



LG Ref: DA/5/2024/29/1
DAP Ref: DAP/24/02657
Enquiries: (08) 6551 9919

Daniella Mrdja
Urbanista Town Planning
Level 1, 231 Bulwer Street
Perth
Wa, 6000

Dear Daniella

REGIONAL DAP - CITY OF BUNBURY - DAP APPLICATION - DA/5/2024/29/1 - DETERMINATION

Property Location:	Lot 63 (#60) Sandridge Road, Lots 68,69 & 70 Pennant Road & Lot 150 (#132) Strickland Street, East Bunbury
Application Details:	Alterations and Additions to Bunbury Forum Shopping Centre

Thank you for your Form 1 Development Assessment Panel (DAP) application and plans submitted to the City of Bunbury on 5 March 2024 for the above-mentioned development.

This application was considered by the Regional DAP at its meeting held on 21 May 2024, where in accordance with the provisions of the City of Bunbury Local Planning Scheme No.8, 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 Gareth Webber on behalf of the City of Bunbury on 08 9792 7063.

Yours sincerely,

DAP executive director

29 May 2024

Encl. DAP Determination Notice
Approved Plans

Cc: Gareth Webber
City of Bunbury

Planning and Development Act 2005

City of Bunbury Local Planning Scheme No.8

Regional Development Assessment Panel

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

Property Location: Lot 63 (#60) Sandridge Road, Lots 68,69 & 70 Pennant Road & Lot 150 (#132) Strickland Street, East Bunbury

Application Details: Alterations and Additions to Bunbury Forum Shopping Centre

In accordance with regulation 8 of the *Planning and Development (Development Assessment Panels) Regulations 2011*, the above application for planning approval was **granted** on 21 May 2024, subject to the following:

1. **Accept** that the DAP Application reference DAP/24/02657 is appropriate for consideration as a of 'Bulky Goods Showroom', 'Fast Food Outlet', 'Liquor Store – Small', 'Medical Centre', 'Restaurant / Café' and 'Shop' land use and compatible with the objectives of the zoning table in accordance with Clause 16 of the City of Bunbury Local Planning Scheme No. 8.
2. **Approve** DAP Application reference DAP/24/02657 and accompanying plans 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 Bunbury Local Planning Scheme No. 8, subject to the following conditions:

Conditions

General

1. This decision constitutes development approval only and is valid for a period of four years from the date of approval. If the subject development is not substantially commenced within the specified period, the approval shall lapse and be of no further effect.
2. All development shall be in accordance with the approved development plans (attached) which form part of this development approval.
3. All works required to satisfy a condition of this approval are required to be installed / constructed and maintained in accordance with the approved plans and conditions of approval for the life of the development.
4. At all times, the development the subject of this development approval must comply with the definition of 'Bulky Goods Showroom', 'Fast Food Outlet', 'Liquor Store – Small', 'Medical Centre', 'Restaurant / Café' and 'Shop' as contained in Part 6 of the City of Bunbury Local Planning Scheme No. 8.
5. Prior to the issuing of a building permit, detailed designs of the proposed shade sails and acoustic wall are to be submitted to the City of Bunbury for approval.

6. Prior to the issuing of a building permit, a Construction and Site Management Plan detailing access to the site, hours of construction, the delivery and storage of materials and the parking of tradespersons is to be approved by the City of Bunbury prior to the issue of a building permit and implemented for the duration of construction.
7. This property is situated within the 1% Annual Exceedance Probability (AEP) and is susceptible to flooding. The building must have a minimum finished floor level of 2.7 metres AHD in accordance with the City of Bunbury's Local Planning Policy: Development in Flood Affected Areas.

Landscaping

8. Prior to the issuing of a building permit, a Landscaping Plan must be submitted for the approval of the City of Bunbury. The Landscaping Plan must address the following:
 - (a) The location, species and size of existing vegetation and vegetation to be removed.
 - (b) Exact species, specified size at planting, location, spacing and number proposed to be planted.
 - (c) A key or legend detailing proposed species type grouped under the subheadings of tree, shrub and ground cover.
 - (d) Mulching or similar treatments of garden beds including edges.
 - (e) Details of reticulation of landscaped areas including the source of the water supply and proposed responsibility for maintenance.

Before the development is occupied, the landscaped areas must be planted, established, and reticulated in accordance with the endorsed Landscaping Plan. These areas must be maintained as landscaped areas at all times and to the satisfaction of the City of Bunbury.

Access and Parking

9. Prior to the issuing of a building permit, detailed design plans shall be prepared in accordance with relevant Australian Standards, Austroads Guidelines, and City of Bunbury requirements, for all access, carparking and pedestrian movement requirements, to the satisfaction of the City of Bunbury. Once plans are approved construction is to be in accordance with the approved plans and be completed before the development is occupied.
10. Before the development is occupied, any alterations, relocation, or damage of existing infrastructure within the road reserve must be completed and reinstated to the specification and satisfaction of the City of Bunbury.
11. Before the development is occupied, a minimum of 1,140 car parking bays must be provided on the land the subject of this development approval and to the satisfaction of the City of Bunbury.
12. Before the development is occupied, a minimum of 23 car parking bays must be provided for the exclusive use of disabled persons in accordance with AS/NZS 2890.6:2009 and to the satisfaction of the City of Bunbury.

Stormwater Drainage

13. Prior to the issuing of a building permit, an updated assessment of the existing stormwater plans, inclusive of retention and impervious area calculations for a 1:1 year event is to be provided to the City.

Acoustic

14. Before the development is occupied, the outcomes and recommendations of the endorsed Acoustic Report dated 1 May 2024 must be implemented on site to the satisfaction of the City of Bunbury.
15. At all times, the noise management measures outlined in the endorsed Acoustic Report dated 1 May 2024 must be implemented on site to the satisfaction of the City of Bunbury.

Advice Notes

1. This is a development approval only. The applicant/owner is advised that it is their responsibility to ensure that the proposed development complies with all other applicable legislation, local laws and/or license requirements that may relate to the development.
2. The development is subject to the Building Act 2011, Building Regulations 2012 and Building Code of Australia. A separate building permit must be granted before the development commences, where offences occur statutory penalties apply. The applicant/owner is advised to liaise further with the City of Bunbury on (08) 9792 7000.
3. Prior to works commencing, the applicant is required to obtain a works and thoroughfare permit for any works within Council land other than a crossover. A permit application form can be obtained on the City's website www.bunbury.wa.gov.au.
4. The development the subject of this development approval must comply with the requirements of the *Health (Miscellaneous Provisions) Act 1911*.
5. The development the subject of this development approval is required to comply with the City of Bunbury Health Local Laws 2001.
6. The development and activities must comply with the *Environmental Protection Act 1986* and the *Environmental Protection (Noise) Regulations 1997* in relation to noise emissions.
7. Please be aware that the subject land is located in a high groundwater table area. Treatments such as subsoil drainage may be required to prevent any increases to groundwater table levels on adjoining properties.

