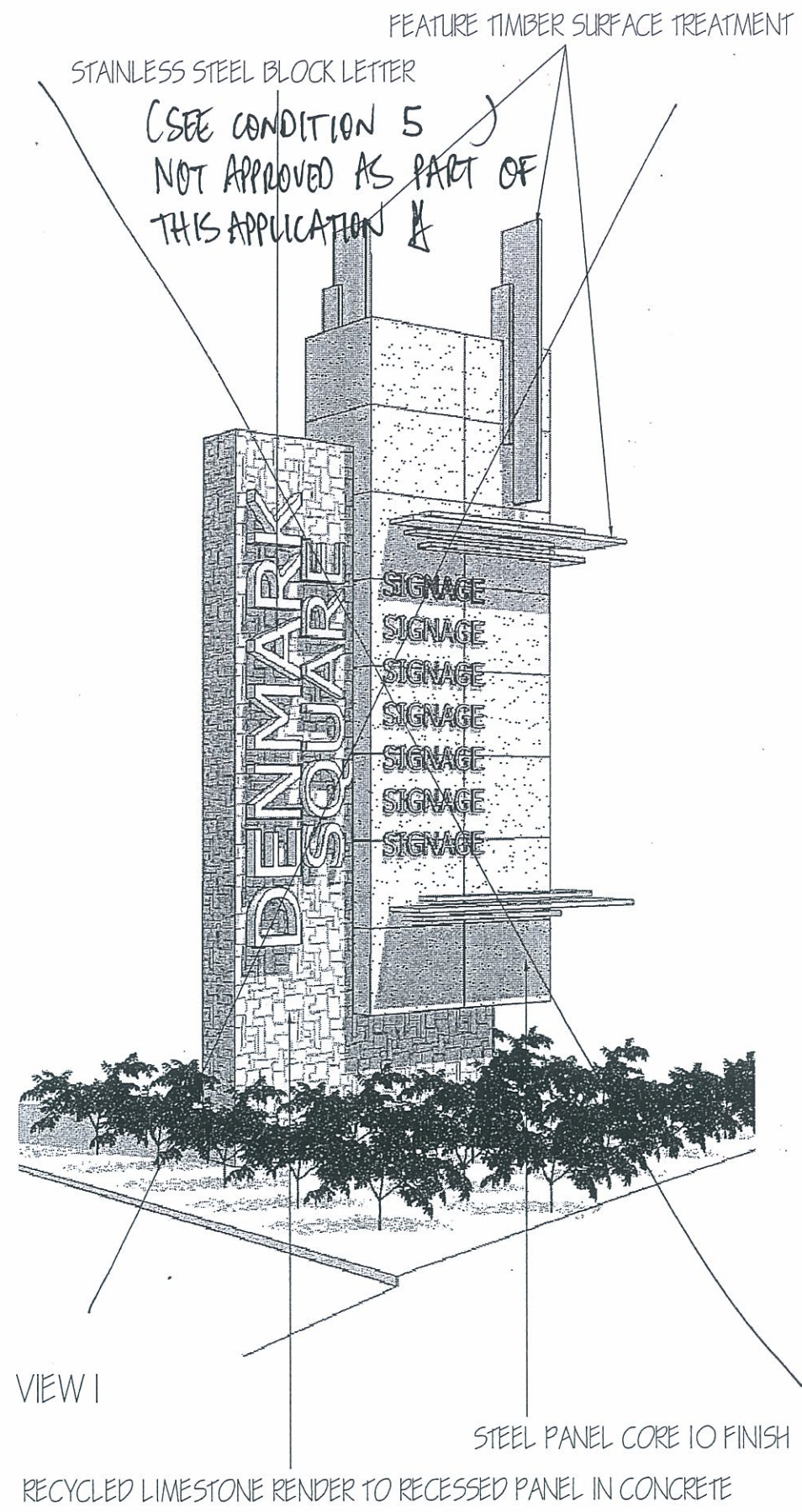
Shire of Denmark
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 Director of Planning & Sustainability
 Date: 5/11/2010

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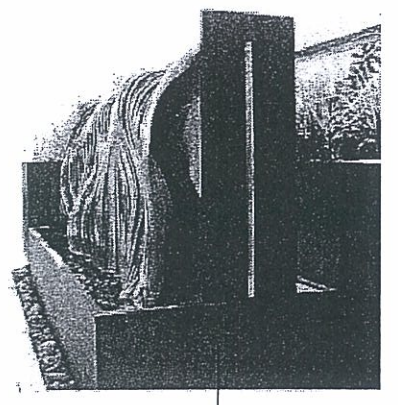
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 F (08) 9386 8840 | F (08) 9386 6293 | www.dlstone.com | PH 34 807 792 906 | FAX 124 235 514

