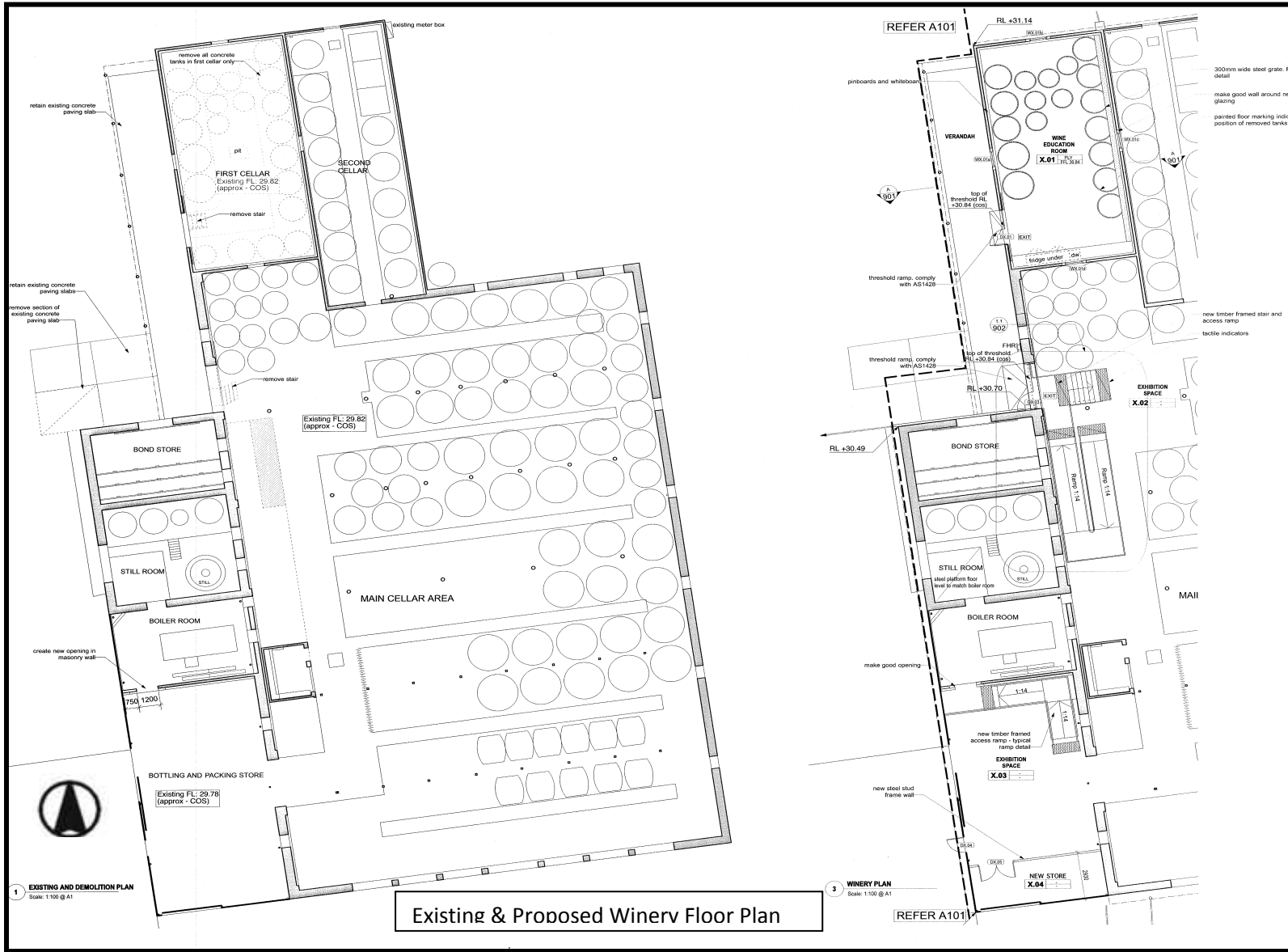