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*.

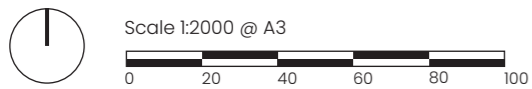


Location Plan

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April 2024





Aerial Photograph

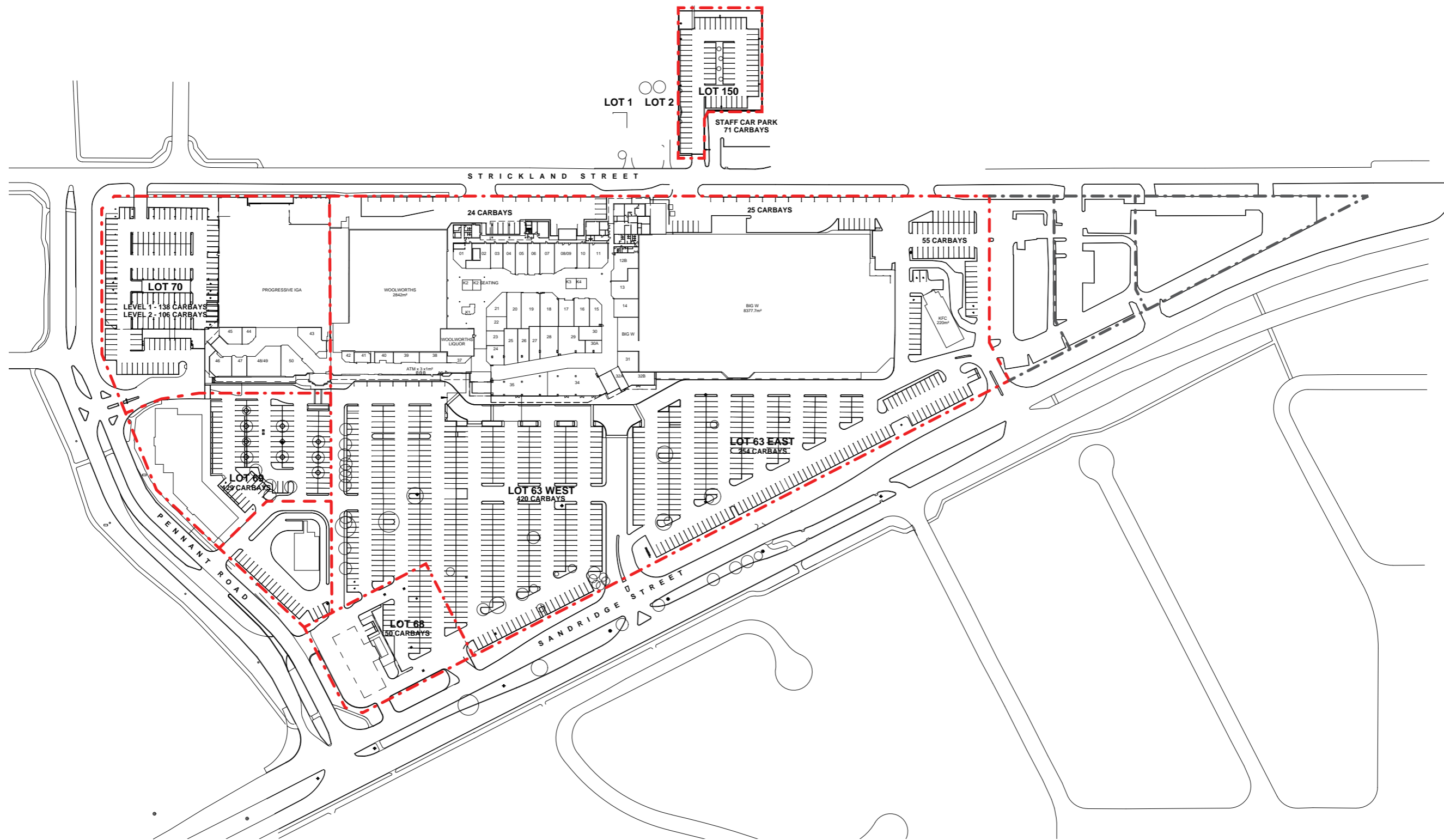
Bunbury Forum Development Application

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Existing Site Plan

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Southern Elevation - Big W Facade



Southern Elevation - Big W Entry

Site Photography

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April 2024

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Southern Elevation - Woolworks Entry



Southern Elevation - Large Format Retailers

Site Photography

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Northern Elevation - Common + Woolworths Loading Dock



