

Our Ref: 24/055

6 November 2025

Attention: Jonathan Lendich

City of Swan
PO Box 196
Midland WA 6936

Dear Jonathan,

APPLICATION FOR AMENDMENT UNDER REGULATION 17 | WAREHOUSE AND INCIDENTAL OFFICE | LOT 56 ON DP 428089 (CNR ADELAIDE ST & STIRLING CRES), HAZELMERE

TBB Planning, on behalf of our client , has prepared this application in support of an amendment to the development approval for Lot 56 on Deposited Plan 428089 (formerly Lots 189 and 1190 Adelaide Street, Hazelmere) (**subject site**).

At its meeting on 9 October 2024, the Metro-Outer Development Assessment Panel (**DAP**) granted approval for proposed Warehouses and Incidental Offices on the subject site (City's Ref: DA-457/2024).

This application to amend development approval seeks to consolidate proposed Warehouses 1A and 1B into a single warehouse, and modify the use of this portion of the development from 'Warehouse' to 'Industry-Light'.

This application is made in accordance with Regulation 17 of the *Planning and Development (Development Assessment Panel) Regulations 2011*, which provides for the DAP to determine amendments to approvals previously granted by the DAP.

In support of our application, we have provided the following revised plans and supporting documentation:

- **Appendix A:** Completed & signed Development Application Forms (City of Swan Application for Development Approval & DAP Form 2)
- **Appendix B:** A current copy of the Certificate of Title
- **Appendix C:** ASIC company extract
- **Appendix D:** A copy of the full revised set of development plans for the site;
- **Appendix E:** Updated Transport Impact Statement
- **Appendix F:** Updated Environmental Noise Impact Assessment
- **Appendix G:** Updated Stormwater Drainage Plan
- **Appendix H:** Updated Landscape Concept Plan

1 Property Details

The legal description of the subject site is outlined in **Table 1** below, with the Certificate of Title contained in **Appendix B**.