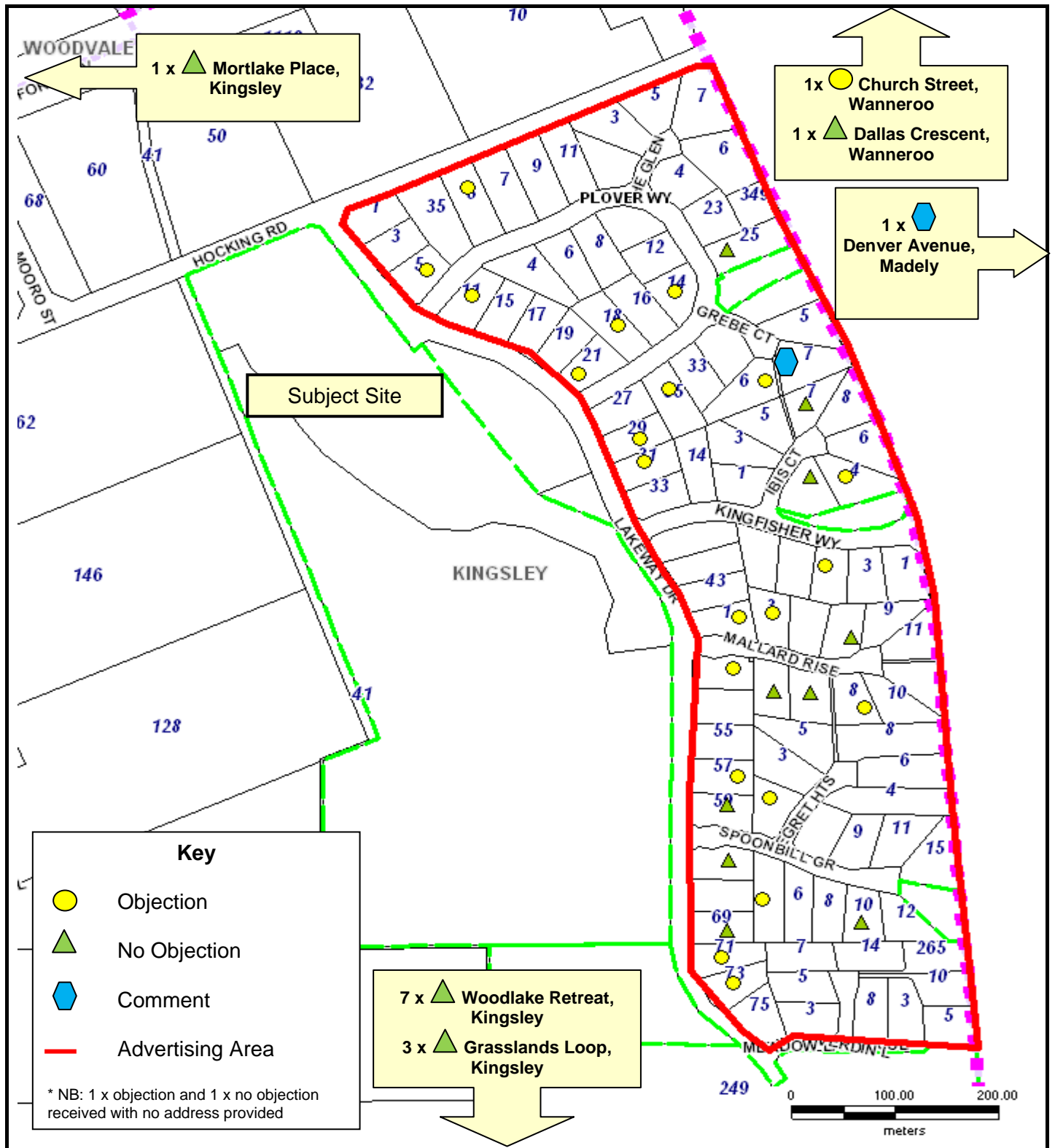