Northern Elevation - Big W Direct to Boot

Site Photography

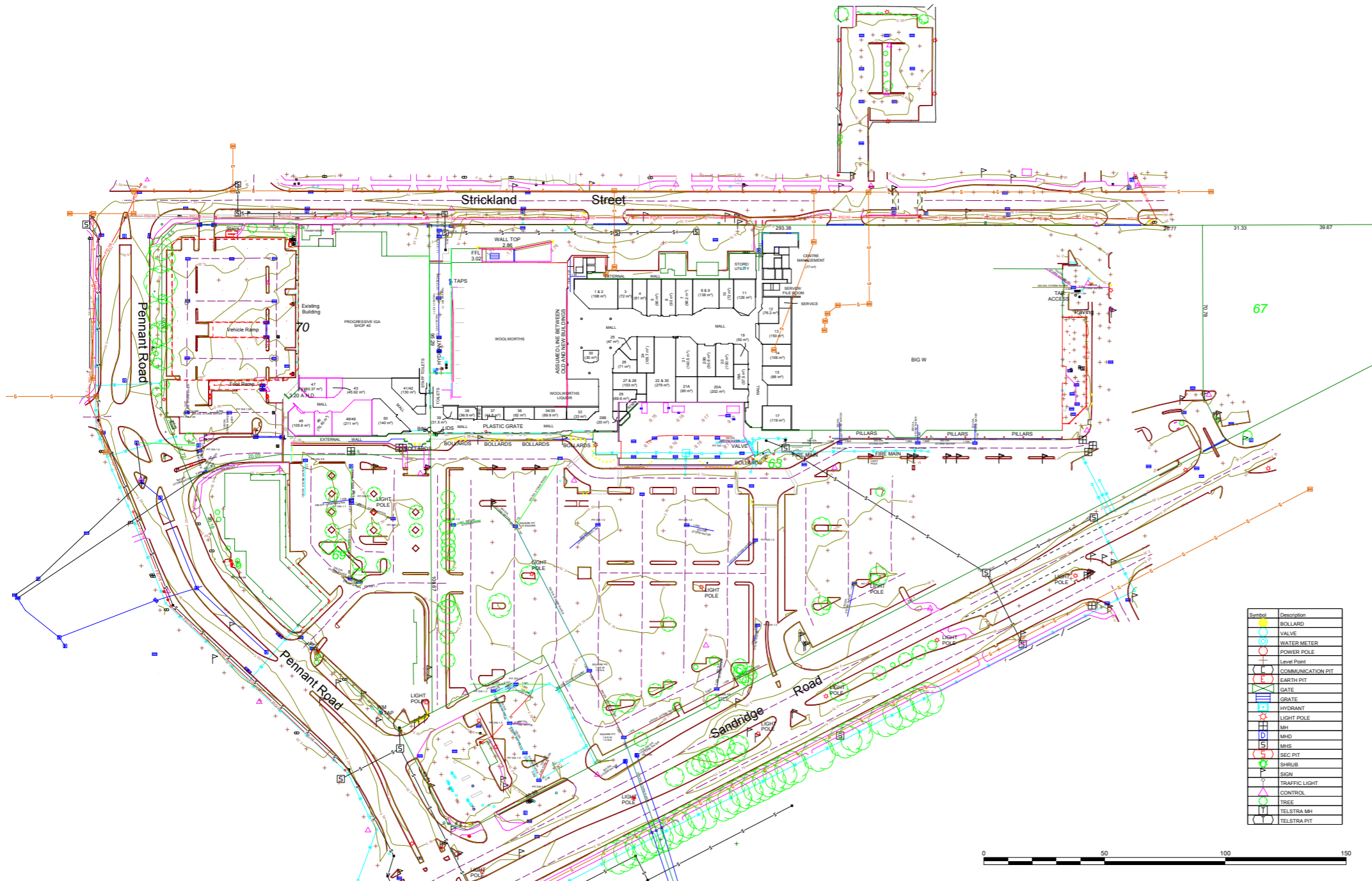
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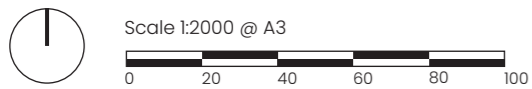
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File No.	18736	Date:	11 Oct. 2018	CLIENT:	NS PROJECTS
Scale (@A1)	Vert:	N/A	Checked:	PROJECT:	BUNBURY FORUM, SANDRIDGE ROAD, EAST BUNBURY
	Hor:	1:750			
Computer Reference:	18736FS	Revision:	2	TITLE:	FEATURE SURVEY
Dwg No. BUNBURY FORUM NEW OCT 2018 Sheet 1 of 1				DATUM	HOR: PCG 94 VERT: A.H.D.



Site Survey

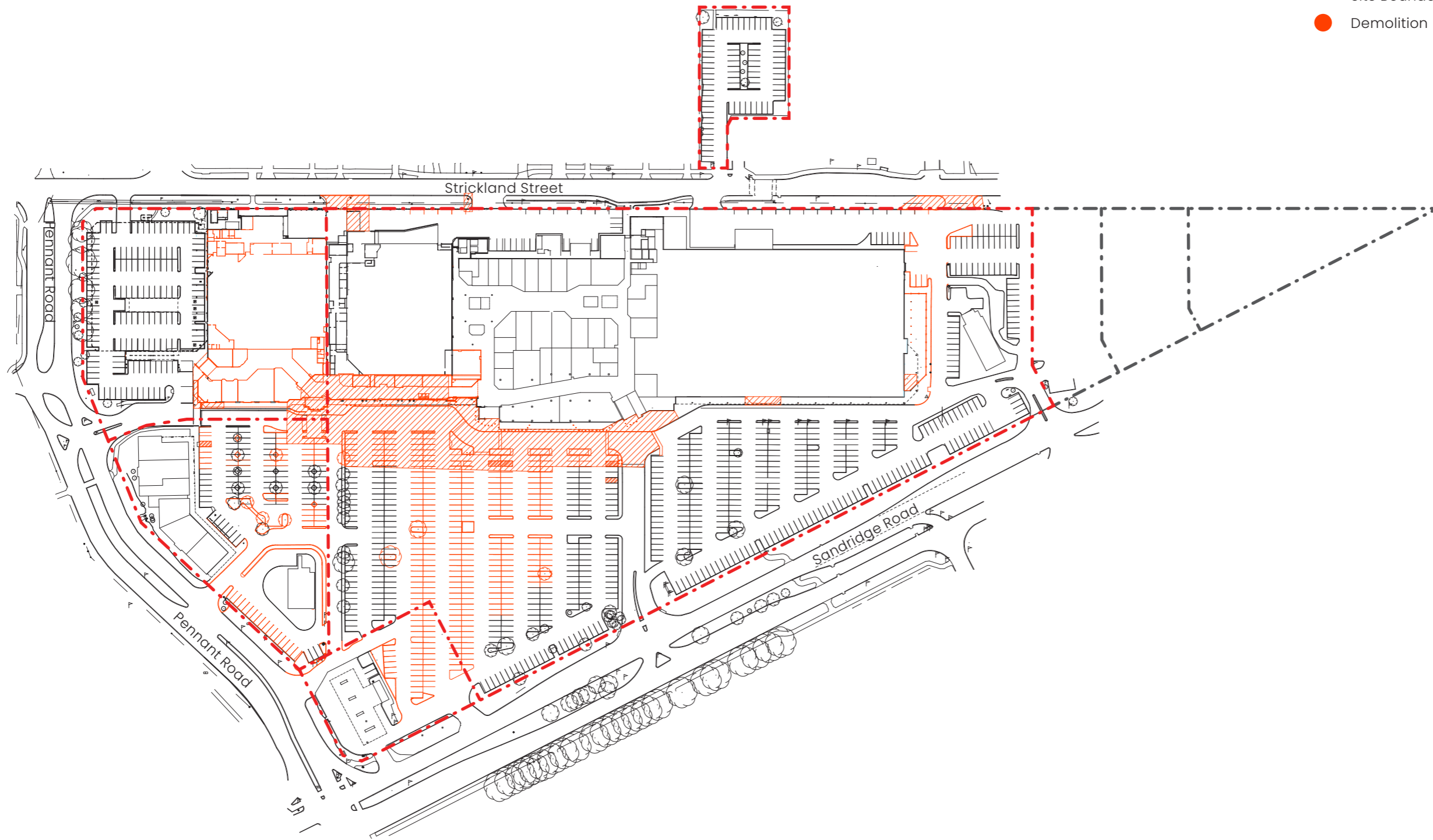
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Legend