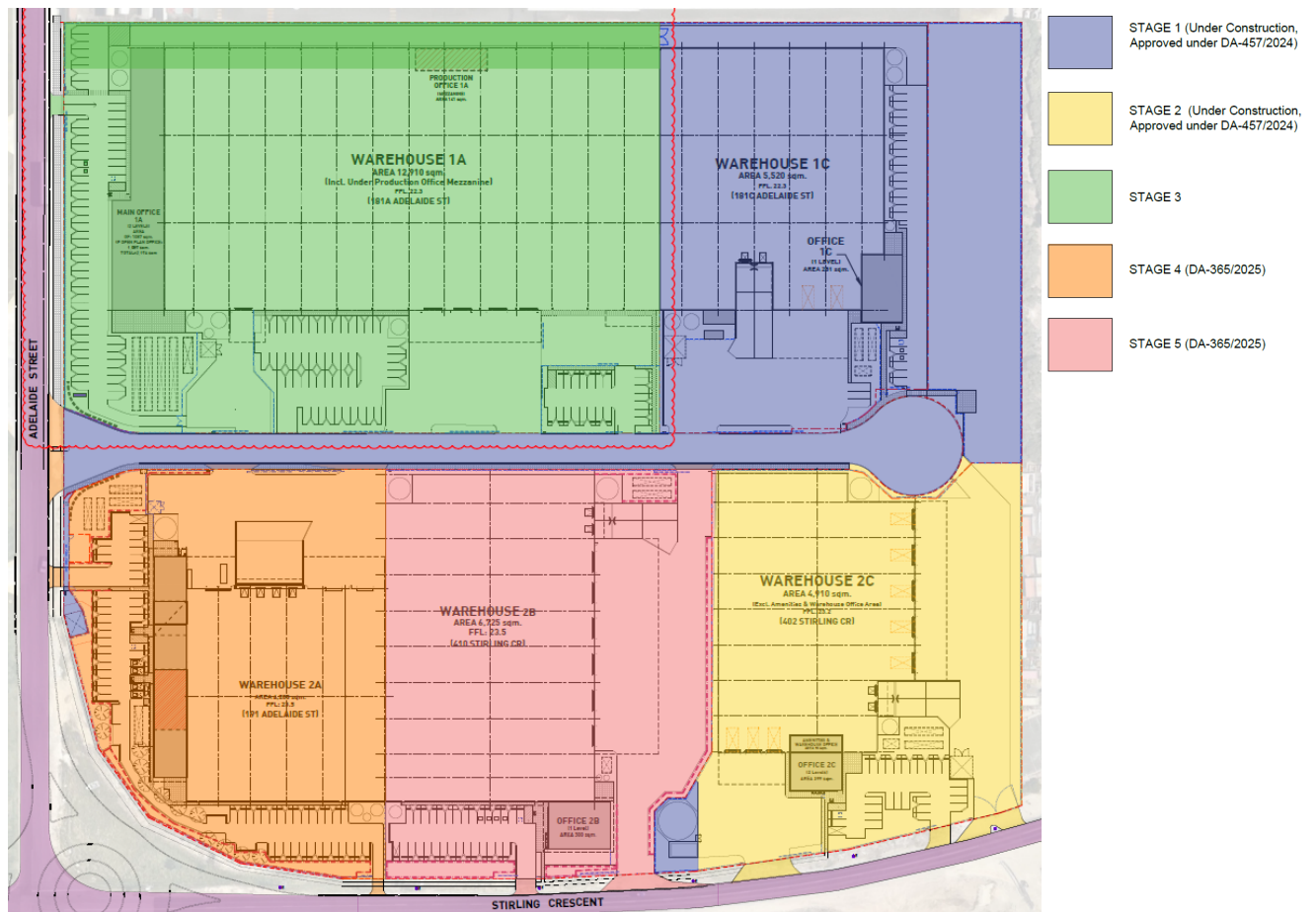
As referred to in the original application and development approval, the land was previously known as Lots 189 and 1190 Adelaide Street, Hazelmere. Lots 189 and 1190 were subsequently amalgamated, with the new Lot 56 created in March 2025.

Table 1 Property Details

Lot No.	Plan No.	Vol/Folio	Registered Proprietor
56	428089	4069/93	

2 Amendment Proposal

DA-457/2024 granted approval for four warehouse tenancies serviced by incidental office space, car parking, landscaping and hardstand for vehicle circulation. Warehouse 1C (Stage 1) is complete (occupancy issued 20/10/25) and Warehouse 2C (Stage 2) is currently under construction and due for completion in February 2026. Subsequent approval was sought for the south-eastern portion of the site via DA-365/2025, comprising Warehouse 2A (Stage 4) and Warehouse 2B (Stage 5). Warehouse 2A is currently under construction and due for completion in mid-2026. An internal shared private road provides access to all of the approved warehouses and connection to Adelaide Street. This shared access has been constructed.



This application applies to relatively minor changes to the previously approved Warehouses 1A and 1B being Stage 3 of the broader development site. Following the original approval, the landowner has progressed discussions with a

potential tenant, The Maker Designer Kitchens, which has necessitated a range of minor amendments to suit business operations and activities. These modifications are depicted on the revised development plans contained in **Appendix D** and summarised in **Table 2** below.

It is intended that the originally proposed Warehouse 1A, Warehouse 1B and associated breezeway be combined to create a single, larger Warehouse 1A, to be utilised for The Maker's fabrication and assembly of cabinetry and benchtops. Attached to the workshop is an expanded two-storey office building along the frontage of the site, housing the business's administrative functions and a showroom display space. Externally, additional light vehicle car parking areas have been incorporated to accommodate the peak long-term anticipated number of staff and visitors, vehicular access points are adjusted accordingly, and the location of loading docks and plant/equipment areas adjoining the warehouse have been designed to suit the tenant's operations.