Floor Plan for New Building







City of
Joondalup

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JOONDALUP WA 6919**

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**File Number: 03186
Development Application DA06/0734
No:**

**Enquiries Officer: Suzanne Bowman
9400 4217**

2 April, 2007

Western Australian Planning Commission
Albert Facey House
469 Wellington Street
Perth WA 6000
Attention: David Carter

Dear Sir/Madam

REDEVELOPMENT OF LUISINI WINERY (proposed new buildings for a restaurant, kiosk and environment centre including associated car park and landscaping), Lot 41 P 16167 Vol 1787 Fol 263, Luisini Winery 24 Lakeway Drive KINGSLEY WA 6026

I refer to the City's previous correspondence to you dated 26 September 2006 in regard to the above application. The proposal has been considered by Council at its meeting on 27 March 2007 and resolved to:

- 1 ADVISE the Western Australian Planning Commission that the Luisini Winery Redevelopment on Lots 41-45 & 82 Lakeway Drive Kingsley is SUPPORTED, subject to the following conditions:
 - (a) The subject lots being amalgamated, prior to the issuing of a Building Licence
 - (b) The total number of seats permitted for the internal and external dining areas shall be limited to 150
 - (c) Amended plans being provided for approval of the Manager Approvals, Planning and Environmental Services, detailing the following revisions:
 - (i) the overflow car parking area deleted and a total of 87 formal car bays provided on-site and
 - (ii) the extent of the outdoor seating area clearly identified on the floor plan
 - (d) The parking bays, driveways and points of ingress and egress to be designed in accordance with the Australian Standard for Offstreet Car Parking (AS2890). Such areas are to be constructed, drained, marked and thereafter maintained to the satisfaction of the City prior to the development first being occupied. These works are to be done as part of the building program
 - (e) An on-site stormwater drainage system with the capacity to contain a 1:100 year storm of a 24-hour duration is to be provided prior to the development first being

occupied and thereafter maintained to the satisfaction of the City. The proposed stormwater drainage system is required to be shown on the Building Licence submission and be approved by the City prior to the commencement of construction

- (f) All landscaping, remediation, revegetation and park related infrastructure shall be designed, located and implemented in consultation with Regional Park Unit of the Department of Environment and Conservation and thereafter maintained in accordance with a management plan as agreed by the City and WAPC
- (g) The intersection of Plover Way, Lakeway Drive and the proposed access road to be created as a roundabout at the applicant's expense to the satisfaction of the City. Engineering drawings and specifications are to be submitted to the City for approval prior to construction
- (h) The preparation of a Management Plan for the approval of the Manager Approvals, Planning and Environmental Services to address (but not be limited to) the following:
 - i) Seating capacity and opening hours of the café / restaurant
 - ii) The use of the venue
 - iii) The use and opening hours of the Environment Centre
 - iv) A prohibition on the carrying out of functions (eg weddings)

and the site subsequently being used in accordance with the Management Plan

- (i) The provision of bicycle parking facilities to the satisfaction of the Manager Approvals, Planning and Environmental Services
 - (j) An acid sulphate soil management plan shall be prepared and submitted for approval by the Department of Environment and Conservation. All site works shall cease if acid sulphate soils are found. Any further site works shall be carried out in accordance with the provisions of the approved acid sulphate soil management plan by the Department of the Environment and Conservation, and to the satisfaction of the City of Joondalup and the Department of Environment and Conservation
- 2 AGREES that, on completion of the building works associated with the development on Lots 41-45 & 82 Lakeway Drive, the City will monitor street car parking and traffic movements in Lakeway Drive and Kingfisher Way Kingsley for a minimum period of 12 months
- 3 ADVISES the applicant, The National Trust, of its recommendation to the Western Australian Planning Commission.

Footnote

- I Please refer to the Water Quality Protection Note "Land use Compatibility in Public Water Source Areas" for a list of activities that are considered to be compatible or conditional within P3 areas. This document is available at www.water.wa.gov.au under "Drinking Water".
- II The proposed boardwalk jetty and walk trail being the subject of a detailed application for separate assessment.

- III The development site is located within the Perth Groundwater Area where there may be a requirement to obtain a Groundwater Licence for the use of groundwater. The issue of a Licence is not guaranteed but if issued will contain a number of conditions including the quantity of water than can be pumped each year.

Please find enclosed a copy of the City's report and minutes from the Council meeting. Please note there was an error in the report as it was incorrectly stated that number of seats for the restaurant had been reduced since the 2003 application. 150 seats were proposed for both the 2003 application and the current 2006 application.

Can you please forward a copy of the Commission's determination to the City at your earliest convenience.

If you have any further enquiries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

STEVE SULLIVAN
Coordinator
Approvals, Planning & Environmental Services