- - - Site Boundary
- Demolition



Scale 1:2000 @ A3



Demolition Plan

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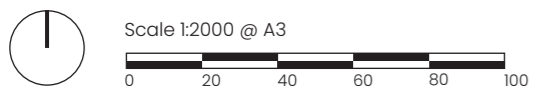


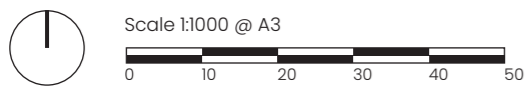


- ### Legend
- - - Site Boundary
 - Supermarket
 - Liquour
 - Large Format Retail
 - Mini Major
 - Specialty Tenancies
 - Fresh
 - F&B
 - Fast Food
 - Commercial
 - Storage
 - * Mall Entry
 - Store Entry
 - Covered Bays: 163 Bays
 - Trolley Bays

GLAR Area (m ²)	
Woolworths & BWS GLAR	4,000
Specialty GLAR	18,698
Total GLAR	22,698

Parking	
P1	244
P2	23
P3	60
P4 (A+B)	197
P5	172
P6	247
P7	36
P8	19
P9 (Staff Parking)	71
Miscellaneous Bays	36
Pad Sites	41
Drive Through Bays (DT)	21
Total Bays Provided	1,167
Parking Ratio	5.1
Total accessible bays	24



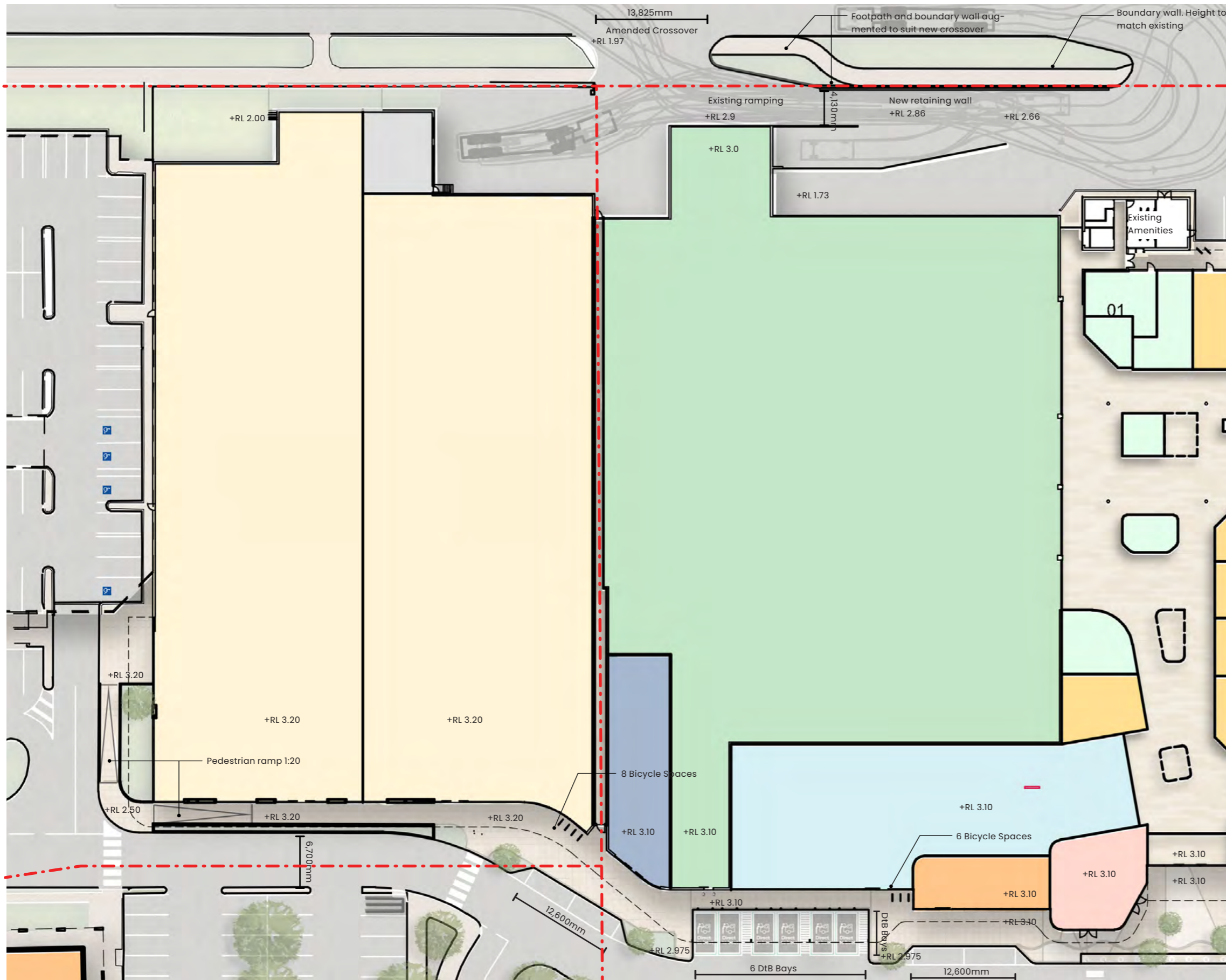


Ground Floor Plan

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Bunbury Forum Development Application



