



PART B – CITY OF JOONDALUP

1. Declarations of Due Consideration

2. Disclosure of Interests

3. Form 1 DAP Applications

Nil

4. Form 2 DAP Applications

4.1 Lot 12 (No.82) Marina Boulevard, Ocean Reef - New Commercial Development – Removal of Childcare Centre Premises, vehicle bay reduction and modifications to main shopping centre building - DAP/22/02382

5. Section 31 SAT Reconsiderations

Nil

Part B – Item 4.1 - LOT 12 (82) MARINA BOULEVARD, OCEAN REEF – AMENDMENTS TO PREVIOUSLY APPROVED DEVELOPMENT

Form 2 – Responsible Authority Report (Regulation 17)

DAP Name:	Metro Outer DAP
Local Government Area:	City of Joondalup
Proposed Amendments:	Removal of Childcare Centre, vehicle bay reduction and internal and external modifications to Level 2 of main shopping centre building
Applicant:	Urbis Pty Ltd
Owner:	Saracen Property Pty Ltd
Value of Amendment:	\$22,745,000
Responsible Authority:	City of Joondalup
Authorising Officer:	Cathrine Temple A/Director Planning and Community Development
LG Reference:	DA22/0925.03
DAP File No:	DAP/22/02382
Date of Original DAP decision:	18 April 2023
Application Received Date:	18 September 2025
Application Statutory Process Timeframe:	90 days plus an additional 50 days
Attachment(s):	1. Location Plan 2. Previous Determination Notice (18 April 2023) 3. Previous Determination Notice (30 July 2024) 4. Previous Determination Notice (2 October 2025) 5. Development Plans 6. Schedule of Submissions 7. Response to Request for Information with Submission Response 8. Traffic Impact Assessment (17 September 2025) 9. Acoustic Report (6 October 2025)

Responsible Authority Recommendation

That the Metro Outer Development Assessment Panel resolves to:

1. **Accept** that the DAP Application reference DAP/22/02382 as detailed on the DAP Form 2 dated 18 September 2025 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** DAP Application reference DAP/22/02382 and accompanying plans (A100 Rev-B, A102 Rev-C, A103 Rev-C, A104 Rev-C, A105 Rev-C, A106 Rev-

B, A107 Rev-B, A108 Rev-B, A109 Rev-B, A110 Rev-B, A112 Rev-A) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Joondalup Local Planning Scheme No. 3, for the proposed amendment to the previously approved development at Lot 12 (82) Marina Boulevard, Ocean Reef, subject to the following conditions:

Amended Conditions

11. The hours of operation are to be in accordance with the following:
 - a. Service Station: 5:00am – 9:00pm
 - b. Fast Food Outlet: 10:00am – 9:00pm
 - c. Fast Food Outlet (end-cap): 6:00am – 9:00pm

Amended Advice Notes

7. In relation to Operation Management Plan, this is also to include the following;
 - a. Management around the service lane including limiting access to this area outside of delivery times to ensure no impacts on surrounding residents by way of noise or headlight glare.
 - b. Delivery management for all tenancies including the Service Station and Fast Food Outlet, including small and large vehicles noting large truck deliveries using the service lane are to only occur between 7.00am to 7.00pm hours Monday to Saturday or 9.00am to 7.00pm hours on a Sunday or public holiday.
 - c. Management of loading dock areas including measures to minimise noise impacts on adjoining properties from plant equipment or excessive noise from staff.
 - d. Management practices to minimise occurrences of and manage inappropriate behaviour, particularly after hours of the centre.
 - e. Measures put in place to control music within the Tavern alfresco area.
 - f. Security management associated with mitigating impacts in car parks after hours.

Deleted Advice Notes

16. The childcare premises to comply in all respects with the Food Act 2008, Australia New Zealand Food Standards Code and Standard 3.3.1 which relates to Food Safety Programs for Food Service to Vulnerable Persons.

All other conditions and requirements detailed on the previous approvals dated 18 April 2023, 30 July 2024 and 2 October 2025 shall remain unless altered by this application.

Details: outline of development application

Region Scheme	Metropolitan Region Scheme
Region Scheme Zone/Reserve	Urban
Local Planning Scheme	Local Planning Scheme No. 3
Local Planning Scheme Zone/Reserve	Commercial
Structure Plan/Precinct Plan	N/A
Structure Plan/Precinct Plan	N/A

Land Use Designation	
Use Class (proposed) and permissibility:	Medical Centre – Permitted (“P”) Consulting Rooms – Permitted (“P”)
Lot Size:	12,246m ²
Net Lettable Area (NLA):	7,154m ²
Number of Dwellings:	N/A
Existing Land Use:	Existing shopping centre development (Stage 1 construction completed)
State Heritage Register	No
Local Heritage	☒ N/A ☐ Heritage List ☐ Heritage Area
Design Review	☒ N/A ☐ Local Design Review Panel ☐ State Design Review Panel ☐ Other
Bushfire Prone Area	No
Swan River Trust Area	No

Proposal:

The application proposes to amend the previous approval for a four-storey commercial development on the southern portion of Lot 12 (82) Marina Boulevard, Ocean Reef (the subject site) as follows:

- Reduction in the total net lettable area (NLA) from 8,070m² to 7,154m²
- Modifications to the basement car park, resulting in a reduction of 30 car parking bays from 296 to 266 and an increase in motorcycle bays from 6 to 12.
- Internal modifications to the level 1 retail floor layout.
- Change of use for the level 2 Child Care Premises to accommodate two commercial tenancies, a solar PV enclosure and an expanded Coles condenser deck from level 3.
- External modifications to the (previous) level 2 Child Care Premises tenancy by:
 - enclosure of the southern outdoor play area facing Marina Boulevard to accommodate two ‘Consulting Rooms’ tenancies with façade treatments and a terrace;
 - removal of the childcare building to provide a PV enclosure and screened, expanded Coles condenser deck;
 - enclosure of the northern outdoor play area to provide end-of-trip facilities and service access to the PV enclosure; and,
 - screening of the condenser deck and PV enclosure to the eastern façade.
- Removal of the level 3 east side plant deck and relocation to level 2, reducing the building height in the south-east of the main building site from 14.8 metres to 13.21 metres above natural ground level.

The proposal listed above is a modified version to the original application lodged in September 2025. The original application proposed replacement of the level 2 Child Care Premises and associated play areas with a 24-hour ‘Recreation – Private’ (gym) use. The original application was advertised for community consultation, with the applicant proposing to replace the ‘Recreation – Private’ with commercial tenancies following consultation for operational reasons.

The application does not seek any modifications to the northern portion of the site which currently accommodates two 'Fast Food Outlets' and a 'Service Station', or the western side of the main shopping centre building.

The development plans are available as Attachment 5.

Background:

The subject site is zoned 'Commercial' under the City's *Local Planning Scheme No. 3* (LPS3) and is bound by Marina Boulevard to the south, Venturi Drive to the west and Cringle Street to the north.

The area is well established, including residential properties on Cringle Street to the north, a Medical Centre and Child Care Centre on Marina Boulevard to the south, Aged and Dependent Persons Dwellings to the east, and an existing school (Ocean Reef Primary School) on Venturi Drive to the west of the site. A location plan is available in Attachment 1.

On 18 April 2023, the Metro Outer Development Assessment Panel (DAP) approved a development application for a new commercial development at the subject site (Attachment 2), which included the four storey development on the southern portion of the site, and a Fast Food Outlet and Service Station development on the northern portion of the site. On 30 July 2024, the DAP approved an application for modifications to this development (Attachment 3), including a reduction in NLA and a change of use from Office to Medical Centre on level 2.

The City has since issued two building permits, relating to earthworks across the overall site and construction of the 'Fast Food Outlet' and 'Service Station' on the northern portion of the lot. The 'Fast Food Outlet' and 'Service Station' with attached Fast Food Outlet (end-cap) tenancy have since been constructed and the Service Station is now operating.

In November 2024, the Applicant sought comment from the City on amendments to the development, which included adjustments to the internal tenancy layout for level 1 and level 2, including the removal of the Recreation – Private use, a decrease in net lettable area resulting in a reduced parking requirement and overall shortfall, modifications to on-site parking, and minor alterations to the Marina Boulevard façade. Given the modifications were largely internal and resulted in a reduced parking requirement and on-site shortfall, the City advised the applicant these modifications could be progressed through a Building Permit process without requiring further development approval.

On 2 October 2025, the DAP approved an extension to the operating hours for the Fast-Food Outlet (end cap) tenancy on the northern portion of the site (Attachment 4). Although this tenancy falls outside the scope of the subject application, it resulted in modifications to Condition 11 of the original approval that is relevant to this amendment.

Legislation and Policy:

Legislation

- *Planning and Development Act 2005.*
- Metropolitan Region Scheme.
- *Planning and Development (Local Planning Schemes) Regulations 2015.*
- *Planning and Development (Development Assessment Panels) Regulations 2011.*
- City of Joondalup Local Planning Scheme No. 3.

State Government Policies

N/A

Structure Plans/Activity Centre Plans

N/A

Local Policies / Strategies

- Local Commercial Strategy.
- Commercial, Mixed Use, and Service Commercial Zone Local Planning Policy (Commercial Policy).
- Planning Consultation Local Planning Policy.

Consultation:

Public Consultation

The application was advertised for 28 days in accordance with the City's Planning Consultation Local Planning Policy, commencing on 13 October 2025 and concluding on 10 November 2025. Consultation was undertaken in the following manner:

- 243 letters issued directly to surrounding landowners and occupiers within a 200-metre radius.
- An additional 98 letters sent to residents not within the 200-metre radius who made a submission as part of the original application approved on 18 April 2023 and/or amended applications approved on 30 July 2024 and 2 October 2025.
- Three (3) signs on site (one per street frontage); and
- Development plans and information made available for public viewing on the City's website.

The City received a total of seven submissions during the consultation period. Of the submissions received, three were in support and four objected to the proposal.

The key issues raised during consultation were:

- The 24-hour operation in relation to the gym being inconsistent with the character of the neighbourhood.
- The exacerbation of existing environmental concerns relating to traffic, noise and signage.
- Operation of a 24-hour gym facility exceeds demand from the wider Joondalup area, with existing facilities sufficiently accommodating this demand.
- The increase in building bulk as a result of extending the Level 2 building envelope and Level 3 east side condenser unit.

A schedule of submissions and the City's responses are included in Attachment 6. The applicant's responses are included in Attachment 7.

Following consultation, amendments were made to the proposal, including removal of the Recreation - Private (gym) use, removal of an additional 18 car parking bays and further internal and external modifications. As these changes did not result in any additional impact when compared to the original proposal submitted, and were considered to address some of the concerns raised during consultation, the amended plans were not readvertised.

Referrals/consultation with Government/Service Agencies

No external referrals/consultation were required as part of this application.

Design Review Panel Advice

The proposed amendments were not presented to the Joondalup Design Review Panel as the modifications were not considered to significantly alter the overall design and appearance of the development.

Other Advice

The application was referred to the City's Health Department and Infrastructure Services (Engineering) department for comment on the plans and documents provided with the subject application.

The City's Health Department confirmed that the updated Acoustic Report (Attachment 9) had sufficiently addressed the potential impact of the proposed development on the surrounding properties and the primary concern would be from the weights dropped, affecting only the adjacent tenancies. Modifications to the plans removing the gym from the application have addressed this concern.

The City's Engineering Department confirmed that the updated Traffic Impact Assessment confirms the adjacent intersections can operate at a satisfactory level, however, requested detailed traffic modelling and further updates to the Traffic Impact Assessment to address the increase in trip generation from the proposed gym. As the gym use has now been removed and the net lettable area of the development reduced, this concern has been addressed.

Planning Assessment:

The proposal has been assessed against the relevant legislative requirements of the City's LPS3 and Local Planning Policies outlined in the Legislation and Policy section of this report. The following matters have been identified as key considerations for the determination of this application:

Land Use

The subject site is zoned 'Commercial' under the City's LPS3. As part of the amendments, the proposal seeks a change of use for the 'Child Care Premises' tenancy on Level 2 to 'Consulting Rooms' which is a permitted 'P' use in Commercial zones. All other land uses remain as previously approved. The remaining currently approved land uses are:

- Permitted (“P”) land uses:
 - Shop
 - Liquor Store – small
 - Restaurant/Café
 - Fast Food Outlet
 - Medical Centre
- Discretionary (“D”) land uses:
 - Service Station
 - Tavern

The objectives of the ‘Commercial’ zone under Part 3 of LPS3 are:

- *To provide for a range of shops, offices, restaurants, and other commercial outlets in defined townsites or activity centres.*
- *To maintain the compatibility with the general streetscape, for all new buildings in terms of scale, height, style, materials street alignment and design of facades or improve the existing streetscape.*
- *To ensure that development is not detrimental to the amenity of adjoining owners or residential properties in the locality.*

The proposed ‘Consulting Rooms’ use within the shopping centre development will have little impact on the amenity of surrounding properties as it is a use that generates minimal noise and manages customers via appointments to minimise traffic or parking concerns. The use is one that directly complements a neighbourhood centre and the surrounding residential land uses, providing medical services to the local community.

The change of use from ‘Child Care Centre’ to ‘Consulting Rooms’ will maintain the wide range of facilities provided as part of the shopping centre. It is therefore considered that the proposed ‘Consulting Rooms’ land use is consistent with the objectives of the Commercial Zone under LPS3, and therefore appropriate for the site.

Net Lettable Area and retail floorspace

The proposed modifications include a removal of floor space previously allocated to the Child Care Premises, and replacement with commercial tenancies, or service areas. Consequently, the overall provision of NLA and retail floorspace for the shopping centre has reduced. The following table indicates the changes made to the existing NLA and retail floorspace in comparison to the original approval and subsequent amendments.

Iteration	Net Lettable Area	Retail Floorspace
DA22/0925 approved 18 April 2023	8,450m ²	3,937.4m ²
DA22/0925.01 approved 30 July 2024	8,069.92m ²	3,998.27m ²
Amendment 22 November 2024	8,063.86m ²	3,992.21m ²
DA22/0925.03 (subject application)	7,158.6m ²	3,987.1m ² (excluding liquor store back of house area)

As shown in the table above, the NLA of the site has significantly reduced from the original development approval and the subsequent amendments in July 2024 and November 2024. The reduction was primarily achieved through the removal of approximately 550m² of floorspace on level 2 which was previously allocated to the Child Care Premises.

The City's Local Commercial Strategy (LCS) includes an indicative retail floorspace threshold of 4,000m² for Ocean Reef Neighbourhood Centre. The LCS identifies indicative shop retail floorspace thresholds for commercial centres across the City of Joondalup. These thresholds are not caps, however establish the level above which a development proponent is required to provide a comprehensive Retail Sustainability Assessment. Condition 20 of the original approval (DA22/0925), retained through subsequent amendments, states:

20. 'The retail net lettable area for the site shall not exceed 4,000m², without prior approval from the City first being obtained.'

The applicant has calculated that the proposal will result in retail floorspace of 3,894.64m² for the development as notated in Attachment 5, which excludes areas marked as 'back of house' (BOH) and areas external to the building (i.e. outdoor alfresco areas and exclusive use balconies). The City's calculations indicate 3,987m² retail floor space which is a negligible different to the applicants calculation. The applicant has also confirmed that the retail floorspace for the development will not exceed the 4,000m² threshold. Condition 20 of the previous approvals will continue to restrict the development's retail floorspace to a maximum of 4,000m².

Parking

Clause 5.6 of the City's Commercial Policy outlines the car parking requirements for commercial development. As the proposed development is a 'shopping centre under 30,000m²' a single parking ratio of 1 bay per 20m² NLA applies to all non-residential land uses located within the site, regardless of the specific land use. The below table outlines the parking requirement as a result of the proposed amendments being considered, as well as the previous parking shortfalls approved on the site.

Provision	Requirement	Proposed
5.6.1	1 bay per 20m² of NLA Current application NLA 7,158.6m² = 357.9 (358) car bays Reduced by 6 bays for motorcycle parking as per 5.6.3 below = 352 bays required. • <i>Approved original application 18 April 2023: 149 bay shortfall.</i> • <i>Approved amendment 30 July 2024: 133 bay shortfall</i> • <i>Minor amendment 22 November 2024: 105 bay shortfall.</i>	266 bays (86 bay shortfall)
5.6.3	Every 30th car bay shall be replaced with two scooter / motorcycle parking bays = 24 scooter / motorcycle bays required.	12 bays (12 bay shortfall)

	• <i>Approved original application 18 April 2023: 20 bay shortfall.</i> • <i>Approved amendment 30 July 2024: 20 bay shortfall.</i> • <i>Minor amendment 22 November 2024: 21 bay shortfall.</i>	
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Though the application presents a shortfall in both car and motorcycle bays, the overall parking shortfall has significantly reduced from previous iterations as listed above. In addition, where the previously approved Child Care Premises has distinct peak times in the morning and evening, the proposed Level 2 Consulting Room tenancies spread the vehicle movements over the day, likely improving traffic flow and bay availability.

The City therefore considers that there remains adequate parking at the subject site for the proposed development.

Traffic

During consultation, concerns were raised regarding additional traffic generated by the proposal, and in particular traffic generated by a change of use from Child Care Premises to Recreation – Private (gym) on level 2.

The Traffic Impact Assessment (TIA) was submitted with the original application (Attachment 8). The TIA estimated an increase of six vehicle trips in the AM peak hour, 20 during the PM peak hour and 131 trips during the Saturday peak hour as a result of the Recreation – Private (gym) use. Whilst this represented an increase in vehicle movements compared to the existing approval, the City assessed the increase as relatively minor and capable of being accommodated within the existing road network.

Following public consultation, the applicant amended the proposal to remove the 'Private – Recreation' component and instead introduce Consulting Rooms. Consulting Rooms are defined as a use with no more than two health practitioners operating at any one time. As such, the use is expected to generate significantly fewer vehicle movements than a gym and to operate with appointments spread throughout the day, rather than during concentrated peak periods or throughout the night as would occur with a 24 hour gym.

Although the applicant did not submit updated traffic modelling following this amendment, the City considers that the modified proposal is likely to result in a reduction in traffic generation compared to that previously assessed. The Consulting Rooms use is anticipated to have lower patron numbers, reduced operating hours, and more evenly distributed vehicle movements when compared to both a Child Care Premises (which typically generates peak drop-off and pick-up traffic) and a gym.

The removal of the Recreation – Private use directly addresses the submitter concerns regarding traffic impacts associated with that component of the proposal. Having regard to the previously assessed traffic outcomes, the nature and scale of the amended land use, and the capacity of the existing road network, the City considers that the proposed modification is unlikely to result in any unacceptable traffic impacts.

Building Design

The proposed modifications primarily relate to the change of use to the level 2 Child Care Premises and the basement parking configuration. No changes were made to the overall building footprint, and the external appearance and design of the proposed development has not been significantly altered from that previously approved.

Height

Building height was raised as a concern during the consultation period, with particular reference to an increase in height of the level 3 condenser deck located above the originally proposed 'Recreation – Private' (gym) roof on the building's eastern side. Notwithstanding that this was within the permitted building height under the City's Commercial Policy, removal of the level 3 condenser deck and relocation to level 2 has resulted in the height of the building's eastern side being reduced from that previously approved.

The application does not propose to alter the overall building height approved through previous applications. Whilst the elevations in Attachment 5 indicate a change in height on the west elevation, these annotations are carried over from previous amendments and are not applicable to this application.

Materiality

The materiality and overall appearance of the development as viewed from all adjoining streets remains relatively unchanged as part of this application. The primary materials for the development are noted below:

- Ribbed metal cladding in a basalt matt colour
- Limestone cladding (for the ground floor)
- White rendered masonry

The City considers that the materials for the built form on Marina Boulevard and Venturi Drive will complement the newly constructed Service Station, Fast Food Outlet and Fast-Food Outlet (end-cap) tenancies as shown in Attachment 1. Consistent materiality is therefore proposed across the site, tying the structures together for a more cohesive overall design.

Given the materials selected and their consistency with previous development approvals at the subject site, the minor changes to the appearance of the development are not considered to have any impact on the surrounding properties or the streetscape.

Signage

A concern raised during the consultation period included the appearance of proposed signage across the site. This predominantly referenced signage on the northern portion of the site relating to the Service Station and freestanding Fast Food Outlet, though also included the impact of advertising signage for the gym and Coles supermarket. Following consultation, this signage was removed from the proposal.

Any signage proposed at the site will be processed with a separate development application in accordance with Condition 15 of DA22/0925, which requires the preparation of a signage strategy for the entire site.

Conclusion:

As detailed above, the application to amend the previously approved development at the subject site, including basement parking, tenancy layout, level 2 land uses and plant deck (with expanded Coles condenser unit) relocation is considered to meet the intent, objectives and requirements of LPS3, as well as relevant state and local planning policies.

The City is supportive of the modifications to the proposed development, with the resultant amenity impact on surrounding properties to be reduced as a result of the amended proposal. The proposed development is therefore recommended for approval, subject to conditions.

The proposed modified condition and advice note are listed below for reference, identifying which element is recommended to be altered:

Amended Condition

11. *The hours of operation are to be in accordance with the following:*
 - a. *Service Station: 5:00am – 9:00pm*
 - b. *Fast Food Outlet: 10:00am – 9:00pm*
 - c. *Fast Food Outlet (end-cap): 6:00am – 9:00pm*
 - d. ~~*Child Care Premises: Monday to Friday 7:00am – 6:00pm*~~

Amended Advice Note

7. *In relation to Operation Management Plan, this is also to include the following:*
 - a. *Management around the service lane including limiting access to this area outside of delivery times to ensure no impacts on surrounding residents by way of noise or headlight glare.*
 - b. *Delivery management for all tenancies including the Service Station and Fast Food Outlet, including small and large vehicles noting large truck deliveries using the service lane are to only occur between 7.00am to 7.00pm hours Monday to Saturday or 9.00am to 7.00pm hours on a Sunday or public holiday.*
 - c. *Management of loading dock areas including measures to minimise noise impacts on adjoining properties from plant equipment or excessive noise from staff.*
 - d. *Management practices to minimise occurrences of and manage inappropriate behaviour, particularly after hours of the centre, ~~particularly during operating hours of the Child Care Premises and after hours of the centre.~~*
 - e. *Measures put in place to control music within the Tavern alfresco area.*
 - f. *Security management associated with mitigating impacts in car parks after hours.*



Image 1 – Northwest – east side of subject site from Marina Boulevard with aged and dependent persons dwellings on the east (right) side



Image 2 – North – east side of subject site from Marina Boulevard with aged and dependent persons dwellings on east (right) side



Image 3 – North – east boundary of subject site from Marina Boulevard with northern pad site behind including constructed fast food outlet (centre) and service station (left)



Image 4 – North – east boundary of subject site with northern pad site behind and Cringle Street access point to rear (centre)



Image 5 – East – subject site from Venturi Drive with Marina Boulevard intersection (right) and aged and dependent persons dwellings behind



Image 6 – East – subject site from Venturi Drive with northern pad site service station and fast food outlet (right)





LG Ref: DA22/0925
DAP Ref: DAP/22/02382
Enquiries: (08) 6551 9919

Ms Emma Dunning
Saracen Property Pty Ltd c/-Urbis
Level 14/1 William Street
Perth WA 6000

Dear Ms Dunning,

**METRO OUTER JDAP - CITY OF JOONDALUP - DAP APPLICATION - DA22/0925
- DETERMINATION**

Property Location:	82 Marina Boulevard, Ocean Reef
Application Details:	New Commercial Development

Thank you for your Form 1 Development Assessment Panel (DAP) application and plans submitted to the City of Joondalup on 25 November 2022 for the above-mentioned development.

This application was considered by the Metro Outer JDAP at its meeting held on 18 April 2023, where in accordance with the provisions of the City of Joondalup Local Planning Scheme No.3, it was resolved to **approve** the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, an application may be made to amend or cancel this planning approval in accordance with regulation 17 and 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Please also 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*. Such an application must be made within 28 days of the determination, in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any queries with respect to the conditions of approval, please contact Mr Jeremy Thompson on behalf of the City of Joondalup on 08 9400 4400.

Yours sincerely,

DAP Secretariat

26 April 2023

Encl. DAP Determination Notice
Approved Plans

Cc: Mr Jeremy Thompson - City of Joondalup



Planning and Development Act 2005

City of Joondalup Local Planning Scheme No.3

Metro Outer Joint Development Assessment Panel

**Determination on Development Assessment Panel
Application for Planning Approval**

Property Location: 82 Marina Boulevard, Ocean Reef

Application Details: New Commercial Development

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 18 April 2023, subject to the following:

That the Metro Outer Joint Development Assessment Panel resolves to:

1. **Approve** DAP Application reference DAP/22/02382 and accompanying plans (Attachment 1) in accordance with the Metropolitan Region Scheme, Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Joondalup *Local Planning Scheme No. 3*, subject to the following conditions:

Conditions

1. Pursuant to clause 26 of the Metropolitan Region Scheme, this approval is deemed to be an approval under clause 24(1) of the Metropolitan Region Scheme.
2. This approval relates to the commercial development and associated works only and development shall be in accordance with the approved plan(s), any other supporting information and conditions of approval. It does not relate to any other development on the lot.
3. All stormwater shall be collected on-site and disposed of in a manner acceptable to the City.
4. All development shall be contained within the property boundaries.
5. The applicant shall remove the existing crossovers, including any concrete aprons, and reinstate any kerbing, landscaping, footpath and/or other infrastructure to the satisfaction of the City. These works shall be completed within 28 days of the completion of construction of the new crossover.
6. The development shall comply with all recommendations of the Environmental Acoustic Assessment to the satisfaction of the City.



7. A Construction Management Plan shall be submitted to and approved by the City prior to the commencement of development. The management plan shall include details regarding mitigation measures to address impacts associated with construction works and shall be prepared to the specification and satisfaction of the City. The construction works shall be undertaken in accordance with the approved Construction Management Plan.
8. An updated Waste Management Plan shall be submitted and approved by the City prior to the commencement of development. The updated Waste Management Plan shall include details about the waste collection of the supermarket. The development is to be undertaken in accordance with the approved Waste Management Plan and is to be thereafter implemented to the satisfaction of the City.
9. A Lighting Plan for external building lighting within the lease boundary shall be submitted to and approved by the City of Joondalup prior to the commencement of development. The lighting shall be installed in accordance with the approved plan to the specifications and satisfaction of the City of Joondalup.
10. A Parking Management Plan shall be submitted and approved by the City prior to the commencement of development. The Parking Management Plan shall include details about;
 - Management of staff during peak periods (ie. Christmas/easter etc).
 - Other mitigation measures to ensure parking will occur in an efficient manner (ie. numberplate recognition systems).
 - Operation of ride share services.

The development is to be undertaken in accordance with the approved Parking Management Plan and is to be thereafter implemented to the satisfaction of the City.
11. The hours of operation are to be in accordance with the following:
 - a. Service Station: 5.00am – 9.00pm
 - b. Fast Food Outlet: 10.00am – 9.00pm
 - c. Fast Food Outlet (end-cap): 6.00am – 6.00pm
 - d. Child Care Premises: Monday to Friday 7.00am – 6.00pm



12. A detailed Landscaping Plan shall be submitted to, and approved by, the City prior to the commencement of development. The Landscaping Plan is to indicate the proposed landscaping treatment(s) in the subject site and the adjoining road verge(s), and shall:
 - a. Be drawn at an appropriate scale of either 1:100, 1:200 or 1:500;
 - b. Provide all details relating to paving, treatment of verges and tree planting in the car park. Planting/landscaping within the verge is to be suitably landscaped to discourage the verge from being used as verge parking;
 - c. Show spot levels and/or contours of the site;
 - d. Indicate any natural vegetation to be retained and the proposed manner in which this will be managed;
 - e. Be based on water sensitive urban design principles to the satisfaction of the City;
 - f. Be based on Designing out Crime principles to the satisfaction of the City; and
 - g. Show all irrigation design details.
13. Landscaping and reticulation shall be established in accordance with the approved Landscaping Plan and relevant Australian Standards prior to the development first being occupied and thereafter maintained to the satisfaction of the City.
14. An Operations Management Plan shall be submitted and approved by the City prior to the commencement of development. The Operation Management Plan shall detail how ongoing operations of the centre are to be undertaken to ensure that activities do not negatively impact other land uses or surrounding properties.
15. A signage strategy detailing signage for the entire development is to be submitted to, and approved, by the City prior to the occupation of the first tenancy within the development. The signage strategy shall include advertising for all tenancies, wayfinding signage for major tenancies and any signage associated with delineating parking areas with service lanes. No signage shall be erected until the signage strategy has been approved by the City.
16. A full schedule of colours and materials for all exterior parts to the development is to be submitted to and approved by the City prior to the commencement of development. The external surface of the development, including roofing, shall be finished in materials and colours that have low reflective characteristics. Development shall be in accordance with the approved schedule and all external materials and finishes shall be maintained to a high standard, including being free of vandalism, to the satisfaction of the City.
17. Any proposed building plant and equipment, including air conditioning units, piping, ducting and water tanks shall be located so as to minimise any visual and noise impact on surrounding landowners, and screened from view from the street, and where practicable from adjoining buildings. Details shall be submitted to and approved by the City prior to the commencement of development. Development shall be in accordance with these approved details.



18. The car parking bays, driveways and access points shown on the approved plans are to be designed, constructed, drained and marked in accordance with the Australian Standard for Off-street Car Parking (AS/NZS2890.1 2004), Off-street Parking for People with Disabilities (AS/NZS2890.6 2009) and Off-street Commercial Vehicle Facilities (AS2890.2:2002), prior to the occupation of the development. These bays are to be thereafter maintained to the satisfaction of the City.
19. Bicycle parking facilities shall be provided in accordance with the Australian Standard for Off-street Carparking – Bicycles (AS2890.3-1993 as amended) prior to the development first being occupied. Details of bicycle parking areas shall be provided to the City for approval prior to the commencement of development.
20. The retail net lettable area for the site shall not exceed 4,000m², without prior approval from the City first being obtained.

Advice Notes

1. Further to condition 1, the land uses identified within the development are to comply with the corresponding definitions within the *City of Joondalup Local Planning Scheme No. 3*.
2. Any existing infrastructure/assets within the road reserve (e.g. footpath, kerbing and street trees) are to be retained and protected during construction of the development and are not to be removed or altered. Should any infrastructure or assets be damaged during the construction of the development, it is required to be reinstated to the satisfaction of the City.
3. The Construction Management Plan shall be prepared using the City's Construction Management Plan template which can be provided upon request.
4. The City encourages the applicant/owner to incorporate materials and colours to the external surface of the development, including roofing, that have low reflective characteristics to minimise potential glare from the development impacting the amenity of the adjoining or nearby neighbours.
5. In regard to the landscape plan, the existing tree/s proposed to be retained onsite is to be protected during construction to avoid damaging or removal of the tree(s). Should the tree not survive, a replacement tree of a similar size at maturity will need to be planted onsite (and thereafter maintained) by the landowners to ensure compliance with this condition of development approval.
6. In relation to the condition requiring the submission of a Lighting Plan, this is to indicate how the development will achieve compliance with AS/NZS 1680.1:2006 Interior and workplace lighting or AS/NZS 4282:2019 Outdoor Lighting Obtrusive Effects.

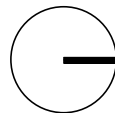


7. In relation to Operation Management Plan, this is also to include the following;
 - a. Management around the service lane including limiting access to this area outside of delivery times to ensure no impacts on surrounding residents by way of noise or headlight glare.
 - b. Delivery management for all tenancies including the Service Station and Fast Food Outlet, including small and large vehicles noting large truck deliveries using the service lane are to only occur between 07.00am to 7.00pm hours Monday to Saturday or 9.00am to 7.00pm hours on a Sunday or public holiday.
 - c. Management of loading dock areas including measures to minimise noise impacts on adjoining properties from plant equipment or excessive noise from staff.
 - d. Management practices to minimise occurrences of and manage inappropriate behaviour, particularly during operating hours of the Child Care Premises and after hours of the centre.
 - e. Measures put in place to control music within the Tavern alfresco area.
 - f. Management of noise associated with the Recreation Centre and the use of the terrace area.
 - g. Security management associated with mitigating impacts in car parks after hours.
8. In relation to the signage strategy, the wayfinding signage is to specifically promote legible movements through to major tenancies in a manner and form that does not create additional proliferation of signage surrounding the development. All signage is to be located within the property and not located within verge areas. The signage strategy is to be submitted to the City in the form of a development application.
9. In relation to the implementation of the environmental acoustic assessment, the fast food tenancy drive through is to have a 3.0m barrier on the east side of the drive through area (measured from ground level of the drive through to its effective height and angled towards the tenancy). An additional 2.0m barrier is to be included in the landscaping between the drive through lane and Cringle Street.
10. Any building, piling and associated construction activities within the development site will be required to comply with the Water Corporation's Technical Guidelines for Safely Working near Water Corporation Assets.
11. The development is required to comply with all applicable legislation and requirements associated with the storage and sale of dangerous goods.
12. The mechanical services design is to be confirmed during the design development phase. An acoustic study of the mechanical services is to be undertaken once the design has been finalised by a suitably qualified person to ensure compliance with the Environmental Protection (Noise) Regulations 1997 is achieved.



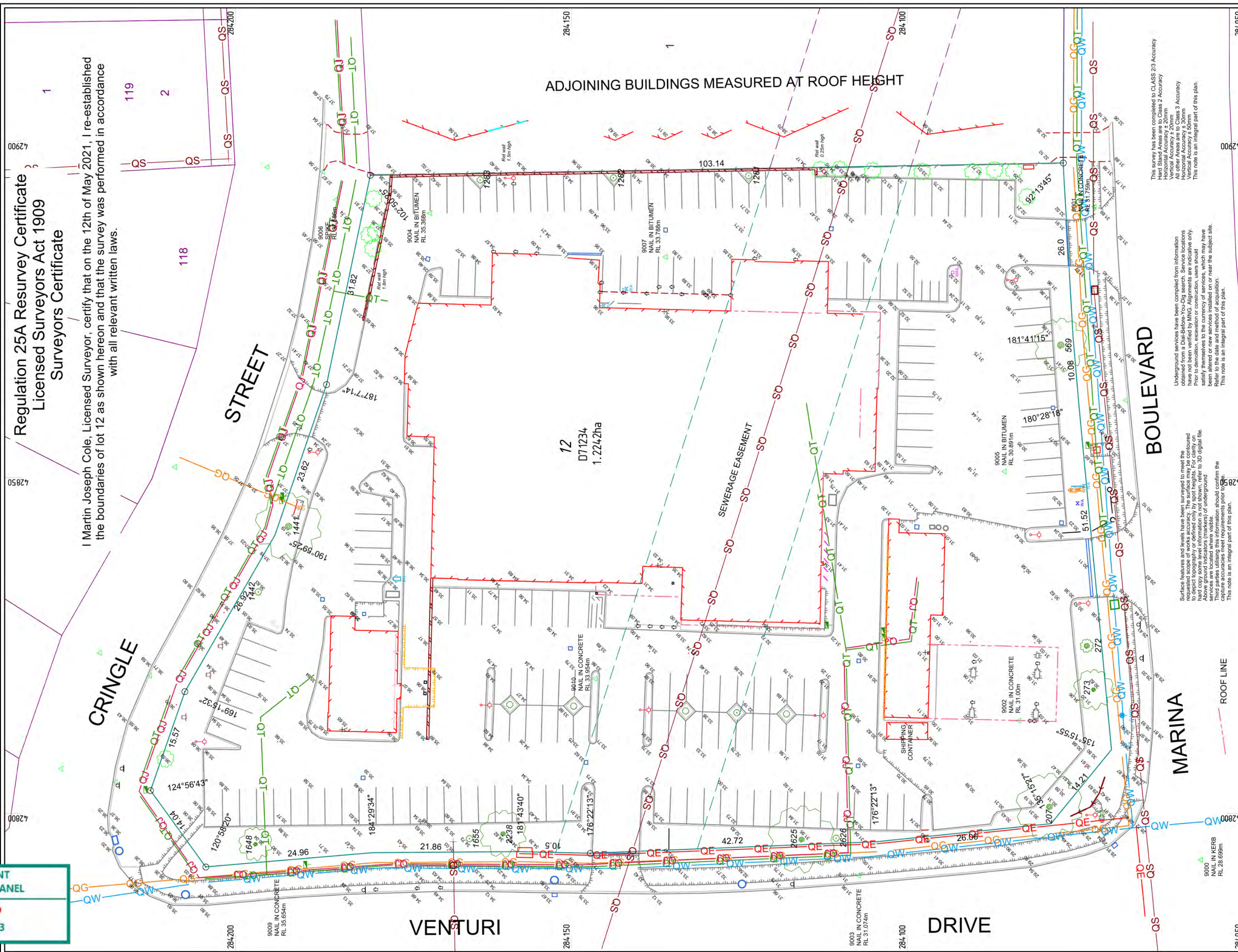
13. Waste collections and other such specified works (shopping centre cleaning and maintenance works that may create noise) under Regulation 14A – “Waste collection and other works” of the *Environmental Protection (Noise) Regulations 1997* are to be undertaken in accordance with the requirements of Class 1 works, and only occur between 7.00am to 7.00pm Monday to Saturday or 9.00am to 7.00pm hours on a Sunday or public holiday unless a noise management plan has been submitted to and approved by the City of Joondalup 7 day prior to the works scheduled.
14. Premises selling food and drink to comply with the *Food Act 2008*.
15. The City’s Environmental Health team is to be contacted to arrange for final inspections of the food premises fit outs and public buildings prior to commencement of operations.
16. The childcare premises to comply in all respects with the *Food Act 2008*, Australia New Zealand Food Standards Code and Standard 3.3.1 which relates to Food Safety Programs for Food Service to Vulnerable Persons.
17. Premises to comply with the *Health (Public Buildings) Regulations 1992*. Please be aware that some requirements for Public Buildings in WA are different from the general building code. In particular, steps and stairs in public buildings are required to have a tread no less than 280mm and a riser no greater than 180mm.
18. All commercial premises within the City of Joondalup are required to store bins within a bin store that incorporates wash-down facilities. Minimum specification is a 1.5m x 1.5m concrete pad graded to a floor waste connected to sewer and a hose cock.
19. The development shall comply with the *Sewerage (Lighting, Ventilation and Construction) Regulations 1971* including all internal water closets meeting the required air changes through the use of mechanical exhaust ventilation flumed to the outside air.