The changes are considered minor and do not substantially change the development as approved. For completeness, updated technical plans/reporting are submitted with this application to demonstrate the proposed amendments are appropriate from a traffic, environmental noise, stormwater drainage and landscape design perspective.

Table 2 Summary of Proposed Amendments

Existing Approval	Proposed Amendment	Justification
Land Use & LPS17 Requirements		
Warehouse with Incidental Office	Industry-Light with Incidental Office & Showroom	The combined Warehouse 1A is intended to accommodate the operations of "The Maker" Designer Kitchens in a new modern facility. The Maker currently operates from an older facility on Dyer Road in Bassendean in a light industrial zoned area. The Maker is part of the ABN/Dale Alcock Group, and makes the kitchen and vanity cabinetry for Dale Alcock homes and other builders. In simple terms, the predominant operations involve the fabrication of timber cabinetry, fit out (i.e. tapware, doors, etc) of the cabinetry and manufactured stone benchtops. These are all fabricated, temporarily assembled on site, quality assurance checked and confirmed as correct, then disassembled, flat packed and stored until ready to be installed in homes. The facility will also house some associated/aligned uses including a small printing area, a small paint booth, glazing products assembly zone, racking, small gantry crane, jib cranes and small paint storage/dangerous goods compound etc. The processes carried on, the machinery used and the goods and commodities carried to and from the premises will not adversely affect the amenity of the locality, nor impose undue load on any existing or proposed services. The proposal is therefore considered to fall within the land use definition of Industry – Light under the City of Swan Local Planning Scheme No. 17 (LPS17). The tenant proposes to use roof evaporative air conditioners to provide better comfort to the warehouse staff. The warehouses will also have small dust extraction units to comply with OHS requirements.

Existing Approval	Proposed Amendment	Justification
		The Benchtop Preparation Area comprises standalone equipment from Germany that cuts and prepares manufactured stone benchtops. This plant utilises high pressure jets and encompasses a fully self-contained proprietary water treatment and reuse system with no discharge of wastewater. The associated Offices & Showroom components will be located on-site to support the tenant's business, and are incidental to the predominant Industry-Light use. These aspects of the business will not operate outside of or independent of the broader Industry-Light use, and represent a minor component of the total floorspace of Warehouse 1A. The proposal will continue to comply with the relevant Restricted Use 17 conditions under Schedule 3 of LPS17.
Warehouse Footprint		
13,490m ² , comprising: • 6,020m² Warehouse 1A • 5,600m² Warehouse 1B • 1,870m² drive-through breezeway	12,910m ² , comprising: • 9,170m² Warehouse/Workshop • 3,740m² Benchtop Preparation Area Both within a single Warehouse building	A minor decrease in Warehouse footprint area is proposed. The warehouse will be fit out internally to suit the tenant's requirements, however, the external appearance and impact of the warehouse will remain largely unchanged.
Incidental Office/Showroom Footprint		
640m ² (490m ² single storey Office 1A fronting Adelaide Street + 150m ² internal mezzanine level Office 1B)	2,315m ² (2,174m ² two storey Main Office fronting Adelaide Street + 141m ² internal mezzanine level Production Office) The Main Office is intended to include a small Showroom component, which customers can visit to view displays of kitchen products and finishes.	Whilst the floorspace of these components has increased, the uses are still deemed be ancillary and subordinate to the operations of the production and manufacturing activities of the business. The additional floorspace is required for the display of products fabricated on-site, and provides space for private customer appointments with in-house design consultants. It is noted the footprint area is inclusive of the printing room and dangerous goods space within the Main Office building. The consolidated two-storey Main Office will provide an improved interface to Adelaide Street, with enhanced connection with and surveillance of the street through increased glazing along this façade, combined with a variety of materials to provide visual interest and an attractive built form outcome.