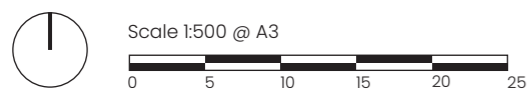


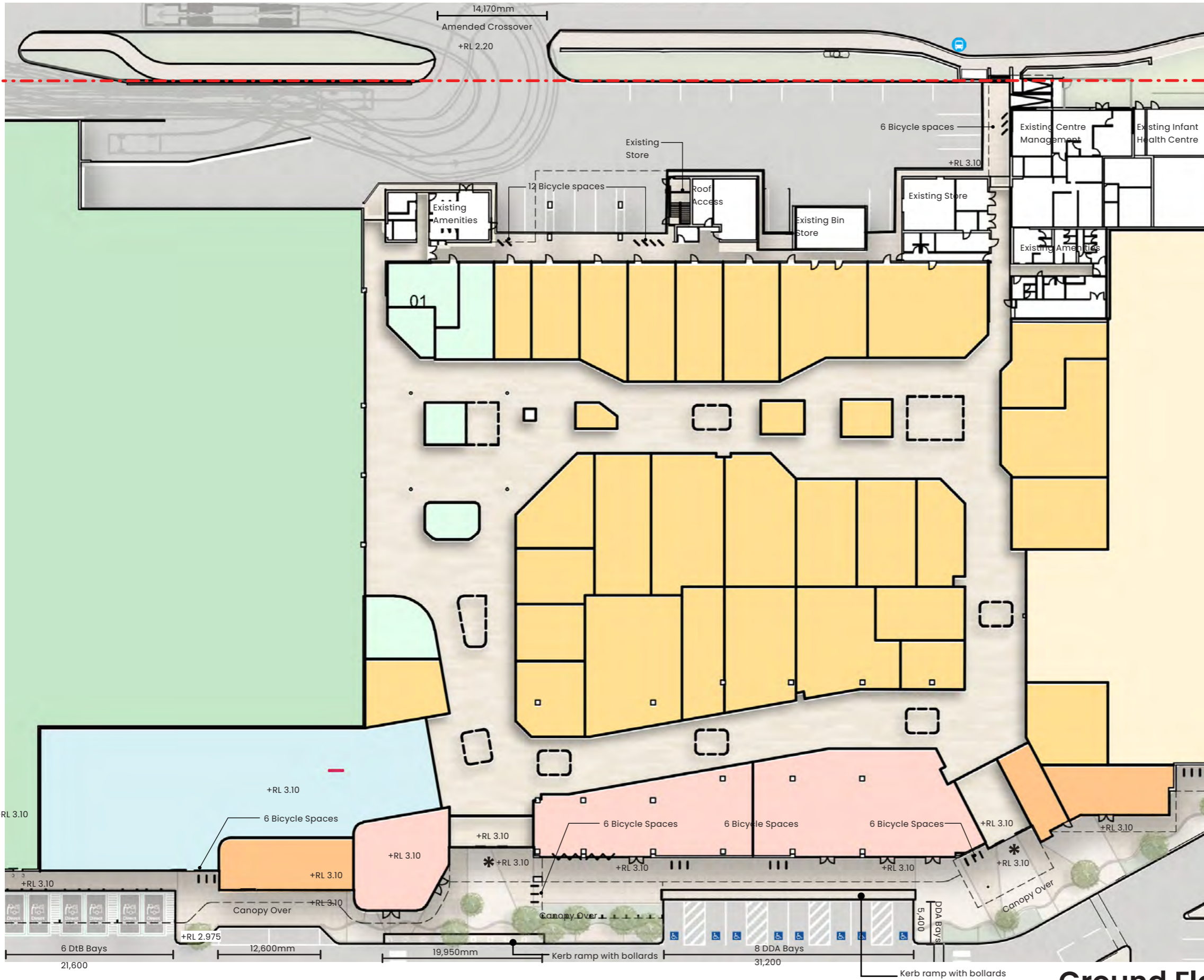
Legend

- - - Site Boundary
- Supermarket
- Liquor
- Large Format Retail
- Mini Major
- Specialty Tenancies
- Fresh
- F&B
- Fast Food
- Commercial
- Storage
- ✱ Mall Entry
- ➔ Store Entry
- Covered Bays: 163 Bays
- Trolley Bays

Note:
 All new DDA bays and shared spaces are 22.6m W X 5.5m long
 WW DtB Bays are 3m W X 5.4m long with 1200mm W shared space between as per accepted national standard for woolworths design
 BigW DtB bays are 3.1m W X 5.4m long with min 1200 space behind boot

Ground Floor Plan - LFR & Woolworths



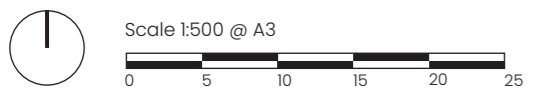


- Legend**
- - - Site Boundary
 - Supermarket
 - Liquour
 - Large Format Retail
 - Mini Major
 - Specialty Tenancies
 - Fresh
 - F&B
 - Fast Food
 - Commercial
 - Storage
 - * Mall Entry
 - Store Entry
 - Covered Bays: 163 Bays
 - Trolley Bays

Note:
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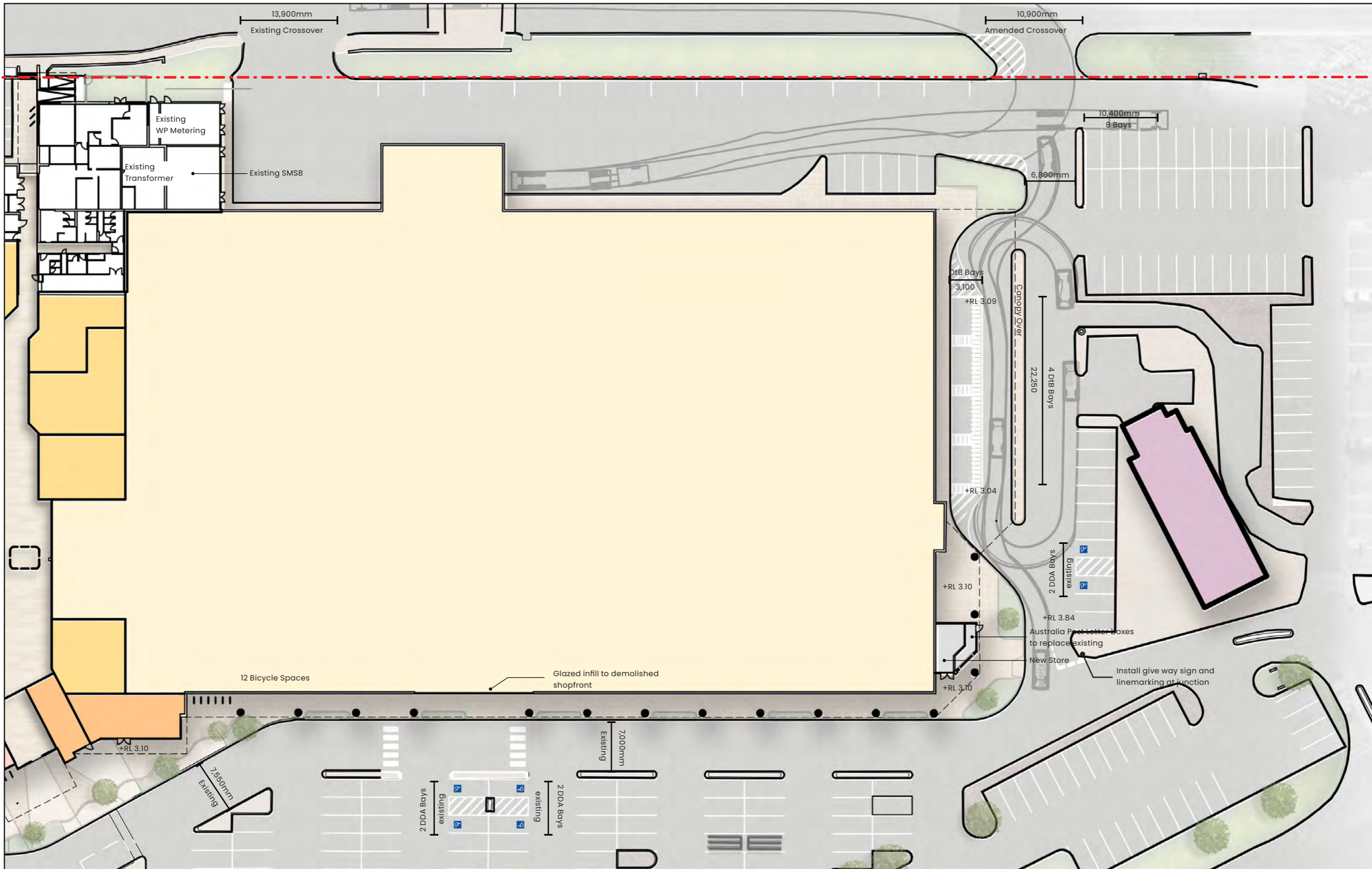
WW DtB Bays are 3m W X 5.4m long with 1200mm W shared space between as per accepted national standard for woolworths design