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) or local government approval under regulation 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.



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Regulation 25A Resurvey Certificate
Licensed Surveyors Act 1909
Surveyors Certificate

I Martin Joseph Cole, Licensed Surveyor, certify that on the 12th of May 2021, I re-established the boundaries of lot 12 as shown hereon and that the survey was performed in accordance with all relevant written laws.

ADJOINING BUILDINGS MEASURED AT ROOF HEIGHT

STREET

CRINGLE

VENTURI DRIVE

MARINA BOULEVARD

ROOF LINE

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1.2242ha

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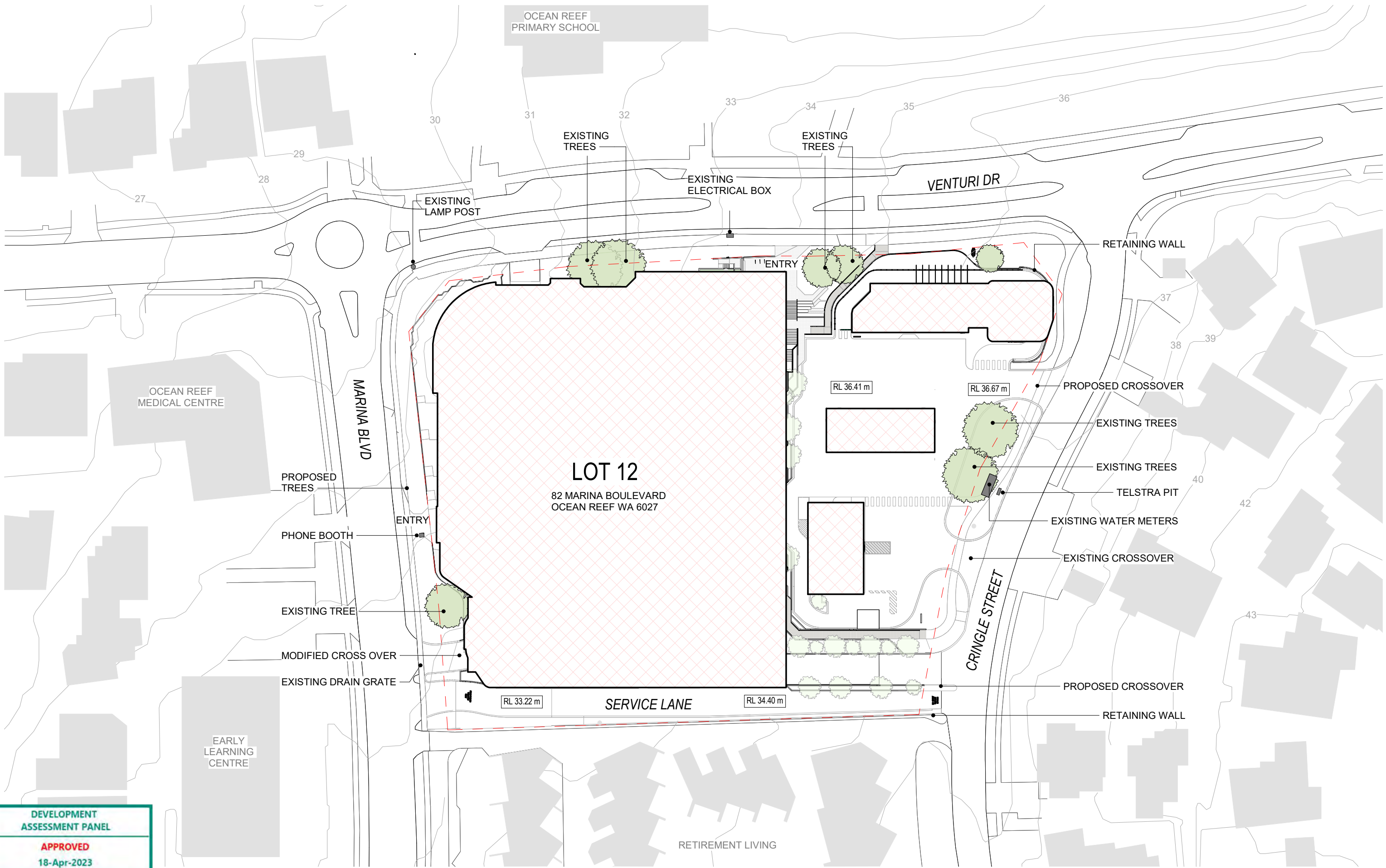
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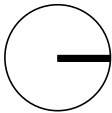


DEVELOPMENT
ASSESSMENT PANEL

APPROVED
18-Apr-2023

CAMERON
CHISHOLM
NICOL

PROJECT
OCEAN REEF SHOPPING
CENTRE



SCALE @ A3:

0 7.5 15 22.5 30 M (1 : 750)

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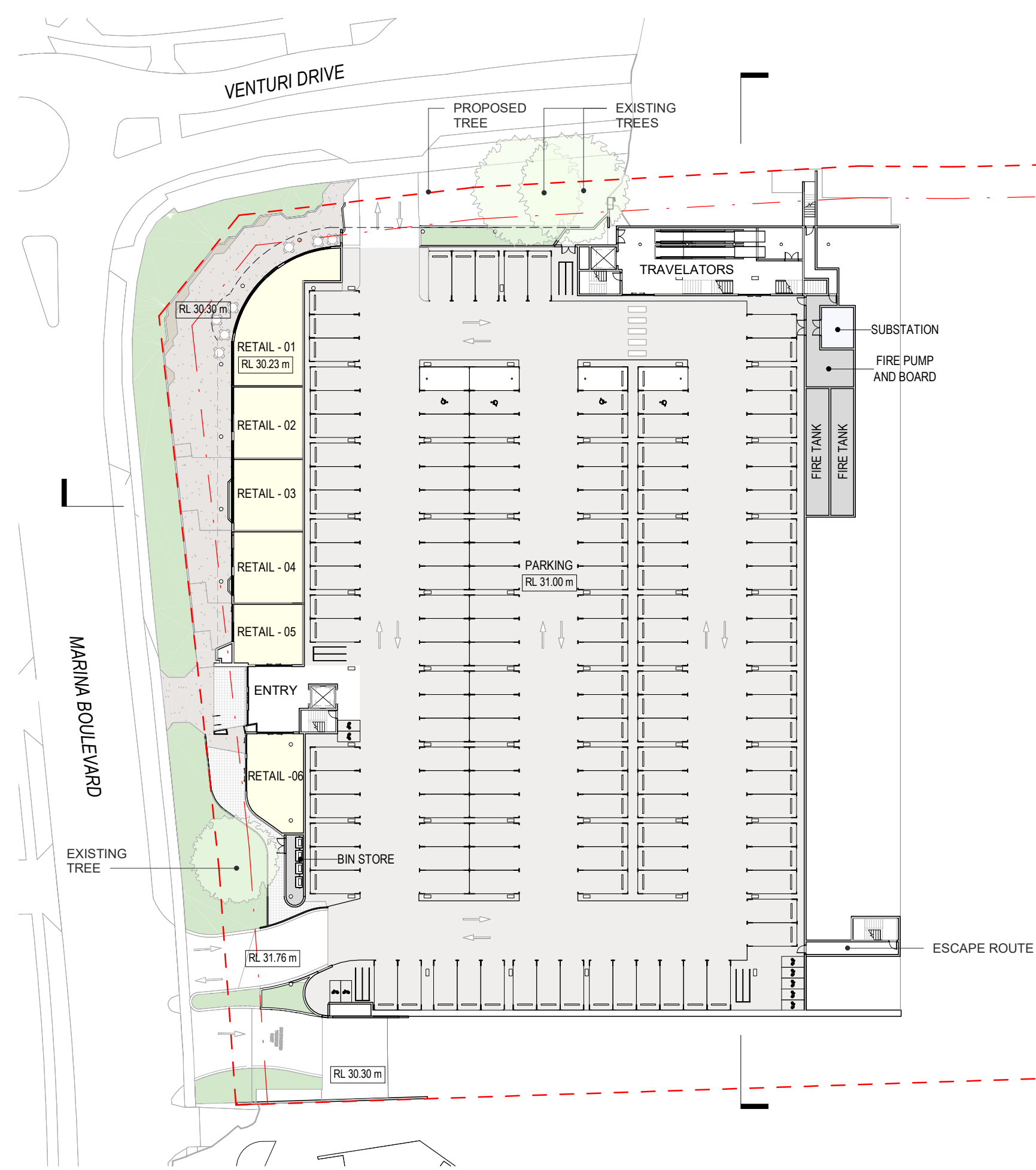


DRAWING #
A100

SHEET NAME
SITE PLAN

ISSUE DATE
20/02/2023

PHASE
DA



DEVELOPMENT
ASSESSMENT PANEL

APPROVED
18-Apr-2023

Name	Area	Level
------	------	-------

OUTDOOR DINING	135.22 m ²	00 Ground
00 Ground	135.22 m ²	135.22 m ²

GYM	381.58 m ²	01 Level
GYM TERRACE	38.59 m ²	01 Level
01 Level	420.17 m ²	
GYM	420.17 m ²	

RETAIL - 01	103.84 m ²	00 Ground
RETAIL - 02	61.59 m ²	00 Ground
RETAIL - 03	60.96 m ²	00 Ground
RETAIL - 04	61.48 m ²	00 Ground
RETAIL - 05	53.11 m ²	00 Ground
RETAIL - 06	63.22 m ²	00 Ground
00 Ground	404.20 m ²	

LIQUOR	195.26 m ²	01 Level
MINI MAJOR 01	403.01 m ²	01 Level
PHARMACY	256.81 m ²	01 Level
RETAIL - 07	88.23 m ²	01 Level
RETAIL - 08	88.23 m ²	01 Level
RETAIL - 09	67.82 m ²	01 Level
RETAIL - 10	146.18 m ²	01 Level
RETAIL - 11	80.45 m ²	01 Level
RETAIL - 12	93.63 m ²	01 Level
RETAIL - 13	91.92 m ²	01 Level
RETAIL - 14	84.46 m ²	01 Level
RETAIL - 15	82.75 m ²	01 Level
RETAIL - 16	91.42 m ²	01 Level
RETAIL - 17	92.61 m ²	01 Level
RETAIL - 18	120.57 m ²	01 Level
RETAIL - 19	117.45 m ²	01 Level
01 Level	2100.81 m ²	
RETAIL	2505.02 m ²	

SUPERMARKET	1215.19 m ²	01 Level
SUPERMARKET BOH	135.09 m ²	01 Level
01 Level	1350.28 m ²	
SUPERMARKET	1350.28 m ²	
GRAND TOTAL	4410.69 m ²	

CARPARKING TABLE	Count	Level
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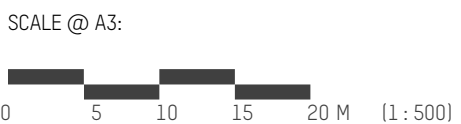
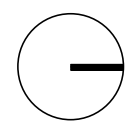
2600 x 5500 STANDARD BAY - GF	140	00 Ground
2600 x 5500 - ACCESSIBLE BAY - GF	4	00 Ground
00 Ground	144	

2600 x 5500 ACCESSIBLE BAY	3	01 M Level
2600 x 5500 STANDARD BAY	13	01 M Level
01 M Level	16	

2600 x 5500 STANDARD BAY - L2	108	02 Level
2600 x 5500 - ACCESSIBLE BAY - L2	2	02 Level
02 Level	110	
GRAND TOTAL	270	

CAMERON
CHISHOLM
NICOL

PROJECT
OCEAN REEF SHOPPING
CENTRE



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DRAWING #
A102

SHEET NAME
GROUND LEVEL

ISSUE DATE
20/02/2023

PHASE
DA



Name	Area	Level
------	------	-------

OUTDOOR DINING	135.22 m ²	00 Ground
00 Ground	135.22 m ²	
	135.22 m ²	

GYM	381.58 m ²	01 Level
GYM TERRACE	38.59 m ²	01 Level
01 Level	420.17 m ²	
GYM	420.17 m ²	

RETAIL - 01	103.84 m ²	00 Ground
RETAIL - 02	61.59 m ²	00 Ground
RETAIL - 03	60.96 m ²	00 Ground
RETAIL - 04	61.48 m ²	00 Ground
RETAIL - 05	53.11 m ²	00 Ground
RETAIL - 06	63.22 m ²	00 Ground
00 Ground	404.20 m ²	

LIQUOR	195.26 m ²	01 Level
MINI MAJOR 01	403.01 m ²	01 Level
PHARMACY	256.81 m ²	01 Level
RETAIL - 07	88.23 m ²	01 Level
RETAIL - 08	88.23 m ²	01 Level
RETAIL - 09	67.82 m ²	01 Level
RETAIL - 10	146.18 m ²	01 Level
RETAIL - 11	80.45 m ²	01 Level
RETAIL - 12	93.63 m ²	01 Level
RETAIL - 13	91.92 m ²	01 Level
RETAIL - 14	84.46 m ²	01 Level
RETAIL - 15	82.75 m ²	01 Level
RETAIL - 16	91.42 m ²	01 Level
RETAIL - 17	92.61 m ²	01 Level
RETAIL - 18	120.57 m ²	01 Level
RETAIL - 19	117.45 m ²	01 Level
01 Level	2100.81 m ²	
RETAIL	2505.02 m ²	

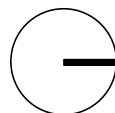
SUPERMARKET	1215.19 m ²	01 Level
SUPERMARKET BOH	135.09 m ²	01 Level
01 Level	1350.28 m ²	
SUPERMARKET	1350.28 m ²	
GRAND TOTAL	4410.69 m ²	

DEVELOPMENT
ASSESSMENT PANEL

APPROVED
18-Apr-2023

CAMERON
CHISHOLM
NICOL

PROJECT
OCEAN REEF SHOPPING
CENTRE



SCALE @ A3:

0 5 10 15 20 M (1 : 500)

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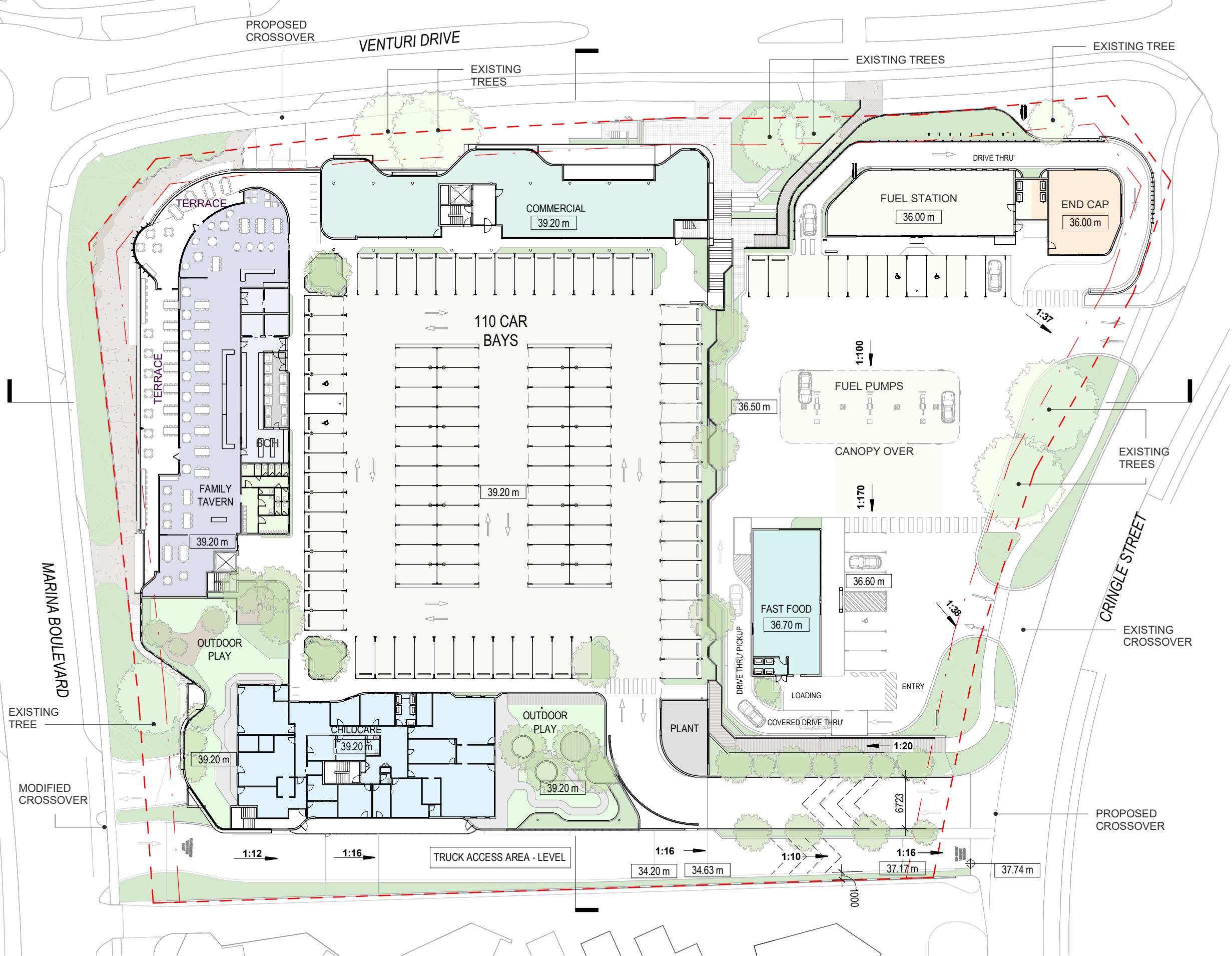


DRAWING #
A103

SHEET NAME
LEVEL 1

ISSUE DATE
20/02/2023

PHASE
DA



AREA SCHEDULE (Rentable) 02 & 03

Name	Area	Level
------	------	-------

02 Level

CHILDCARE	544.58 m ²	02 Level
OUTDOOR PLAY 01	323.45 m ²	02 Level
OUTDOOR PLAY 02	289.57 m ²	02 Level
TERRACE	48.11 m ²	02 Level
CHILDCARE	1205.71 m ²	

02 Level

COMMERCIAL	421.08 m ²	02 Level
TERRACE	22.93 m ²	02 Level

03 Level

COMMERCIAL	598.57 m ²	03 Level
TERRACE	22.22 m ²	03 Level
COMMERCIAL	1064.79 m ²	

02 Level

TAVERN	709.93 m ²	02 Level
TAVERN UECA	256.95 m ²	02 Level
TAVERN	966.88 m ²	
GRAND TOTAL	3237.37 m ²	

CARPARKING TABLE L2

2600 x 5500 STANDARD BAY - L2	108
2600 x 5500 - ACCESSIBLE BAY - L2	2

GRAND TOTAL 110

NOTE:

UECA: Un-Enclosed Covered Area

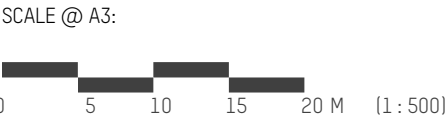
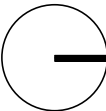
DEVELOPMENT
ASSESSMENT PANEL

APPROVED

18-Apr-2023

CAMERON
CHISHOLM
NICOL

PROJECT
OCEAN REEF SHOPPING
CENTRE



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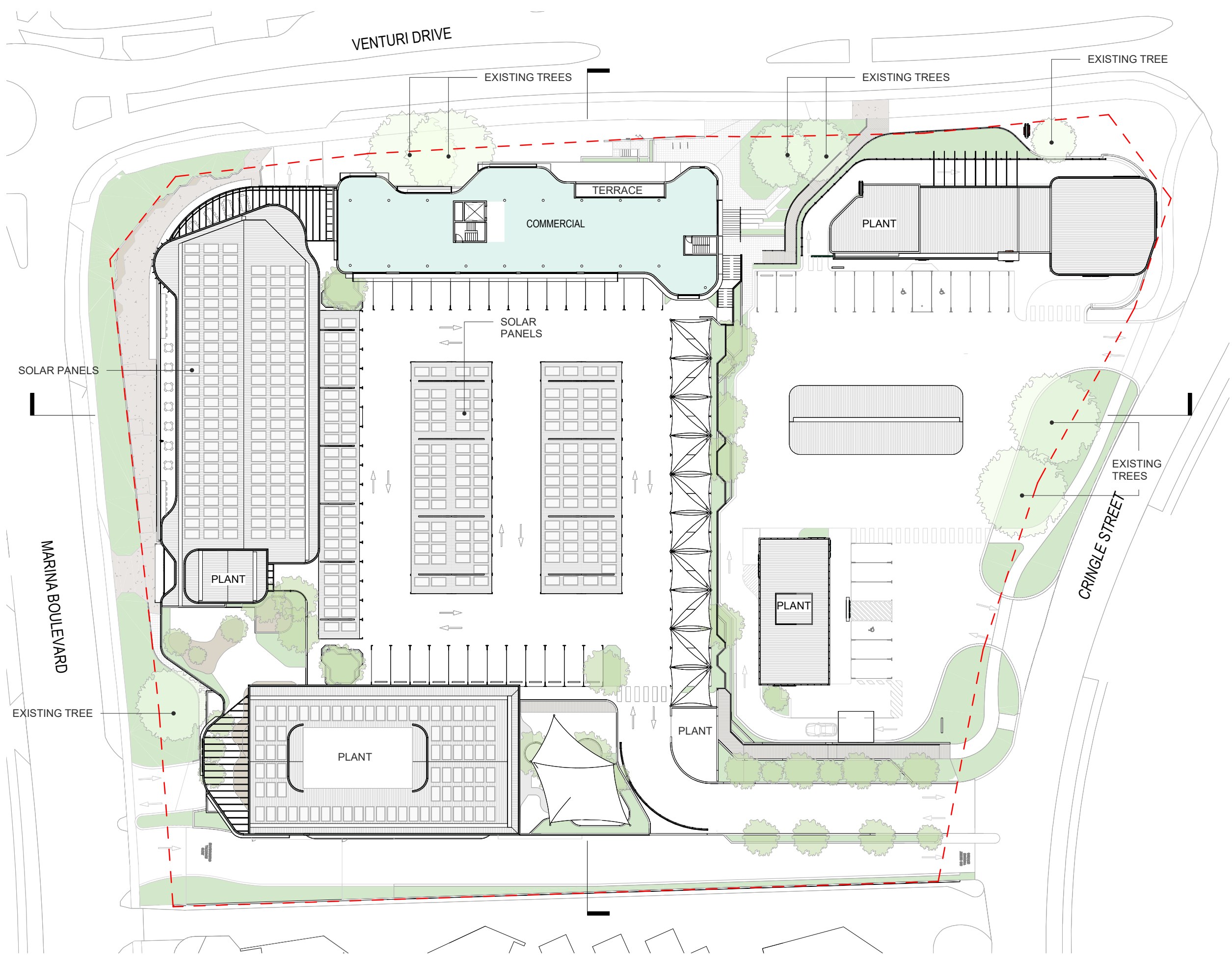


DRAWING #
A104

SHEET NAME
LEVEL 02

ISSUE DATE
20/02/2023

PHASE
DA



AREA SCHEDULE (Rentable) 02 & 03		
Name	Area	Level

02 Level		
CHILDCARE	544.58 m ²	02 Level
OUTDOOR PLAY 01	323.45 m ²	02 Level
OUTDOOR PLAY 02	289.57 m ²	02 Level
TERRACE	48.11 m ²	02 Level
CHILDCARE	1205.71 m ²	

02 Level		
COMMERCIAL	421.08 m ²	02 Level
TERRACE	22.93 m ²	02 Level

03 Level		
COMMERCIAL	598.57 m ²	03 Level
TERRACE	22.22 m ²	03 Level
COMMERCIAL	1064.79 m ²	

02 Level		
TAVERN	709.93 m ²	02 Level
TAVERN UECA	256.95 m ²	02 Level
TAVERN	966.88 m ²	
GRAND TOTAL	3237.37 m ²	

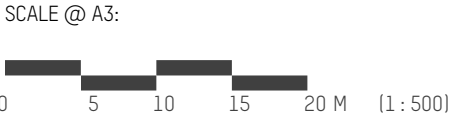
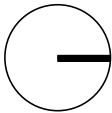
DEVELOPMENT
ASSESSMENT PANEL

APPROVED

18-Apr-2023

CAMERON
CHISHOLM
NICOL

PROJECT
OCEAN REEF SHOPPING
CENTRE



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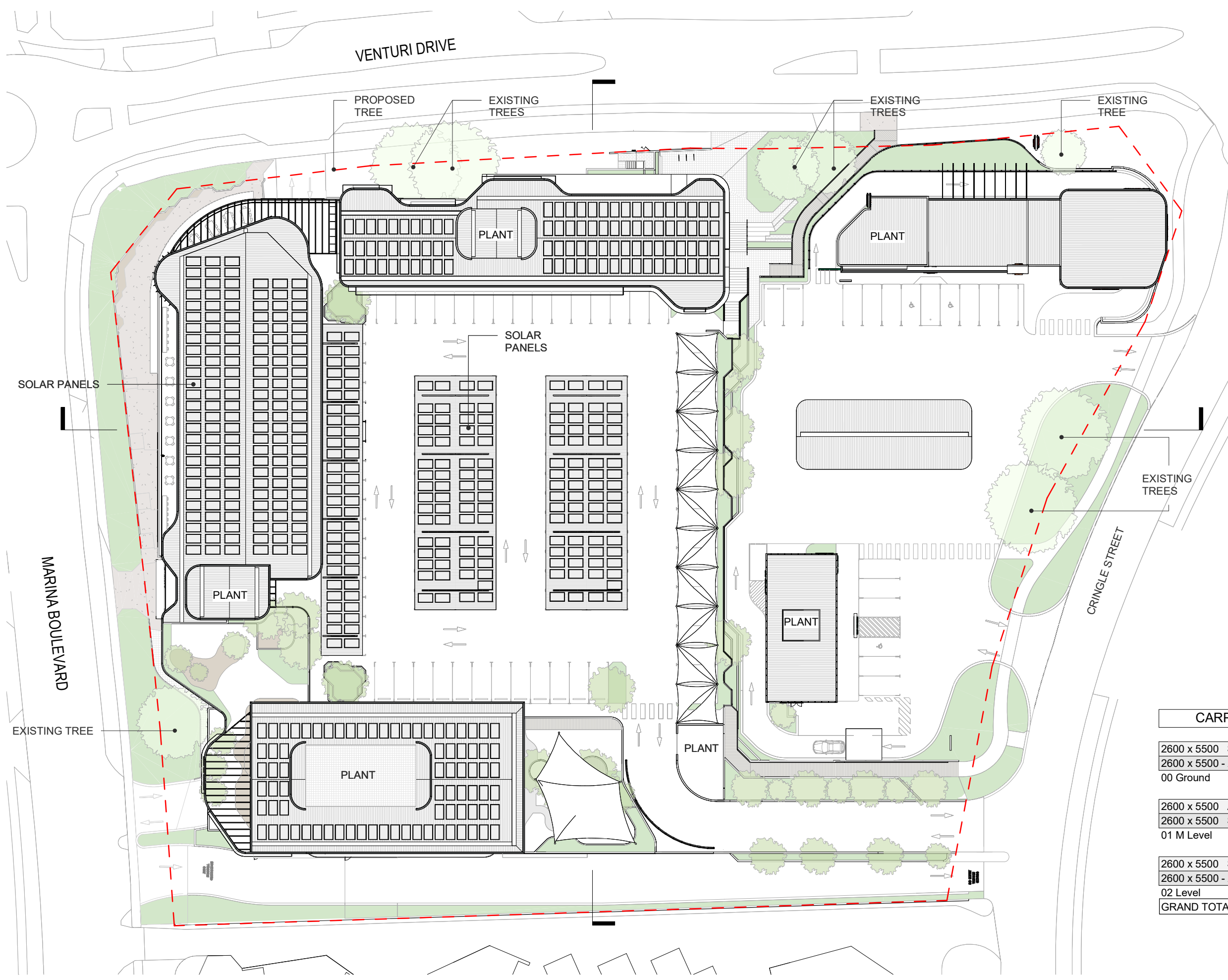


DRAWING #
A105

SHEET NAME
LEVEL 03

ISSUE DATE
20/02/2023

PHASE
DA



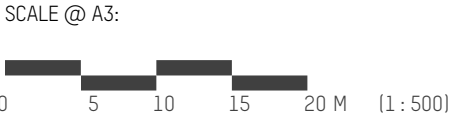
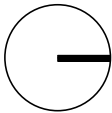
DEVELOPMENT
ASSESSMENT PANEL

APPROVED
18-Apr-2023

CARPARKING TABLE	Count	Level
2600 x 5500 STANDARD BAY - GF	140	00 Ground
2600 x 5500 - ACCESSIBLE BAY - GF	4	00 Ground
00 Ground	144	
2600 x 5500 ACCESSIBLE BAY	3	01 M Level
2600 x 5500 STANDARD BAY	13	01 M Level
01 M Level	16	
2600 x 5500 STANDARD BAY - L2	108	02 Level
2600 x 5500 - ACCESSIBLE BAY - L2	2	02 Level
02 Level	110	
GRAND TOTAL	270	

CAMERON
CHISHOLM
NICOL

PROJECT
OCEAN REEF SHOPPING
CENTRE



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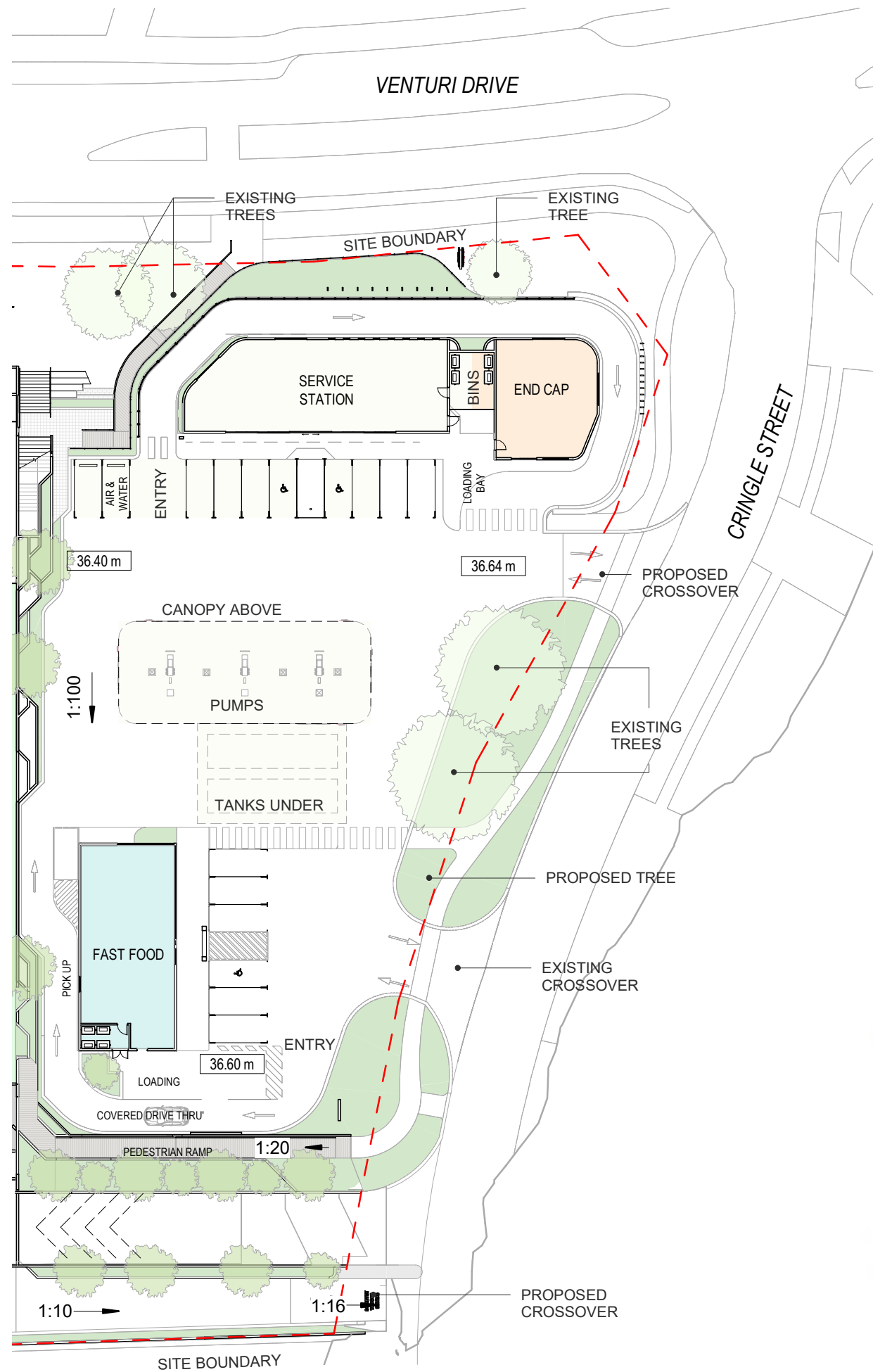


DRAWING #
A110

SHEET NAME
ROOF PLAN

ISSUE DATE
20/02/2023

PHASE
DA



SERVICE STATION EAST



SERVICE STATION SOUTH



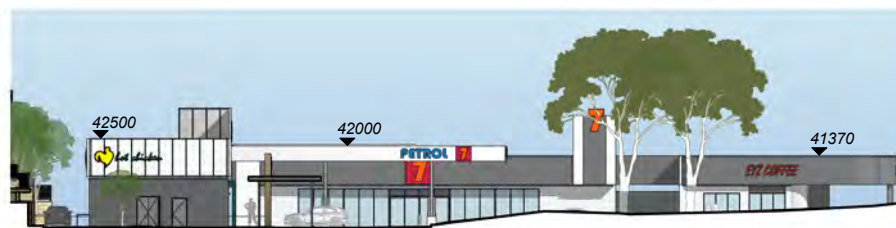
SERVICE STATION WEST



FAST FOOD EAST



FAST FOOD NORTH



FAST FOOD WEST

AREA SCHEDULE (Rentable) SERVICE STATION + DRIVE THROUGH

Name	Area
SERVICE STATION	201.43 m ²
SERVICE STATION + ENDCAP BINS	24.02 m ²
SERVICE STATION CANOPY + TANKS	351.32 m ²
SERVICE STATION CAR BAYS	128.70 m ²
END CAP	102.76 m ²
FAST FOOD OUTLET	168.06 m ²
GRAND TOTAL	976.29 m ²

CARPARKING TABLE

	Count
2600 x 5500 ACCESSIBLE BAY	3
2600 x 5500 STANDARD BAY	13
GRAND TOTAL	16



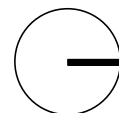
CRINGLE ST PERSPECTIVE

NOTE:
SIGNAGE WILL BE VIA A SEPARATE APPLICATION



CAMERON
CHISHOLM
NICOL

PROJECT
OCEAN REEF SHOPPING
CENTRE



SCALE @ A3:
0 5 10 15 20 M (1 : 500)

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DRAWING #
A109

SHEET NAME
MEZZANINE

ISSUE DATE
20/02/2023

PHASE
DA



SECTION EAST WEST

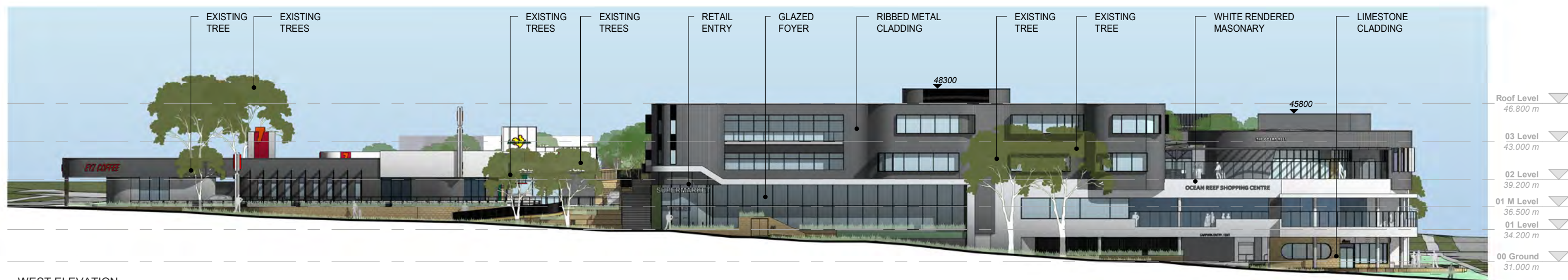


SECTION NORTH SOUTH

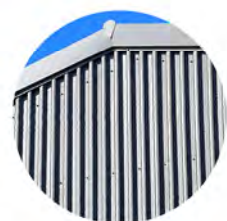




NORTH ELEVATION



WEST ELEVATION



RIBBED METAL CLADDING



CLADDING COLOUR (OLYMPUS)



LIME STONE CLADDING



WHITE RENDERED MASONARY



BUSH HAMMERED CONCRETE (PLANTERS)



NATIVE VEGETATION

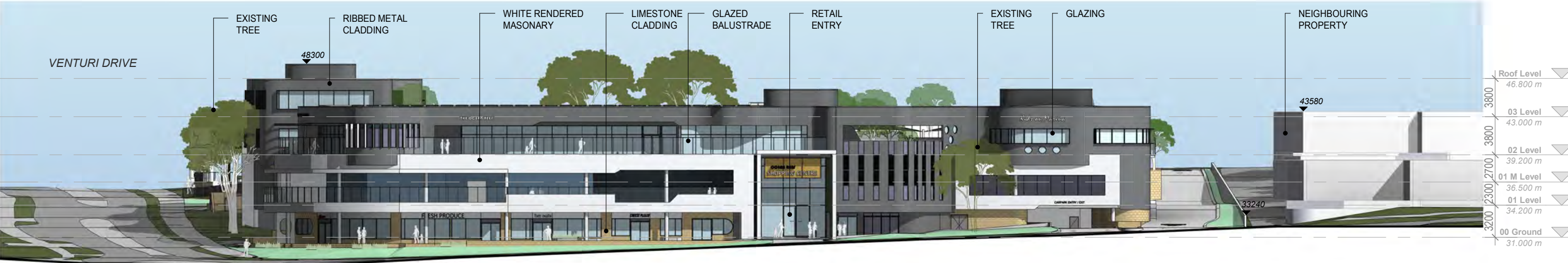


ACTIVATED SHOPFRONTS

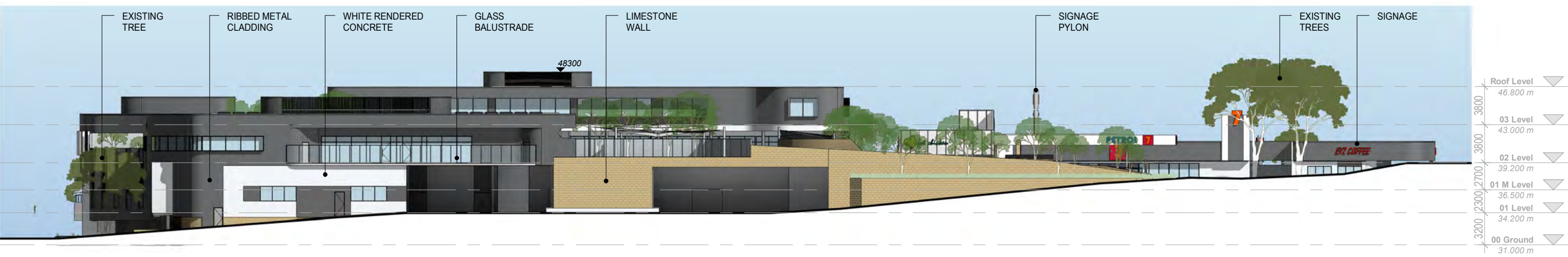


COASTAL PALETTE





SOUTH ELEVATION



EAST ELEVATION



RIBBED METAL CLADDING



CLADDING COLOUR (OLYMPUS)



LIME STONE CLADDING



WHITE RENDERED MASONARY



BUSH HAMMERED CONCRETE (PLANTERS)



NATIVE VEGETATION



ACTIVATED SHOPFRONTS



COASTAL PALETTE

DEVELOPMENT
ASSESSMENT PANEL

APPROVED
18-Apr-2023



LG Ref: DA22/0925.01
DAP Ref: DAP/22/02382

Enquiries: (08) 6551 9919

Rachel Tu & Megan Gammon
Saracen Property Pty Ltd c/-Urbis
Level 14/1 William Street
Perth WA 6000

Dear Rachel and Megan,

**METRO OUTER DAP - CITY OF JOONDALUP - DAP APPLICATION - DA22/0925.01
- DETERMINATION**

Property Location:	Lot 12 (82) Marina Boulevard, Ocean Reef
Application Details:	New Commercial Development
Amendment Details:	Form 2.1 - Amendment of development approval by DAP for a shopping centre development

Thank you for your Form 2.1 Development Assessment Panel (DAP) application and plans submitted to the City of Joondalup on 26 April 2024 for the above-mentioned development.