Existing Approval	Proposed Amendment	Justification
Staff/Visitor Numbers & Car Parking Provision		
Max. 51 persons associated with Warehouses 1A & 1B, comprising: 48 staff 3 visitors at any one time	Max. 120 persons associated with Warehouse 1A, comprising: 112 staff (62 Warehouse staff + 50 Office staff) 8 visitors	An increase in the number of staff and visitors to the site is associated with the proposed tenant, with this catered for through an increase in the number of parking bays. An additional 66 car parking bays are proposed within this portion of the site, which will provide more than sufficient parking for the intended number of staff and visitors to the site. The car parking layout has been reconfigured slightly, with additional bays along the Adelaide Street frontage, and two staff parking areas near the eastern warehouse entrances.
69 bays provided (46 bays servicing Warehouse 1A + 23 bays servicing Warehouse 1B), resulting in a 21-bay surplus (based on 1 bay per staff member/visitor)	135 bays provided, resulting in a 15-bay surplus available for future expansion (based on 1 bay per staff member/ visitor)	Further assessment of the applicable car parking requirements under the City's Vehicle Parking Standards policy (POL-TP-129) is provided in section 3 below.
Landscaping		
Approximately 15% of the total site area	Approximately 14.5% of the total site area	Minor amendments are proposed to the configuration of soft landscaping surrounding Warehouse 1A, primarily to accommodate the additional car parking areas and vehicular circulation arrangements. As detailed on the Landscape Concept Plan (Appendix H), an attractive landscaping outcome will be achieved through a varied planting palette, and a mix of small, medium and large tree species across the site and providing shade to parking bays. The total extent of landscaping across the site will continue to exceed the City's minimum 10% requirement.
Vehicular Circulation		
- Access 1 – Shared private road providing heavy and light vehicle access to warehouses/ internal car parks. - Access 2 – Separate truck entry from Adelaide Street along western boundary. - Access 3 – Light vehicle entry/exit to front car park. - Truck circulation through Warehouse 1B breezeway.	- Access 1 – Remains unchanged, with access points to Warehouse 1A adjusted to suit. - Access 2 – Crossover removed. 6m wide fire truck access on western boundary retained. Additional 3.5m wide fire truck access provided from eastern side of main/front carpark. - Access 3 – Remains unchanged.	The proposal will reduce the number of crossovers to Adelaide Street, removing the separate truck entry point on the western boundary (Access 3). Vehicle access to the warehouse and eastern car parks will be directed via the shared private road. Vehicle swept paths will be provided with the amended application, together with an updated Transport Impact Statement.

Existing Approval	Proposed Amendment	Justification
	Warehouse 1B breezeway/drive-through removed.	
Loading Docks		
Warehouse 1A – 6x loading docks	Southern loading dock for 1x 12.5m HRV	The location, number and size of the loading docks have been adjusted to suit the tenant’s operations and requirements. The swept path analysis contained in the updated Transport Impact Statement (Appendix E) shows satisfactory circulation within the revised internal access layout.
Warehouse 1B – 4x loading docks	Northern loading docks for 3x 19.0m semi-trailers	
Noise		
No noise impacts aside from heavy vehicles accessing the site	Predicted noise emissions from the proposed development achieve compliance with the <i>Environmental Protection (Noise) Regulations 1997</i> .	As detailed in the enclosed Environmental Noise Impact Assessment (Appendix F), the noise sources associated with the proposed tenant operations have been assessed to confirm compliance with the Regulations. The roof mounted air conditioning units (if used) will be selected to comply with the limits specified by the acoustic consultant. The temporary noise wall proposed as part of the original approval is no longer required as an acoustic control because Warehouses 2A and 2B have subsequently been approved and assist in attenuating noise from the proposed development. Predicted noise emissions from the operation of the development on the subject site are compliant at all nearby receptors. There will be no adverse impacts on residential properties.
Pedestrian Circulation		
Pedestrian pathway along Warehouse 1A providing access to Office 1A. Pedestrian pathway along eastern side of shared private road, with connection (across the road) to Warehouse 1B/Office 1B	Pedestrian pathway along and providing access to Main Office. Additional pedestrian pathway directly abutting eastern side of Warehouse 1A	In response to DRP feedback on the original application, the pedestrian network has been enhanced to provide greater connectivity and reduces reliance on the pathway along the eastern side of the shared private road. Appropriate materials will be used to reinforce the continuity of the footpath network.
Plant Equipment Area		
None proposed	550m ² screened external plant equipment area within the service yard adjoining Warehouse 1A	An external storage area is required to house various plant and equipment associated with the tenant operations. This area will be appropriately secured and screened from view with a 3m high fence, with matching auto-sliding gates for access.

