

22 April 2024  
Ref: 23021

Shire of Mundaring  
7000 Great Eastern Hwy  
Mundaring, WA, 6073

Dear Sir/Madam,

**Re: Lot 20 (No 7) Hardey Rd, Glen Forrest**

The above property is the subject of a subdivision approval (WAPC ref: 162343) that will see the excision of the Local Centre zoned land (5,900m<sup>2</sup>) from the balance Residential zoned portion of the property. The owner of the property, Everup Nominees Pty Ltd, has entered into a contract with our client (Mundaring Gospel Trust) to purchase the Local Centre zoned portion. This Development Application relates to that portion of the property.

The value of the proposal is within the opt-in range for a Development Assessment Panel application. Our clients have decided to ask for the application to be determined by the DAP.

In support of this application we submit the following:

- Completed LPS 4 Form 1
- Completed DAP Form 1
- Copy of Certificate of Title
- ASIC Search
- Site plan, floor plan & elevations
- Approved LDP
- Bushfire Management Plan
- Transport Impact Statement
- Site & Soil Evaluation
- Acoustic Assessment

**Site Description**

As stated above, the portion of Lot 20 the subject of this application is the 5,900m<sup>2</sup> Local Centre zoned portion of the overall property 2.5ha property. It is vacant and contains remnant bush. The land falls from around 250m AHD in its north west corner to approximately 245m AHD in its south east corner at a gradient of about 6%.

### **Proposal**

It is proposed to construct three buildings for three different but related land uses. These would be constructed in stages.

#### **Stage 1 – Shop**

It is proposed to construct a 297m<sup>2</sup> (approx.) shop with 20 car spaces plus one accessible bay in the northernmost 2,050m<sup>2</sup> portion of the site. On-site effluent disposal utilizing a Secondary Treatment System (STS) will be provided at the eastern end of the site. Stormwater will be captured and managed on-site in the eastern portion of the shop stage and across the overall site (refer attached Site & Soil Evaluation).

The shop will be a small supermarket providing regular supermarket lines to members. It currently operates in this manner within the Glen Forrest Shopping Centre on the opposite side of Hardey Rd. In order to patronize the shop you need to be a member, like Costco, albeit much smaller. The profits from the shop go towards funding members childrens educational needs for those in their community who require some assistance (paying for uniforms, books, materials, etc).

Shop hours are anticipated to be Monday to Friday 9am to 5:30pm and weekends from 8am to 6pm.

It's proposed to construct the shop as soon as approvals can be granted.

#### **Stage 2 – Meeting Hall (Place of Worship)**

Once the shop is up and running it is proposed to build a new 175m<sup>2</sup> Meeting Hall for members of the Mundaring Gospel Trust congregation. It will have a maximum congregation of 50 people. Based on 1 car bay per 4 persons this will require 13 parking bays, which are provided in this stage. If there is any need for overflow parking it will be available in the shop parking area. Access to the parking area will be via a crossover to be established in Stage 1.

The Hall will be used on Sundays from 6am to 7am and also 5pm to 6pm, and on Mondays 7pm to 7:30pm.

An independent on-site effluent disposal system will be established as described in the attached SSE at the eastern side of the building.

The Meeting Hall will not be commenced until the Shop is operating, which is anticipated to be approximately 12 months from approval.

#### **Stage 3 – Child Care Centre**

The third and final stage of development of this site is a 46 place Child Care Centre at the southern end of the 5,900m<sup>2</sup> site. It will accommodate 16 parking bays plus one accessible parking bay, which is compliant with the Scheme requirement for 1 bay per 8 children plus 1 bay per staff member (10 staff required). Vehicle access is proposed to be via a one way through driveway separated from the car park areas for the Hall & Shop. This will provide a safer environment for children and parents using the Child Care Centre.

An independent on-site effluent disposal system will be established as per the attached SSE. Stormwater will be retained on site. Ultimately the adjoining Residential zoned portion of Lot 20 will provide an easement for drainage. This principle has been agreed between the purchaser and the vendor (current owner of Lot 20).