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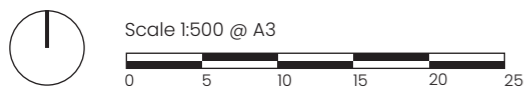


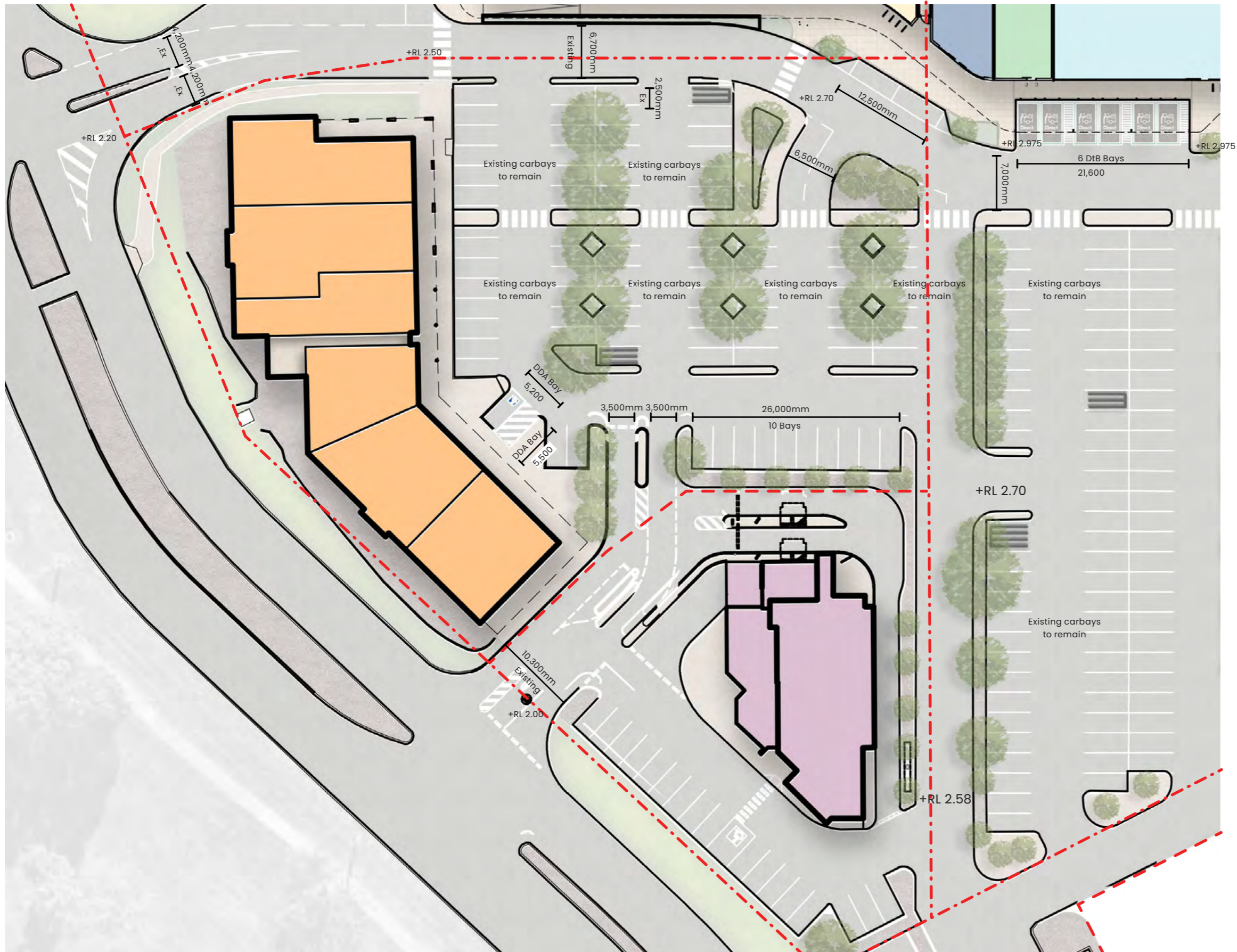
Ground Floor Plan - Mall





Ground Floor Plan - BIG W & Pad Site





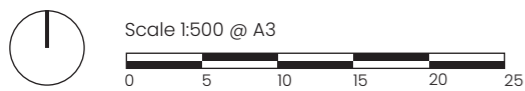
- Legend**
- - - Site Boundary
 - Supermarket
 - Liquour
 - Large Format Retail
 - Mini Major
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 - Fresh
 - F&B
 - Fast Food
 - Commercial
 - Storage
 - * Mall Entry
 - Store Entry
 - ▨ Covered Bays: 163 Bays
 - ▨ Trolley Bays