Existing Approval	Proposed Amendment	Justification
Outdoor Areas (Staff Amenities)		
Two small areas adjacent to Office 1A and 1B	Large, consolidated area adjacent to Main Office	A substantial outdoor area is provided adjacent to the Main Office for the use of employees. The consolidation of two smaller spaces will improve the usability and amenity of this area.
Signage		
Wall signage for each of the tenancies	Adjusted location of wall signage for Warehouse 1A	The extent of wall signage will remain unchanged, however the location had been adjusted to suit the amended configuration of Warehouse 1A. Details associated with the tenant's signage are provided, with one wall sign proposed on the eastern elevation (warehouse façade) and one on the southern elevation (office façade).
Various directional Estate Signs: • 1x at Adelaide Street truck entry • 1x at Adelaide Street LV entry/exit • 2x at Warehouse 1A truck entry/exit • 3x at Warehouse 1B LV carpark & truck entry/exit	Various directional Estate Signs: • 1x at Adelaide Street LV entry/exit • 3x at Warehouse 1A LV carpark and truck entry/exit	Estate signage is provided throughout the site for directional purposes and to enhance legibility. The total number of signs will be reduced as a result of the amalgamation of Warehouses 1A and 1B.
Leach drains		
2x flatbed leach drains (14m x 2.4m each) for Warehouse 1A	4x flatbed leach drains (22m x 2.4m each) for Warehouse 1A	Minor amendments to the size and configuration of the flatbed leach drains required to meet the staffing requirements of the Warehouse 1A tenant. The development will continue to comply with the Restricted Use 17 effluent disposal requirements under Schedule 3 of LPS17. The revised maximum estimated wastewater flow rate is 4690l/day.
2x flatbed leach drains (10m x 2.4m each) for Warehouse 1B		

3 Local Planning Policies

An assessment of the amended development plans against the relevant requirements of the City's local planning policies is provided in **Table 3** below.

Table 3 Assessment against City of Swan Local Planning Policies

Requirement	Existing Approval	Proposed Amendment	Comment
POL-TP-124 Building and Development Standards – Industrial Zones			
Minimum 10% landscaping	15% of total site area	14.5% of total site area	Compliant

Requirement	Existing Approval	Proposed Amendment	Comment
Minimum 3m wide landscaping adjoining street boundaries	2.1m to Adelaide Street 2.5m to internal road	<i>N/A – no change</i>	
Refuse and storage areas screened from view and accessible to service vehicles	Waste areas screened and accessible to service vehicles	Waste area screened and accessible to service vehicles. External plant/equipment area screened from view.	Compliant
Minimum frontage of 20m	134m	<i>N/A – no change</i>	
Minimum front setback of 9m	20.8m to Adelaide Street 37.8m to internal road	20.8m to Adelaide Street 38.5m to internal road	Compliant
Nil minimum side setback	8m	<i>N/A – no change</i>	
Nil minimum rear setback	42.8m	<i>N/A – no change</i>	
POL-TP-129 Vehicle Parking Standards			
Warehouse 2 spaces/100m ² GLA; or 2 spaces/person employed; or Min. 6 spaces; whichever is the greater	23,470m ² Warehouse GLA = 469 bays <u>required</u> 119 bays total <u>provided</u> (350 bay shortfall)	11,210m ² Warehouse GLA + 15,225m ² Industry-Light GLA = 681 bays <u>required</u> 185 bays total <u>provided</u> (496 bay shortfall)	The car parking requirement for Warehouse 1A has increased as a result of the proposed Industry – Light land use designation, therefore increasing the on-paper shortfall. The City has previously accepted such shortfalls on the proviso that the number of bays is adequate to accommodate the anticipated number of staff and visitors, and the nature of the business's operations. As outlined in Table 2, Warehouse 1A will employ up to 112 staff, with a maximum 8 visitors to the site at any time. With a total of 135 bays proposed for the use of Warehouse 1A, this ensures a surplus of 15 parking bays are provided and is more than sufficient to cater to the
Industry – Light 3 spaces/100m ² GLA; or 2 spaces/person employed; or Min. 6 spaces; Whichever is the greater			