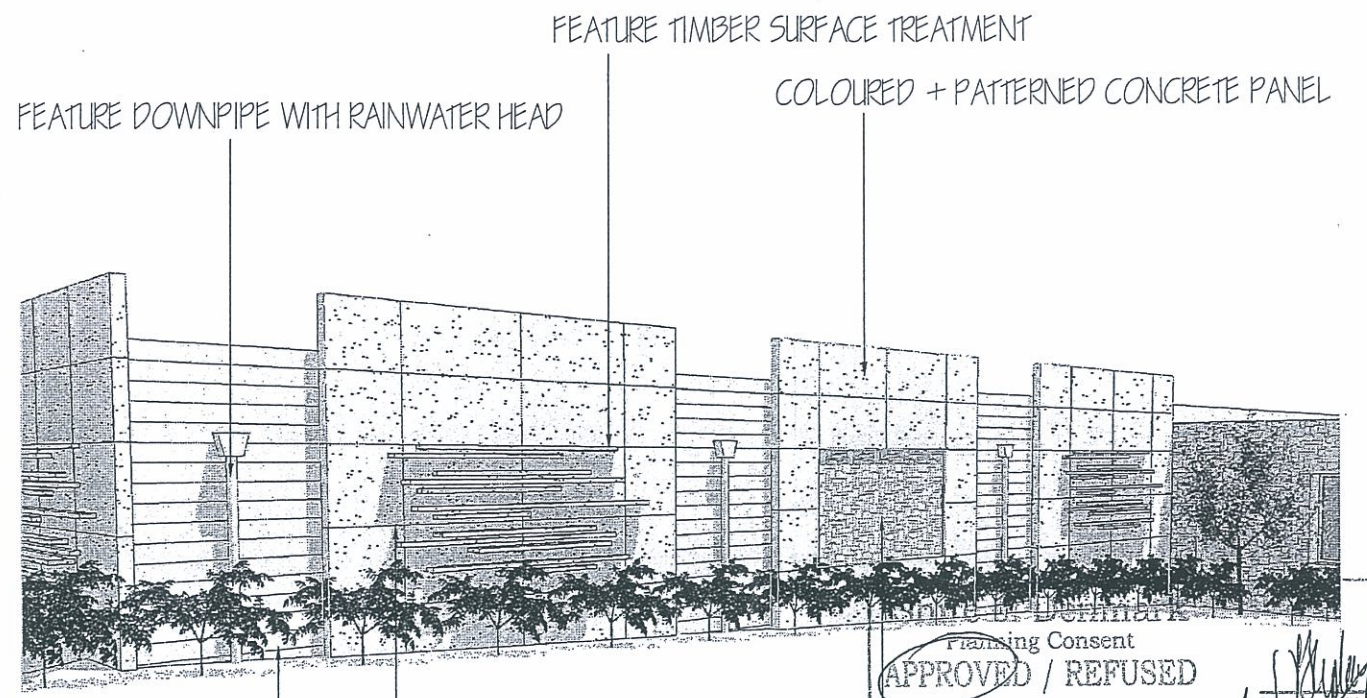
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| B | NOV 09 | REVISED_PLANNING | | | |
| | | | 06001 | A3.00 | B |



VIEW 1



example of steel core IO finish application



VIEW 2

Planning Consent
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| LEAMES ARCHITECTS | | REVISED PLANNING | | |
| PO Box 1161 NEDLANDS WA 6909 168 Stirling Highway NEDLANDS WA 6009 | F (08) 9386 8840 F (08) 9386 6293 www.leames.com.au A/N 34 807 792 906 A/N 126 235 514 | REV No | DATE | REVISION |
| | | DATE | OCT 09 | JOB DWG. REV |
| | | DRAWN | MZ | |
| | | SCALE | 06001 | A3.00 B |

4.5.3 Role of relevant local government/WAPC

4.5.3(a) Lodgment of DAP application

A DAP application is to be lodged with the relevant local government or the WAPC. Pursuant to regulation 11, the local government with whom a DAP application has been lodged must within seven days of lodgment provide to the DAP a copy of the DAP application and confirmation that other procedural requirements have been met.

4.5.3(b) DAP application report

In accordance with regulation 12, the responsible authority is to provide the DAP with a report on the application in a form approved by the CEO of the Department of Planning. The format of the approved form requires the planning officer to provide details similar to a planning report prepared for a local government council meeting.

Regulation 12(5) sets out the matters that must be covered in the report, including:

- a recommendation as to how the application should be determined;
- copies of any advice received by the responsible authority from any other statutory or public authority consulted by the responsible authority in respect of the application; and
- any other information that the responsible authority considers is relevant to determining the application.

It should be noted that a DAP application report is NOT a resolution of the relevant local government's council – it is the professional opinion of the local government's planning officer who assessed the application. It is improper for Councillors of a local government to influence the planning officer's report in any way.

If the local government wishes to make a statement regarding an application before a DAP, it should do so by making a submission.

4.5.3(c) Timing of report

The report is to be given in accordance with regulation 12(3):

- within 50 days of the application being made – where the DAP application is made to the WAPC or is not

required to be advertised under a local planning scheme or local interim development order;

- within 10 days of the end of the determination period where the DAP application must be advertised under the relevant local planning scheme or local interim development order and that statutory instrument gives a period of 90 days or longer for the application to be determined; and
- within 80 days of the application being made in all other circumstances.

4.5.3(d) Ongoing assistance

The DAP may require further assistance from a responsible authority with a DAP application after the report is provided. Where this further information is required, the Presiding Member of the DAP will issue a direction in writing specifying what information is needed and the timeframe within which it is to be provided.

4.5.4 Capacity to amend an approval granted by a DAP

Pursuant to regulation 16, while a DAP determines an application as if it were the responsible authority, the DAP Regulations give a DAP an additional power which is not found in local planning schemes.

Pursuant to regulation 17 of the DAP Regulations, where a DAP has granted its approval to a DAP application, the owner of the land can apply to the DAP to do any of the following (notwithstanding that the application would not meet the monetary thresholds in the DAP Regulations):

- amend the approval to extend the period within which any development approved must be substantially commenced;
- amend or delete any condition to which the approval is subject;
- amend an aspect of the development approved which, if amended, would not substantially change the development approved; and
- cancel the approval.

This is a significant extension of power which will assist the developers of larger projects that might require amendments to be made, as more detailed construction drawings are prepared.