

Job Ref: 9061
12 August 2020

Chief Executive Officer
City of Joondalup
PO Box 21
JOONDALUP WA 6919

Attention: Planning Services

Dear Sir/Madam

**DEVELOPMENT APPLICATION – USE NOT LISTED; CONTAINERS FOR CHANGE
LOT 61 (NO. 5) WINTON ROAD, JOONDALUP**

Rowe Group acts on behalf Cabelleau Pty Ltd trading as Roundabout Recycling. We have been requested to assist in the progression of an Application for Development Approval ('Application') which has been lodged with the City of Joondalup ('City') to facilitate the operation of a 'Container Deposit Recycling Centre' at Lot 61 (No. 5) Winton Road, Joondalup ('site').

To support the Application which has been lodged, we provide the following:

- Legal description of the Site;
- Description of the existing improvements at the Site;
- Summary of the proposed use of the Site;
- Discussion of the Town Planning Considerations; and
- A copy of updated Development Plans.

SITE

The site is located within the municipality of the City of Joondalup approximately 24 kilometres north of the Perth Central Business district and in the suburb of Joondalup.

The site is legally described as:

- Lot 61 on Plan 13835 Certificate of Title Volume 1804 Folio 71.

EXISTING IMPROVEMENTS

The site currently contains the following:

- A factory warehouse with a floor area of 499m²;
- A hardstand area of approximately 500m².
- Signage Board adjacent Winton Road, advertising tenants of the site; and
- 22 car parking bays provided adjacent the northern lot boundary of the site including one (1) disabled bay and shared access area.



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PROPOSED DEVELOPMENT

As the City would be aware, in July 2019 the State Government of Western Australia announced the new Contained Deposit Scheme ('CDS') for Western Australia which was scheduled to launch on Tuesday, 2 June 2020. The launch date was delayed as a response to COVID-19, and is now scheduled for Thursday, October 1 2020. The establishment of the CDS will help divert waste from landfill and create new employment opportunities.

The Application seeks planning approval for the existing development at the site to operate as a 'Container Deposit Recycling Centre'. The Application proposes tenant signage within the existing signage board and use of the existing vehicle parking at the site. The Application does not seek approval for the development or alteration of the existing improvements on site. In accordance with the Department of Planning, Lands and Heritage ('DPLH') *'Position Statement: Container Deposit Scheme Infrastructure'*, Container Deposit Recycling Centres will generally only accept, store and sort materials collected in accordance with, and regulated by, the State's CDS management framework and associated contractual agreements (i.e. plastic, glass and aluminium drink containers). These Centres do not deal with organic, toxic or large-scale waste material, and therefore do not generate issues of odour, risk or other off-site impacts.

The proposed development incorporates the following key components:

- Factory warehouse with a floor area of approximately 499m²;
- Office with associated staff room and bathroom facilities;
- A wash down bay approximately 17.5m²;
- Two (2) tenant signs to be placed within the existing signage board.

The Application seeks approval for the proposed facility to operate (to the public) from 8:30am to 4:30pm, Monday to Saturday. Collection / sorting of containers will commence from 7:30am prior to the site being open to the public. These operating hours are consistent with the 'daylight hours' outlined in the *Environmental Protection (Noise) Regulations 1997* ('Noise Regulations').

Customers and staff of the proposed development will have access to the existing 22 car parking bays at the site and the additional overflow unmarked parking bays in the hardstand area if required. It is anticipated a maximum of 10 employees will be onsite at any time, excluding collection drivers.

Refer to Attachment One – Development Plans.

TOWN PLANNING CONSIDERATIONS

Zoning

The site is zoned 'Urban' under the provisions of the Metropolitan Region Scheme ('MRS'). The proposed Container Deposit Recycling Centre is an appropriate land use within the 'Urban' Zone.

Pursuant to the City's Local Planning Scheme No. 3 ('LPS 3') the site is zoned 'Urban Development'. Therefore, the development and use of land within the Urban Development zone is to be in accordance with an approved structure plan prepared and adopted under Part 4 of the deemed provisions.



Joondalup Activity Centre Plan

The site is located within the Joondalup Activity Centre Plan area ('JACP'). The JACP was approved by the Western Australian Planning Commission ('WAPC') in October 2018. Pursuant to the JACP the site is located within the 'City Centre' precinct. The objectives of the City Centre precinct are as follows:

- *Encourage the highest intensity of mixed-use development and the greatest concentration of employment intensive land uses.*
- *Support mixed-use development along Joondalup Drive and Grand Boulevard to form intense inner-city development corridors.*
- *Establish the Joondalup Drive/Grand Boulevard and Shenton Avenue/Grant Boulevard intersections as the primary gateways into the city centre.*
- *Improve connectivity from Joondalup Train / Bus Stations to surrounding precincts.*
- *Establish a local mobility hub at the Collier Pass city square to improve connectivity between Joondalup Train Station and other precincts within the Joondalup Activity Centre.*
- *Establish a series of interconnected, functional and unique squares that form part of an integrated pedestrian network.*
- *Provide car parking negotiation with Lakeside Shopping Centre as the major trip generator in the City Centre.*
- *Reinforce Central Walk (north-south) and Boas Avenue (east-west) as the primary pedestrian spines activating buildings at ground floor uses.*
- *Encourage the amalgamation of smaller lots into larger parcels to optimise redevelopment potential.*

We are of the view the proposed use does not undermine the objectives of the City Centre and is capable of approval at the Site for the following reasons:

- The proposal seeks to activate an existing vacant factory warehouse at the Site;
- No changes to the built form are proposed;
- The proposed development requires a large floorspace and direct access to loading areas, and therefore would not be appropriately located within the retail core of the City Centre precinct; and
- The operation of a new renewal scheme within the City is not inconsistent with the objectives of the City Centre precinct.

Land Use Permissibility

In discussions with the City, it is our understanding that the proposed development will be considered as a 'Use Not Listed'. Clause 18(4) of LPS 3, states the following with respect to the assessment of a 'Use Not Listed':

The local government may, in respect of a use that is not specifically referred to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table:

- (a) *Determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government;*



- (b) Determine that the use may be consistent with the objectives of a particular zone and give notice under Clause 64 of the deemed provisions before considering an application for development approval for the use of the land; or*
- (c) Determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone.*

As outlined above in relation to zoning, the proposed development does not undermine the objectives of the 'City Centre' precinct under the JACP and is therefore capable of approval by the City without advertising.

Car Parking

In accordance with the City Centre precinct development standards outlined with the JACP, non-residential development is to provide 1 bay per 75m² net lettable area ('NLA'). Given the site has approximately 499m² NLA, 6.6 car parking bays are required. As previously outlined, the Site contains 22 marked car parking bays including one (1) disability access parking bay and shared access area.

Also, as depicted on the development plans provided, an additional 14 unmarked parking bays, seven (7) of which are staff parking bays, are provided within the gravel hard stand area at the rear of the Site.

Given the above, we are of the view that the proposed 22 car parking bays and additional unmarked parking bays at the Site will adequately service the proposed development.

VEHICLE MOVEMENT

The Site consists of 22 marked light vehicle parking bays and approximately 500m² hardstand area at the rear of the premises. 10 of the bays will be reserved for the staff member parking with the remainder available for retail customers accessing the facility. As outlined above, the hard stand area at the rear of the property contains seven (7) overflow tenant bays and an additional seven (7) staff parking bays if required.

Further to the above, it is anticipated that there will be 2 – 3 movements of heavy vehicles (under 4 tonnes) on any particular day prior to the facility being open to the public. As shown on the development plans, there is adequate area provided to for service vehicles to access and egress the Site in a forward gear.

Given the above, the anticipated traffic generation will not cause an undue impact on the surrounding traffic network. For the City's information, the enclosed 'Site Plan' includes the swept path of the service truck, demonstrating that satisfactory manoeuvring space is provided on site.

ACOUSTIC CONSIDERATIONS

It is not anticipated the proposed development will not generate noise emissions that would have an adverse impact on the amenity of the surrounding locality. As noted, the collection of containers will occur internally to the facility and will be manually sorted. No "crushing" of materials is proposed to be undertaken at the site. In the view to manage potential noise emissions, storage bins at the site are to be lined with sound deadening material to mitigate any noise impact generated through the storage of sorted material.



Separately, it is noted that no noise sensitive premises are located in proximity to the site. The general character of the locality is that of light industrial / commercial where the use is consistent with the prevailing use and emissions.

Having regard to the proposed operations of the facility, we are of the view the facility will not have an adverse impact on the surrounding locality.

SUMMARY

This Application seeks the approval of a proposed Container Deposit Recycling Centre at Lot 61 (No. 5) Winton Road, Joondalup ('site'). The Application should be approved by the City of Joondalup ('City') for the following reasons:

- The proposed Container Deposit Recycling Centre is an appropriate land use within the 'Urban' Zone;
- The proposed development does not undermine the objectives of the 'City Centre' precinct under the Joondalup Activity Centre Plan;
- The proposed development is best defined as a 'Use Not Listed' under the City of Joondalup Local Planning Scheme No. 3;
- The proposal does not propose any changes to the built form of the existing building on site;
- The car parking on site will adequately service the proposed development;
- The proposed development will not have an adverse impact on the surrounding road network; and
- The proposed development will not have any noise emission that will have an adverse impact on the amenity of the surrounding locality.

Should you require any further information or clarification in relation to this matter, please contact the undersigned on 9221 1991.

Yours faithfully,

Daniel Hollingworth

Rowe Group