The application was considered by the Metro Outer DAP at its meeting held on 30 July 2024, where in accordance with the provisions of the City of Joondalup Local Planning Scheme No.3, it was resolved to **approve** the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, an application may be made to amend or cancel this planning approval in accordance with regulation 17 and 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Please also 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*. Such an application must be made within 28 days of the determination, in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any queries with respect to the conditions of approval, please contact Ciara Slim on behalf of the City of Joondalup on 08 9400 4217.

Yours sincerely,

DAP executive director

2 August 2024

Encl. DAP Determination Notice
Approved Plans

Cc: Ciara Slim - City of Joondalup

Planning and Development Act 2005

City of Joondalup Local Planning Scheme No.3

Metro Outer Development Assessment Panel

**Determination on Development Assessment Panel
Application for Planning Approval**

Property Location: Lot 12 (82) Marina Boulevard, Ocean Reef

Application Details: New Commercial Development

Amendment Details: Form 2.1 - Amendment of development approval by DAP for a shopping centre development

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 30 July 2024, subject to the following:

1. **Accept** that the DAP Application reference DAP/22/02382 as detailed on the DAP Form 2 dated 19 April 2024 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*;
2. **Approve** DAP Application reference DAP/22/02382 and accompanying plans (Issue Date 12/07/2024) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the Planning and Development (Local Planning Schemes) Regulations 2015, and the provisions of the City of Joondalup Local Planning Scheme No. 3, for the proposed minor amendments to the approved Commercial Development at Lot 12 (82) Marina Boulevard, Ocean Reef, subject to the following amended condition:

New Condition

21. A reciprocal parking and access arrangement for the entirety of 82 Marina Boulevard (Lot 12 on Diagram 71234 Vol 1767 Folio 180) is to be submitted to and approved by the City of Joondalup. The reciprocal parking and access arrangement shall be implemented prior to the commencement of the use.

Amended Conditions:

10. A Parking Management Plan shall be submitted and approved by the City prior to the commencement of development. The Parking Management Plan shall include details about:
 - Management of staff parking during peak periods (ie. Christmas/Easter etc).
 - Other mitigation measures to ensure parking will occur in an efficient manner (ie. numberplate recognition systems).
 - Operation of ride share services; and
 - Operation of the 'car wash' bays.

The development is to be undertaken in accordance with the approved Parking Management Plan and is to be thereafter implemented to the satisfaction of the City.

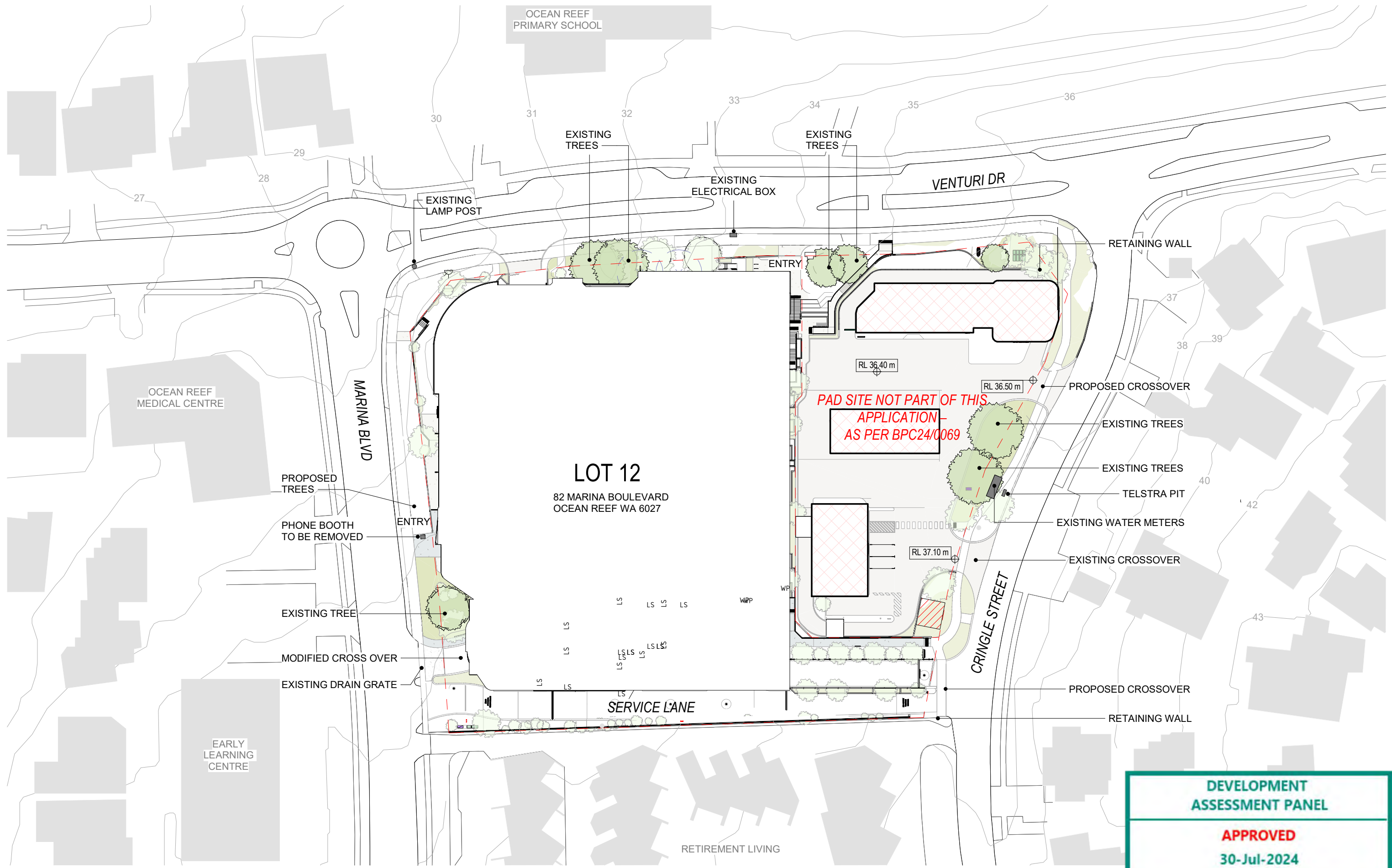
All other conditions and requirements detailed on the previous approval dated 18 April 2023 (**Attachment 2**) shall remain unless altered by this application.

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) or local government approval under regulation 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.



DEVELOPMENT
ASSESSMENT PANEL

APPROVED
30-Jul-2024



DEVELOPMENT
ASSESSMENT PANEL

APPROVED

30-Jul-2024

CAMERON
CHISHOLM
NICOL

PROJECT
P21040
OCEAN REEF SHOPPING
CENTRE

NORTH



SCALE ON A3
1 : 750

0 7.5 15 22.5 30 M (1 : 750)

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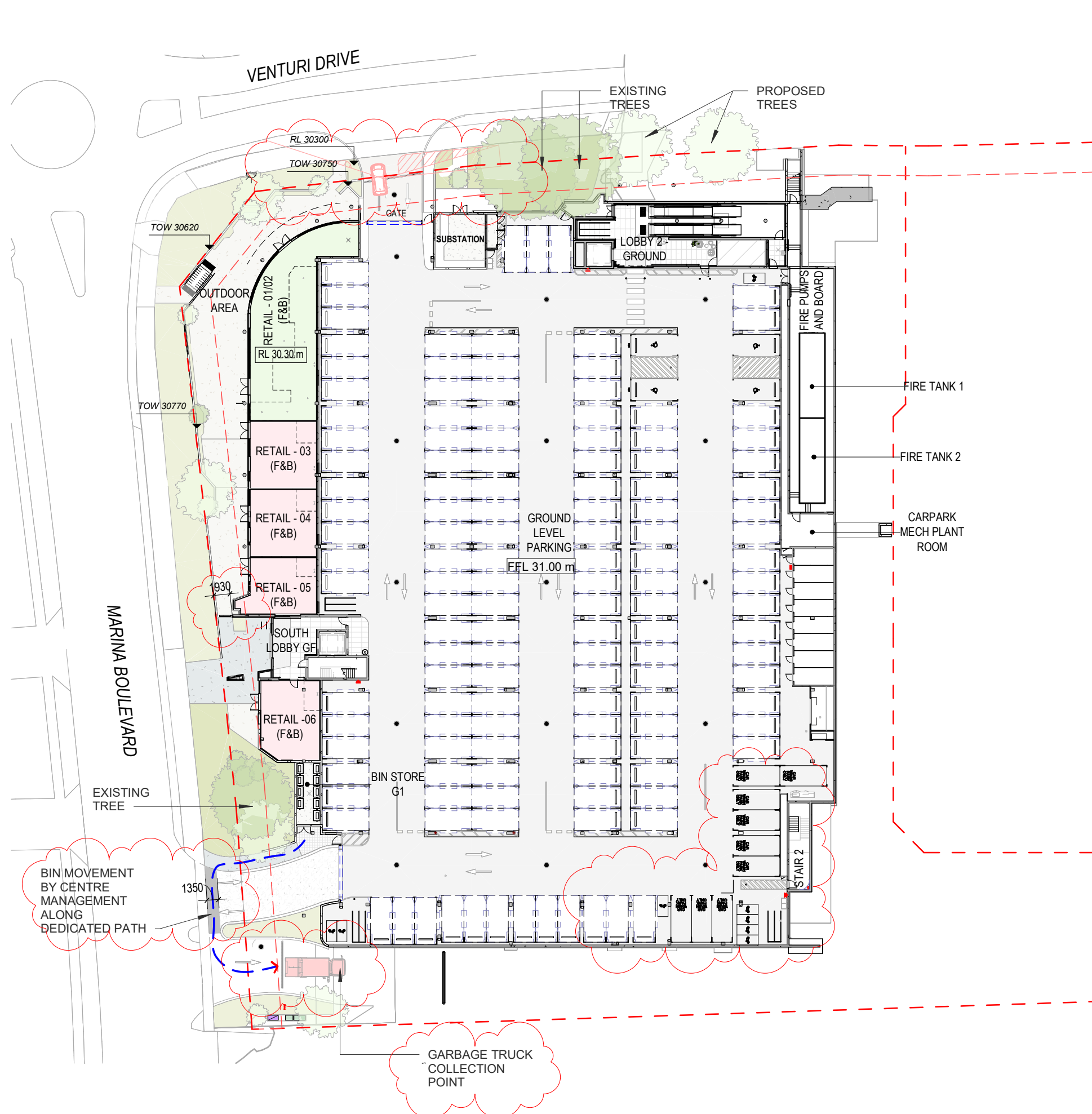


DRAWING #
_A100

SHEET NAME
SITE PLAN

ISSUE DATE
12/07/2024

PHASE
DA REV. A



CARPARKING TABLE	Count	Level
2600 x 5500 ACCESSIBLE BAY - GF + WHEELSTOP	4	00 Ground
2600 x 5500 STANDARD BAY - GF	46	00 Ground
2600 x 5500 STANDARD BAY - GF + WHEELSTOP	87	00 Ground
2400 x 5500 CARWASH OPERATOR BAY	9	00 Ground
00 Ground	146	
2400 x 5500 ACCESSIBLE BAY	1	01 M Level
2600 x 5500 ACCESSIBLE BAY	2	01 M Level
2600 x 5500 STANDARD BAY	13	01 M Level
01 M Level	16	
2600 x 5400 STANDARD BAY - L2 IGA BRIEF REQ	38	02 Level (LS)
2600 x 5400 STANDARD BAY - L2 IGA BRIEF REQ+ WHEELSTOP	16	02 Level (LS)
2600 x 5400 ELECTRIC VEHICLE BAY	4	02 Level (LS)
2600 x 5400 - ACCESSIBLE BAY - L2 IGA BRIEF REQ	2	02 Level (LS)
2600 x 5500 STANDARD BAY - L2 + WHEELSTOP	37	02 Level (LS)
2400 x 5500 DAY CARE BAY + WHEEL STOP	4	02 Level (LS)
2400 x 5500 5 MIN + WHEEL STOP	2	02 Level (LS)
2400 x 5500 TAXI + WHEEL STOP	2	02 Level (LS)
02 Level (LS)	105	
GRAND TOTAL	267	

BUILDING AREAS		
Name	Retail Area	Level
OUTDOOR DINING RETAIL 01/02	135.22 m²	00 Ground
RETAIL - 01/02	165.43 m²	00 Ground
RETAIL - 03	62.31 m²	00 Ground
RETAIL - 04	62.31 m²	00 Ground
RETAIL - 05	55.39 m²	00 Ground
RETAIL - 06	64.13 m²	00 Ground
	544.78 m²	
GYM	1060.71 m²	01 Level
GYM TERRACE	39.48 m²	01 Level
LIQUOR	145.60 m²	01 Level
RETAIL - 07A	58.69 m²	01 Level
RETAIL - 07B	63.91 m²	01 Level
RETAIL - 08	59.02 m²	01 Level
RETAIL - 09	68.85 m²	01 Level
RETAIL - 10	155.79 m²	01 Level
RETAIL - 11	121.23 m²	01 Level
RETAIL - 12	133.81 m²	01 Level
RETAIL - 13	115.37 m²	01 Level
RETAIL - 14	95.09 m²	01 Level
RETAIL - 15	66.34 m²	01 Level
RETAIL - 17	84.07 m²	01 Level
RETAIL - 18	116.26 m²	01 Level
RETAIL - 19	113.56 m²	01 Level
RETAIL - 20	101.79 m²	01 Level
RETAIL - 21	19.51 m²	01 Level
SUPERMARKET	963.74 m²	01 Level
SUPERMARKET - BOH	386.47 m²	01 Level
TERRACE 11.1	51.03 m²	01 Level
TERRACE 12.1	145.26 m²	01 Level
TERRACE 17.1	34.06 m²	01 Level
	4199.64 m²	
GRAND TOTAL	4744.42 m²	

DEVELOPMENT ASSESSMENT PANEL

APPROVED

30-Jul-2024

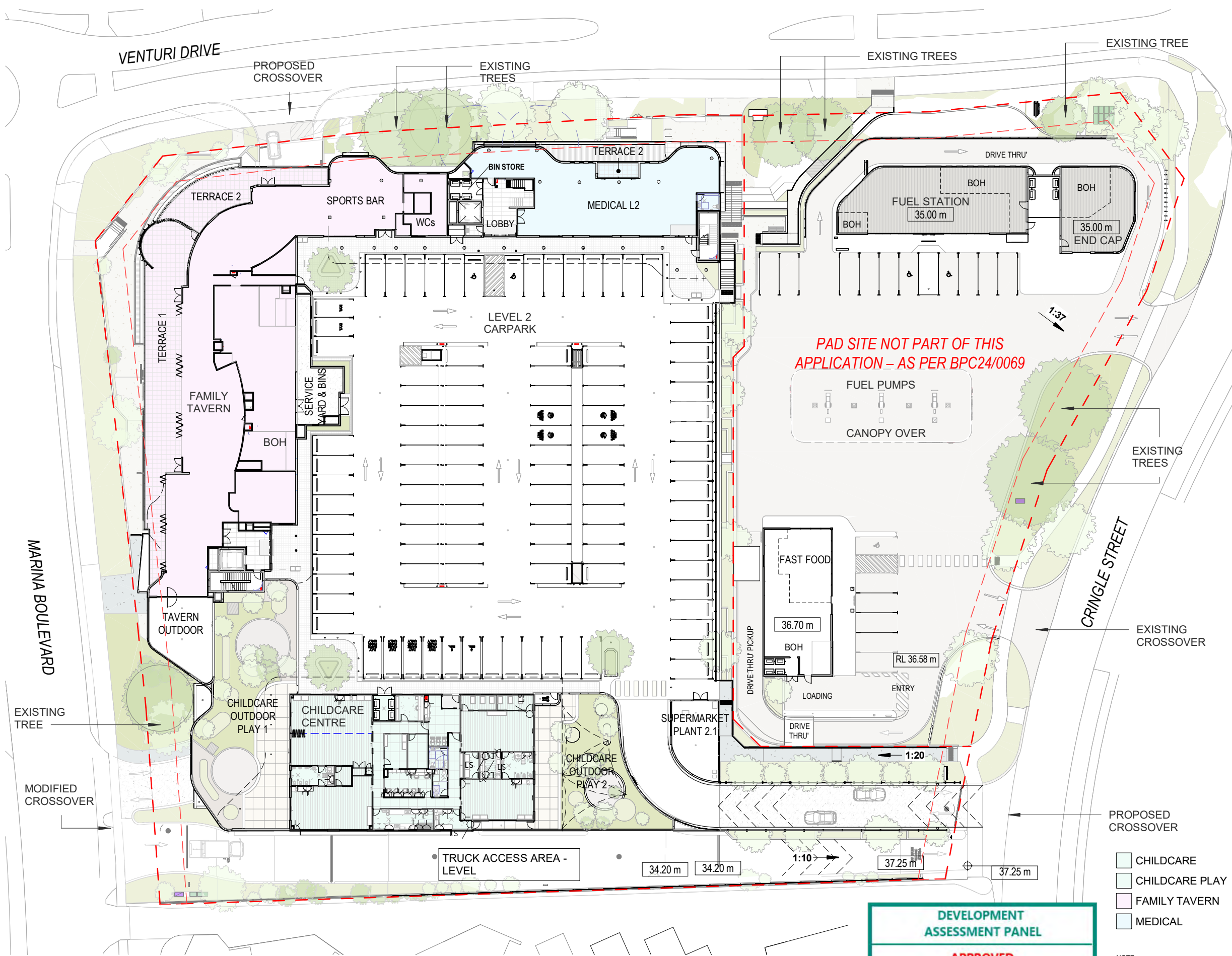


BUILDING AREAS		
Name	Retail Area	Level
OUTDOOR DINING	135.22 m ²	00 Ground
RETAIL - 01/02	165.43 m ²	00 Ground
RETAIL - 03	62.31 m ²	00 Ground
RETAIL - 04	62.31 m ²	00 Ground
RETAIL - 05	55.39 m ²	00 Ground
RETAIL - 06	64.13 m ²	00 Ground
	544.78 m ²	
GYM	1060.71 m ²	01 Level
GYM TERRACE	39.48 m ²	01 Level
LIQUOR	145.60 m ²	01 Level
RETAIL - 07A	58.69 m ²	01 Level
RETAIL - 07B	63.91 m ²	01 Level
RETAIL - 08	59.02 m ²	01 Level
RETAIL - 09	68.85 m ²	01 Level
RETAIL - 10	155.79 m ²	01 Level
RETAIL - 11	121.23 m ²	01 Level
RETAIL - 12	133.81 m ²	01 Level
RETAIL - 13	115.37 m ²	01 Level
RETAIL - 14	95.09 m ²	01 Level
RETAIL - 15	66.34 m ²	01 Level
RETAIL - 17	84.07 m ²	01 Level
RETAIL - 18	116.26 m ²	01 Level
RETAIL - 19	113.56 m ²	01 Level
RETAIL - 20	101.79 m ²	01 Level
RETAIL - 21	19.51 m ²	01 Level
SUPERMARKET	963.74 m ²	01 Level
SUPERMARKET - BOH	386.47 m ²	01 Level
TERRACE 11.1	51.03 m ²	01 Level
TERRACE 12.1	145.26 m ²	01 Level
TERRACE 17.1	34.06 m ²	01 Level
	4199.64 m ²	
GRAND TOTAL	4744.42 m ²	

DEVELOPMENT
ASSESSMENT PANEL

APPROVED
30-Jul-2024

NOTE:
Retail tenancy partition walls are indicative of proposed lease areas and are subject to relocation according to actual lease areas.
NLA excludes back of house & non-exclusive external areas.

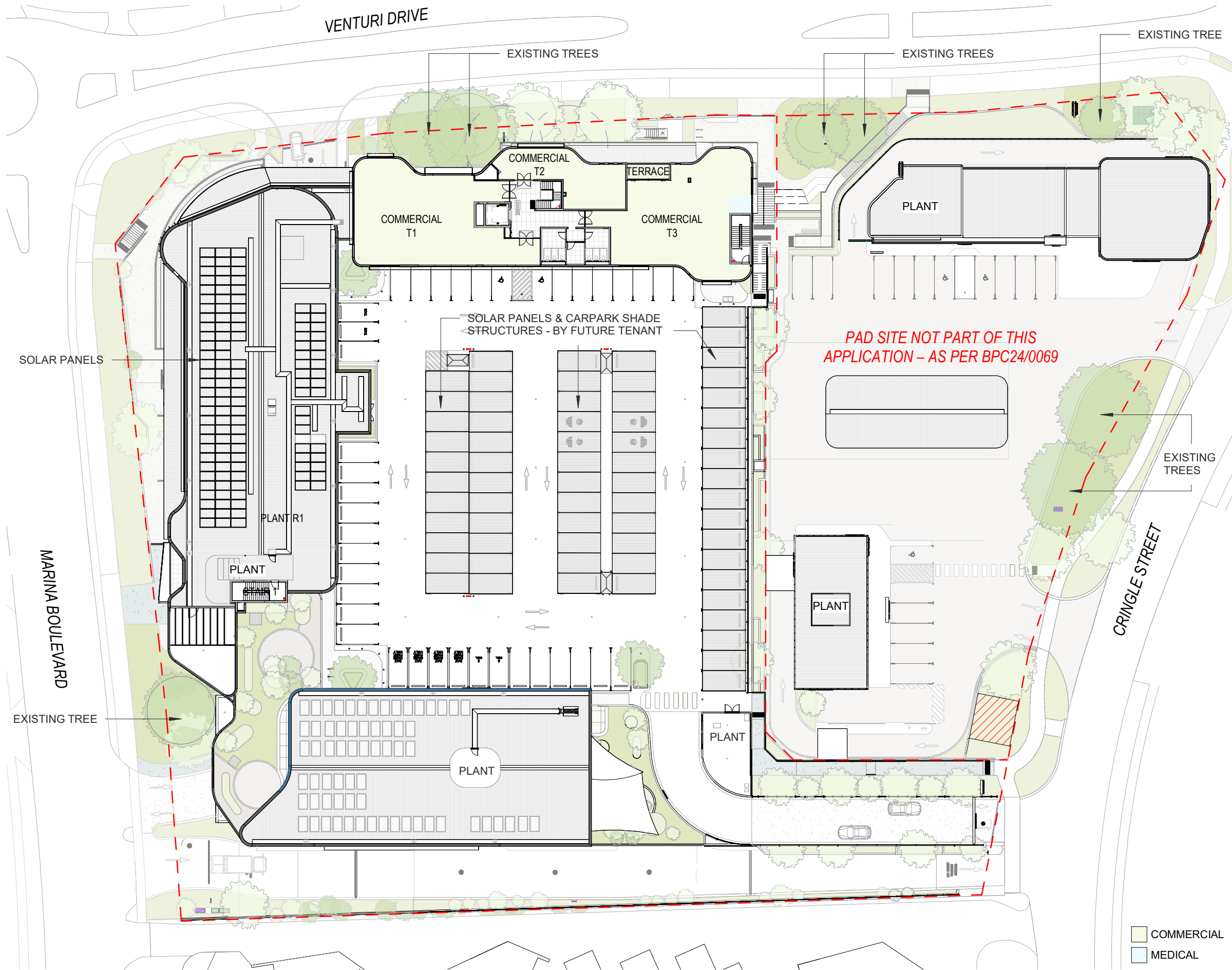


Name	Area	Level
02 Level (LS)		
CHILDCARE	557.26 m ²	02 Level (LS)
CHILDCARE OUTDOOR PLAY 1	355.38 m ²	02 Level (LS)
CHILDCARE OUTDOOR PLAY 2	220.32 m ²	02 Level (LS)
CHILDCARE	1132.96 m ²	
03 Level		
COMMERCIAL T1	644.33 m ²	03 Level
TERRACE 4	11.28 m ²	03 Level
COMMERCIAL T1	655.62 m ²	
02 Level (LS)		
MEDICAL L2	265.92 m ²	02 Level (LS)
TERRACE 3	10.04 m ²	02 Level (LS)
MEDICAL	275.96 m ²	
02 Level (LS)		
FAMILY TAVERN	718.88 m ²	02 Level (LS)
SERVICE YARD & BINS	59.98 m ²	02 Level (LS)
SPORTS BAR	138.08 m ²	02 Level (LS)
TAVERN OUTDOOR PLAY	75.30 m ²	02 Level (LS)
TAVERN TERRACES	284.57 m ²	02 Level (LS)
TAVERN	1276.82 m ²	
GRAND TOTAL	3341.36 m ²	

CARPARKING TABLE L2		Count
2600 x 5400	STANDARD BAY - L2 IGA BRIEF REQ	38
2600 x 5400	STANDARD BAY - L2 IGA BRIEF REQ+ WHEELSTOP	16
2600 x 5400	ELECTRIC VEHICLE BAY	4
2600 x 5400	ACCESSIBLE BAY - L2 IGA BRIEF REQ	2
2600 x 5500	STANDARD BAY - L2 + WHEELSTOP	37
2400 x 5500	DAY CARE BAY + WHEEL STOP	4
2400 x 5500	5 MIN + WHEEL STOP	2
2400 x 5500	TAXI + WHEEL STOP	2
GRAND TOTAL		105

BUILDING AREAS		
Name	Retail Area	Level
OUTDOOR DINING RETAIL 01/02	135.22 m ²	00 Ground
RETAIL - 01/02	165.43 m ²	00 Ground
RETAIL - 03	62.31 m ²	00 Ground
RETAIL - 04	62.31 m ²	00 Ground
RETAIL - 05	55.39 m ²	00 Ground
RETAIL - 06	64.13 m ²	00 Ground
	544.78 m ²	
GYM	1060.71 m ²	01 Level
GYM TERRACE	39.48 m ²	01 Level
LIQUOR	145.60 m ²	01 Level
RETAIL - 07A	58.69 m ²	01 Level
RETAIL - 07B	63.91 m ²	01 Level
RETAIL - 08	59.02 m ²	01 Level
RETAIL - 09	68.85 m ²	01 Level
RETAIL - 10	155.79 m ²	01 Level
RETAIL - 11	121.23 m ²	01 Level
RETAIL - 12	133.81 m ²	01 Level
RETAIL - 13	115.37 m ²	01 Level
RETAIL - 14	95.09 m ²	01 Level
RETAIL - 15	66.34 m ²	01 Level
RETAIL - 17	84.07 m ²	01 Level
RETAIL - 18	116.26 m ²	01 Level
RETAIL - 19	113.56 m ²	01 Level
RETAIL - 20	101.79 m ²	01 Level
RETAIL - 21	19.51 m ²	01 Level
SUPERMARKET	963.74 m ²	01 Level
SUPERMARKET - BOH	386.47 m ²	01 Level
TERRACE 11.1	51.03 m ²	01 Level
TERRACE 12.1	145.26 m ²	01 Level
TERRACE 17.1	34.06 m ²	01 Level
	4199.64 m ²	
GRAND TOTAL	4744.42 m ²	

NOTE:
Retail tenancy partition walls are indicative of proposed lease areas and are subject to relocation according to actual lease areas.
NLA excludes back of house & non-exclusive external areas.



Name	Area	Level
02 Level (LS)		
CHILDCARE	557.26 m²	02 Level (LS)
CHILDCARE OUTDOOR PLAY 1	355.38 m²	02 Level (LS)
CHILDCARE OUTDOOR PLAY 2	220.32 m²	02 Level (LS)
CHILDCARE	1132.96 m²	
03 Level		
COMMERCIAL T1	644.33 m²	03 Level
TERRACE 4	11.28 m²	03 Level
COMMERCIAL T1	655.62 m²	
02 Level (LS)		
MEDICAL L2	265.92 m²	02 Level (LS)
TERRACE 3	10.04 m²	02 Level (LS)
MEDICAL	275.96 m²	
02 Level (LS)		
FAMILY TAVERN	718.88 m²	02 Level (LS)
SERVICE YARD & BINS	59.98 m²	02 Level (LS)
SPORTS BAR	138.08 m²	02 Level (LS)
TAVERN OUTDOOR PLAY	75.30 m²	02 Level (LS)
TAVERN TERRACES	284.57 m²	02 Level (LS)
TAVERN	1276.82 m²	
GRAND TOTAL	3341.36 m²	

BUILDING AREAS		
Name	Retail Area	Level
OUTDOOR DINING		
RETAIL 01/02	135.22 m²	00 Ground
RETAIL - 01/02	165.43 m²	00 Ground
RETAIL - 03	62.31 m²	00 Ground
RETAIL - 04	62.31 m²	00 Ground
RETAIL - 05	55.39 m²	00 Ground
RETAIL - 06	64.13 m²	00 Ground
	544.78 m²	

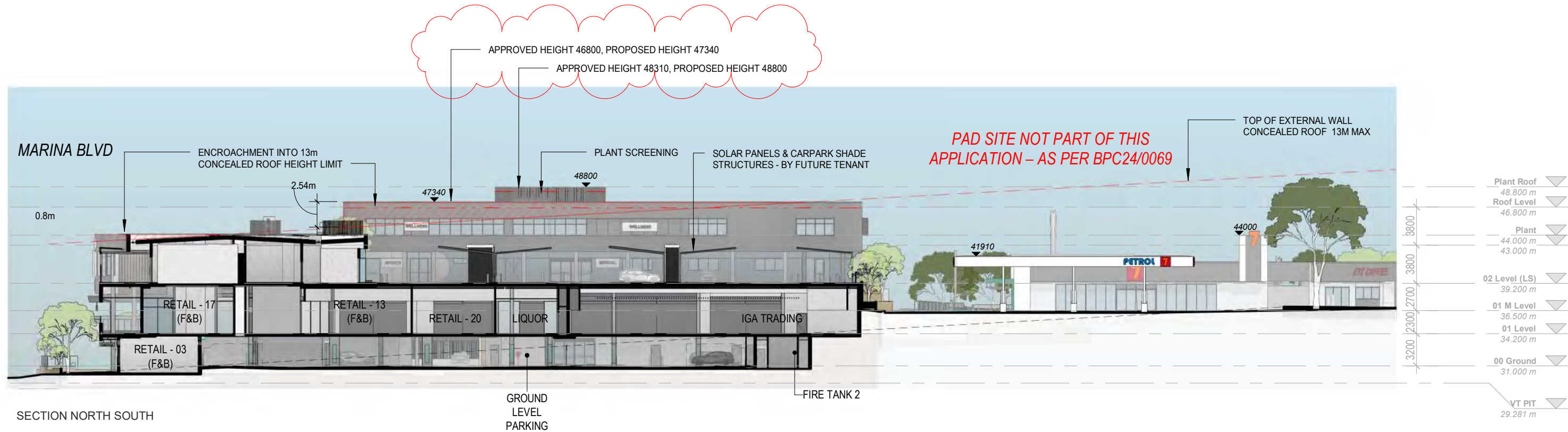
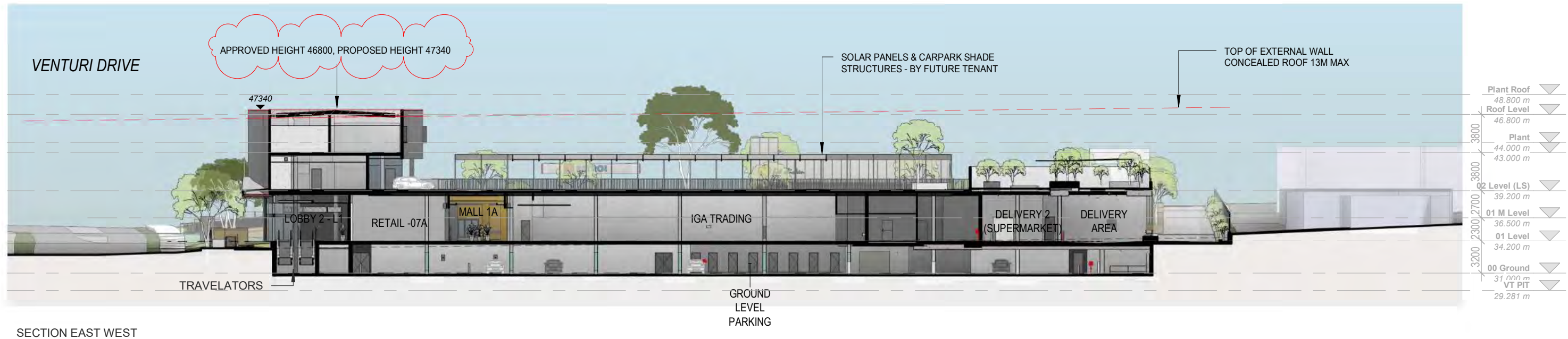
GYM	1060.71 m²	01 Level
GYM TERRACE	39.48 m²	01 Level
LIQUOR	145.60 m²	01 Level
RETAIL - 07A	58.69 m²	01 Level
RETAIL - 07B	63.91 m²	01 Level
RETAIL - 08	59.02 m²	01 Level
RETAIL - 09	68.85 m²	01 Level
RETAIL - 10	155.79 m²	01 Level
RETAIL - 11	121.23 m²	01 Level
RETAIL - 12	133.81 m²	01 Level
RETAIL - 13	115.37 m²	01 Level
RETAIL - 14	95.09 m²	01 Level
RETAIL - 15	66.34 m²	01 Level
RETAIL - 17	84.07 m²	01 Level
RETAIL - 18	116.26 m²	01 Level
RETAIL - 19	113.56 m²	01 Level
RETAIL - 20	101.79 m²	01 Level
RETAIL - 21	19.51 m²	01 Level
SUPERMARKET	963.74 m²	01 Level
SUPERMARKET - BOH	386.47 m²	01 Level
TERRACE 11.1	51.03 m²	01 Level
TERRACE 12.1	145.26 m²	01 Level
TERRACE 17.1	34.06 m²	01 Level
	4199.64 m²	
GRAND TOTAL	4744.42 m²	

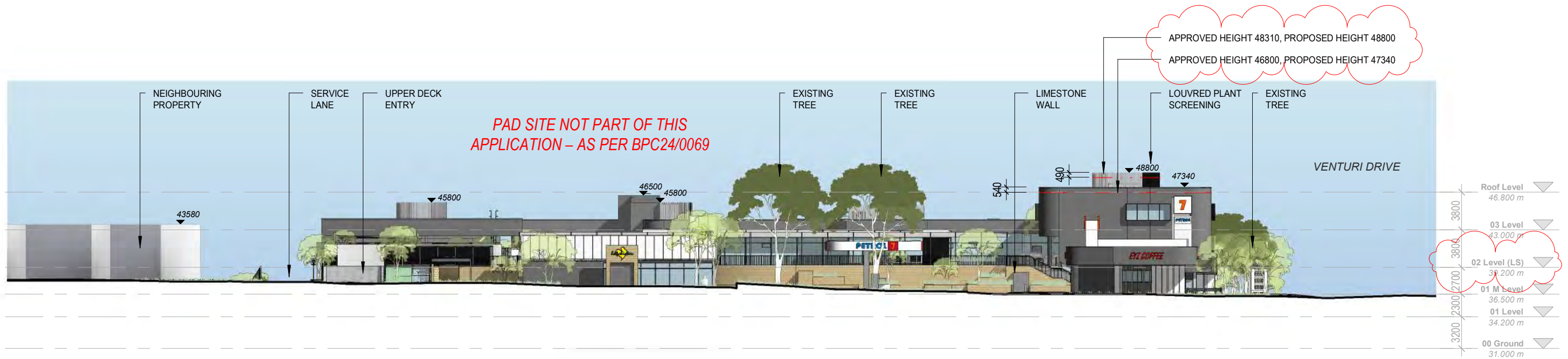
DEVELOPMENT
ASSESSMENT PANEL

APPROVED

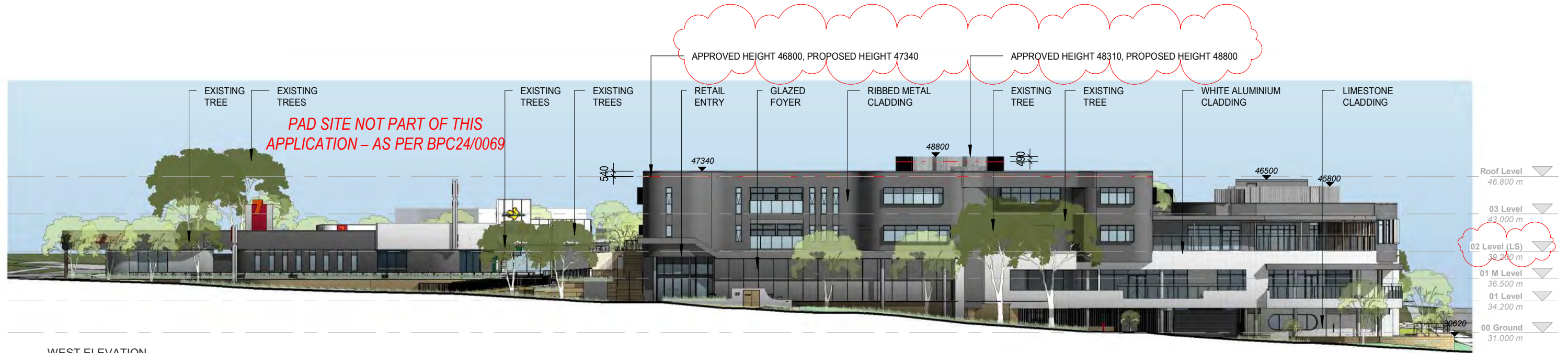
30-Jul-2024

NOTE:
Retail tenancy partition walls are indicative of proposed lease areas and are subject to relocation according to actual lease areas.
NLA excludes back of house & non-exclusive external areas.





