

# Attachment Folder

## **Item 8.5**

### **Ordinary Meeting**

**Thursday, 29 August 2024**

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**DETAILED ASSESSMENT REPORT**  
**DEVELOPMENT PERMIT FOR A SHOPPING CENTRE**  
**MCU23/0178 & RAL23/0059**

<b>APPLICATION SUMMARY</b>	
<b>Division:</b>	5
<b>Applicant:</b>	Neubau Holdings No 22 Pty Ltd Tte
<b>Consultant:</b>	Project Urban Pty Ltd
<b>Owner:</b>	Neubau Holdings No 22 Pty Ltd Tte
<b>Proposal:</b>	<ul style="list-style-type: none"> <li>• Development Permit for Material Change of Use of Premises to Establish a Shopping Centre</li> <li>• Development Permit to Reconfigure a Lot (1 Lot into 2 Lots and New Road)</li> </ul>
<b>Properly Made Date:</b>	04/07/2023
<b>Street Address:</b>	22 Palmwoods-Montville Rd PALMWOODS
<b>RP Description:</b>	Lot 2 RP 836662
<b>Assessment Type:</b>	Impact
<b>Number of Properly Made Submissions:</b>	A total of 234 submissions received, of which 192 were properly made. Of these, 185 were in support and 7 opposed to the proposal. It is noted that the large majority of supporting submissions (over 95%) were in a pro-forma template.
<b>State Referral Agencies:</b>	<u>Concurrence</u> <ul style="list-style-type: none"> <li>• SARA at DSDILGP (State Controlled Road)</li> </ul> <u>Advice</u> <ul style="list-style-type: none"> <li>• Energex (Electricity Infrastructure)</li> </ul>
<b>Referred Internal Specialists:</b>	<ul style="list-style-type: none"> <li>• Economic Development Branch</li> <li>• Strategic Planning Branch</li> <li>• Development Services Branch:                             <ul style="list-style-type: none"> <li>○ Principal Traffic Engineer</li> <li>○ Principal Development Engineer</li> <li>○ Senior Development Engineer (Hydraulics)</li> <li>○ Principal Environment &amp; Landscape Officer</li> <li>○ Senior Environmental Management Officer</li> <li>○ Senior Architect</li> </ul> </li> </ul>

**PROPOSAL:**

The application seeks approval for:

- Development Permit for Material Change of Use of Premises to Establish a Shopping Centre
- Development Permit to Reconfigure a Lot (1 Lot into 2 Lots and New Road)

**Development Permit for a Material Change of Use Component**

The application seeks a Development Permit for a Material Change of Use to establish a Shopping Centre (Full Line Supermarket). The proposed Shopping Centre has a gross floor area (GFA) of 3,869m<sup>2</sup> and at this time is intended to comprise a Coles supermarket and an additional single shop tenancy of 150m<sup>2</sup> for the purposes of a bottle shop.

A Full line supermarket is defined by the Planning Scheme as *"a supermarket offering all or most major lines of groceries for sale and having a gross leasable floor area generally in excess of 2,500m<sup>2</sup>".*

The proposed Shopping Centre comprises a single building. The building is set back approximately 60m from the site's frontage. The proposal is a low-rise built form with a maximum height above the approved finished ground level of 8.5 metres.

The site access is via a new leg on the northern of side of the intersection of Palmwoods – Montville Road / Churchill Street. A new roundabout is proposed at this intersection. The proposal includes a total of 196 car spaces including 6 spaces for people with disabilities (with some shade sails over these spaces), 3 motorbike spaces, 22 bicycle spaces and service vehicle parking for 2 articulated vehicles and 4 small rigid vehicles.

Plans, elevations, sections and perspective drawings are included in Attachment 2 of the Council report and extracts are provided below.

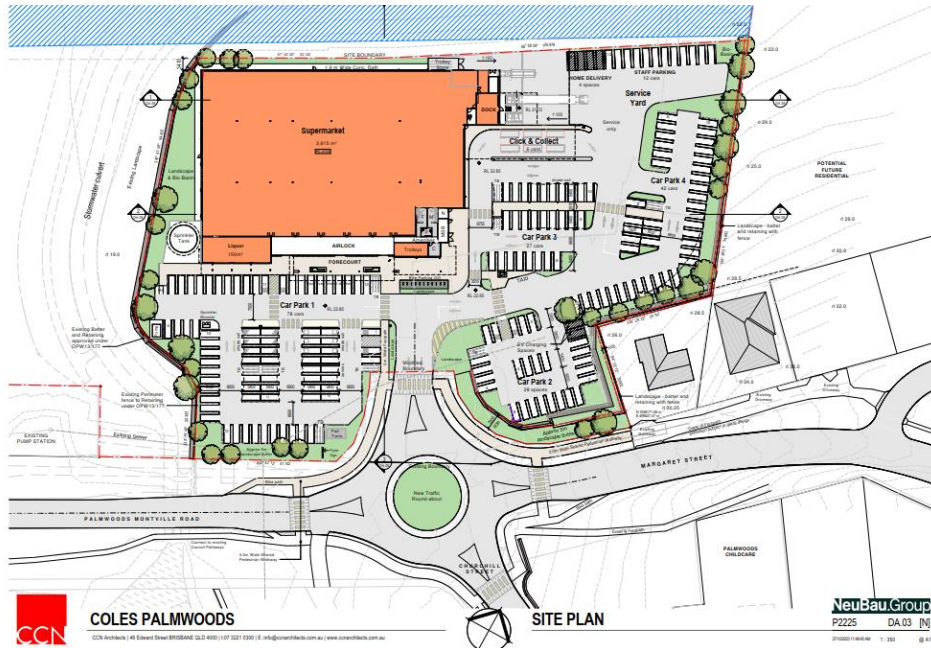


Figure 1 Site Plan



Figure 2 Elevations











































































































































































