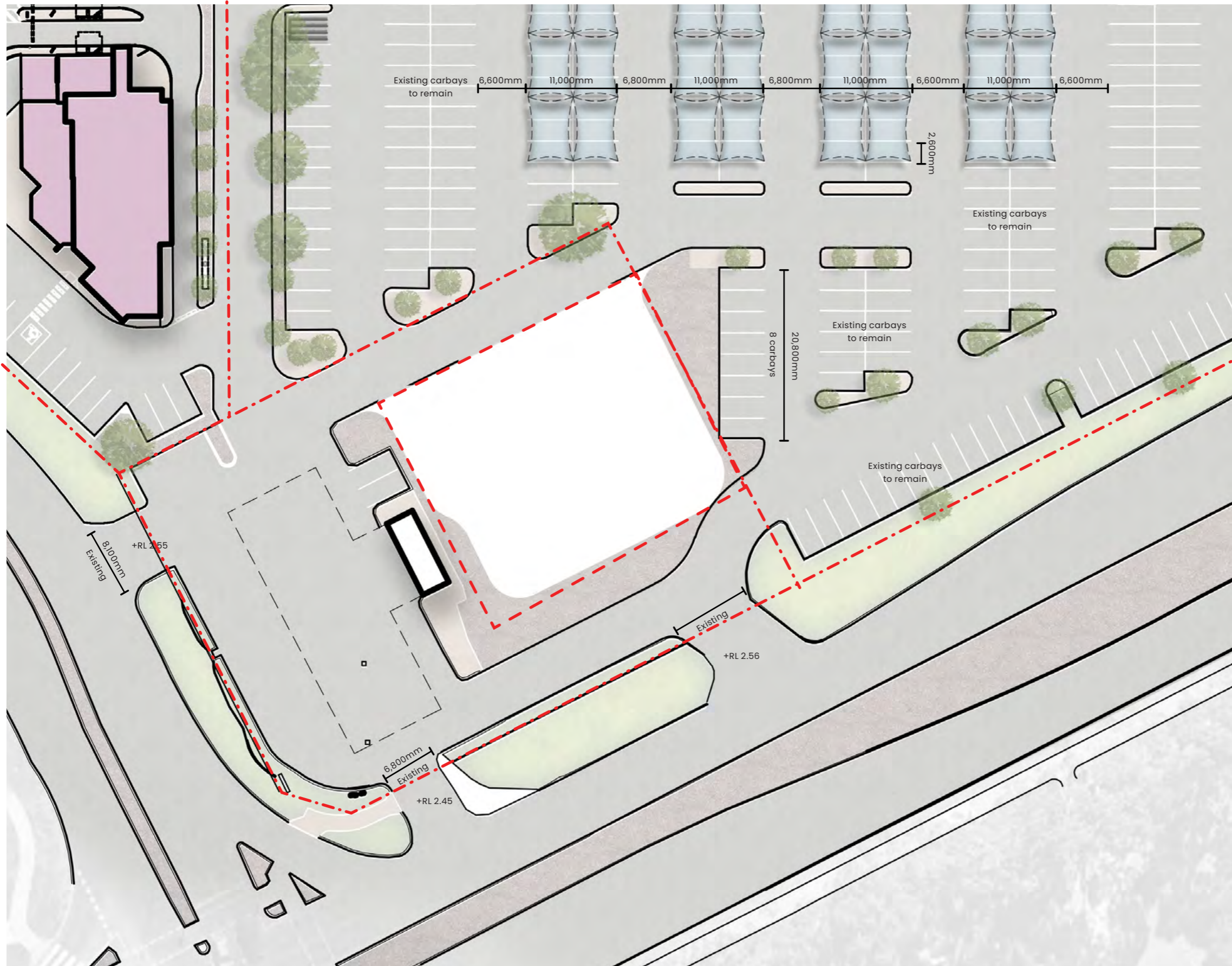
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Ground Floor Plan – Commercial Centre & Pad Site





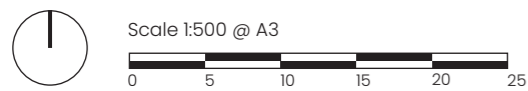
- Legend**
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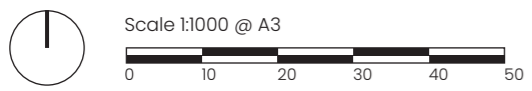
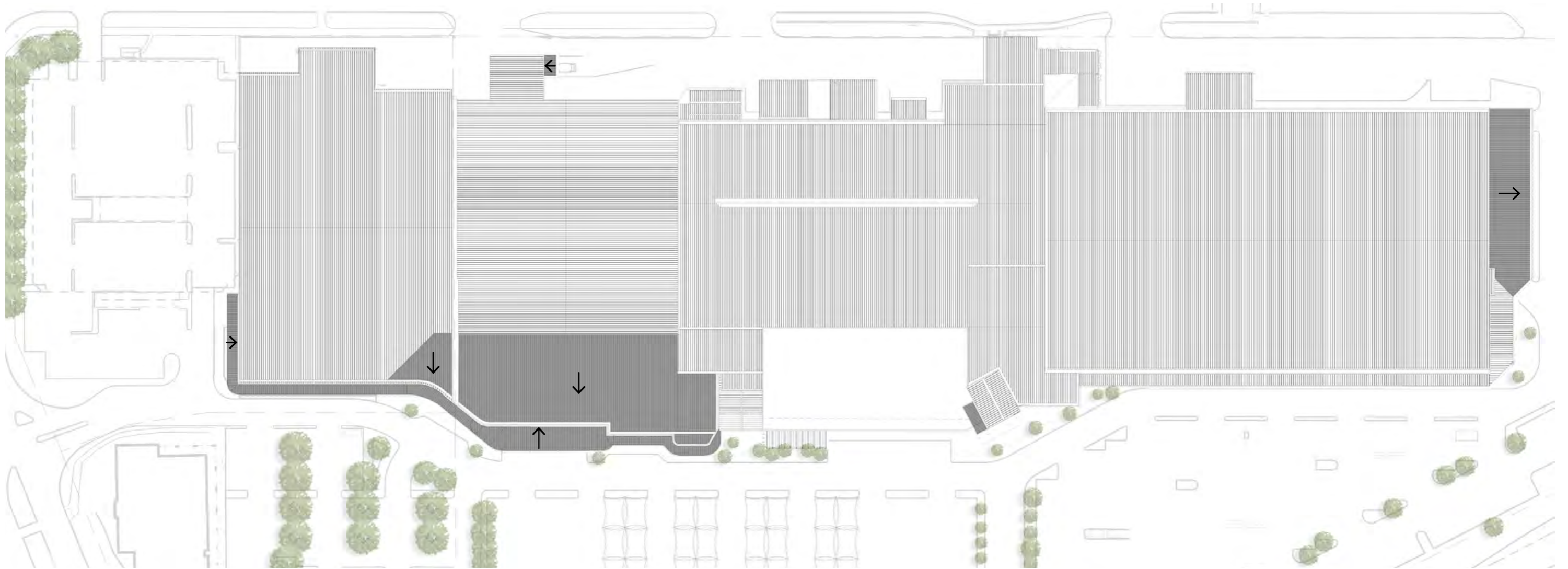
BigW DtB bays are 3.1m W X 5.4m long with min 1200 space behind boot