NORTH ELEVATION



WEST ELEVATION



RIBBED METAL CLADDING



CLADDING COLOUR (BASALT MATT)



LIME STONE CLADDING



WHITE RENDERED MASONARY



NATIVE VEGETATION



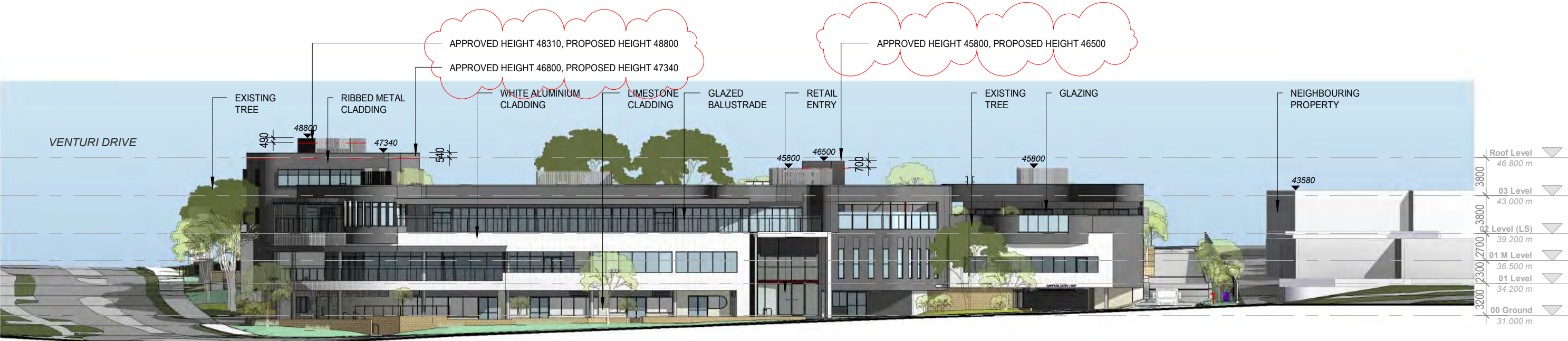
ACTIVATED SHOPFRONTS



COASTAL PALETTE

DEVELOPMENT
ASSESSMENT PANEL

APPROVED
30-Jul-2024



SOUTH ELEVATION



EAST ELEVATION



RIBBED METAL CLADDING



CLADDING COLOUR (BASALT MATT)



LIME STONE CLADDING



WHITE RENDERED MASONARY



NATIVE VEGETATION



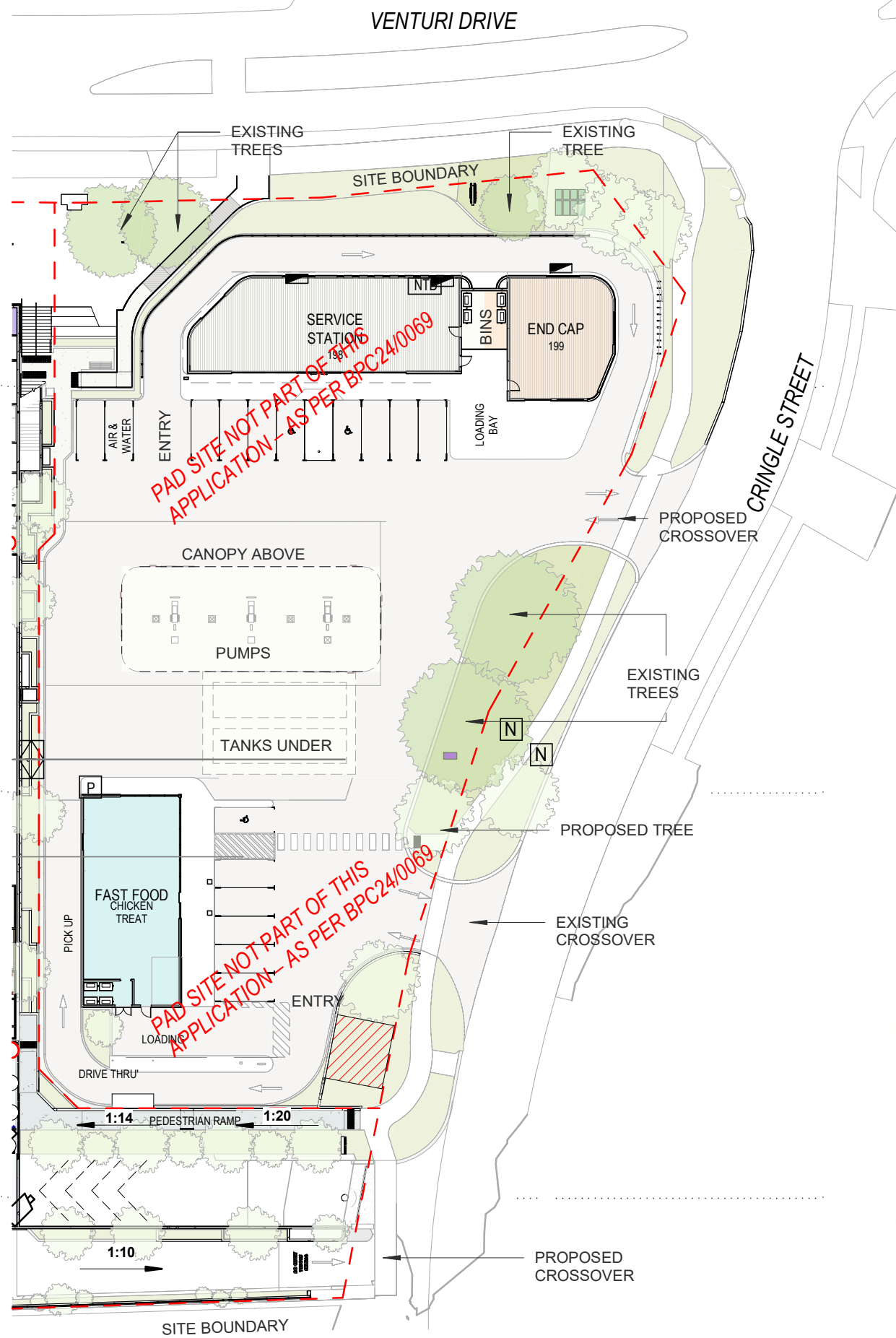
ACTIVATED SHOPFRONTS



COASTAL PALETTE

DEVELOPMENT
ASSESSMENT PANEL

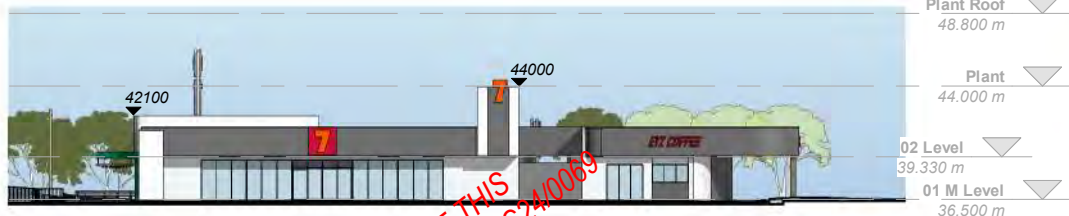
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30-Jul-2024



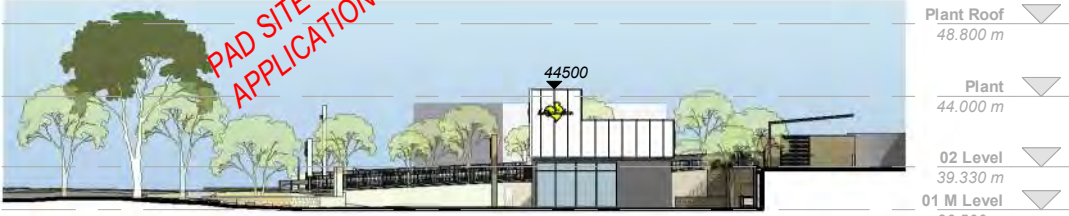
SERVICE STATION EAST



SERVICE STATION SOUTH



SERVICE STATION WEST



FAST FOOD EAST



FAST FOOD NORTH



FAST FOOD WEST

AREA SCHEDULE (Rentable) SERVICE STATION + DRIVE THROUGH	
Name	Area
SERVICE STATION	199.76 m ²
SERVICE STATION + ENDCAP BINS	24.09 m ²
SERVICE STATION CANOPY + TANKS	351.32 m ²
SERVICE STATION CAR BAYS	157.30 m ²
END CAP	101.02 m ²
FAST FOOD OUTLET	168.06 m ²
GRAND TOTAL	1001.55 m ²

CARPARKING TABLE		Count
2400 x 5500	ACCESSIBLE BAY	1
2600 x 5500	ACCESSIBLE BAY	2
2600 x 5500	STANDARD BAY	13
GRAND TOTAL		16



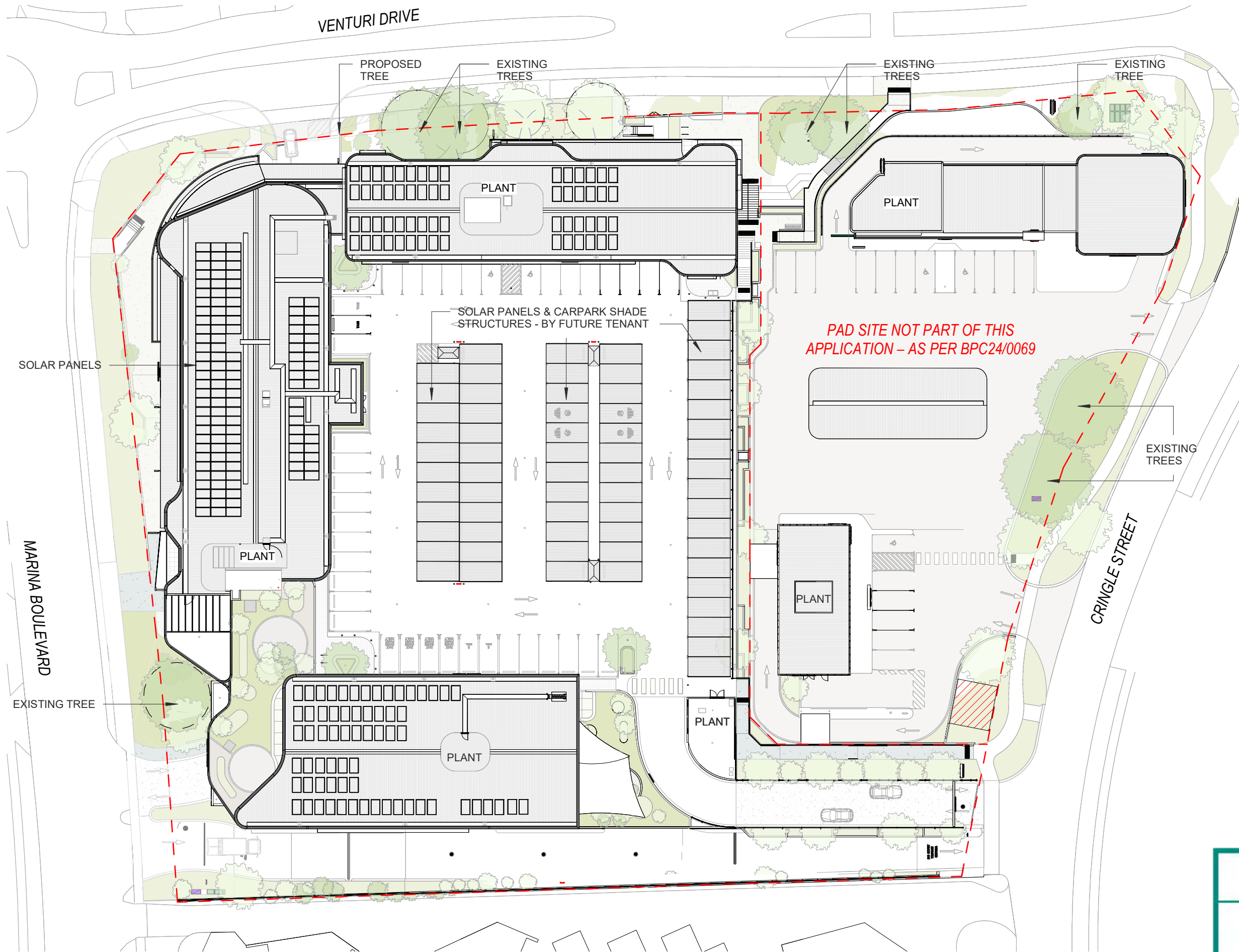
CRINGLE ST PERSPECTIVE

NOTE:
SIGNAGE WILL BE VIA A SEPARATE APPLICATION

DEVELOPMENT ASSESSMENT PANEL

APPROVED

30-Jul-2024



CARPARKING TABLE	Count	Level
2600 x 5500 ACCESSIBLE BAY - GF + WHEELSTOP	4	00 Ground
2600 x 5500 STANDARD BAY - GF	46	00 Ground
2600 x 5500 STANDARD BAY - GF + WHEELSTOP	87	00 Ground
2400 x 5500 CARWASH OPERATOR BAY	9	00 Ground
00 Ground	146	
2400 x 5500 ACCESSIBLE BAY	1	01 M Level
2600 x 5500 ACCESSIBLE BAY	2	01 M Level
2600 x 5500 STANDARD BAY	13	01 M Level
01 M Level	16	
2600 x 5400 STANDARD BAY - L2 IGA BRIEF REQ	38	02 Level (LS)
2600 x 5400 STANDARD BAY - L2 IGA BRIEF REQ+ WHEELSTOP	16	02 Level (LS)
2600 x 5400 ELECTRIC VEHICLE BAY	4	02 Level (LS)
2600 x 5400 - ACCESSIBLE BAY - L2 IGA BRIEF REQ	2	02 Level (LS)
2600 x 5500 STANDARD BAY - L2 + WHEELSTOP	37	02 Level (LS)
2400 x 5500 DAY CARE BAY + WHEEL STOP	4	02 Level (LS)
2400 x 5500 5 MIN + WHEEL STOP	2	02 Level (LS)
2400 x 5500 TAXI + WHEEL STOP	2	02 Level (LS)
02 Level (LS)	105	
GRAND TOTAL	267	

DEVELOPMENT
ASSESSMENT PANEL

APPROVED
30-Jul-2024





LG Ref: DA22/0925.02
DAP Ref: DAP/22/02382
Enquiries: (08) 6551 9919

Megan Gammon
Saracen Property Pty Ltd c/-Urbis
Level 14/1 William Street
Perth WA 6000

Dear Megan

**METRO OUTER DAP - CITY OF JOONDALUP - DAP APPLICATION - DA22/0925.02
- DETERMINATION**

Property Location:	Lot 12 (No.82) Marina Boulevard, Ocean Reef
Application Details:	New Commercial Development
Amendment Details:	Form 2.2 - Amendment to Condition 11 to Modify the Operational Hours of the Drive Through Tenancy

Thank you for your Form 2.2 Development Assessment Panel (DAP) application and plans submitted to the City of Joondalup on 19 June 2025 for the above-mentioned development.

The application was considered by the Metro Outer DAP at its meeting held on 1 October 2025, where in accordance with the provisions of the City of Joondalup Local Planning Scheme No.3, it was resolved to **approve** the application as per the attached notice of determination.

Should the applicant not be satisfied by this decision, an application may be made to amend or cancel this planning approval in accordance with regulation 17 and 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

Please also 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*. Such an application must be made within 28 days of the determination, in accordance with the *State Administrative Tribunal Act 2004*.

Should you have any queries with respect to the conditions of approval, please contact Alex Woods on behalf of the City of Joondalup on 08 9400 4400.

Yours sincerely,

DAP executive director

2 October 2025

Encl. DAP Determination Notice
Approved Plans

Cc: Alex Woods
City of Joondalup

Planning and Development Act 2005

City of Joondalup Local Planning Scheme No.3

Metro Outer Development Assessment Panel

**Determination on Development Assessment Panel
Application for Planning Approval**

Property Location: Lot 12 (No.82) Marina Boulevard, Ocean Reef

Application Details: New Commercial Development

Amendment Details: Form 2.2 - Amendment to Condition 11 to Modify the Operational Hours of the Drive Through Tenancy

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 1 October 2025, subject to the following:

1. **Accept** that the DAP Application reference DAP/22/02382 as detailed on the DAP Form 2 dated 18 June 2025 is appropriate for consideration in accordance with regulation 17 of the *Planning and Development (Development Assessment Panels) Regulations 2011*.
2. **Approve** DAP Application reference DAP/22/02382 and accompanying plans (DA01 Rev-B, DA02 Rev-B, DA06 Rev-B, DA07 Rev-B) in accordance with Clause 68 of Schedule 2 (Deemed Provisions) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, and the provisions of the City of Joondalup Local Planning Scheme No. 3, for the proposed amendment to **the** approved Commercial Development at Lot 12 (82) Marina Boulevard, Ocean Reef, subject to the following amended conditions and new advice notes.

New Conditions

22. The 1.2 metre high screen wall adjoining the Fast Food (End-Cap) tenancy shall be constructed with additional landscaped screening adjacent to the screen wall to be provided to the satisfaction of the City and any works undertaken prior to the implementation of the extended trading hours.
23. An updated Acoustic Report is to be provided following construction and prior to an occupancy permit being issued to address the mechanical plant equipment of the end-cap tenancy. Any subsequent works and operations shall be undertaken in accordance with the recommendations of the updated acoustic report, to the satisfaction of the City.

Amended Conditions

6. The development shall comply with all recommendations of the Environmental Acoustic Assessment, **as amended**, to the satisfaction of the City.

8. An updated Waste Management Plan shall be submitted and approved by the City prior to the commencement of development. The updated Waste Management Plan shall include details about the waste collection of the supermarket **and end-cap fast food outlet**. The development is to be undertaken in accordance with the approved Waste Management Plan and is to be thereafter implemented to the satisfaction of the City.
11. The hours of operation are to be in accordance with the following:
 - a. Service Station: 5:00am – 9:00pm
 - b. Fast Food Outlet: 10:00am – 9:00pm
 - c. Fast Food Outlet (end-cap): 6:00am – **9:00pm**
 - d. Child Care Premises: Monday to Friday 7:00am – 6:00pm

All other conditions and requirements detailed on the previous approvals dated 18 April 2023 and 30 July 2024 shall remain unless altered by this application.

Advice Notes

In regard to Condition 16, the City recommends that the 1.2-metre-high screen wall adjoining the 'end-cap' tenancy should be of a rendered brick finish.

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) or local government approval under regulation 17A of the *Planning and Development (Development Assessment Panels) Regulations 2011*.

VENTURI DRIVE

MARINA BOULEVARD

CRINGLE STREET

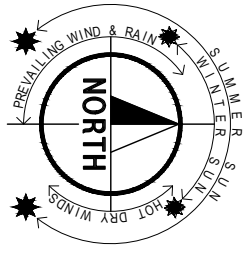
SHOPPING CENTRE SITE
IS SUBJECT TO SEPARATE
DA AMENDMENT

PROPOSED SITE PLAN

SCALE: 1:250

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NO:	DATE:	REVISION:	DRAWN:	CHECK:
A	06.03.24	ISSUED FOR AMENDED DA	AJH	AJH
B	16.08.25	SCREEN WALL ADDED TO D/T LANE	AJH	AJH



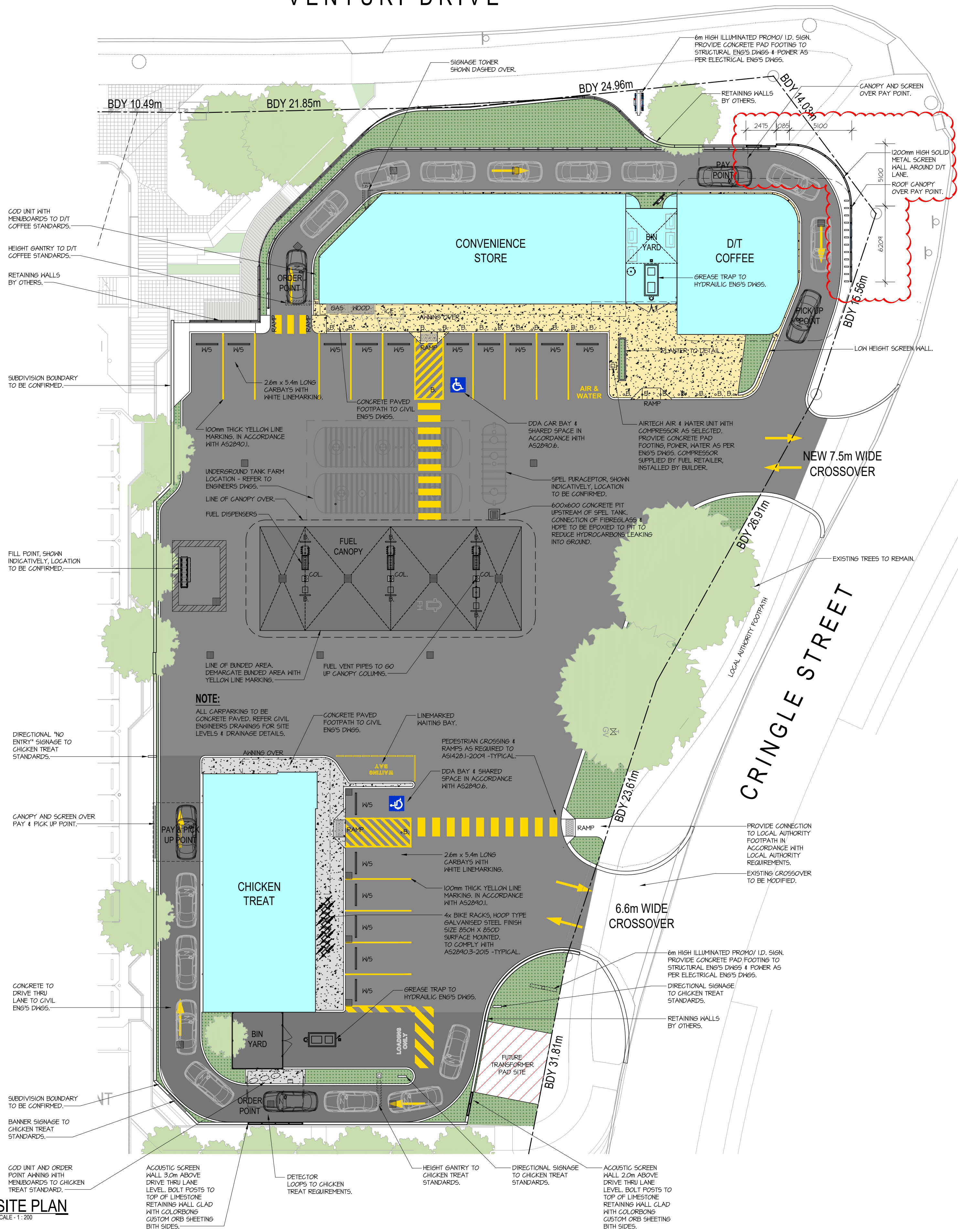
DEVELOPMENT APPLICATION

PROPOSED COMMERCIAL DEVELOPMENT
LOT 12, 82 MARINA BOULEVARD
OCEAN REEF
for SARACEN PROPERTIES

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	Design	AJH
	Drawn	AJH
	Checked	1:250
	Scale	BBD30
	Job No.	DA01
	Dwg -	B
	Rev -	

DEVELOPMENT ASSESSMENT PANEL
APPROVED 01-Oct-2025

VENTURI DRIVE



LEGEND:

- BUILDING FOOTPRINT.
- CONCRETE PAVING TO CIVIL ENG'S DWGS - BLACK OXIDE.
- CONCRETE PAVING TO CIVIL ENG'S DWGS - NATURAL GREY.
- CONCRETE PAVING TO CIVIL ENG'S DWGS - COLOUR TBC.
- CONCRETE PAVING TO CIVIL ENG'S DWGS - BLACK OXIDE.
- CONCRETE PAVING TO CIVIL ENG'S DWGS - COLOUR TBC.
- CONCRETE KERB TO CIVIL ENGINEERS DETAIL. TIE INTO EXISTING ROAD KERB AS REQUIRED.
- NEW RAMP WITH TACTILE STRIPS. CONSTRUCTION TO BE IN ACCORDANCE WITH AS1428.1-2004.
- PROVIDE YELLOW LINE MARKING WITH DIRECTIONAL ARROWS TO ALL DRIVEWAYS, LOADING BAYS AND CROSSOVERS AS SHOWN ON PLAN. IN ACCORDANCE WITH RELEVANT CODES AND STANDARDS (AS2840.1).

NOTES:

- BUILDER IS TO ENSURE RELEVANT APPLICATIONS AND FEES ARE SUBMITTED TO LOCAL COUNCIL PRIOR TO ANY WORKS ASSOCIATED WITH - VERGE TREATMENTS, CRINGLE STREET UPGRADES.
- SOAKWELLS ARE SHOWN INDICATIVELY. PLEASE REFER TO CIVIL ENGINEERS DRAWINGS FOR DETAILED STORMWATER LAYOUT.
- ENTRY/EXIT SIGN IS TO BE INSTALLED BY RETAILER. BUILDER IS TO PROVIDE CONCRETE PAD FOOTINGS AND ELECTRICAL CONDUITS TO SIGN LOCATIONS. REFER FOR ALL RELEVANT.
- ALL FORECOURT LINING NON-SLIP PAINT WITH.
- ALL FORECOURT PAINT RESISTANCE.

DEVELOPMENT ASSESSMENT PANEL	
APPROVED	
01-Oct-2025	

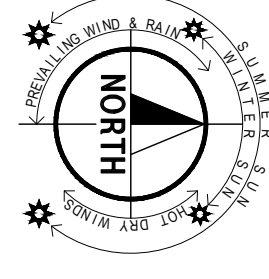
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B	16.08.25	SCREEN WALL ADDED TO D/T LANE	AJH	AJH

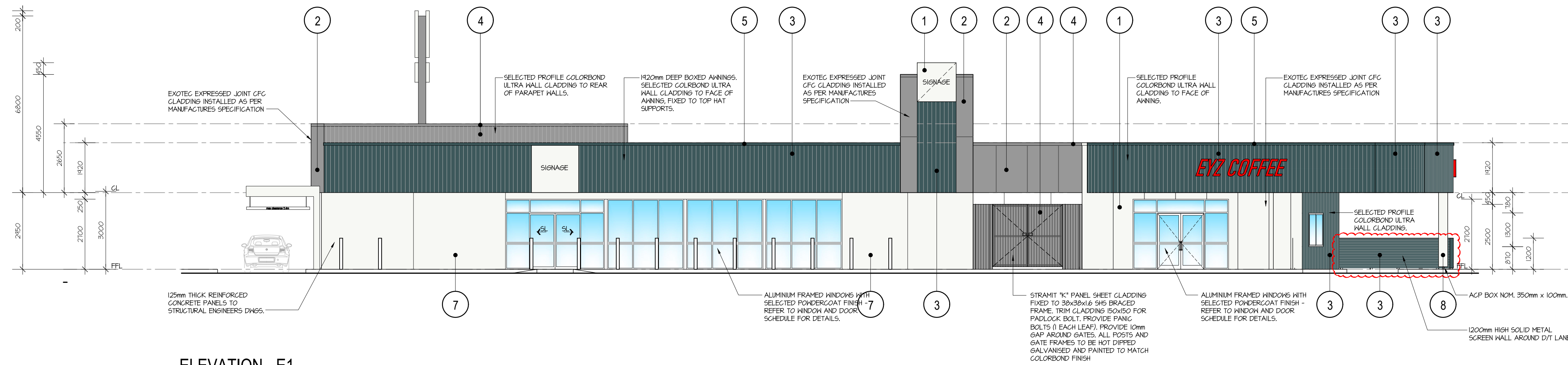


DEVELOPMENT APPLICATION

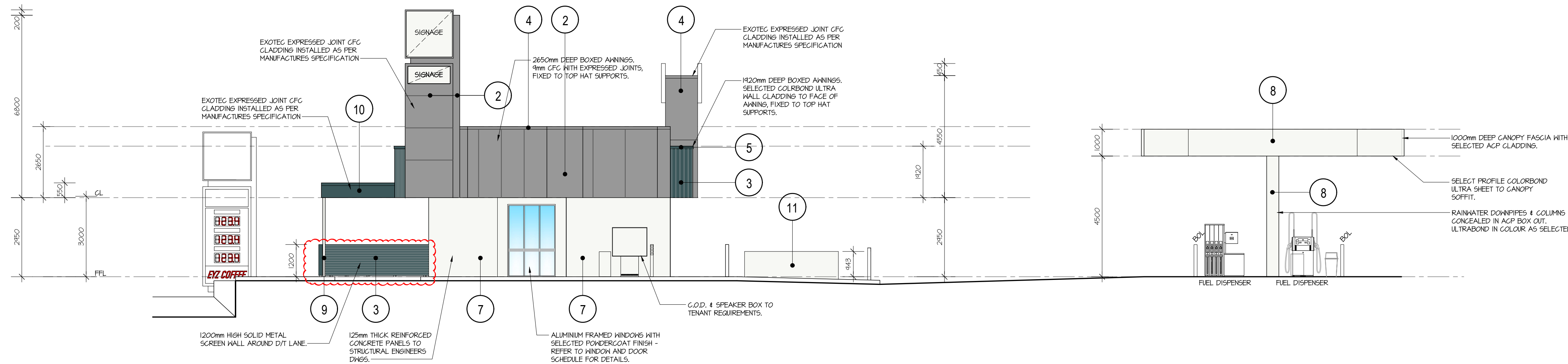
PROPOSED COMMERCIAL DEVELOPMENT
LOT 12, 82 MARINA BOULEVARD
OCEAN REEF
for SARACEN PROPERTIES

A1 SHEET

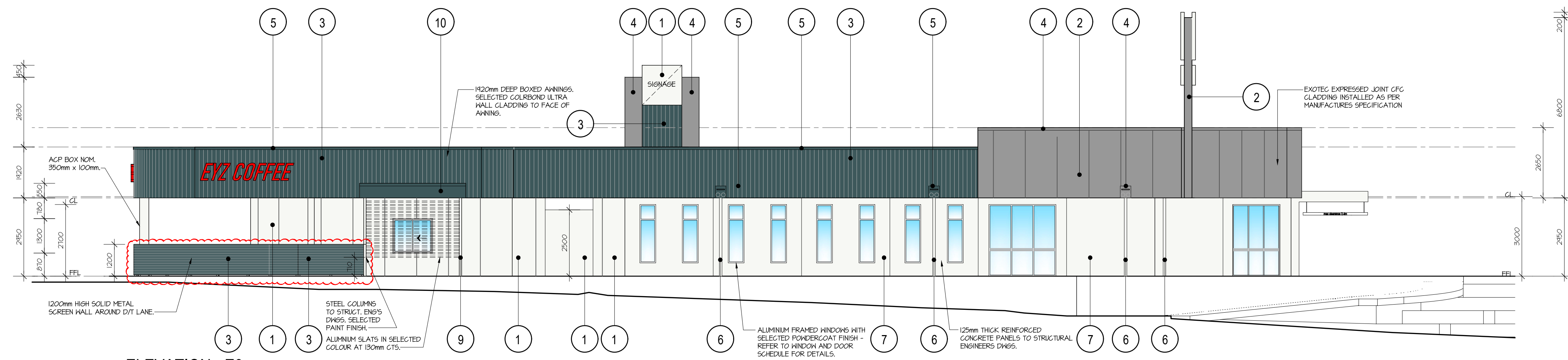
Date 06.03.24
Design AJH
Drawn AJH
Checked 1:200
Job No. BBD30
Dwg. DA02
Rev. B



ELEVATION - E1
SCALE - 1:100



ELEVATION - E2
SCALE - 1:100



ELEVATION - E3
SCALE - 1:100

COLOUR SCHEDULE	
PAINT COLOURS TO BE CONFIRMED.	
1	CFC SHEETING PAINTED TO MATCH COLORBOND 'SURFMIST', LOW SHEEN
2	CFC SHEETING PAINTED TO MATCH COLORBOND 'OLYMPUS', LOW SHEEN
3	LYSAGHT SPANDEK COLORBOND ULTRA CLADDING, COLOUR DEEP OCEAN SATIN FINISH T.B.C.
4	COLORBOND 'OLYMPUS' SATIN FINISH.
5	COLORBOND 'DEEP OCEAN' SATIN FINISH.
6	DOWN PIPES TO BE COLORBOND 'SURFMIST' SATIN
7	CONCRETE WALL PANELS PAINTED WITH DULUX WEATHERSHIELD TO MATH COLORBOND 'SURFMIST'
8	ACP CLADDING TO MATCH COLORBOND 'SURFMIST' SATIN
9	COLUMNS PAINTED WITH DULUX WEATHERSHIELD TO MATH COLORBOND 'SURFMIST'
10	CFC SHEETING PAINTED TO MATCH COLORBOND 'DEEP OCEAN', LOW SHEEN
11	RENDERED BRICKWORK, PAINTED WITH DULUX WEATHERSHIELD TO MATH COLORBOND 'SURFMIST'