### **Planning Considerations**

#### **Local Planning Scheme No 4**

The Shop, Meeting Hall (Place of Worship) and Child Care Centre are 'P', 'A' and 'D' uses respectively under LPS 4.

In relation to the Place of Worship, cl.5.7.32 requires this use to take into account several factors relating to proximity to an activity centre, accessibility, impact on adjoining sensitive land uses and amenity and design. We would submit that the site is ideal for a Place of Worship being on an 'Important Local Road', within a Local Centre zone and close to public transport. It has no neighbouring sensitive land uses. The owner of the (soon to be once subdivision 162343 has been completed) adjoining Residential zoned lot clearly has no objections to the proposal having signed the application form.

#### **Glen Forrest Village Centre Precinct Plan**

Dated August 2001, the Glen Forrest Village Centre Precinct Plan establishes localised standards and guidelines for land use and development for an area that includes the subject site. The Precinct Plan is divided into different sections to deal with the different zones and issues. In relation to the Local Centre zone it discusses retail size, appearance, signage and lighting and traffic management (under the Hardey Road Precinct Plan heading).

In the Hardey Rd Local Centre it seeks to maintain the primary retail component at the current size to service the everyday convenience shopping needs of the local community. Whilst this proposal includes a retail floorspace of almost 300m<sup>2</sup>, we would submit that this is a small variation and the shop component is only a portion of the overall development on this site, the balance of which is non-retail.

Bearing in mind the three proposed buildings are not residential, and therefore need to incorporate some commercial features, they have been designed to complement residential and local Hills architectural vernacular. Roofs on each building are pitched, rather than flat. They have gable ends and verandas facing Hardey Rd. External materials comprise a mix of brick, stone, timber, glass and colorbond (refer Elevations). Colours are earthy (refer colour palette).

Car parking for the shop is located on the north side setback which will reflect the adjoining development and is not in front of the building. The Meeting Hall has a single row of parking at the front with the majority of parking on the south side of the building. There is a potential black cockatoo habitat tree in this frontage which will be retained and incorporated into landscaping. Car parking on the Child Care Centre will be in front of the building. There is a significant potential black cockatoo habitat tree set half way back into the site that will be retained. This, as well as the setbacks established under the Local Development Plan (discussed below), affect the building location effectively pushing it towards the rear of the site leaving the car parking at the front.



No signage is proposed as part of this application. It will be largely unnecessary for the Shop and Meeting Hall due to the nature of their operations. If any signage is required it will be applied for separately.

Traffic management has been addressed in a Transport Impact Statement (TIS) and is discussed below.

#### Local Development Plan

In August 2021 an LDP was approved for Lot 20 (attached). The LDP encouraged the development of a Nursing Home and Independent Living Aged Persons Accommodation on the Residential zoned portion of the property, incidental uses compatible with the development on the Residential zoned land on the Local Centre zoned portion, and Child Care Centre either portion. It didn't prohibit or discourage any other uses that may be possible under the base zoning.

The LDP acknowledged that development is required to comply with LPS 4 but included some other specific considerations that may relate to this proposal such as:

- Due regard to be given to the Glen Forrest Village Centre Precinct Plan
- Fencing (when used)
- Boundary setbacks
- Earthworks
- Building height
- Requirement for a Transport Impact Assessment to accompany a Development Application
- Maximise retention of potential black cockatoo habitat trees

In response to these points this proposal:

- Has been designed in accordance with the recommendations of the GFVCCP (discussed above)
- Proposes no fencing
- Achieves the 12m boundary setbacks contained in the LDP
- Earthworks will not exceed 1.5m cut and/or fill because it utilizes gradual steps across relatively small buildings
- No buildings exceed the maximum height of 2 storeys (all are single storey) or 10m (tallest building will be the shop at 7.05m)
- TIS has been prepared as this is the appropriate level of traffic assessment under WAPC policy
- All potential black cockatoo habitat trees have been retained

#### **Environment**

A review of Councils LNA mapping identifies that the Local Centre zoned portion (the subject of this application) is mapped as being "Local Reserve for Recreation (in TPS 4), Local Centre zone or Road Reserve" under the heading "To Be Determined / Negotiated". This acknowledges that the site is zoned to accommodate commercial development but seeks to retain some vegetation where practical. Recent assessment of this vegetation in relation to the approved LDP identified

4 potential black cockatoo habitat trees on this site. The proposed development design enables the retention of each of these trees.