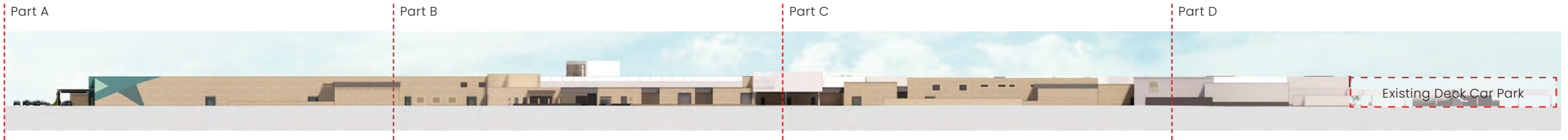
Ground Floor Plan – Petrol Station & Future Pad Site



Legend

- Roof Fall
- New Roof

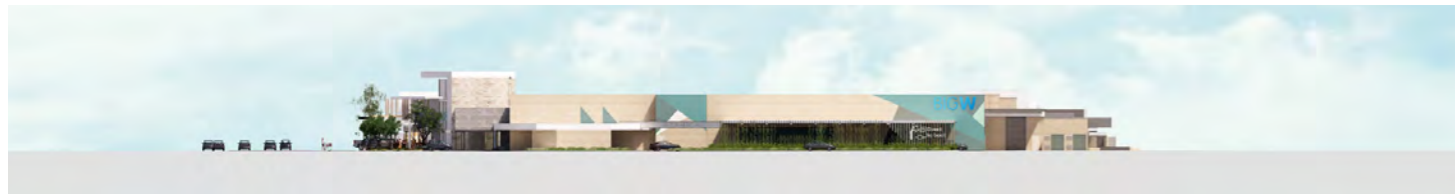




Overall Northern Elevation



Overall Southern Elevation



Overall Eastern Elevation



Overall Western Elevation

Scale 1:1000 @ A3



Overall Elevations

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Super Graphic Artwork



Limestone Wall



Part A



Part B

Scale 1:250 @ A3



Northern Elevations

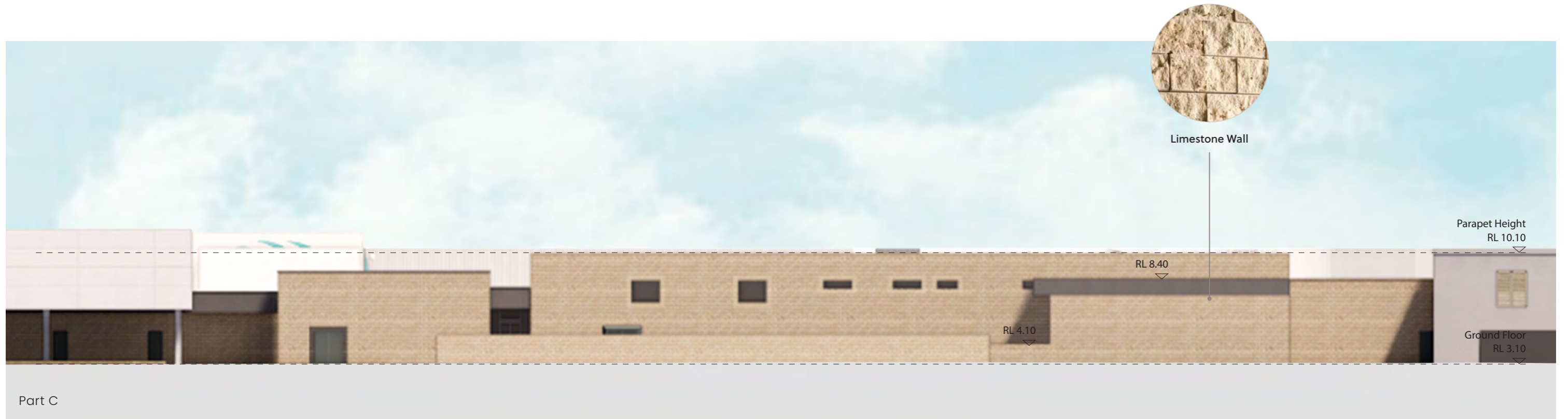
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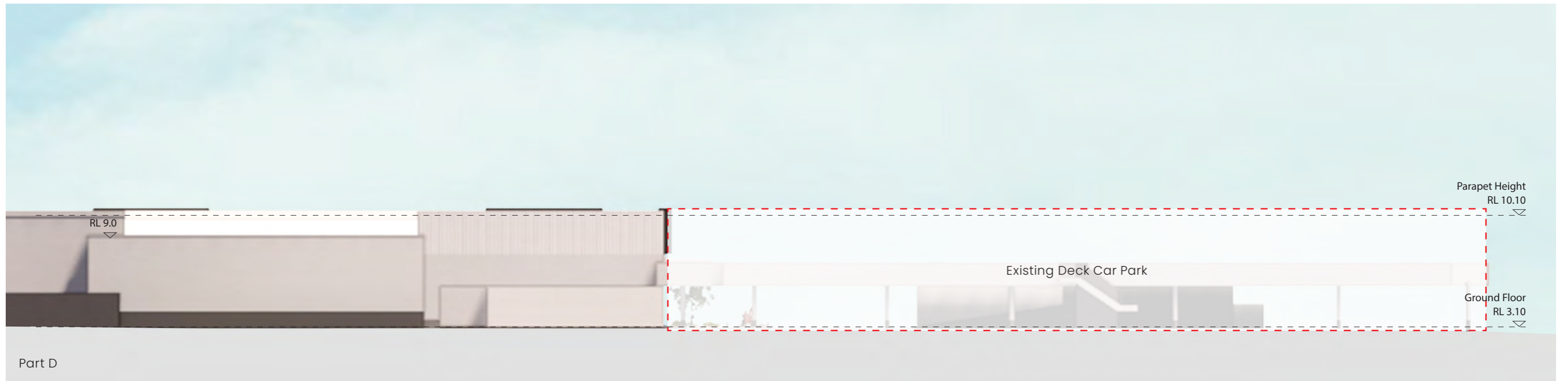
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Part C



Part D

Northern Elevations

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Scale 1:250 @ A3





Scale 1:250 @ A3



Southern Elevations

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Part C



Part D

Scale 1:250 @ A3



Southern Elevations

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Scale 1:250 @ A3



Eastern & Western Elevations

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Entry Statements

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Woolworths Entry Statement View 01

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Woolworths Entry Statement View 02

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Big W Entry Statement View 01

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Big W Entry Statement View 02

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Woolworths DtB View 01

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Woolworths DtB View 02

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Alfresco View 01

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Alfresco View 02

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Big W DtB

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Large Format Retailers

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