DEVELOPMENT ASSESSMENT PANEL	
APPROVED	
01-Oct-2025	

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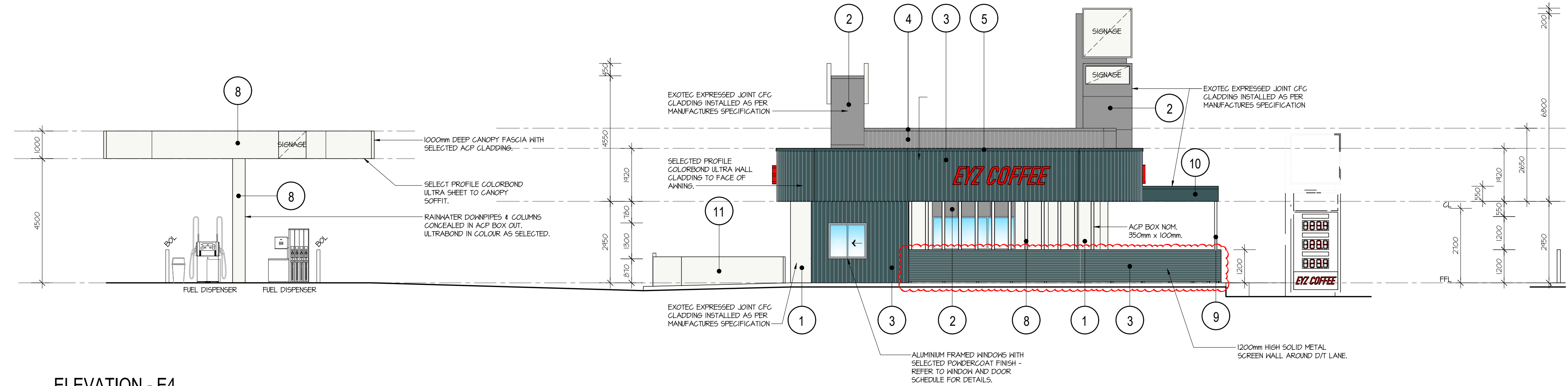


DEVELOPMENT APPLICATION

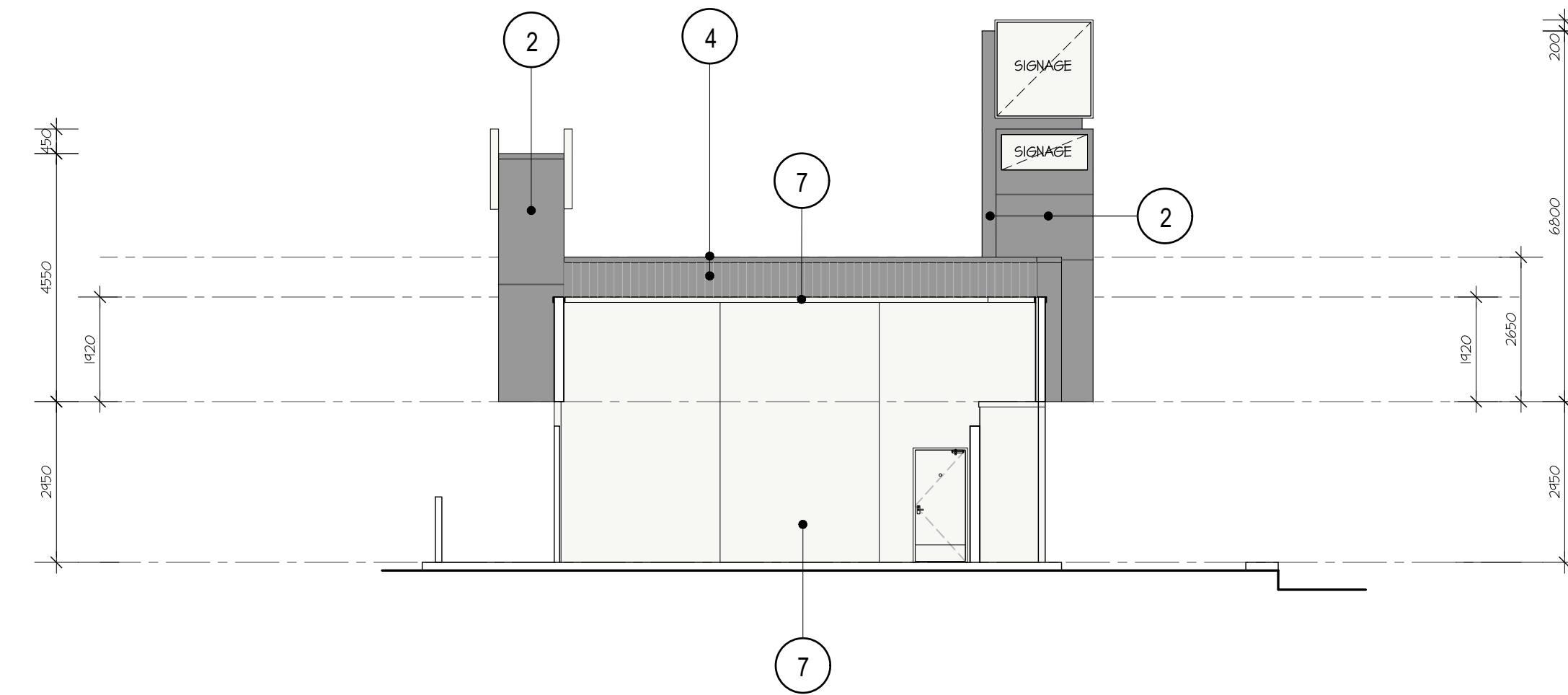
PROPOSED COMMERCIAL DEVELOPMENT
LOT 12, 82 MARINA BOULEVARD
OCEAN REEF
for SARACEN PROPERTIES

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Dwg - DA06		
Rev -		B

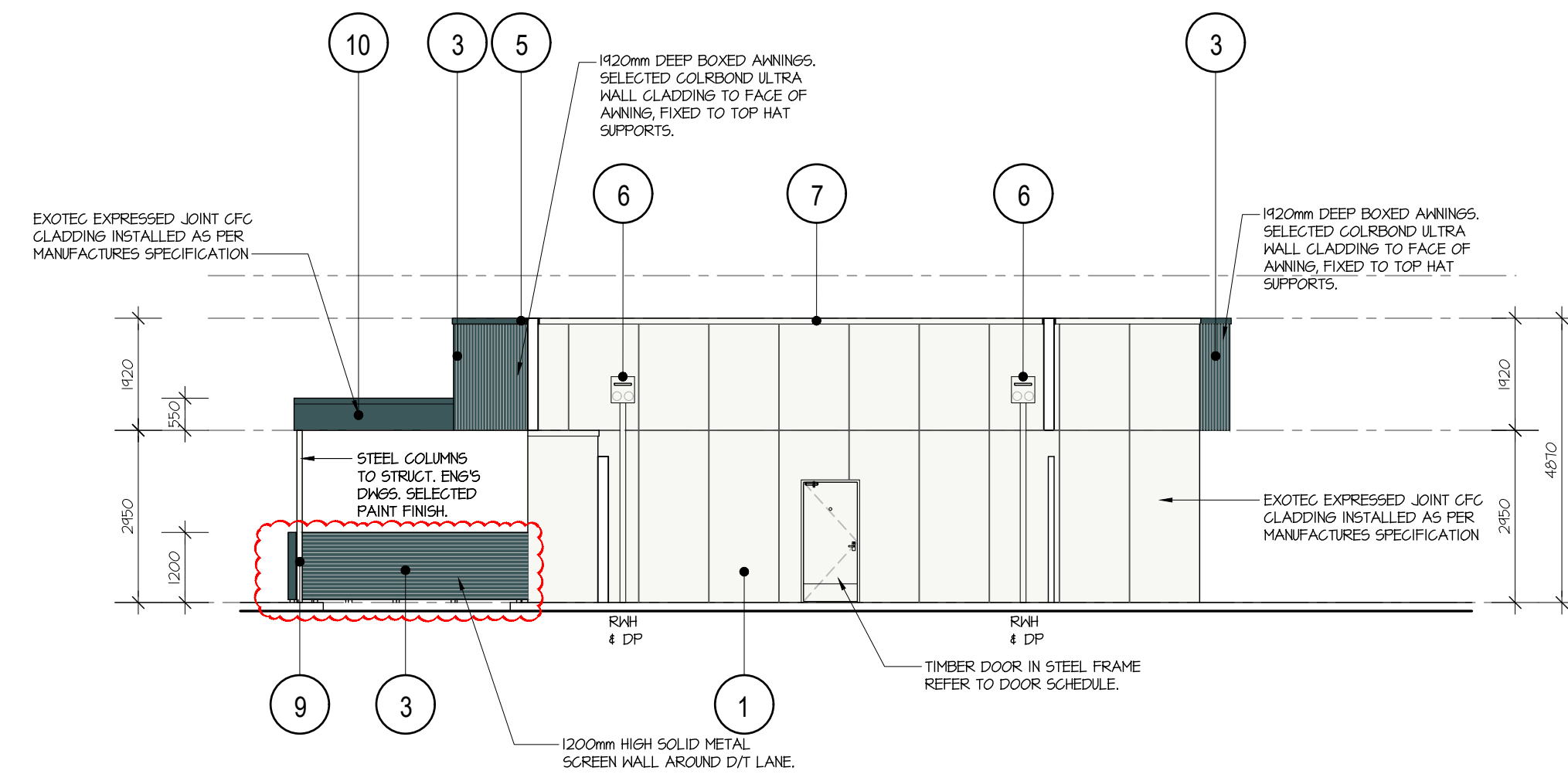
COLOUR SCHEDULE		
PAINT COLOURS TO BE CONFIRMED.		
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2		CFC SHEETING PAINTED TO MATCH COLORBOND 'OLYMPUS', LOW SHEEN
3		LYSAGHT SPANDEK COLORBOND ULTRA CLADDING, COLOUR DEEP OCEAN SATIN FINISH T.B.C.
4		COLORBOND 'OLYMPUS' SATIN FINISH
5		COLORBOND 'DEEP OCEAN' SATIN FINISH
6		COLORBOND 'SURFMIST' SATIN FINISH
7		CONCRETE WALL PANELS PAINTED WITH DULUX HEATHERSHIELD TO MATH COLORBOND SURFMIST
8		ACP CLADDING TO MATCH COLORBOND 'SURFMIST' SATIN
9		COLUMNS PAINTED WITH DULUX HEATHERSHIELD TO MATH COLORBOND SURFMIST
10		CFC SHEETING PAINTED TO MATCH COLORBOND 'DEEP OCEAN', LOW SHEEN
11		RENDERED BRICKWORK PAINTED WITH DULUX HEATHERSHIELD TO MATH COLORBOND SURFMIST



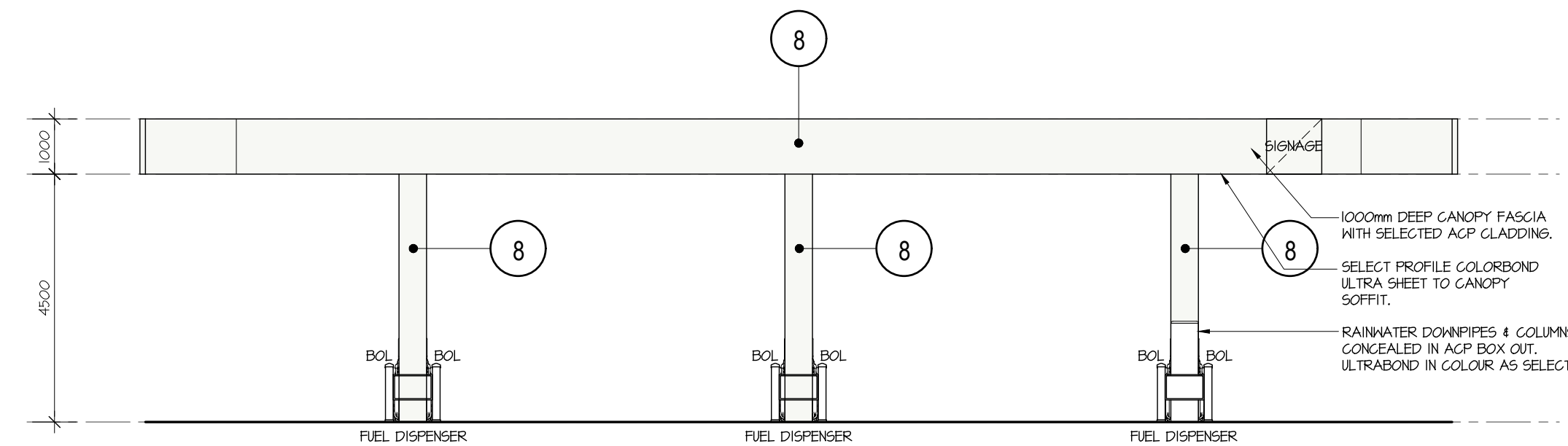
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SCALE: 1:100



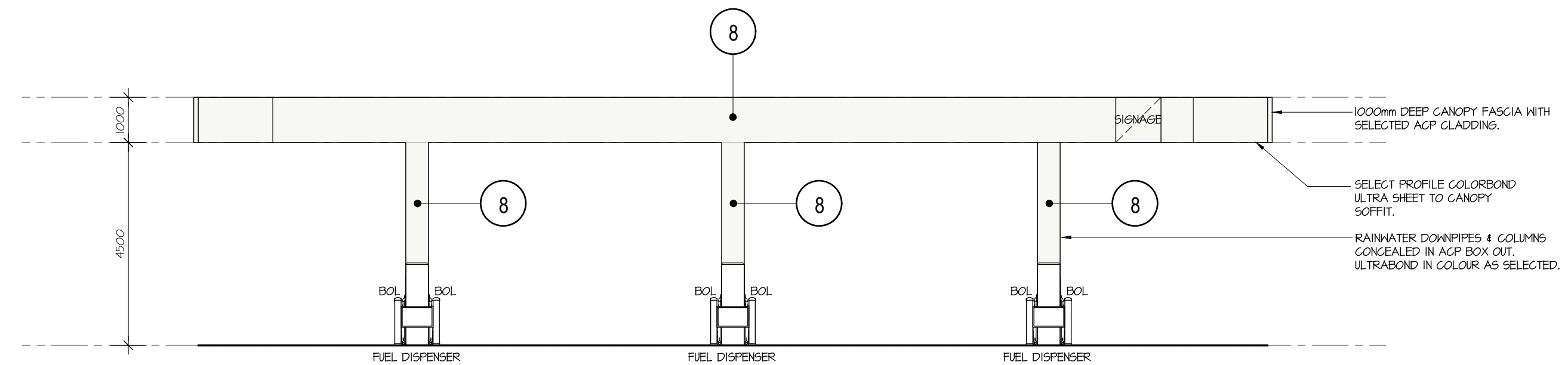
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SCALE: 1:100



ELEVATION - E6
SCALE: 1:100



ELEVATION - E7
SCALE: 1:100



ELEVATION - E8
SCALE: 1:100

DEVELOPMENT ASSESSMENT PANEL	
APPROVED	
01-Oct-2025	

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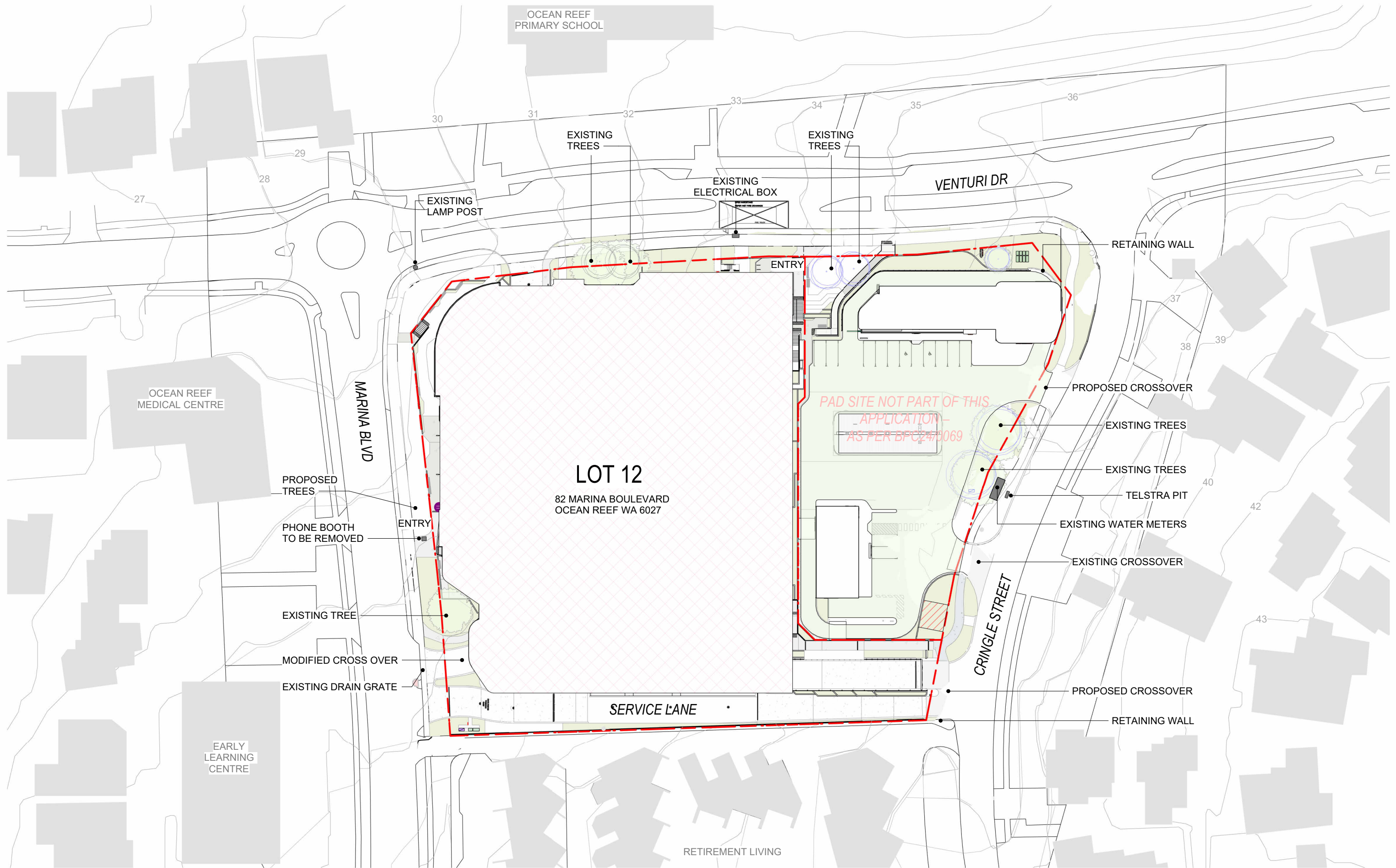
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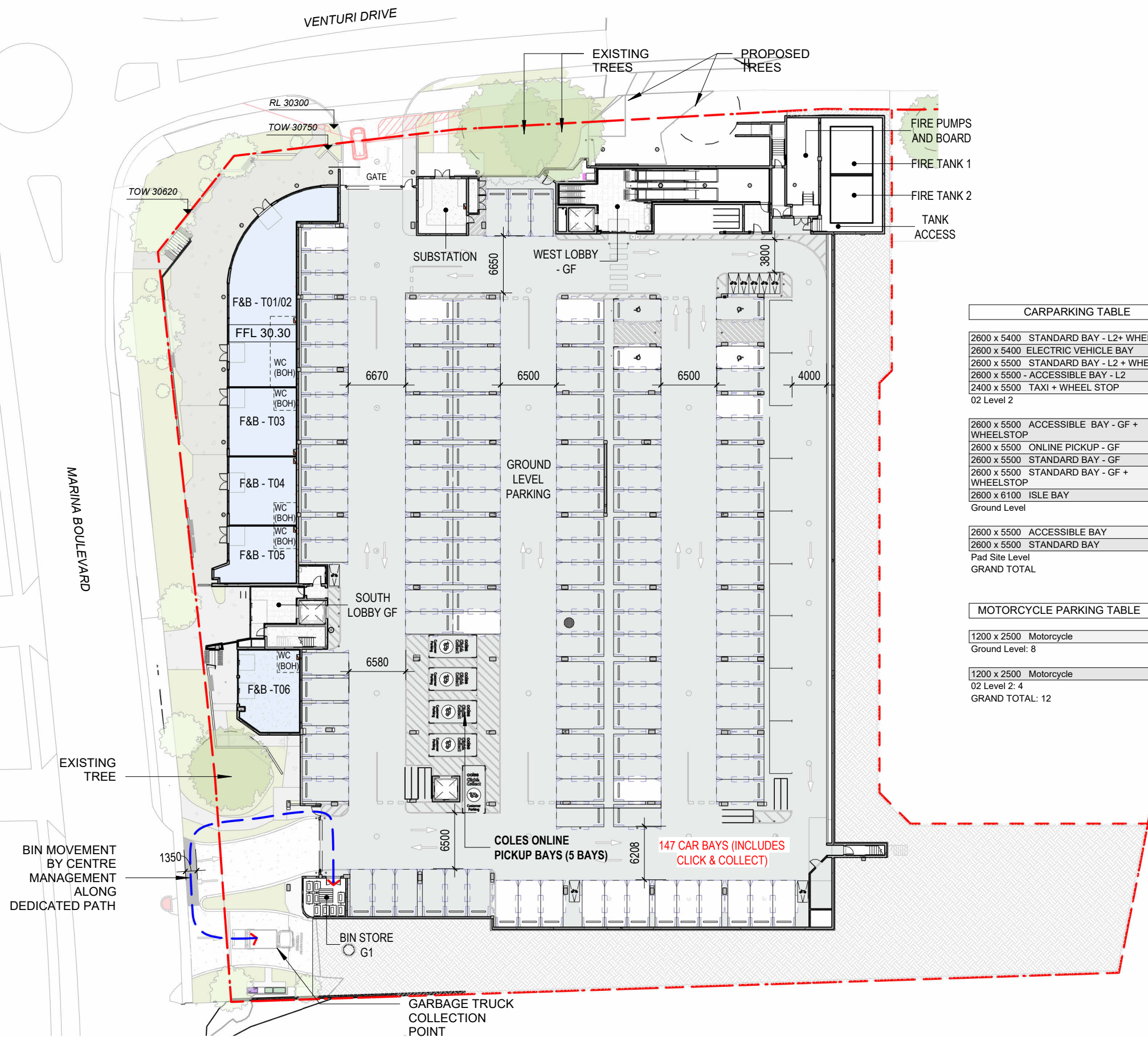


DEVELOPMENT APPLICATION

PROPOSED COMMERCIAL DEVELOPMENT
LOT 12, 82 MARINA BOULEVARD
OCEAN REEF
for SARACEN PROPERTIES

A1 SHEET	Date	06.03.24
	Design	AJH
	Drawn	AJH
	Checked	AJH
	Scale	1:100
Job No.	BBD30	
	Dwg - DA07	
Rev -	B	





OVERALL NLA

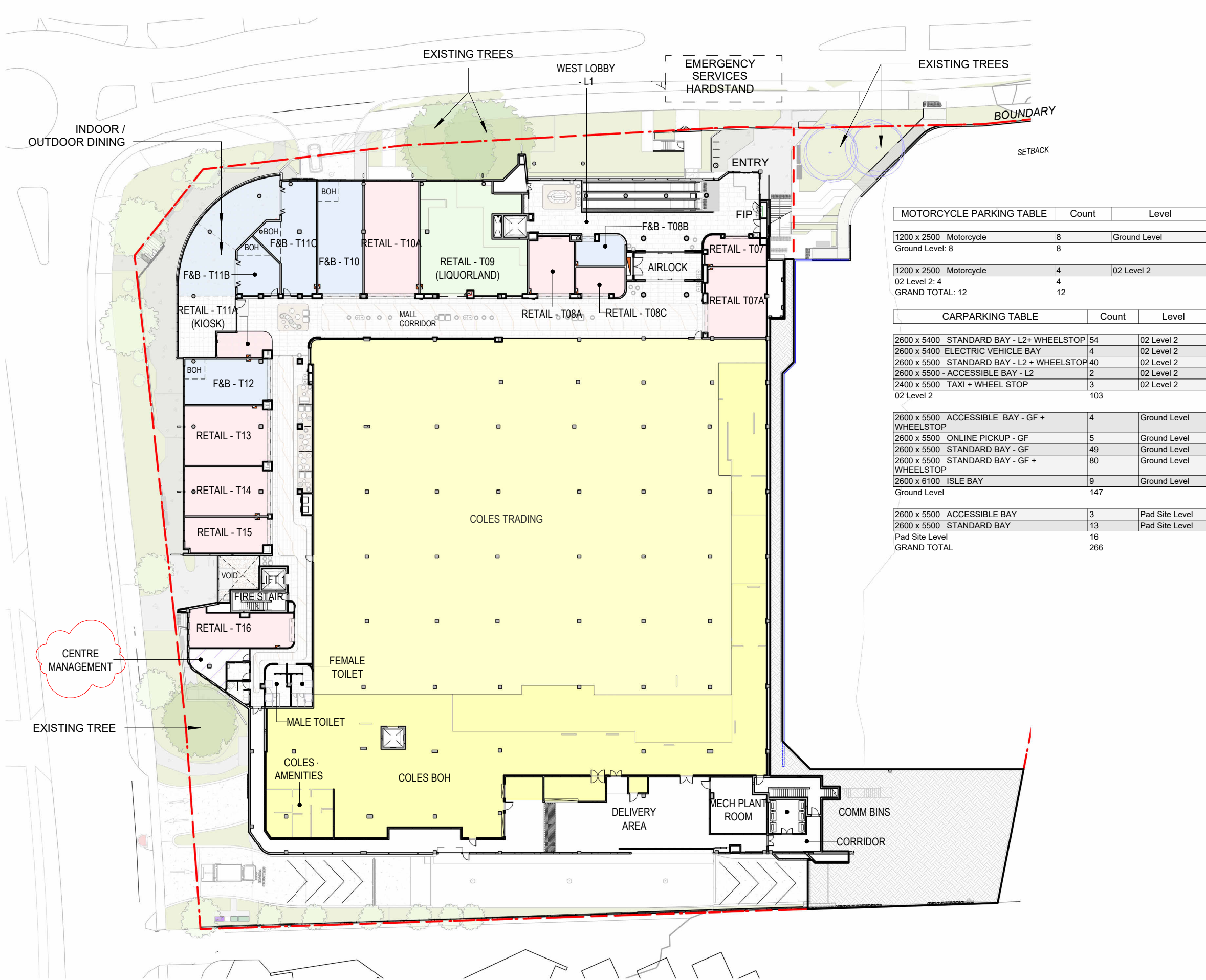
00 Ground Level		
T01/02 - F&B		143.87 m ²
T03 - F&B		55.39 m ²
T04 - F&B		55.39 m ²
T05 - F&B		48.27 m ²
T06 - F&B		57.09 m ²
00 Ground Level		360.02 m ²
01 Level 01		
COLES TRADING		2456.01 m ²
T07 - RETAIL		30.16 m ²
T7A - RETAIL\		71.60 m ²
T08A - RETAIL		45.36 m ²
T08B - F&B		24.83 m ²
T08C - RETAIL		24.77 m ²
T09 - RETAIL - LIQUOR TRADING AREA		123.36 m ²
T10 - F&B		81.98 m ²
T10A - RETAIL		106.91 m ²
T11A (KIOSK) - RETAIL		22.43 m ²
T11B - F&B		29.00 m ²
T11C - F&B		70.11 m ²
T12 - F&B		58.66 m ²
T13 - RETAIL		85.66 m ²
T14 - RETAIL		70.67 m ²
T15 - RETAIL		50.29 m ²
T16 - RETAIL		62.08 m ²
01 Level 01		3413.88 m ²
02 Level 02		
FAMILY TAVERN		539.22 m ²
T01 - MEDICAL L2		60.16 m ²
T02 - MEDICAL L2		79.89 m ²
T03 - MEDICAL L2		94.24 m ²
T04 - CONSULTING ROOM L2		125.79 m ²
T05 - CONSULTING ROOM L2		150.20 m ²
02 Level 02		1049.51 m ²
03 Level 03		
MEDICAL L3		556.84 m ²
03 Level 03		556.84 m ²
05 Pad Site Level		
END CAP		62.06 m ²
FAST FOOD SELLING AREA		58.69 m ²
SERVICE STATION SELLING AREA		89.73 m ²
05 Pad Site Level		210.48 m ²
GRAND TOTAL NLA		5590.72 m ²

CATEGORY B - OVERALL RETAIL NLA	
SERVICE STATION SELLING AREA	89.73 m²
GRAND TOTAL PAD SITE LEVEL	89.73 m²

NOTE:
Retail tenancy partition walls are indicative of proposed lease areas and are subject to relocation according to actual lease areas.

CARPARKING TABLE		Count	Level
2600 x 5400	STANDARD BAY - L2+ WHEELSTOP	54	02 Level 2
2600 x 5400	ELECTRIC VEHICLE BAY	4	02 Level 2
2600 x 5500	STANDARD BAY - L2 + WHEELSTOP	40	02 Level 2
2600 x 5500	ACCESSIBLE BAY - L2	2	02 Level 2
2400 x 5500	TAXI + WHEEL STOP	3	02 Level 2
02 Level 2		103	
2600 x 5500	ACCESSIBLE BAY - GF + WHEELSTOP	4	Ground Level
2600 x 5500	ONLINE PICKUP - GF	5	Ground Level
2600 x 5500	STANDARD BAY - GF	49	Ground Level
2600 x 5500	STANDARD BAY - GF + WHEELSTOP	80	Ground Level
2600 x 6100	ISLE BAY	9	Ground Level
Ground Level		147	
2600 x 5500	ACCESSIBLE BAY	3	Pad Site Level
2600 x 5500	STANDARD BAY	13	Pad Site Level
Pad Site Level		16	
GRAND TOTAL		266	

MOTORCYCLE PARKING TABLE		Count	Level
1200 x 2500	Motorcycle	8	Ground Level
Ground Level: 8		8	
1200 x 2500	Motorcycle	4	02 Level 2
02 Level 2: 4		4	
GRAND TOTAL: 12		12	



OVERALL NLA

00 Ground Level	
T01/02 - F&B	143.87 m²
T03 - F&B	55.39 m²
T04 - F&B	55.39 m²
T05 - F&B	48.27 m²
T06 - F&B	57.09 m²
00 Ground Level	360.02 m²

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T7A - RETAIL	71.60 m²
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01 Level 01	3413.88 m²

02 Level 02	
FAMILY TAVERN	
T01 - MEDICAL L2	60.16 m²
T02 - MEDICAL L2	79.89 m²
T03 - MEDICAL L2	94.24 m²
T04 - CONSULTING ROOM L2	125.79 m²
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03 Level 03	
MEDICAL L3	556.84 m²
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CATEGORY B - OVERALL RETAIL NLA

SERVICE STATION SELLING AREA	89.73 m²
GRAND TOTAL PAD SITE LEVEL	89.73 m²

NOTE:
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MOTORCYCLE PARKING TABLE	Count	Level
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Ground Level: 8	8	
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02 Level 2: 4	4	
GRAND TOTAL: 12	12	

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2600 x 5500 ACCESSIBLE BAY - GF + WHEELSTOP	4	Ground Level
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GRAND TOTAL	266	

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00 Ground Level	360.02 m²

01 Level 01	
COLES TRADING	2456.01 m²
T07 - RETAIL	30.16 m²
T7A - RETAIL\	71.60 m²
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T16 - RETAIL	62.08 m²
01 Level 01	3413.88 m²

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FAMILY TAVERN	539.22 m²
T01 - MEDICAL L2	60.16 m²
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05 Pad Site Level	210.48 m²
GRAND TOTAL NLA	5590.72 m²

CATEGORY B - OVERALL RETAIL NLA

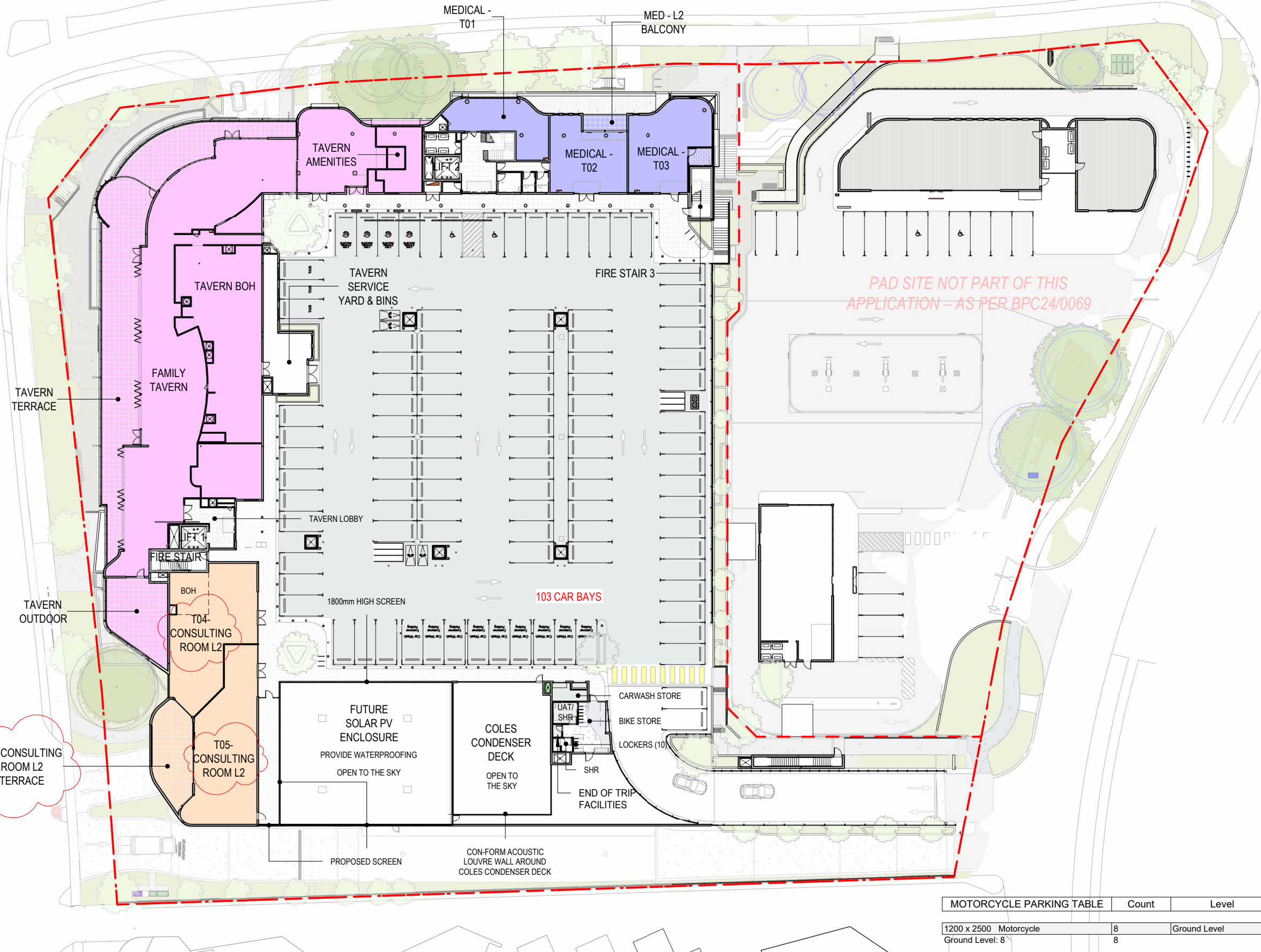
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GRAND TOTAL PAD SITE LEVEL	89.73 m²

CARPARKING TABLE	Count	Level
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2600 x 5500 ACCESSIBLE BAY - GF + WHEELSTOP	4	Ground Level
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Pad Site Level	16	
GRAND TOTAL	266	

MOTORCYCLE PARKING TABLE	Count	Level
1200 x 2500 Motorcycle	8	Ground Level
Ground Level: 8	8	
1200 x 2500 Motorcycle	4	02 Level 2
02 Level 2: 4	4	
GRAND TOTAL: 12	12	



NORTH



SCALE ON A3
As indicated



NOTES / DISCLAIMER

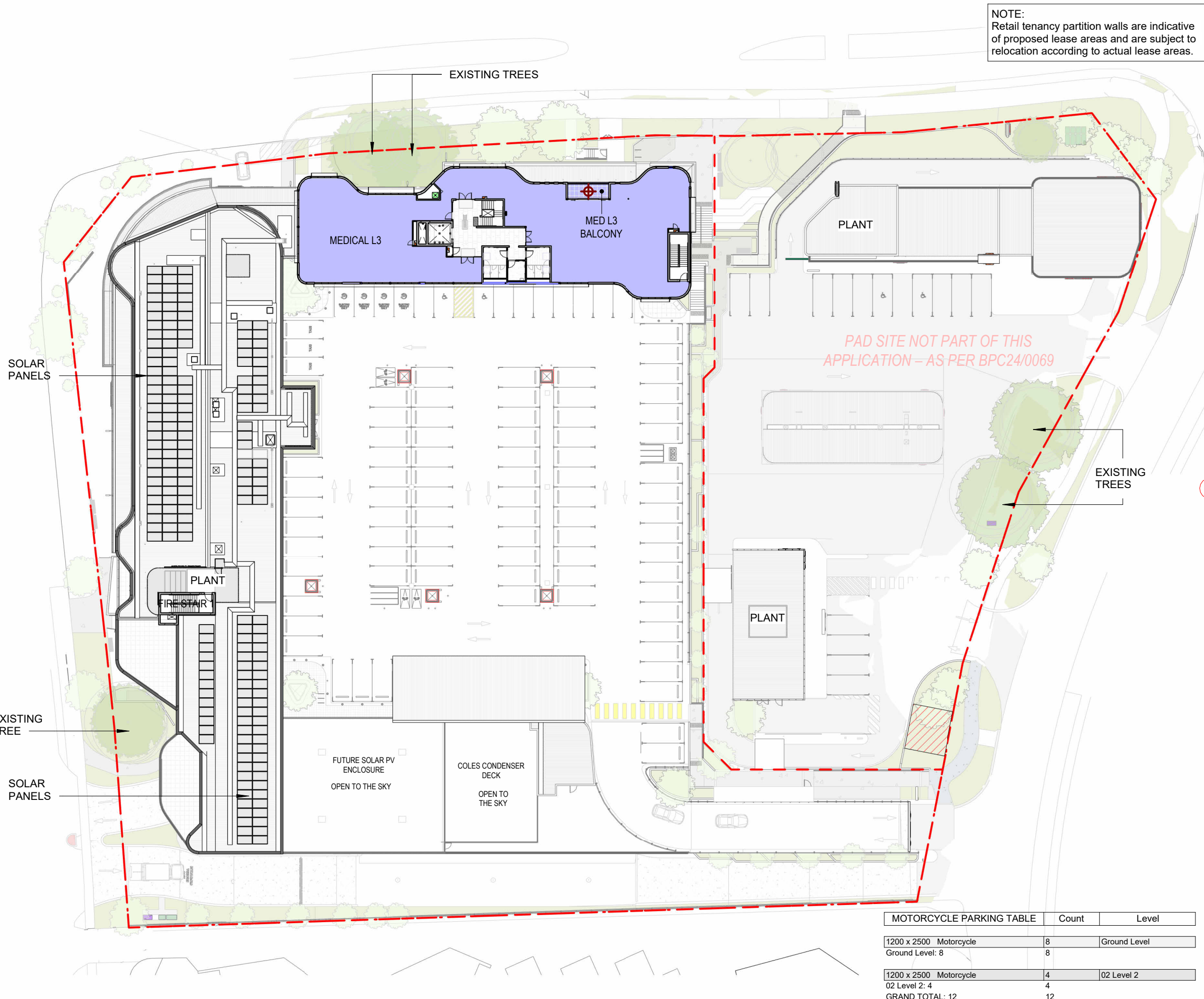
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DRAWING #
_A104
SHEET NAME
LEVEL 2

REV.
C

ISSUE DATE
19/01/2026
PHASE
DA



NOTE:
Retail tenancy partition walls are indicative
of proposed lease areas and are subject to
relocation according to actual lease areas.