### **Bushfire**

Because this site is mapped as being bushfire prone, a Bushfire Management Plan (BMP) has been prepared and forms part of this application.

The bushfire threats to this development come from the residential zoned portion of Lot 20, ie, the east and south sides. The setbacks to these boundaries constrain development somewhat, however, they are all able to achieve a BAL-29 or better.

Assuming approval is granted for this application, the Local Centre zoned portion will be developed first. The resultant development will then enable the residential zoned land to be developed.

### **Traffic**

As discussed above, the subject site is located within the Glen Forrest Village Centre Precinct Plan (2001). In relation to traffic it recommends the incorporation of a safe pedestrian crossing on Hardey Rd to be implemented by 2002/2003. Apart from an improved pedestrian crossing at the Great Eastern Hwy / Hardey Rd intersection (carried out as part of the recent Highway upgrades) no pedestrian crossing upgrades have happened.

The GFVCP also includes a Traffic Management concept from 1996. It shows a roundabout managing traffic entry into the commercial sites just north of the subject site and a traffic island (pedestrian refuge) in front of the southern end of the subject site. Neither of these have been implemented.

A Transport Impact Statement (TIS) has been prepared and accompanies this Development Application. This is the appropriate level of assessment under WAPC guidelines. As there was limited traffic data available the author of the TIS took 2 x 10 hour video surveys to establish numbers and driver and pedestrian behaviour.

In terms of numbers, the video survey calculated that the daily traffic was likely to be around 3,000 vehicles. This is half of the functional capacity of Hardey Rd. It also established that pedestrians tend to cross the road in the location of the proposed roundabout. The TIS comments that the roundabout is not likely to be an appropriate treatment and a pedestrian crossing (blister island) would be more appropriate in this location. It also noted that making recommendations for the whole Local Centre precinct is beyond the scope of the TIS. Certainly, it is not appropriate for this one, relatively small traffic demand development application to be responsible for determining and resolving broader scale traffic management issues.

The TIS concludes that the proposed development will result in a small increase in traffic movements and Hardey Rd has sufficient capacity to accommodate this additional demand.

### **Effluent Disposal and Stormwater Drainage**

As the site is remote from reticulated sewer a Site & Soil Evaluation (SSE) has been carried out to determine the capability of the site to dispose of wastewater and the location and type of systems necessary. That SSE forms part of this application. It also addressed stormwater drainage.

As the site will be developed in stages, and the demands of each land use are different, each building will have its own disposal system. The SSE recommends a secondary treatment system, eg, ATU, for the shop and Child Care Centre. However, due to the low demands and intermittent use of the Meeting Hall a primary treatment system, eg, septic tank / leach drain system, is recommended as ATU's don't cope particularly well with intermittent use. These would be located at the rear of each building.

Given the nature of the soils, drainage will be managed on site with the use of bioretention basins located in the south east corner of each stage. The SSE provides sizing of the basins that will satisfy the critical (5 minute) 100-year ARI (1% AEP) storm. This will ensure post-development flows don't exceed pre-development flows.

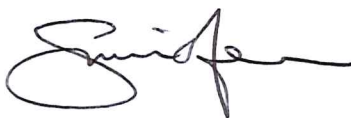
### **Conclusion**

This application for a shop, meeting hall and child care centre, to be completed in stages, demonstrates that it is consistent with Planning framework requirements. The uses are all able to be approved within its Local Centre zoning.

The design enables the retention of all identified potential black cockatoo habitat trees. It is able to be developed in a manner that complies with effluent disposal, drainage, traffic, noise and bushfire requirements.

If you have any questions about this, please contact the undersigned.

Yours faithfully,



**SIMON O'HARA**  
Director and Principal Planner