OVERALL NLA

00 Ground Level	
T01/02 - F&B	143.87 m ²
T03 - F&B	55.39 m ²
T04 - F&B	55.39 m ²
T05 - F&B	48.27 m ²
T06 - F&B	57.09 m ²
00 Ground Level	360.02 m ²

01 Level 01	
COLES TRADING	2456.01 m ²
T07 - RETAIL	30.16 m ²
T7A - RETAIL\	71.60 m ²
T08A - RETAIL	45.36 m ²
T08B - F&B	24.83 m ²
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T14 - RETAIL	70.67 m ²
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T16 - RETAIL	62.08 m ²
01 Level 01	3413.88 m ²

02 Level 02	
FAMILY TAVERN	539.22 m ²
T01 - MEDICAL L2	60.16 m ²
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02 Level 02	1049.51 m ²

03 Level 03	
MEDICAL L3	556.84 m ²
03 Level 03	556.84 m ²

05 Pad Site Level	
END CAP	62.06 m ²
FAST FOOD SELLING AREA	58.69 m ²
SERVICE STATION SELLING AREA	89.73 m ²
05 Pad Site Level	210.48 m ²
GRAND TOTAL NLA	5590.72 m ²

CATEGORY B - OVERALL RETAIL NLA

SERVICE STATION SELLING AREA	89.73 m ²
GRAND TOTAL PAD SITE LEVEL	89.73 m ²

CARPARKING TABLE	Count	Level
2600 x 5400 STANDARD BAY - L2+ WHEELSTOP	54	02 Level 2
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02 Level 2	103	

2600 x 5500 ACCESSIBLE BAY - GF + WHEELSTOP	4	Ground Level
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2600 x 5500 STANDARD BAY - GF	49	Ground Level
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2600 x 5500 ACCESSIBLE BAY	3	Pad Site Level
2600 x 5500 STANDARD BAY	13	Pad Site Level
Pad Site Level	16	
GRAND TOTAL	266	

MOTORCYCLE PARKING TABLE	Count	Level
1200 x 2500 Motorcycle	8	Ground Level
Ground Level: 8	8	
1200 x 2500 Motorcycle	4	02 Level 2
02 Level 2: 4	4	
GRAND TOTAL: 12	12	

NORTH



SCALE ON A3
As indicated



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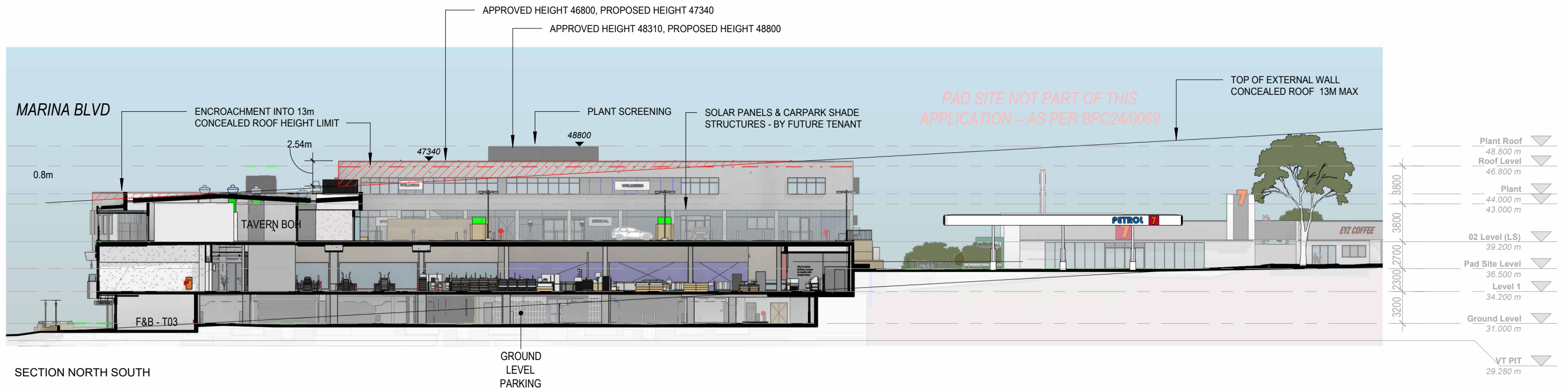
DRAWING #
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SHEET NAME
LEVEL 3

REV.
C

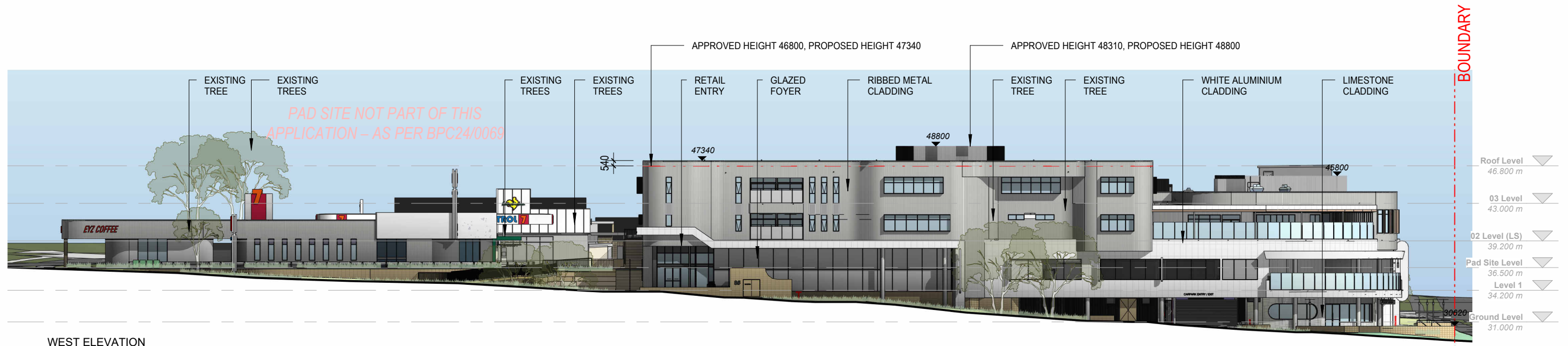
ISSUE DATE
19/01/2026

PHASE
DA





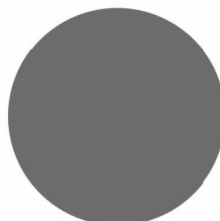
NORTH ELEVATION



WEST ELEVATION



RIBBED METAL
CLADDING



CLADDING COLOUR
(BASALT MATT)



LIME STONE
CLADDING



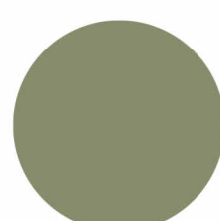
WHITE RENDERED
MASONARY



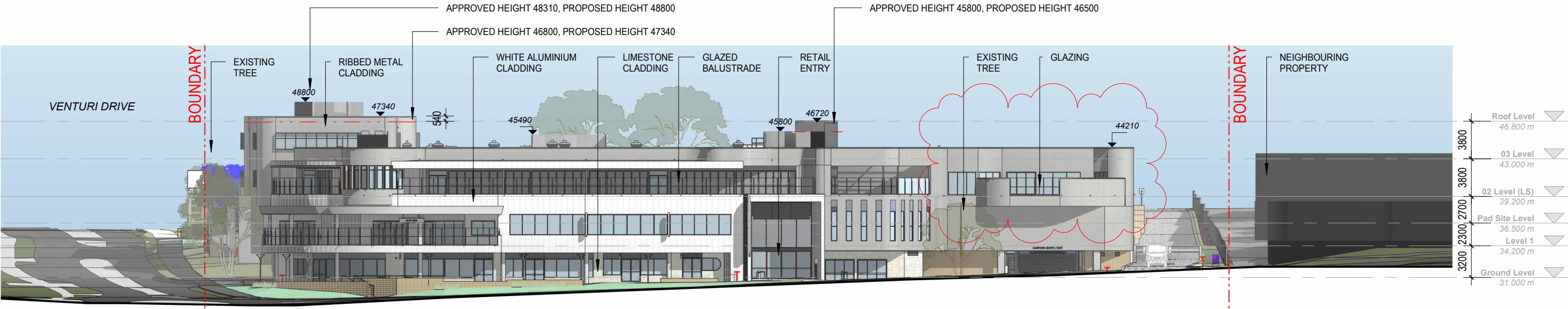
NATIVE
VEGETATION



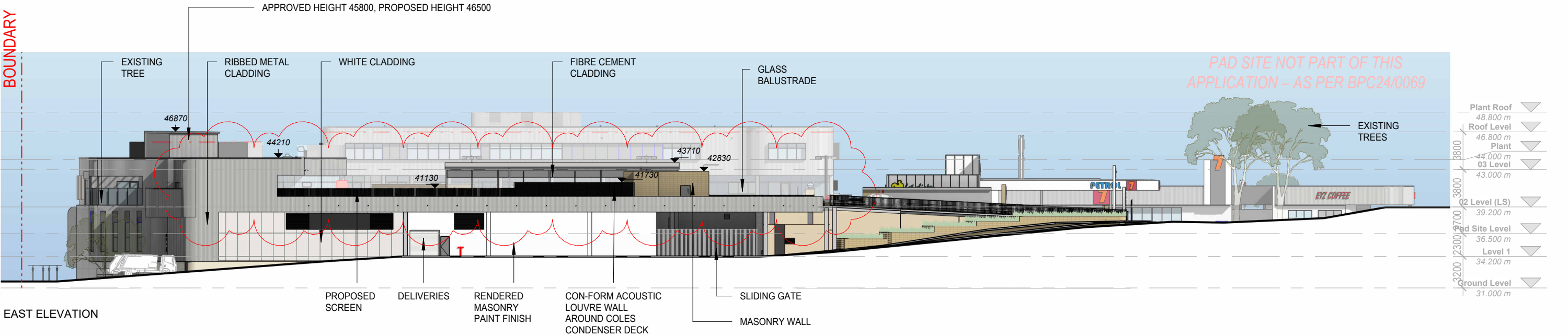
ACTIVATED
SHOPFRONTS



COASTAL
PALETTE



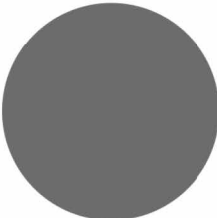
SOUTH ELEVATION



EAST ELEVATION



RIBBED METAL CLADDING



CLADDING COLOUR (BASALT MATT)



LIME STONE CLADDING



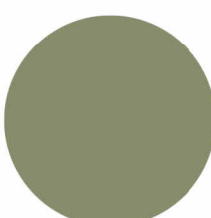
WHITE RENDERED MASONARY



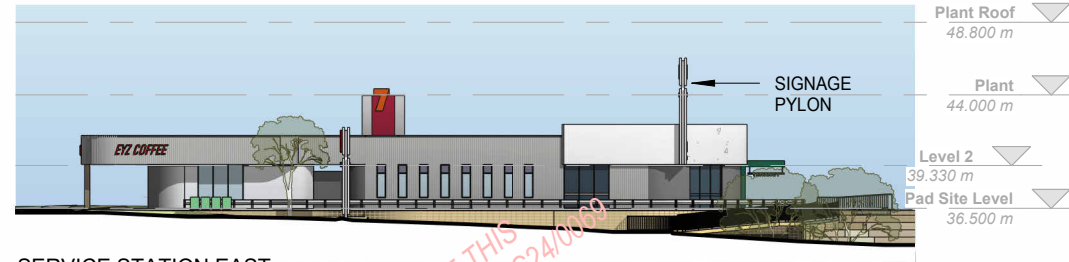
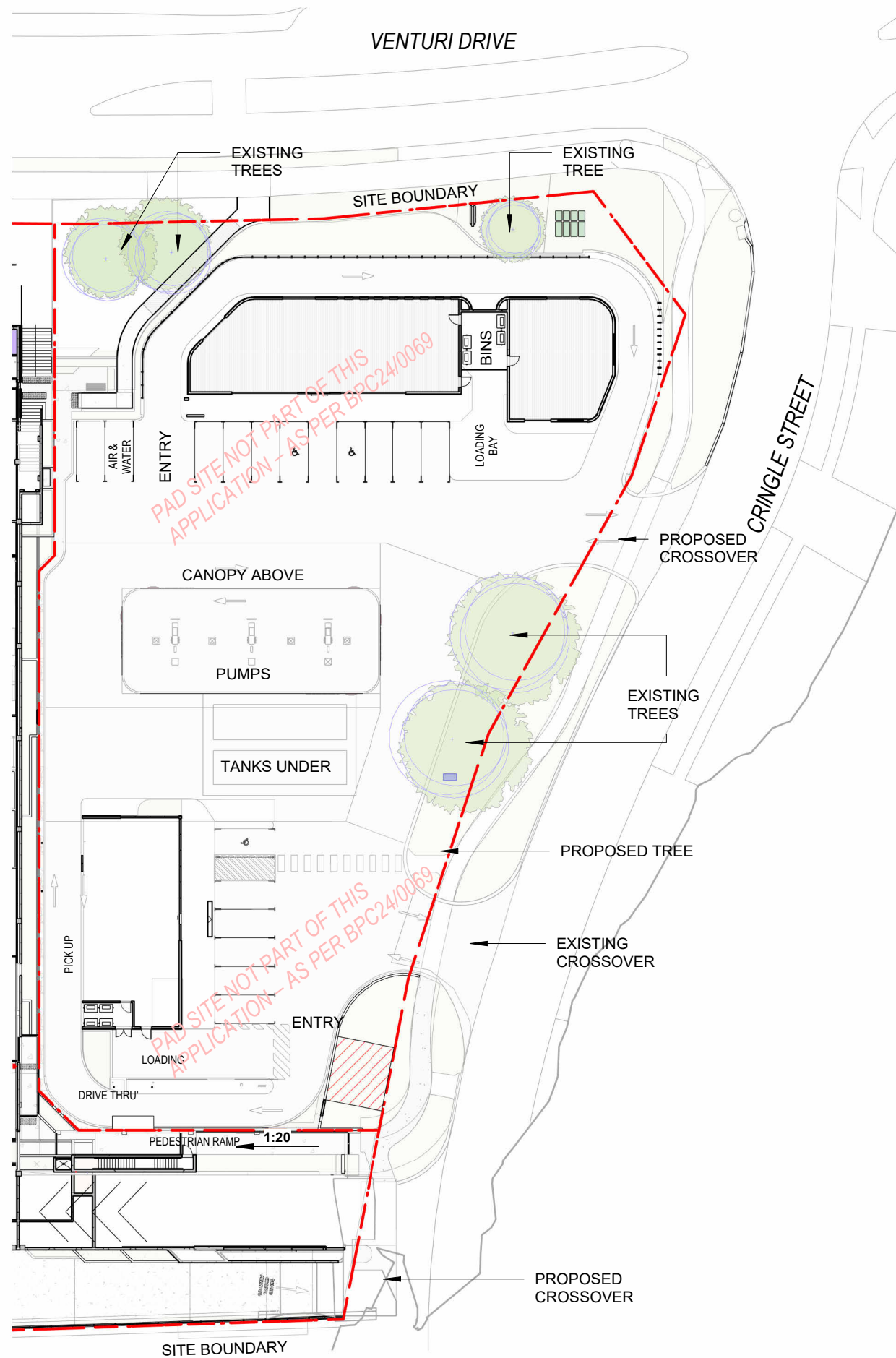
NATIVE VEGETATION



ACTIVATED SHOPFRONTS



COASTAL PALETTE



SERVICE STATION EAST



SERVICE STATION SOUTH



SERVICE STATION WEST



FAST FOOD EAST



FAST FOOD NORTH



FAST FOOD WEST

CARPARKING TABLE		Count
2600 x 5500	ACCESSIBLE BAY	3
2600 x 5500	STANDARD BAY	13
GRAND TOTAL		16

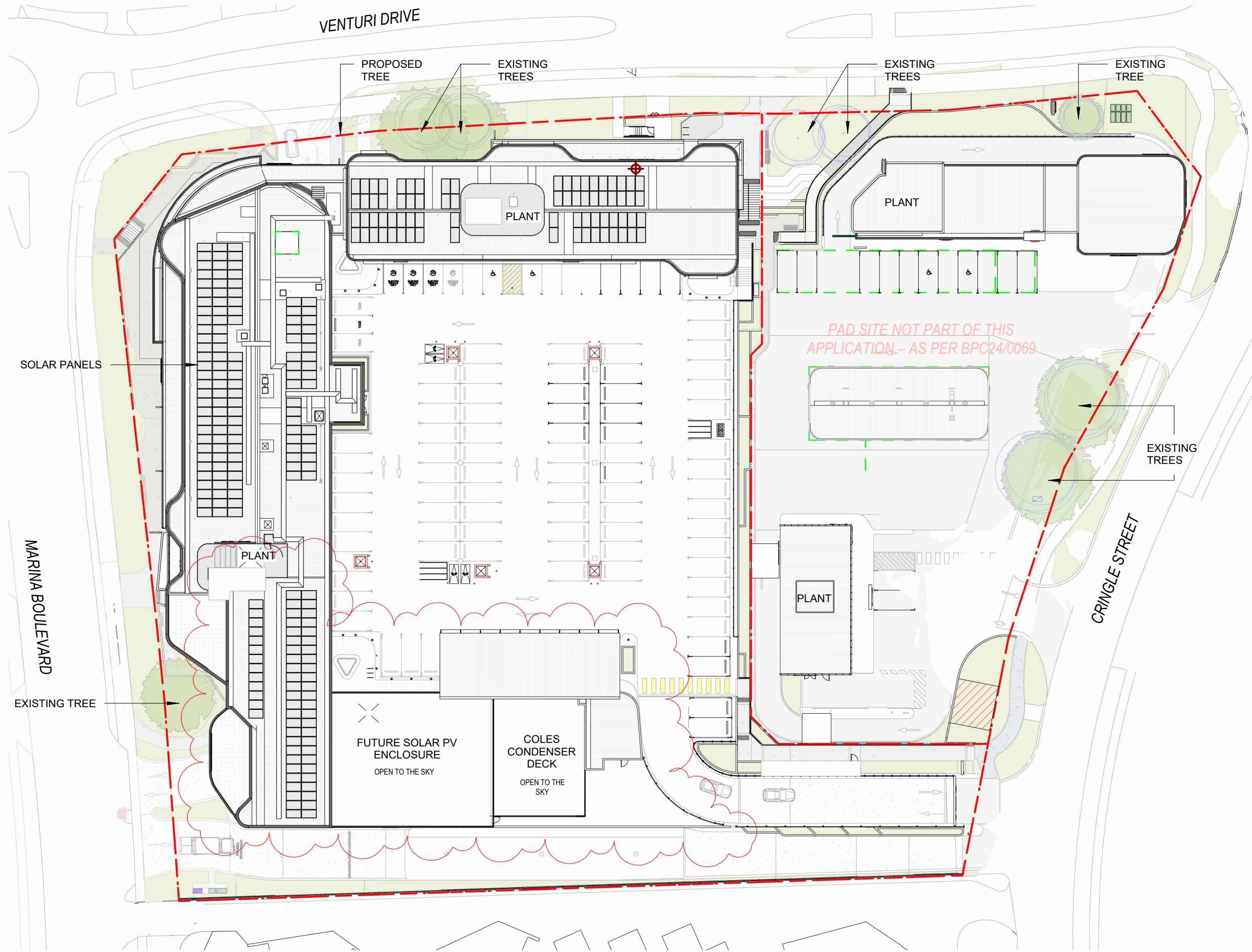


CRINGLE ST PERSPECTIVE

NOTE:
SIGNAGE WILL BE VIA A SEPARATE APPLICATION



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CATEGORY A - OVERALL RETAIL NLA

Ground Level	
T01/02 - F&B	143.87 m²
T03 - F&B	55.39 m²
T04 - F&B	55.39 m²
T05 - F&B	48.27 m²
T06 - F&B	57.09 m²
Ground Level	360.02 m²

Level 1	
COLES TRADING	2456.01 m²
T07 - RETAIL	30.16 m²
T7A - RETAIL\	71.60 m²
T08A - RETAIL	45.36 m²
T08B - F&B	24.83 m²
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T13 - RETAIL	85.66 m²
T14 - RETAIL	70.67 m²
T15 - RETAIL	50.29 m²
T16 - RETAIL	62.08 m²
Level 1	3413.88 m²

Pad Site Level	
END CAP	62.06 m²
FAST FOOD SELLING AREA	58.69 m²
Pad Site Level	120.75 m²
GRAND TOTAL NLA	3894.64 m²

CATEGORY B - OVERALL RETAIL NLA	
SERVICE STATION SELLING AREA	89.73 m²
GRAND TOTAL PAD SITE LEVEL	89.73 m²



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SCHEDULE OF SUBMISSIONS

Shopping Centre (Modification to Previously Approved DA22/0925, DA22/0925.01 and DA22/0925.02)

Advertising (28 Days) – 13 October 2025 Until 10 November 2025

Advertising radius	200m radius
Support	3
Comment/ Neutral	0
Object	4
TOTAL SUBMISSIONS	7

No.	Position	Submission	Administration Comment	Recommendation
1	Object	Submitter 1		
	1.1	The inclusion of a additional condenser above the gym roof being 15 metres in height further adds to the bulk an un-attractive nature to this already large excessive development. The height is already of concerning towering around the surrounding residents, further adding to the height is not necessary and detrimental. The bulk and scale of the development is further increase by the enclosure of the previously approved childcare outdoor play area. This would have previously been pleasing to the eye, now it will increase the eyesore. There will be less trees because of that. More trees need to be planted (particularly along Cringle Street) as the development has very much become a large concrete jungle. There were previously many more trees.	Amended plans were provided which moved the Coles condenser to Level 2, reducing the height of the east side of the development to 13.21m, noting that the maximum height for a Commercial zone is 15m. The provided landscaping for the Childcare Centre outdoor play areas was not a requirement of the development. Notwithstanding, the ground level landscaping is unchanged.	None
	1.2	Increased traffic on Cringle Street. The only access to the rooftop parking (which would be the main parking for the gym and tavern) is from the small neighbourhood Cringle Street, adding further traffic stress and noise for residents. I don't believe many customers would park underground to access the gym as it is inconvenient. The submitted traffic report still shows the end cap as a coffee shop. This has recently been changed (much to our disappointment) to a fast food outlet open until 9pm. The traffic for this is vastly different and the peak hour of the end cap aligns with the peak hour of the gym (6-7pm and 12-1pm). Therefore they are not accurate and the actual numbers will be higher adding to the parking and traffic stresses. the increase traffic (131 vehicular trips during the Saturday Peak hour) and overall traffic every day and for the 24 hour period, from Cringle Street will be detrimental to the enjoyment of our residence, peace and quiet deserved from our home, and safety of our roads. These are our basic rights as residents and they are being abused. I wish to remind the City that this development is surrounded by a neighbourhood locality. It is not located by a main road or surrounded by commercial sites. It is close to the size of a major shopping centre such as Whitfords and Joondalup, not a neighbourhood shopping centre.	Removing the gym use from the proposed development has reduced the traffic flow from all entry points. In addition, a reduction in the commercial floorspace on Level 2 reduces the number of patrons directly accessing businesses from the upper level car park that is accessed via Cringle Street. The northern site end-cap tenancy use and operating hours is not the subject of the current application. As the gym is no longer proposed with this application, any traffic concerns related to the 24-hour operation has been addressed. The property is zoned Commercial in the City's Local Planning Scheme No.3, with the development type and scale being appropriate for that site.	None
	1.3	They gym proposed is a 24 hour gym. This is vastly different to the approved childcare which is only limited hours and weekdays. This further adds to the negative impact on surrounding residents. The traffic and acoustic reports do not refer to the after hours impacts and are therefore not entirely relevant. There will be negative noise and traffic impacts to surrounding residents from a 24 hour gym, particular with access being on Cringle Street. The underground parking will likely be closed when Coles and the remaining shopping centre closes. The suburb is very quiet at night time and we want it to stay that way. There are plenty of 24 hour gym options in the City of Joondalup which can be accessed easily.	The 24-hour gym has been removed, with the 'Commercial' uses in place of this being Medical Centre, Consulting Rooms or Office uses proposing more limited hours.	None
	1.4	The Environmental Noise Assessment only refers to "Airborne noise (eg. music)" and "Re-radiated structure borne noise (eg. dropping of weights)". What about the increase noise of the 24 hour condenser, other plant and vehicle noise?	It is a condition of the original and any subsequent approval that all plant equipment, including the condenser, is provided with screening for noise attenuation. The applicant has provided amended plans which demonstrate adequate acoustic screening for the Level 2 condenser unit. Noise from delivery vehicles has been considered with the previous acoustic reports, with no change proposed to the delivery methods.	None
	1.5	The report says "the materiality has been refined to ensure it utilises high quality materials which are complementary to the coastal locality in which the development sits". I hope this is the case however what has been built to date does not	The proposed high-quality materials are consistent with the provisions of the City's <i>Commercial, Mixed Use and</i>	None

		reflect this. The petrol station has bright red and blue colours which are an absolute eyesore - not complementing the costal locality at all. Not to mention the excessive Chicken Treat signage. These look vastly different to the diagram examples in the plans. Revo Fitness and Coles branding are also bright red and I am concerned this will be the main colour of each, as clearly the interpretations in the plans are not accurate (see the petrol station site).	<i>Service Commercial Zone Local Planning Policy</i> and the previous approvals on the site. The building materials and colours are not inclusive of the signage, which is part of a separate signage application.	
	1.6	no 24 hour venue should be considered here given the location. 9pm closing time should be the latest, in line with other venues accessed from Cringle Street.	As the gym has been removed, a 24/7 facility is no longer proposed as part of this application.	None
2	Object	Submitter 2		
	2.1	Companies such a Chicken Delight and others submit plans that suit hours that will be accepted by the council but then change them . Chicken delight closing at 10 pm will add youth violence and crimes in the area and destroy the lovely suburb of ocean Reef. You need to bear in mind this shopping centre is right in a residential area, that appreciates quiet not a huge shopping centre . Changing a child care centre (we have already have one) to a Gym is not on. There are so many gyms around, and again attract all sorts of hours. Stick to the plans and stop changing. It is a sly underhanded method to manipulate the local council.	Changes to the operating hours for the Chicken Treat tenancy is not the subject of this application. The gym use has been removed with the amended plans, reducing the overall floorspace from the approved shopping centre development.	None
3	Support	Submitter 3		
	3.1	The changes are not going to effect the centre.	Noted.	None
4	Support	Submitter 4		
	4.1	Full support especially now that a gym will be built.	Noted, however be advised that the Gym use has been removed from the amended plans.	None
5	Object	Submitter 5		
	5.1	"Every change to this development is removing more and more parking spaces. This is getting ridiculous and will have a very negative impact on all the surrounding neighbourhoods. The continual erosion of parking facilities at the complex will result in parking into all the surrounding streets. Or maybe council is expecting such low volumes of traffic at the complex! This being the case the whole complex will end up a white elephant as there will not be enough customers to make the place viable. The original plans had little enough parking. The current proposal shows no consideration for the ratepayers this facility is supposed to service. "	Though the proposed use has removed further vehicle bays, it has also significantly reduced the floor area of the commercial and other tenancies. This has reduced the parking shortfall from 131 bays below the minimum requirement to 80 bays below the minimum requirement.	None
6	Support	Submitter 6		
	6.1	Well designed for neighboring facilities, and does not include childcare, decreasing traffic movement	Noted, however be advised that the Gym use has been removed from the amended plans.	None
7	Object	Submitter 7		
	7.1	"The area surrounding the shopping centre is predominantly residential and the conversion of the approved day care centre to a 24 hour gym is opposed. The gym would back onto an over 55's residential development and the elderly do not need or want a 24 hour business adjoining their homes. I ask what you expect from the elderly in the over 55's development when they will already have early morning and all day trucks making deliveries to the supermarket. Then with the gym will have additional traffic noise, loud banging and thumping of weights, loud discussions in the open car park all at a very late hour in the evening and very early hours of the morning. This is not appropriate surrounding residential housing. "	The 24-hour gym has been removed, with the 'Commercial' uses in place of this being Medical Centre, Consulting Rooms or Office uses proposing more limited hours. Noise associated with the operation and hours of the gym have been addressed with the removal of the gym use.	None



18 December 2025

Chief Executive Officer
City of Joondalup
90 Boas Avenue
JOONDALUP

Attention: Cathrine Temple – Manager, Planning Services –
Cathrine.Temple@joondalup.wa.gov.au

Dear Cathrine

DAP/22/02382 – Ocean Reef Shopping Centre – Lot 12 (82) Marina Boulevard, Ocean Reef – Form 2 Amendment – Additional Information

We are writing in relation to the Form 2 Amendment application lodged with the City of Joondalup (**City**) on 2 October 2025. Following further detailed design work and feasibility investigations, Saracen is now seeking approval for additional changes to the proposed amendment to ensure the project responds to site constraints and importantly, ensures project viability to enable this important project to proceed.

We consider these changes to be minor in nature and appropriate in the context of the broader approved shopping centre development. In our view, the changes fall within the scope of the current amended development application. Recent discussions with the City of Joondalup (confirmed via email dated 4 December 2025) confirm it is generally comfortable with the scope of changes as well as the ability for the changes to be considered within the scope of this current (live) Form 2 application.

This letter is accompanied by a set of amended Development Plans, prepared by CCN Architects (dated 11 December 2025), included at **Attachment A**.

Lodged Form 2 Application

The Form 2 application (as lodged with the City on 2 October 2025) sought approval for:

- Conversion of the approved 'Child-Care Centre' to a 'Private Recreation' (gym use), inclusive of minor alterations to the external facades.
- Minor changes to the internal layout of some tenancies including the supermarket floor space and reconfiguration of internal Level 1 tenancies.
- Minor modification to the approved carparking configuration which proposed a decrease in the total carparking to 279 bays.

Following lodgement of the application, supplementary information was provided by the Project Team to the City of Joondalup on the 16 November 2025, comprising:

- Two additional views/renders which were to be used for the purposes of public advertising. These views showed the proposed gym from two different viewpoints.
- Traffic analysis prepared by Stantec which confirmed the conversion from a proposed childcare to a gym facility is likely to have minimal impact on traffic operations on the surrounding road network and the parking demand on the subject site when compared to the impacts detailed in the original TIA report.

The application was advertised for public comment in November 2025, with 7 public submissions received.

Proposed Additional Modifications

Since lodging the application, Saracen has advanced its tenancy leasing program, detailed design work, and feasibility assessments. The amended application originally proposed piling along the northern and eastern site boundaries. However, further investigations identified that this level of piling could create structural risks and cause disruption to neighbouring properties, particularly the adjoining Retirement Village.

In addition, the piling works were expected to delay the construction program by approximately three months, with rising construction costs and limited availability of specialised piling contractors further impacting feasibility. Contractors advised that the piling would be subject to significant delays, adding both cost and time risks. Collectively, these factors mean the lodged basement car parking design is no longer viable, placing the entire project at risk if pursued in its current form.

To address these issues, Saracen seeks to amend the proposal within the scope of the current application. The revised design removes the proposed piling and sets back the basement car park walls by approximately 5.5 metres from the site boundaries. This change will result in the loss of 29 car bays located along the site edges.

To offset this reduction, Saracen proposes removing the 'Private Recreation' (gym) use of 1,000 sqm NLA included in the lodged application. This will be replaced with 300sqm of commercial floorspace as well as a future Solar PV enclosure and condenser deck for the Coles Supermarket – both of which will be suitably screened to the eastern façade. The 300sq.m of commercial floorspace is being considered for medical consulting-type uses. On this basis, the commercial floorspace does not contribute towards the total shop/retail NLA floorspace.

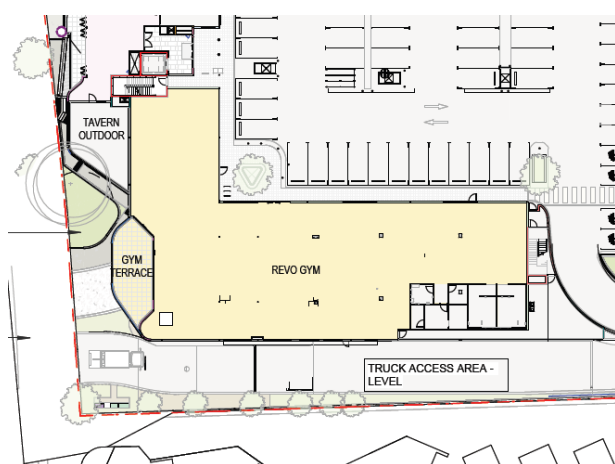
The changes will result in a reduced building envelope height along the eastern boundary to further mitigate visual and amenity impacts to neighbouring properties by achieving improved access to daylight, reducing overshadowing, and enhancing acoustic outcomes through the removal of gym-related noise. These amendments also reduce perceived building bulk and provide improved view corridors.

Further, the modifications enable the relocation of the end-of-trip facilities, including the bike store and carwash, from the former gym tenancy to Level 2. This will provide improved accessibility and will improve safety outcomes, consistent with CPTED principles.

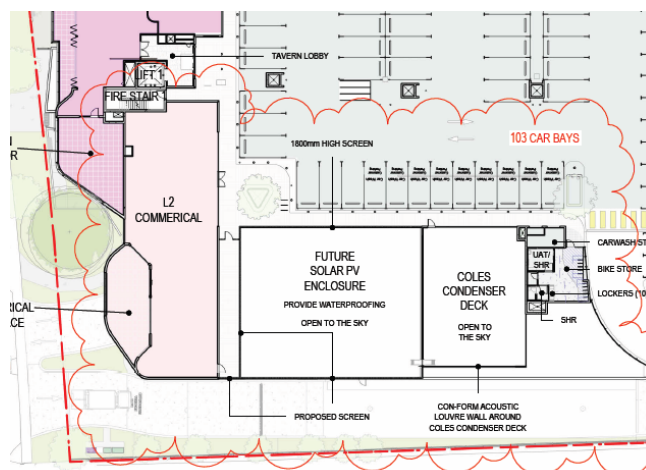
Overall, this results in a net reduction of 700 sqm of shopping centre floorspace overall. A comparison of the lodged proposal (proposing the gym use) and current proposed modifications is provided at **Figure 1** overleaf.

A further explanation of this proposal including an assessment of the car parking changes against the City of Joondalup's policy requirements is provided below.

Figure 1 – Comparison of Level 2 Changes



Lodged Proposal – 2 October 2025



Proposed Modifications – 11 December 2025

Carparking Justification

As a result of the modifications discussed above, the carparking ratio of the approved development and the proposed amended application will change. The lodged application proposed a decrease in the overall carparking supply for the Shopping Centre from 282 bays (as approved) to a total of 279 bays.

This minor reduction was supported by a traffic memo prepared by Stantec which confirmed the conversion from a proposed childcare to a gym facility is likely to have minimal impact on traffic operations on the surrounding road network and the parking demand on the subject site when compared to the impacts detailed in the original Transport Impact Assessment (**TIA**) report.

The proposed amendments seek to remove 28 bays as a result of the further design modifications however there have been several opportunities, due to carparking reconfiguration, to deliver additional bays. On this basis, the proposed revised provision of carparking is 250 bays to service the Shopping Centre. A chronological description of the approved carparking supply and assessment is provided below:

- The original DA proposed 282 carparking bays which represented a shortfall of 155 bays from the City of Joondalup requirement of 437 bays. The original TIA (dated 27 December 2022) demonstrated that, based on the predicted level of carparking demand, a minimum of 228 bays was required to service the proposed development to an appropriate level.
- This development application, inclusive of the proposed 282 carparking bays, was approved by the Metro Outer Development Assessment Panel, on the basis of a TIA prepared by Stantec which demonstrates the proposed carparking was sufficient to service the proposed development.
- A Form 2 amendment progressed in early-2024, proposed to reduce total carparking to 265 bays, which was subsequently approved on 9 March 2024. The most recent Form 2 amendment (relating to the modification to Condition 11) did not propose any modification to carparking supply.
- The City of Joondalup carparking requirement for this centre is 1 bay per 20sq.m NLA (regardless of specific land use).

- The revised total NLA for the entire Shopping Centre is 5,590.72sq.m, inclusive of the pad site floorspace. Note this revised figure has been subject to a comprehensive NLA calculation by CCN Architects consistent with the City's definition for NLA (noting that previous figures provided to the City have been based on GFA). This results in a revised carparking requirement of 279 bays for the entire centre.
- The development, which now proposes 266 carbays, now achieves a 13-bay shortfall. This reflects a far improved shortfall than the original and amended development applications already approved.

On this basis, the revised proposal is considered to be entirely suitable from a carparking provision perspective.

Total Shop/Retail Floorspace

Due to the proposed modification to floorspace removing a gym use (1,000sq.m) and reinstating 300sq.m of commercial floorspace, likely to be medical / consulting room uses (not shop/retail NLA), this proposal will not result in any additional shop/retail floorspace. On this basis, the proposal remains under the 4,000sq.m NLA shop/retail restriction for the centre, as highlighted below:

- Shopping Centre NLA (Category A) – 3,894.64sq.m
- Service Station NLA (Category B) – 89.73sq.m
- Total – 3,984.37sq.m

City of Joondalup Request for Further Information

The City provided a number of items for the Project Team to clarify as part of this process (via email dated 4 December 2025). A response to each of these matters is provided in **Table 1** below:

Table 1 – Response to City Comments

Theme	Concern	Applicant Response
Scooter and Motorcycle Bays	The updated plans provide only two motorcycle bays in lieu of the minimum required 26 bays. Additional motorcycle bays are required to address this shortfall.	The plans have been amended to illustrate the inclusion of 12x motorcycle / scooter bays. This is an increase from the original development approval (which had 9x bays).
End of Trip Facilities	The end-of-trip facilities are not clearly marked on the plans. Additional information is required which includes the following: • Clearly marked end-of-trip facilities. A minimum of 9 lockers clearly marked, corresponding with the minimum required bicycle bays.	The amended development plans indicate the location of end-of-trip facilities on Level 2, including a notation stating the minimum 9x locaters and corresponding bicycle bays consistent with the City's requirements.

Servicing – External Fixtures	Condition 17 of DA22/0925 requires all plant equipment to be screened from adjacent lots. The Coles condenser is not screened on the east side, which needs to be addressed.	The amended development plans (including elevations) illustrate that suitable screening will be provided to all roof and plant equipment, including the Coles condenser on the eastern side of the development.
Signage	All signage will be assessed as part of a separate development application. Please either remove the Coles sign from the plans, or note on the plans that signage shown will be subject to the signage strategy application.	All generic signage has been included on the amended development plans. This excludes the Coles sign which will be progressed as part of a separate signage strategy application.
Retail Floorspace Threshold	Condition 20 of DA22/0925 limited the retail floorspace to no more than 4,000sqm, in line with the City’s Local Commercial Strategy. Please confirm how amendments to the layout will remain at or below this threshold.	As discussed above, the proposed modifications do not seek to incorporate any additional shop/retail floorspace and therefore the development remains consistent with the City’s Local Commercial Strategy.

Response to Public Submissions

The application was advertised for public comment in November 2025. As a result, a total of 7 submissions were received, with 4 objections and 3 in support of the proposal.

A summary of the key themes raised in submissions and our response, is provided in **Table 2** below. This demonstrates that while the original proposed gym use is entirely appropriate and meets all relevant standards, the further amendment to remove the gym responds to some limited public concerns raised through the public advertising process.

Table 2 – Response to Matters raised in Public Submissions

Theme	Applicant Response
Supportive views – 3 of the 7 submissions express support for the gym, citing benefits to neighbouring facilities and reduced traffic compared to childcare	Noted and agreed – notwithstanding the proposed current amendments, a gym is an entirely suitable use for a Shopping Centre and noting it was approved as part of the original development application for this centre redevelopment.
Bulk, scale and visual impact - Concerns that the additional condenser and changes to the building height add to the bulk and unattractive nature of the development. - Enclosure of the previously approved childcare outdoor play area seen as increasing the visual impact and reducing greenery. - Requests for more tree planting, particularly along Cringle Street, to offset the “concrete” appearance. - Disappointment that built elements (e.g. petrol station colours, signage) do not match the quality and coastal character shown in plans.	The proposed gym does not result in any modifications to the bulk and scale of the shopping centre. Similarly, the proposed changes (which convert to the gym to commercial solar PV and condenser space) is fully screen and within the current building envelope so again, will not alter the bulk and scale of the building, nor the eastern facade. Further, it is noted the petrol station is approved and constructed and does not relate to this amended application whatsoever.
Traffic and Parking Impacts - Strong concerns about increased traffic on Cringle Street, particularly from rooftop parking access and the change from a coffee shop to a fast food outlet. - Perception that traffic reports underestimate impacts, especially during peak hours. - Worries about cumulative traffic from multiple uses (gym, tavern, fast food) and the effect on residential amenity, safety and quiet enjoyment. - Concerns about loss of parking spaces over successive changes, leading to spill-over parking in surrounding streets.	The traffic memo lodged with the Form 2 amended application confirmed that the conversion from a proposed childcare to a gym facility is likely to have minimal impact on traffic operations on the surrounding road network and the parking demand on the subject site when compared to the impacts detailed in the original TIA report. However, due to the current proposed amendment, any marginal impact is likely to be lessened, and therefore this addresses the submitters comments.
Noise Impacts Opposition to a 24-hour gym due to potential noise from patrons, weights, music, plant equipment and vehicles, especially at night.	Noted, while all acoustic impacts would be appropriately managed consistent with relevant Noise Regulations, given the gym has been omitted from the application, this addresses the submitters comments. Further

- Concerns that noise assessments do not adequately address all sources, including condensers and after-hours activity.
- Specific worries about impacts on nearby over-55s housing and the quiet character of the suburb.

the removal of the basement carparking piling works will further reduce any impacts on surrounding sites including the Retirement Village.

Change of use and operating hours

Refer above.

- Objection to replacing the approved childcare centre with a gym, particularly a 24-hour facility, given the residential context.
- Preference for limited operating hours (e.g. closing by 9pm) in line with other local venues.
- Perception that operators may seek approval for certain hours and then extend them later, undermining trust.

6. Broader concerns about development scale and fit

- Views that the centre is more akin to a major shopping centre than a neighbourhood facility, and therefore out of scale for its location.
- Concerns about cumulative changes eroding the original intent and suitability of the development for a residential area.

Noted however disagree – all proposed land uses are consistent with a centre of this scale, and are fully aligned and compliant with the City of Joondalup Planning Framework including the proposed floorspace guidance within the City's Local Commercial Strategy.

Conclusion and Project Timing

We trust this letter provides suitable justification for the proposed additional modifications to the proposal, and again we highlight that we consider these changes to be minor in nature and appropriate within the context of the broader approved shopping centre development. In our view, they fall within the scope of the current amended development application, which the City has agreed with.

We would appreciate the City's timely review and assessment of this additional information, to enable the matter to be considered by DAP as early as possible in January 2026. This will enable Saracen to progress its detailed design and be in a position to lodge a staged building permit with the City in January 2026, to enable site works to commence. This is crucial for the project programme to ensure costly delays are not incurred.

If you have any questions, please do not hesitate to contact the undersigned.

Yours sincerely,



Megan Gammon
Director
mgammon@urbis.com.au

urbis.com.au

Level 8, 1 William Street
Perth WA 6000 Australia (Whadjuk Noongar Country)

Urbis Ltd
ABN 50 105 256 228





Stantec Australia Pty Ltd
Ground Floor, 226 Adelaide Terrace
Perth WA 6000
AUSTRALIA
ABN 17 007 820 322

17 September 2025

Enquiries: Desmond Ho
Project No: 30490029

Saracen Developments Pty Ltd
c/o Urbis Level 8, 1 WILLIAM STREET
PERTH, WA 6000

Attention: Megan Gammon

Dear Megan

Reference: Ocean Reef Shopping Centre

Stantec have been commissioned to prepare a response to address the potential traffic impacts of converting the proposed Child Care facility to a Gym facility at the proposed development located at 82 Marina Boulevard, Ocean Reef, City of Joondalup.

Stantec have reviewed and updated the trip generation associated with the subject site based on the latest site layout plans provided (Drawings A102, A103, A105 - issue date 01/08/2025) as well as the confirmed development yield floor areas detailed in the Urbis email dated 04/09/2025 for the gym facility which is proposed to replace the previous child-care facility.

The estimated trips to be generated are summarised in **Table 1** below. The results indicate an anticipated increase in trips during the AM and PM peak hour periods as well as during the Saturday peak hour period when compared to the estimated trips indicated in the previous Transport Impact Assessment (TIA) report.

In addition, we have applied the same anticipated % of pass-by trips that was previously used in the TIA report which is shown in **Table 2**.



Stantec Australia Pty Ltd
 Ground Floor, 226 Adelaide Terrace
 Perth WA 6000
 AUSTRALIA
 ABN 17 007 820 322

Table 1 – Estimated Trips to be generated

TRIP GEN ONLY				Trip Rate			Split %						Trip Gen					
Land Use	ITE Code/Source	Yield	Unit	Weekday AM Peak	Weekday PM Peak	Saturday Peak	AM In	AM Out	PM In	PM Out	Sat In	Sat Out	AM IN	AM OUT	PM IN	PM OUT	Sat IN	Sat OUT
Retail	820	780.37	100 sqm GFA	3.23	4.53	4.84	54%	46%	50%	50%	52%	48%	14	12	18	18	20	18
Supermarket	850	2429.67	100 sqm GFA	7.18	8.18	11.13	52%	48%	52%	48%	51%	49%	91	84	103	95	138	133
Gym	492	1058.11	100 sqm GFA	1.51	4.22	3.43	46%	54%	52%	48%	49%	51%	7	9	23	21	18	19
F&B	899	725.07	100 sqm GFA	4.90	18.43	18.43	51%	49%	50%	50%	50%	50%	18	17	67	67	67	67
Tavern	932	300.00	Seats	0.00	0.44	0.28			68%	32%	53%	47%	0	0	89	42	45	40
Commercial	820	24.06	100 sqm GFA	3.23	4.53	4.84	54%	46%	50%	50%	52%	48%	0	0	1	1	1	1
Fuel	RMS	6.00	Fuel Bowser	11.70	16.60	14.90	51%	49%	50%	50%	51%	49%	36	34	50	50	46	44
Drive Thru Coffee	937	102.76	100 sqm GFA	105.45	40.29	94.40	49%	51%	51%	49%	50%	50%	53	55	21	20	49	49
Medical	630	931.70	100 sqm GFA	5.62	4.99	5.62	50%	50%	50%	50%	49%	51%	26	26	23	23	26	27
Fast Food	934	40.00	Seats	1.36	1.63	2.39	53%	47%	50%	50%	51%	49%	29	26	33	33	49	47
TOTAL													274	263	428	370	459	445
													537		798		904	

Table 2 – Estimated Passby trips

PASSBY				Pass By %									Trip Gen					
Land Use	ITE Code/Source		Unit	Weekday AM Peak	Weekday PM Peak	Saturday Peak							AM IN	AM OUT	PM IN	PM OUT	Sat IN	Sat OUT
Retail	820				34%	26%							0	0	6	6	5	5
Supermarket	850				36%								0	0	37	34	0	0
Gym	492												0	0	0	0	0	0
F&B	899				43%	43%							0	0	29	29	29	29
Tavern	932												0	0	0	0	0	0
Commercial	820				34%	26%							0	0	0	0	0	0
Fuel	RMS			58%	42%	42%							21	20	21	21	19	18
Drive Thru Coffee	937			89%	89%	89%							47	49	19	18	43	43
Medical	630												0	0	0	0	0	0
Fast Food	934			49%	50%	50%							14	13	16	16	24	23
													82	82	128	124	120	118

The overall anticipated estimated additional new trips associated with change of use is summarised in **Table 3** below.

Table 3 Estimated Additional Trips

	Am Peak		PM Peak		Sat Peak	
	In	Out	In	Out	In	Out
Proposed New Development Trips	274	263	428	370	459	445
Less Existing Trips (from tia)	75	73	49	57	24	56
Less Passby Trips	82	82	128	124	120	118
Net Trips (deducting existing & pass by trips)	117	108	251	189	315	271
Total Trips	225		440		586	
Previous TIA Trips	219		420		455	
Net	+6		+20		+131	

Based on the above, the results indicate an anticipated increase of 6 trips during the AM peak hour, 20 during the PM peak hour and 131 vehicular trips during the Saturday Peak hour with the inclusion of the proposed gym facility.

It should be noted that the SIDRA traffic modelling in the original TIA demonstrated that all intersections/accesses are expected to operate at a Level of Service (LOS) A for all the scenarios assessed. These intersections/accesses are still expected to operate satisfactorily and within an acceptable LOS with the projected increase in trips. However, the anticipated LOS, average delays and degree of saturation cannot be quantified without a detailed traffic modelling assessment being undertaken.

In addition to the above, we have also undertaken an assessment to determine the impact on the parking demand. The analysis indicates that the projected peak parking demand is the same as indicated in the original TIA report for the weekday although it is expected to increase to approximately 250 vehicles for the Saturday peak which is approximately 85% of the parking supply proposed as illustrated in **Figure 1 and Figure 2**.

Figure 1 Weekday Parking Demand

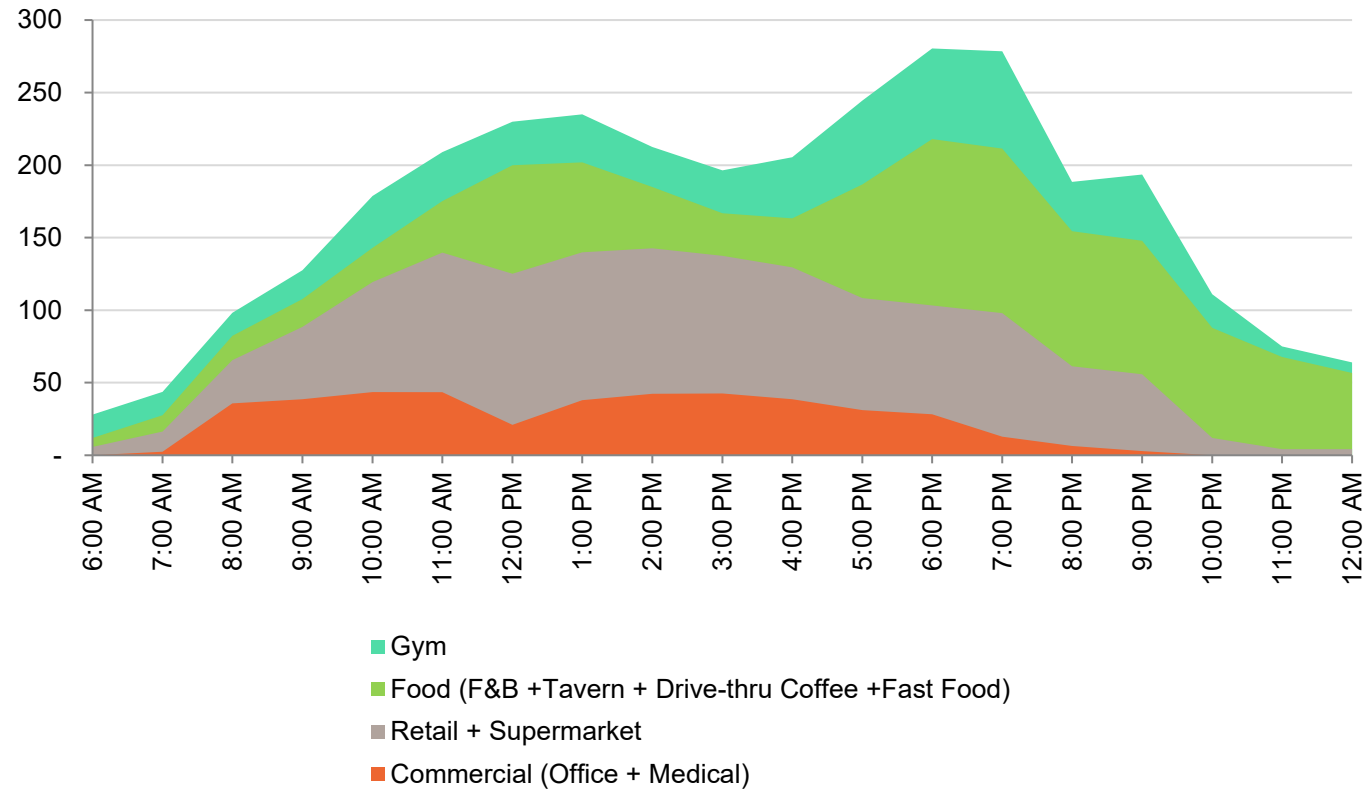
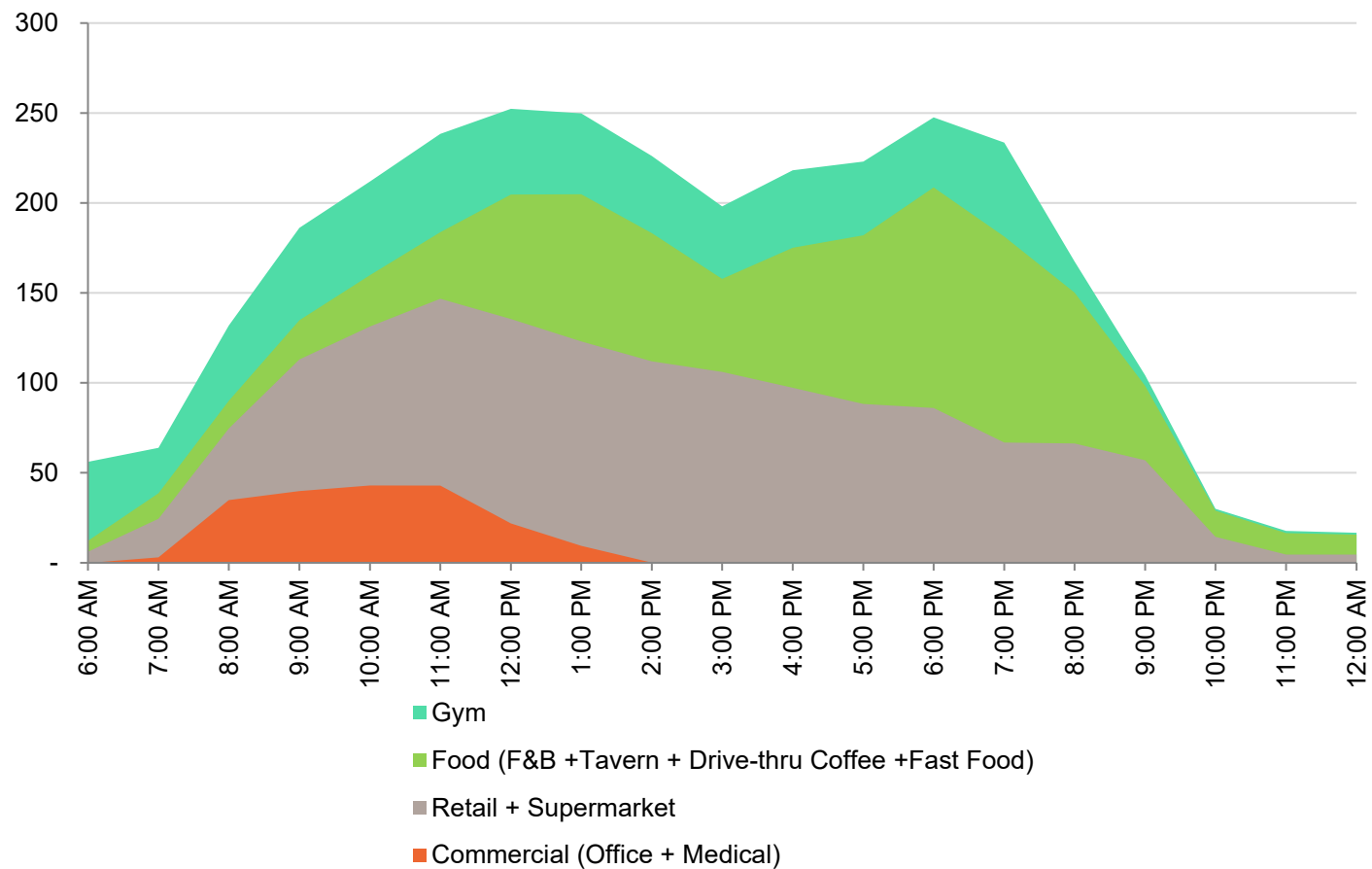


Figure 2 Weekend Parking Demand



Overall, the conversion from a proposed childcare to a gym facility is likely to have minimal impact on traffic operations on the surrounding road network and the parking demand on the subject site when compared to the impacts detailed in the original TIA report

Yours sincerely

Stantec Australia Pty Ltd

A handwritten signature in black ink, appearing to be 'D Ho', with a long horizontal stroke extending to the left.

Desmond Ho

Principal - Transport, Team Leader (WA)

Phone: [+61 8631 54815](tel:+61863154815)

Desmond.ho@stantec.com

OCEAN REEF SHOPPING CENTRE

OCEAN REEF

ENVIRONMENTAL ACOUSTIC ASSESSMENT SUPPLEMENTARY ASSESSMENT GYM

SEPTEMBER 2025

OUR REFERENCE: 35391-1-22080

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ENVIRONMENTAL ACOUSTIC ASSESSMENT
SHOPPING CENTRE
OCEAN REE

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This report has been prepared in accordance with the scope of services and on the basis of information and documents provided to Herring Storer Acoustics by the client. To the extent that this report relies on data and measurements taken at or under the times and conditions specified within the report and any findings, conclusions or recommendations only apply to those circumstances and no greater reliance should be assumed. The client acknowledges and agrees that the reports or presentations are provided by Herring Storer Acoustics to assist the client to conduct its own independent assessment.

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APPENDICES

- A SITE PLAN
- B NOISE CONTOUR PLOTS

1. INTRODUCTION

Herring Storer Acoustics were commissioned to provide a supplementary acoustic assessment of noise emissions associated with the proposed shopping centre redevelopment, with the site bounded by Cringle Street, Venturi Drive and Marina Boulevard – specifically, noise levels associated with the proposed gym.

This report assesses noise emissions from the premises with regards to compliance with the requirements of the *Environmental Protection (Noise) Regulations 1997*. Noise sources considered as part of this assessment, as requested by council, include:

- Music played within the gym.

Note, whilst dropping of weights does produce noise emissions, from experience these are only of issue to directly adjacent residential premises (ie share a party wall or floor).

For reference, the site plan for the proposed development is attached in Appendix A.

2. SUMMARY

From the assessments undertaken, noise received at the neighbouring residences complies with the requirements of the *Environmental Protection (Noise) Regulations 1997* at all times.

The uses proposed at the site are able to meet the requirements of the *Environmental Protection (Noise) Regulations 1997*.

3. CRITERIA

3.1 ENVIRONMENTAL PROTECTION (NOISE) REGULATIONS 1997

The allowable noise level for noise sensitive premises in the vicinity of the proposed Large Format Retail development is prescribed by the *Environmental Protection (Noise) Regulations 1997*. Regulations 7 and 8 stipulate maximum allowable external noise levels or assigned noise levels that can be received at a premise from another premises. For residential premises, this noise level is determined by the calculation of an influencing factor, which is then added to the base levels shown below. The influencing factor is calculated for the usage of land within two circles, having radii of 100m and 450m from the premises of concern. The base noise levels for residential premises are listed in Table 3.1. The assigned noise levels for commercial premises are also shown in Table 3.1.

TABLE 3.1 - BASELINE ASSIGNED OUTDOOR NOISE LEVELS

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L _{A10}	L _{A1}	L _{Amax}
Noise sensitive premises: highly sensitive area	0700 - 1900 hours Monday to Saturday (Day)	45 + IF	55 + IF	65 + IF
	0900 - 1900 hours Sunday and Public Holidays (Sunday / Public Holiday Day)	40 + IF	50 + IF	65 + IF
	1900 - 2200 hours all days (Evening)	40 + IF	50 + IF	55 + IF
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays (Night)	35 + IF	45 + IF	55 + IF
Commercial Premises	All Hours	60	75	80

Note: L_{A10} is the noise level exceeded for 10% of the time.
L_{A1} is the noise level exceeded for 1% of the time.
L_{Amax} is the maximum noise level.
IF is the influencing factor.

It is a requirement that received noise be free of annoying characteristics (tonality, modulation and impulsiveness), defined below as per Regulation 9.

“impulsiveness” means a variation in the emission of a noise where the difference between L_{Apeak} and $L_{Amax(Slow)}$ is more than 15 dB when determined for a single representative event;

“modulation” means a variation in the emission of noise that –

- (a) is more than 3 dB L_{AFast} or is more than 3 dB L_{AFast} in any one-third octave band;
- (b) is present for more at least 10% of the representative assessment period; and
- (c) is regular, cyclic and audible;

“tonality” means the presence in the noise emission of tonal characteristics where the difference between –

- (a) the A-weighted sound pressure level in any one-third octave band; and
- (b) the arithmetic average of the A-weighted sound pressure levels in the 2 adjacent one-third octave bands,

is greater than 3 dB when the sound pressure levels are determined as $L_{Aeq,T}$ levels where the time period T is greater than 10% of the representative assessment period, or greater than 8 dB at any time when the sound pressure levels are determined as L_{ASlow} levels.

Where the noise emission is not music, if the above characteristics exist and cannot be practicably removed, then any measured level is adjusted according to Table 3.2 below.

TABLE 3.2 - ADJUSTMENTS TO MEASURED LEVELS

Where tonality is present	Where modulation is present	Where impulsiveness is present
+5 dB(A)	+5 dB(A)	+10 dB(A)

Note: These adjustments are cumulative to a maximum of 15 dB.

For this development, the closest residential premises of concern are, as shown on Figure 3.1 below. Each individual premises has been considered in our assessment, however, to simplify reporting, only the highest noise level for each area considered has been reported.

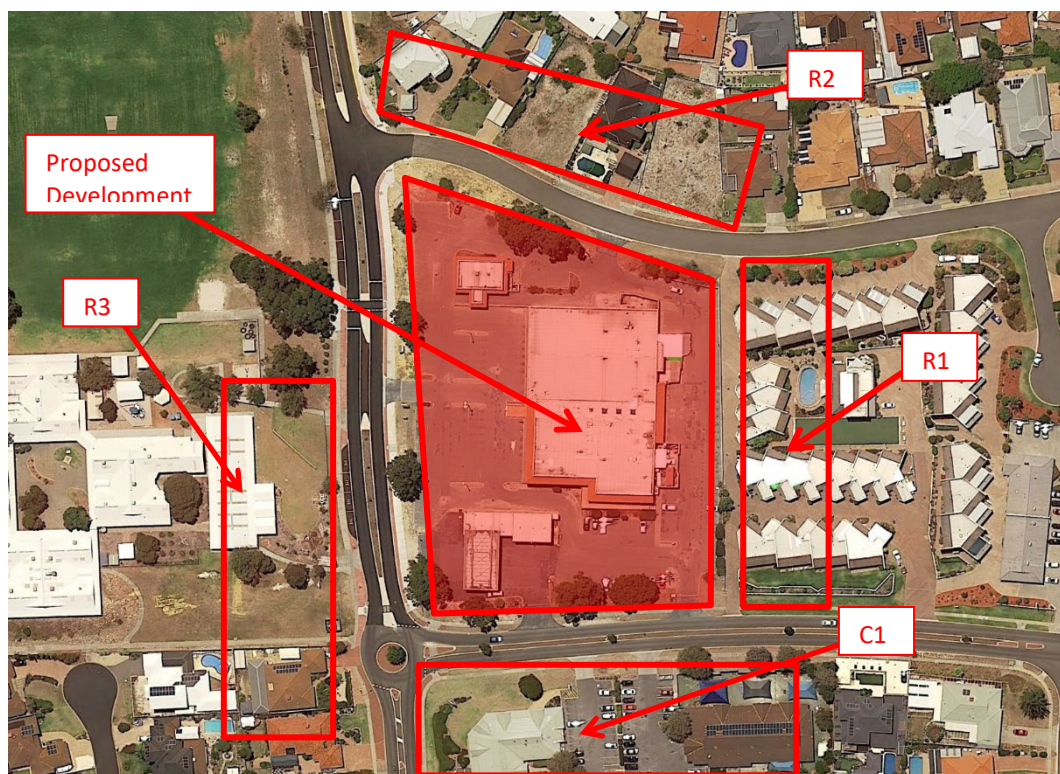


FIGURE 3.1 – AREA AROUND PROPOSED DEVELOPMENT

The influencing factor at the nearest residential locations have been determined as summarised in Table 3.3.

TABLE 3.3 – INFLUENCING FACTOR

Influencing Factor Parameter	Influencing Factor (dB)
	+ 2
Commercial land use within outer circle	0
TOTAL IF	+ 2

Based on the above, the assigned noise levels are as listed in Tables 3.4.

**TABLE 3.4 - ASSIGNED OUTDOOR NOISE LEVEL
FOR SURROUNDING RESIDENTIAL PREMISES**

Premises Receiving Noise	Time of Day	Assigned Level (dB)		
		L _A 10	L _A 1	L _A max
Noise sensitive premises: Highly sensitive area	0700 - 1900 hours Monday to Saturday	47	57	67
	0900 - 1900 hours Sunday and Public Holidays	42	52	67
	1900 - 2200 hours all days	42	52	57
	2200 hours on any day to 0700 hours Monday to Saturday and 0900 hours Sunday and Public Holidays	37	47	57

Note: L_{A10} is the noise level exceeded for 10% of the time.
L_{A1} is the noise level exceeded for 1% of the time.
L_{Amax} is the maximum noise level.

4. MODELLING

Modelling of the noise propagation from the proposed development was carried out using an environmental noise modelling computer program, "SoundPlan". Calculations were carried out

using the EPA worst case weather conditions as stated in the Environmental Protection Authority's "Draft Guideline on Environmental Noise for Prescribed Premises".

4.1 MUSIC WITHIN GYM

Noise modelling was undertaken for music within the gym.

The noise emissions associated with music are listed in Table 4.1.1.

TABLE 4.1.1 – SUMMARY OF NOISE EMISSIONS FROM OPERATIONS

Item of Equipment	Sound Power Level, (dB(A))
Music	80

5. PREDICTED NOISE EMISSIONS

Calculations were undertaken to all the residences noted on Figure 3.1. The resultant noise levels are listed in Table 5.1.

NOTE: Noise levels were calculated at all adjacent noise sensitive premises, however, for simplicity of reporting, only the highest noise levels have been included below.

TABLE 5.1 – CALCULATED NOISE LEVELS

Item	Residences (dB(A))			
	R1	R2	R3	C1
Gym Music	15 L _{A10}	0 L _{A10}	14 L _{A10}	24 L _{A10}

6. ASSESSMENT

The following provided the acoustic assessment for the noise sources requiring compliance, as listed in Table 5.1.

6.1 L_{A10} NOISE EMISSIONS

The following noise source would also occur for more than 10% of the time and would be assessed under the assigned L_{A10} noise Level:

- Gym Music;

Noise received from music associated with the gym could potentially be classed as music at therefore receive an attract a +10 adjustment. Table 6.1 assesses the noise levels against the applicable Assigned Noise Levels – noting that as the hours of operation are proposed to be 24 hour, all time periods as defined by the Environmental Protection (Noise) Regulations 1997 are applicable.

**TABLE 6.4 – ASSESSMENT OF L_{A10} NOISE LEVEL EMISSIONS
MUSIC FROM GYM**

Location	Assessable Noise Level, dB(A)	Applicable Times of Day	Applicable Assigned L _{A10} Noise Level (dB)	Exceedance to Assigned Noise Level (dB)
R1	25	Day Period	47	Complies
		Sunday Day Period	42	Complies
		Evenings	42	Complies
		Night	37	Complies
R2	10	Day Period	47	Complies
		Sunday Day Period	42	Complies
		Evenings	42	Complies
		Night	37	Complies
R3	24	Day Period	47	Complies
		Sunday Day Period	42	Complies
		Evenings	42	Complies
		Night	37	Complies
C1	34	All Hours	60	Complies

7. CONCLUSION

From the above assessments, the noise received at the neighbouring residences complies with the requirements of the *Environmental Protection (Noise) Regulations 1997* at all times.

APPENDIX A

SITE PLAN

I, Martin Joseph Cole, Licensed Surveyor, certify that on the 12th of May 2021, I re-established the boundaries of lot 12 as shown hereon and that the survey was performed in accordance with all relevant written laws.

APPROVED
18-Apr-2023

PROJECT

OCEAN REEF SHOPPING
CENTRE



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This survey has been completed to CLASS 2/3 Accuracy
 Hard Stand Areas are to Class 2 Accuracy
 Horizontal Accuracy ± 20 mm
 Vertical Accuracy ± 20 mm
 All other Areas are to Class 3 Accuracy
 Horizontal Accuracy ± 30 mm
 Vertical Accuracy ± 50 mm
 This note is an integral part of this plan.

CLIENT: **SARACEN**



Surveyor:- MJC
Survey Date:- 12/5/2021

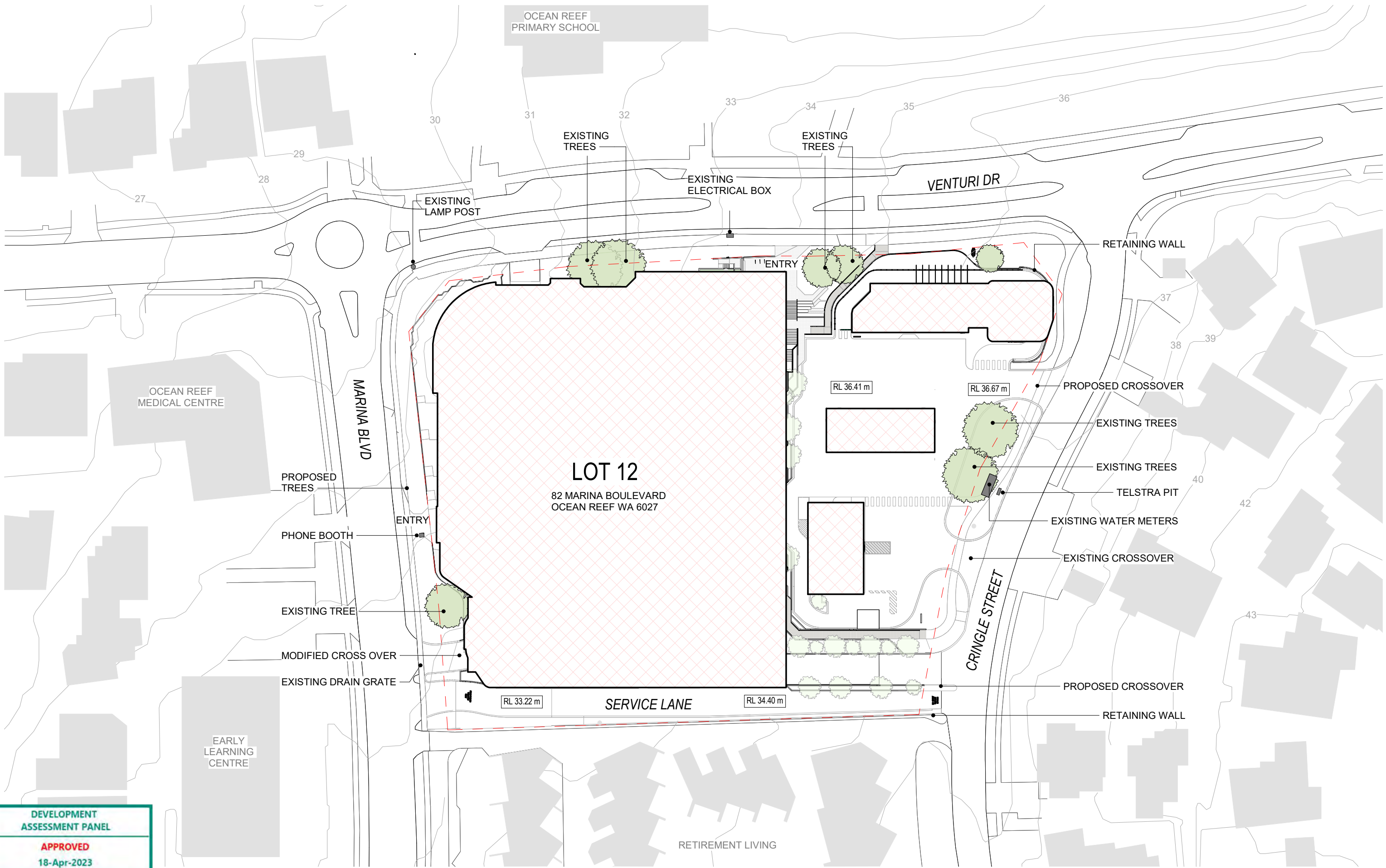


REFER TO DOCUMENT 104.872DOC-002A FOR TREE DETAILS



Level 1, 2 Sabre Crescent
Jandakot, W.A. 6164
PO Box 3526, Success
W.A. 6964, Australia
Fax: (08) 6436 1500
info@mngsurvey.com.au
www.mngsurvey.com.au
ABN 90 009 363 311

104872 - DE - 001 - A

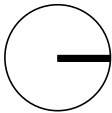


DEVELOPMENT
ASSESSMENT PANEL

APPROVED
18-Apr-2023

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NICOL

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SCALE @ A3:

0 7.5 15 22.5 30 M (1 : 750)

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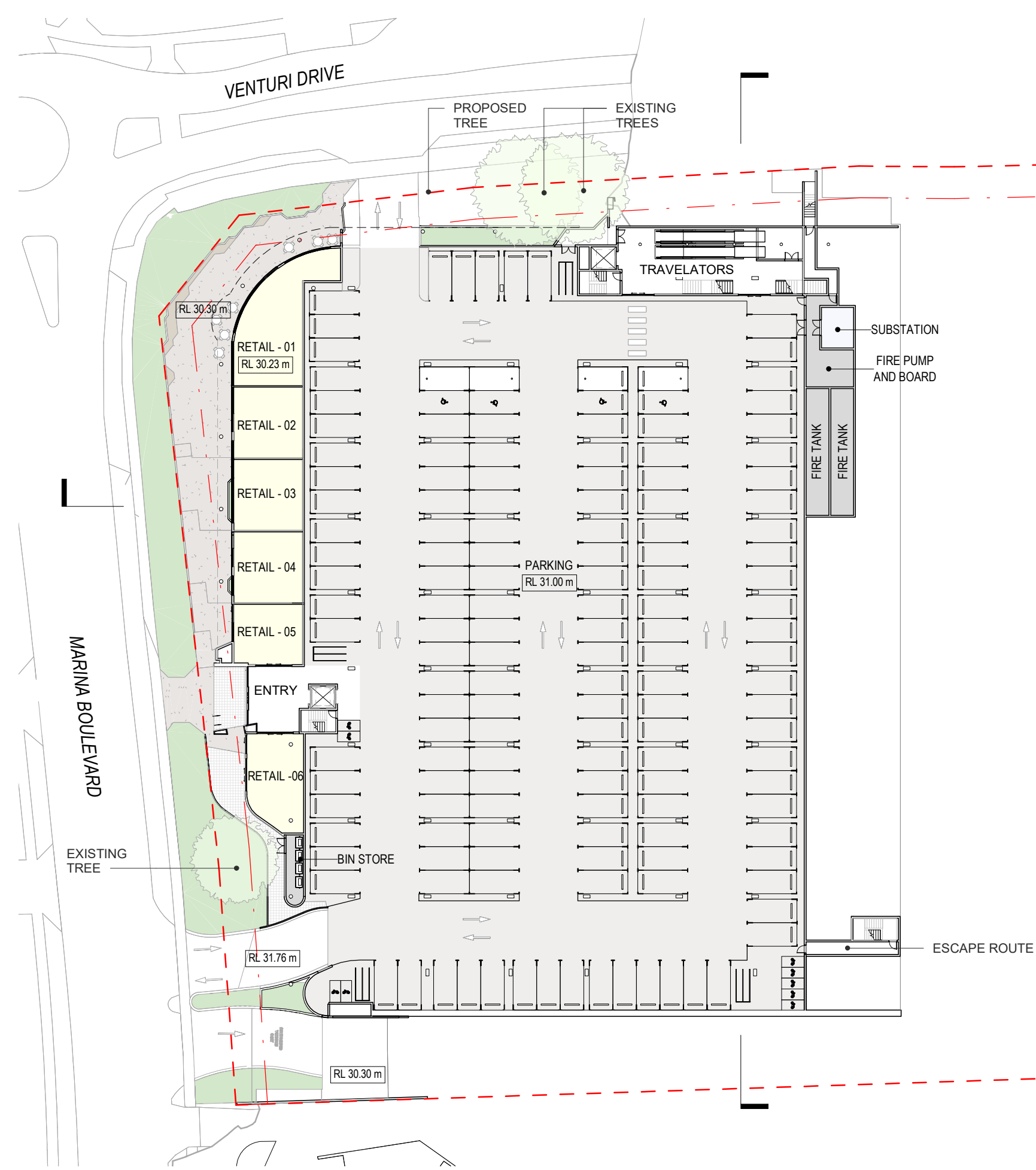


DRAWING #
A100

SHEET NAME
SITE PLAN

ISSUE DATE
20/02/2023

PHASE
DA



DEVELOPMENT
ASSESSMENT PANEL

APPROVED

18-Apr-2023

Name	Area	Level
------	------	-------

OUTDOOR DINING	135.22 m ²	00 Ground
00 Ground	135.22 m ²	
	135.22 m ²	

GYM	381.58 m ²	01 Level
GYM TERRACE	38.59 m ²	01 Level
01 Level	420.17 m ²	
GYM	420.17 m ²	

RETAIL - 01	103.84 m ²	00 Ground
RETAIL - 02	61.59 m ²	00 Ground
RETAIL - 03	60.96 m ²	00 Ground
RETAIL - 04	61.48 m ²	00 Ground
RETAIL - 05	53.11 m ²	00 Ground
RETAIL - 06	63.22 m ²	00 Ground
00 Ground	404.20 m ²	

LIQUOR	195.26 m ²	01 Level
MINI MAJOR 01	403.01 m ²	01 Level
PHARMACY	256.81 m ²	01 Level
RETAIL - 07	88.23 m ²	01 Level
RETAIL - 08	88.23 m ²	01 Level
RETAIL - 09	67.82 m ²	01 Level
RETAIL - 10	146.18 m ²	01 Level
RETAIL - 11	80.45 m ²	01 Level
RETAIL - 12	93.63 m ²	01 Level
RETAIL - 13	91.92 m ²	01 Level
RETAIL - 14	84.46 m ²	01 Level
RETAIL - 15	82.75 m ²	01 Level
RETAIL - 16	91.42 m ²	01 Level
RETAIL - 17	92.61 m ²	01 Level
RETAIL - 18	120.57 m ²	01 Level
RETAIL - 19	117.45 m ²	01 Level
01 Level	2100.81 m ²	
RETAIL	2505.02 m ²	

SUPERMARKET	1215.19 m ²	01 Level
SUPERMARKET BOH	135.09 m ²	01 Level
01 Level	1350.28 m ²	
SUPERMARKET	1350.28 m ²	
GRAND TOTAL	4410.69 m ²	

CARPARKING TABLE	Count	Level
------------------	-------	-------

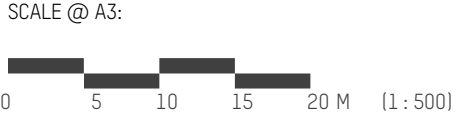
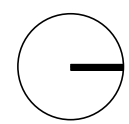
2600 x 5500 STANDARD BAY - GF	140	00 Ground
2600 x 5500 - ACCESSIBLE BAY - GF	4	00 Ground
00 Ground	144	

2600 x 5500 ACCESSIBLE BAY	3	01 M Level
2600 x 5500 STANDARD BAY	13	01 M Level
01 M Level	16	

2600 x 5500 STANDARD BAY - L2	108	02 Level
2600 x 5500 - ACCESSIBLE BAY - L2	2	02 Level
02 Level	110	
GRAND TOTAL	270	

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DRAWING #
A102

SHEET NAME
GROUND LEVEL

ISSUE DATE
20/02/2023

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DA



Name	Area	Level
------	------	-------

OUTDOOR DINING	135.22 m ²	00 Ground
00 Ground	135.22 m ²	

GYM	381.58 m ²	01 Level
GYM TERRACE	38.59 m ²	01 Level
01 Level	420.17 m ²	
GYM	420.17 m ²	

RETAIL - 01	103.84 m ²	00 Ground
RETAIL - 02	61.59 m ²	00 Ground
RETAIL - 03	60.96 m ²	00 Ground
RETAIL - 04	61.48 m ²	00 Ground
RETAIL - 05	53.11 m ²	00 Ground
RETAIL - 06	63.22 m ²	00 Ground
00 Ground	404.20 m ²	

LIQUOR	195.26 m ²	01 Level
MINI MAJOR 01	403.01 m ²	01 Level
PHARMACY	256.81 m ²	01 Level
RETAIL - 07	88.23 m ²	01 Level
RETAIL - 08	88.23 m ²	01 Level
RETAIL - 09	67.82 m ²	01 Level
RETAIL - 10	146.18 m ²	01 Level
RETAIL - 11	80.45 m ²	01 Level
RETAIL - 12	93.63 m ²	01 Level
RETAIL - 13	91.92 m ²	01 Level
RETAIL - 14	84.46 m ²	01 Level
RETAIL - 15	82.75 m ²	01 Level
RETAIL - 16	91.42 m ²	01 Level
RETAIL - 17	92.61 m ²	01 Level
RETAIL - 18	120.57 m ²	01 Level
RETAIL - 19	117.45 m ²	01 Level
01 Level	2100.81 m ²	
RETAIL	2505.02 m ²	

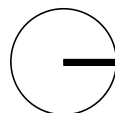
SUPERMARKET	1215.19 m ²	01 Level
SUPERMARKET BOH	135.09 m ²	01 Level
01 Level	1350.28 m ²	
SUPERMARKET	1350.28 m ²	
GRAND TOTAL	4410.69 m ²	

DEVELOPMENT
ASSESSMENT PANEL

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18-Apr-2023

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SCALE @ A3:

0 5 10 15 20 M (1 : 500)

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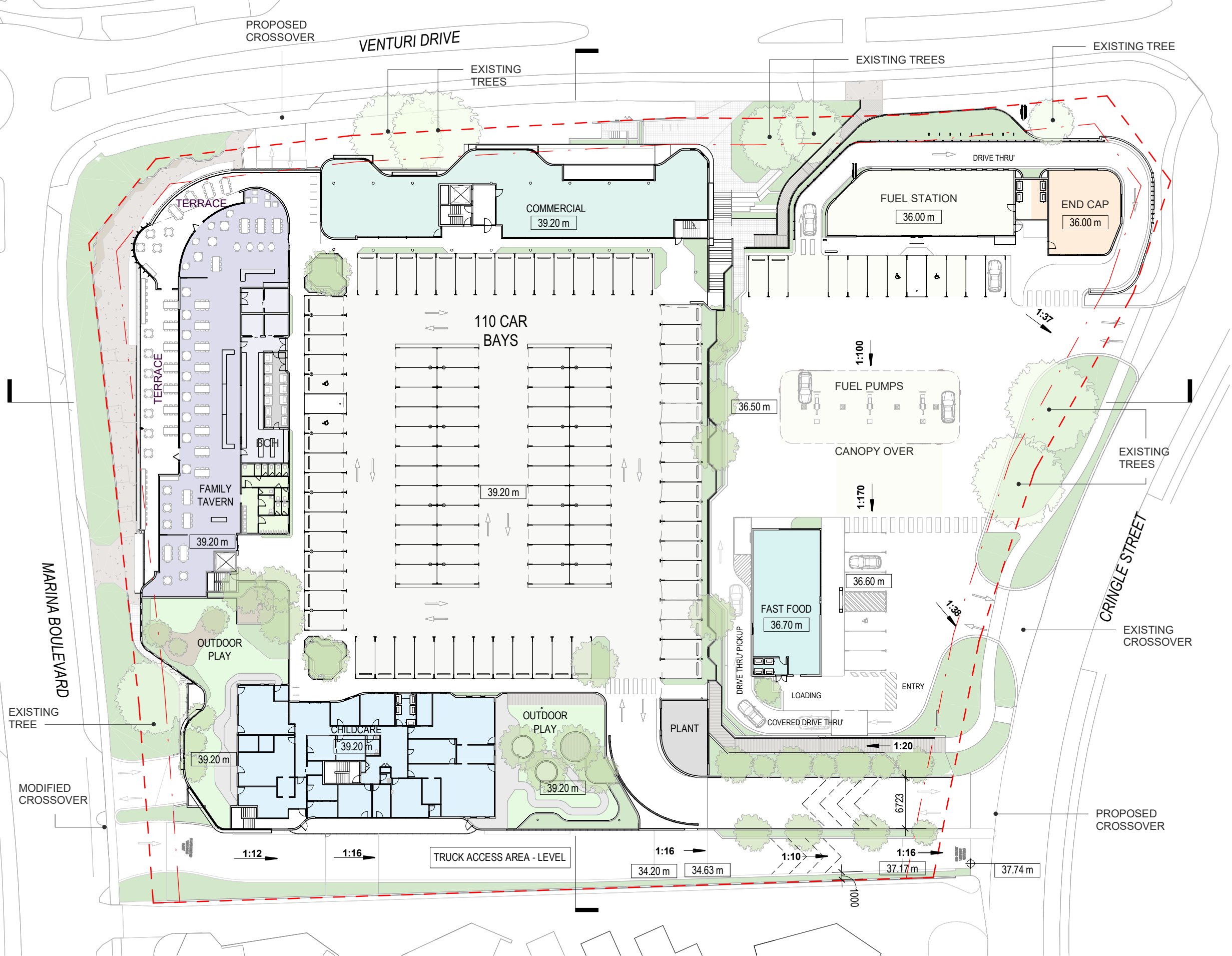


DRAWING #
A103

SHEET NAME
LEVEL 1

ISSUE DATE
20/02/2023

PHASE
DA



AREA SCHEDULE (Rentable) 02 & 03

Name	Area	Level
------	------	-------

02 Level

CHILDCARE	544.58 m ²	02 Level
OUTDOOR PLAY 01	323.45 m ²	02 Level
OUTDOOR PLAY 02	289.57 m ²	02 Level
TERRACE	48.11 m ²	02 Level
CHILDCARE	1205.71 m ²	

02 Level

COMMERCIAL	421.08 m ²	02 Level
TERRACE	22.93 m ²	02 Level

03 Level

COMMERCIAL	598.57 m ²	03 Level
TERRACE	22.22 m ²	03 Level
COMMERCIAL	1064.79 m ²	

02 Level

TAVERN	709.93 m ²	02 Level
TAVERN UECA	256.95 m ²	02 Level
TAVERN	966.88 m ²	
GRAND TOTAL	3237.37 m ²	

CARPARKING TABLE L2

2600 x 5500 STANDARD BAY - L2	108
2600 x 5500 - ACCESSIBLE BAY - L2	2

GRAND TOTAL 110

NOTE:

UECA: Un-Enclosed Covered Area

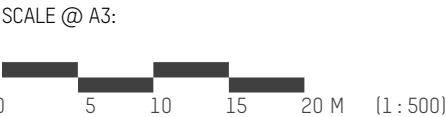
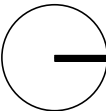
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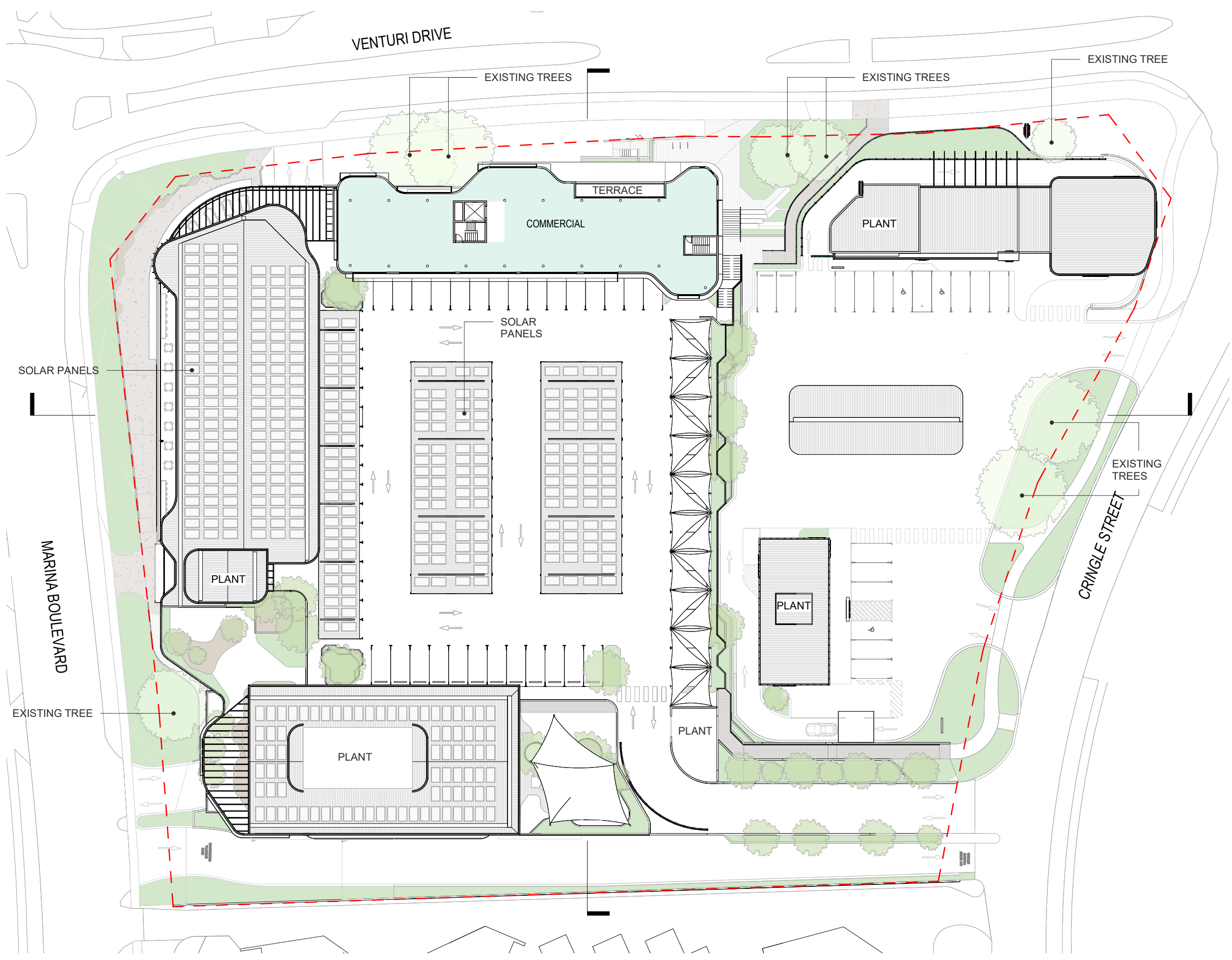


DRAWING #
A104

SHEET NAME
LEVEL 02

ISSUE DATE
20/02/2023

PHASE
DA



AREA SCHEDULE (Rentable) 02 & 03		
Name	Area	Level

02 Level		
CHILDCARE	544.58 m ²	02 Level
OUTDOOR PLAY 01	323.45 m ²	02 Level
OUTDOOR PLAY 02	289.57 m ²	02 Level
TERRACE	48.11 m ²	02 Level
CHILDCARE	1205.71 m ²	

02 Level		
COMMERCIAL	421.08 m ²	02 Level
TERRACE	22.93 m ²	02 Level

03 Level		
COMMERCIAL	598.57 m ²	03 Level
TERRACE	22.22 m ²	03 Level
COMMERCIAL	1064.79 m ²	

02 Level		
TAVERN	709.93 m ²	02 Level
TAVERN UECA	256.95 m ²	02 Level
TAVERN	966.88 m ²	
GRAND TOTAL	3237.37 m ²	

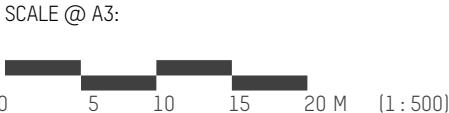
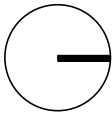
DEVELOPMENT
ASSESSMENT PANEL

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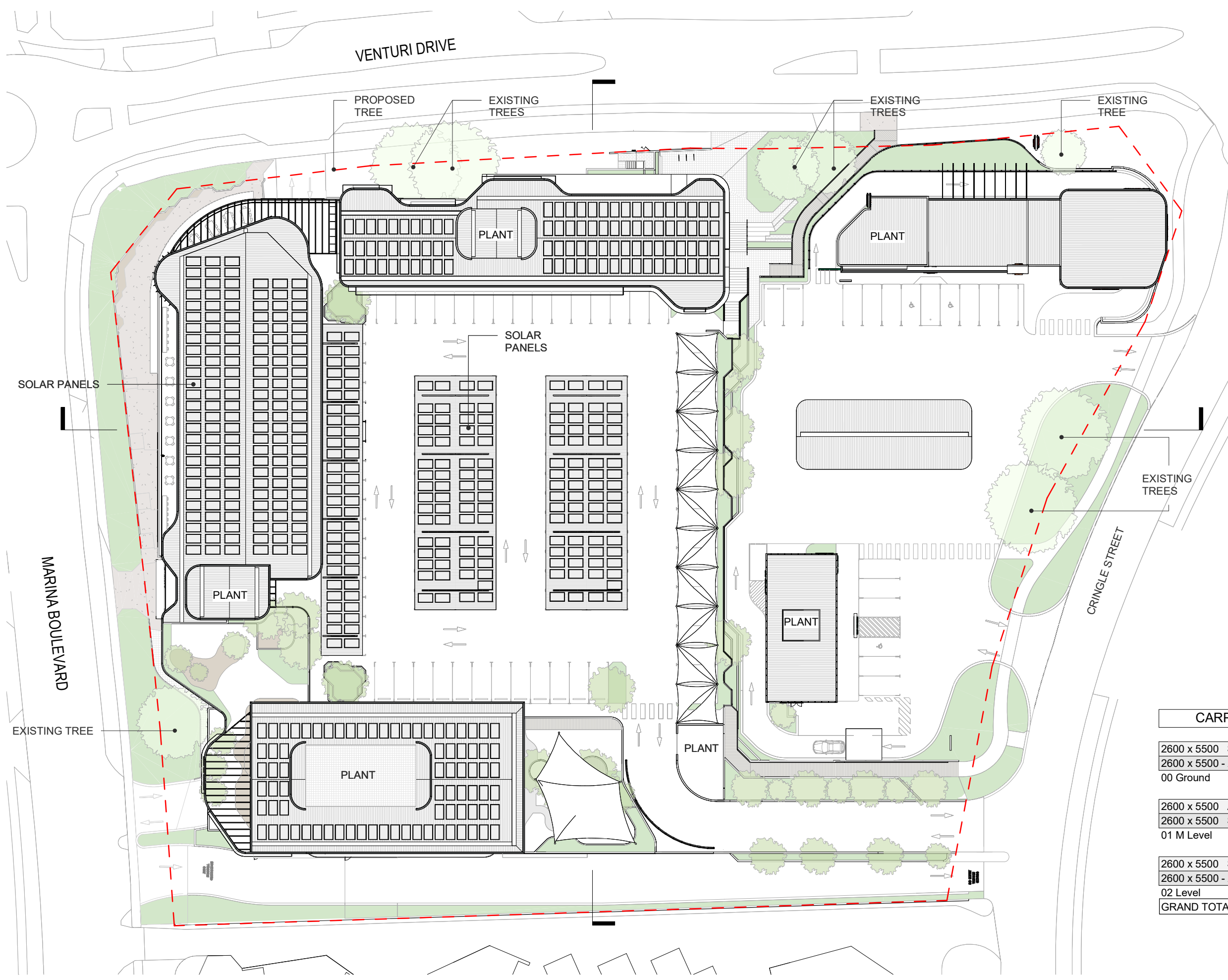


DRAWING #
A105

SHEET NAME
LEVEL 03

ISSUE DATE
20/02/2023

PHASE
DA



DEVELOPMENT
ASSESSMENT PANEL

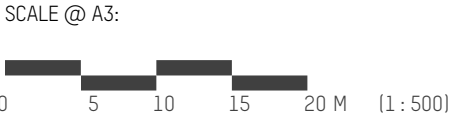
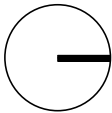
APPROVED

18-Apr-2023

CARPARKING TABLE	Count	Level
2600 x 5500 STANDARD BAY - GF	140	00 Ground
2600 x 5500 - ACCESSIBLE BAY - GF	4	00 Ground
00 Ground	144	
2600 x 5500 ACCESSIBLE BAY	3	01 M Level
2600 x 5500 STANDARD BAY	13	01 M Level
01 M Level	16	
2600 x 5500 STANDARD BAY - L2	108	02 Level
2600 x 5500 - ACCESSIBLE BAY - L2	2	02 Level
02 Level	110	
GRAND TOTAL	270	

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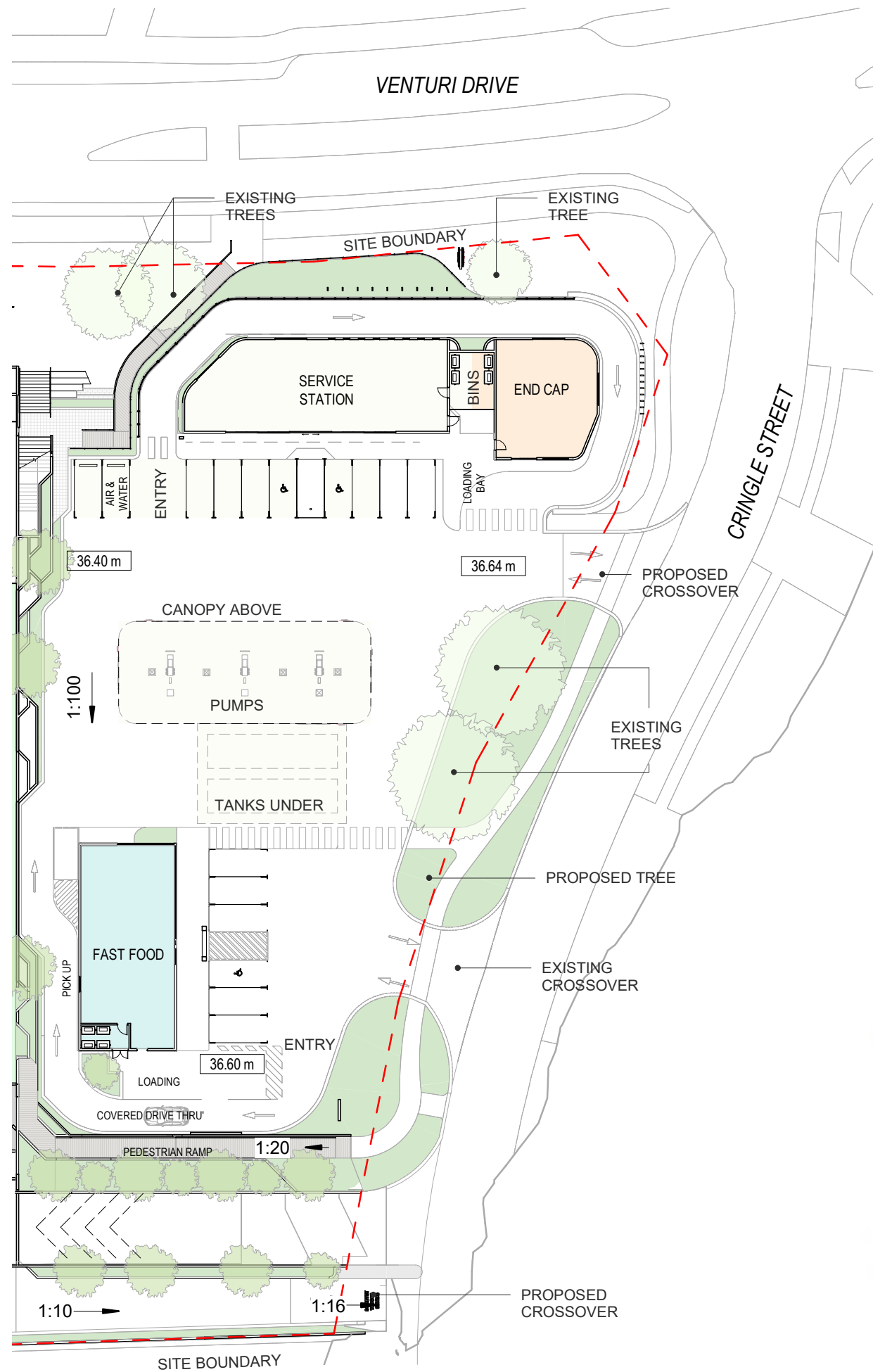


DRAWING #
A110

SHEET NAME
ROOF PLAN

ISSUE DATE
20/02/2023

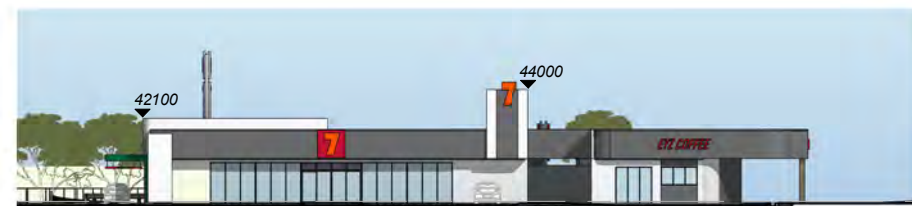
PHASE
DA



SERVICE STATION EAST



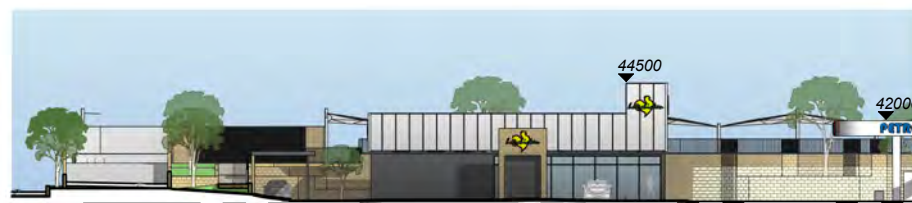
SERVICE STATION SOUTH



SERVICE STATION WEST



FAST FOOD EAST



FAST FOOD NORTH



FAST FOOD WEST

AREA SCHEDULE (Rentable) SERVICE STATION + DRIVE THROUGH

Name	Area
SERVICE STATION	201.43 m ²
SERVICE STATION + ENDCAP BINS	24.02 m ²
SERVICE STATION CANOPY + TANKS	351.32 m ²
SERVICE STATION CAR BAYS	128.70 m ²
END CAP	102.76 m ²
FAST FOOD OUTLET	168.06 m ²
GRAND TOTAL	976.29 m ²

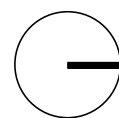
CARPARKING TABLE

	Count
2600 x 5500 ACCESSIBLE BAY	3
2600 x 5500 STANDARD BAY	13
GRAND TOTAL	16



CRINGLE ST PERSPECTIVE

NOTE:
SIGNAGE WILL BE VIA A SEPARATE APPLICATION



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SECTION EAST WEST



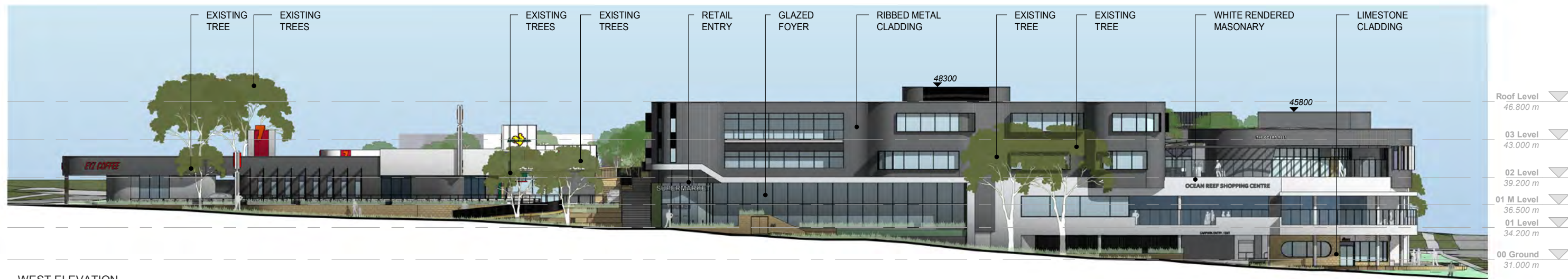
SECTION NORTH SOUTH

DEVELOPMENT
ASSESSMENT PANEL

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18-Apr-2023



NORTH ELEVATION



WEST ELEVATION



RIBBED METAL CLADDING



CLADDING COLOUR (OLYMPUS)



LIME STONE CLADDING



WHITE RENDERED MASONARY



BUSH HAMMERED CONCRETE (PLANTERS)



NATIVE VEGETATION

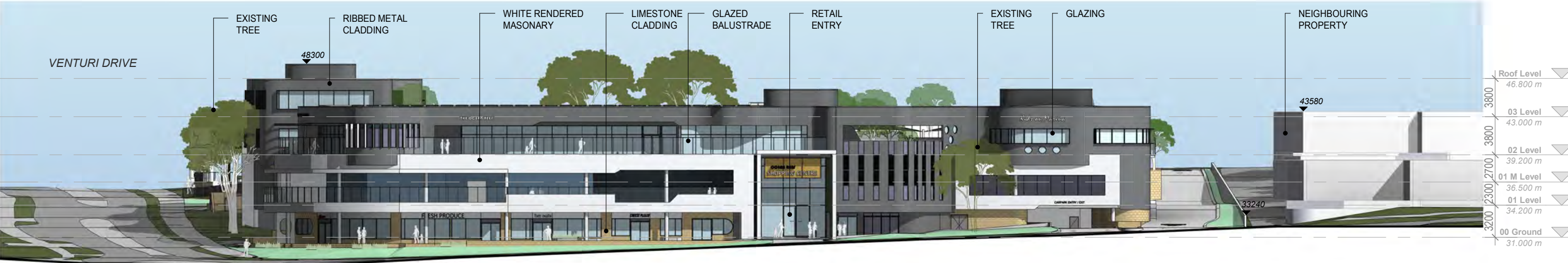


ACTIVATED SHOPFRONTS

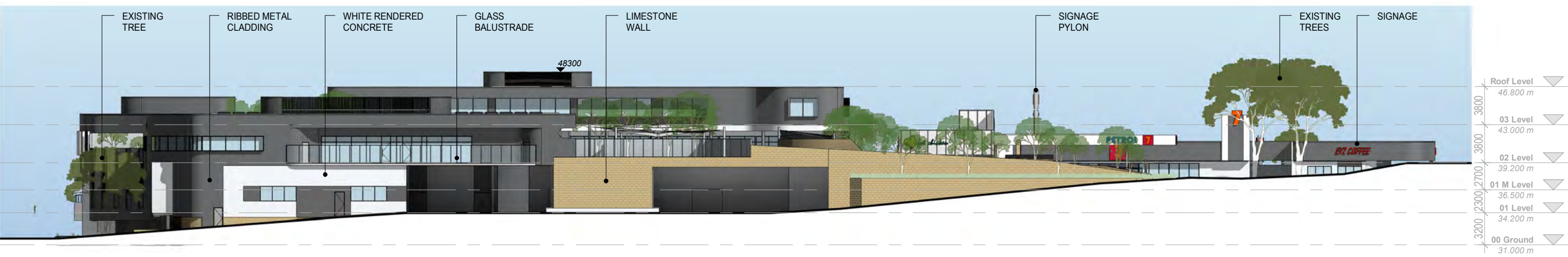


COASTAL PALETTE

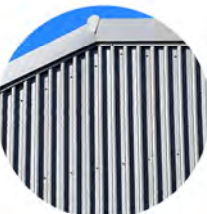




SOUTH ELEVATION



EAST ELEVATION



RIBBED METAL CLADDING



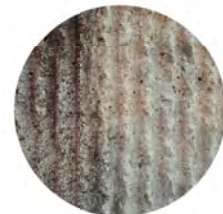
CLADDING COLOUR (OLYMPUS)



LIME STONE CLADDING



WHITE RENDERED MASONARY



BUSH HAMMERED CONCRETE (PLANTERS)



NATIVE VEGETATION



ACTIVATED SHOPFRONTS



COASTAL PALETTE

DEVELOPMENT ASSESSMENT PANEL

APPROVED

18-Apr-2023

APPENDIX B

NOISE CONTOUR PLOTS