Requirement	Existing Approval	Proposed Amendment	Comment
			practical parking needs of the tenant.
POL-LP-1.10 Provision of Public Art			
<i>No change to existing proposal</i>			
POL-C-070 Advertising Signs within Commercial and Industrial Zones			
As outlined in POL-C-070	9m pylon sign	<i>N/A – no change</i>	
	Warehouse 1A – 9m x 3.3m wall sign on southern elevation	9m x 2m wall sign on southern (office) elevation	Details of the tenant’s signage are provided on the enclosed plans, and involve raised acrylic letters in corporate colours, backlit by illuminated LED’s with black aluminium block out edges. The extent of signage remains unchanged, and has marginally reduced in size from the indicative wall signage panels provided as part of the original application.
	Warehouse 1B – 9m x 3.3m wall sign on eastern elevation	4m x 3.5m wall sign on eastern (warehouse) elevation	

As demonstrated above, the minor amendments do not result in any significant changes to compliance with the relevant local planning policy requirements.

4 Technical Reporting

The proposed amendments to the existing approval are supported by the relevant technical reporting, as follows:

- Transport Impact Statement updated to address –
 - Revised access arrangements (removal of the western-most heavy vehicle access point).
 - Revised car parking arrangements (layout and number of bays).
 - Revised loading dock locations, heavy vehicle access/circulation and swept path analysis.
 - Traffic generation and network assessment (noting the proposal is expected to generate fewer vehicle trips during the AM & PM peak hours).
 - Confirming the proposal is expected to have no material impact on the traffic operations and safety of Adelaide Street and the surrounding road network.
- Environmental Noise Impact Assessment updated to address –
 - Predicted noise from the tenant operations in Warehouse 1A.
 - Confirmation of compliance with the Noise Regulations.
- Stormwater and Site Design Levels – minor changes to the proposed drainage scope.

- Landscape Concept Plan updated to reflect the amended site layout, in particular, planting within and adjoining car parking areas.

The assessment and recommendations of the remaining technical reporting submitted with the original application remain unchanged, including the Sustainability Strategy, Site and Soil Evaluation, Stormwater Management Plan, Geotechnical Report and Bushfire Management Plan.

5 Conditions of Approval

The amended plans necessitate minor modifications to the original conditions of approval, with suggested wording provided in **Table 3** below.

Table 3 Suggested Condition Amendments

Condition of Approval (DA-457/2024)	Suggested Amended Condition	Reason
2. This approval is for 'Warehouse' as defined in the City of Swan Local Planning Scheme No. 17 and the subject land may not be used for any other use without the prior approval of the City of Swan.	2. This approval is for 'Warehouse' and 'Industry – Light' as defined in the City of Swan Local Planning Scheme No. 17 and the subject land may not be used for any other use without the prior approval of the City of Swan.	To include reference to the intended land use for Warehouse 1A as proposed in this application.
3. Prior to the occupation or use of the development, 119 vehicle parking bays must be provided on the lot in accordance with the approved plans. The design of vehicle parking and access must comply with AS/NZ 2890.1 (as amended). Accessible parking bays must comply with AS/NZ 2890.6 (as amended).	3. Prior to the occupation or use of the development, 185 vehicle parking bays must be provided on the lot in accordance with the approved plans. The design of vehicle parking and access must comply with AS/NZ 2890.1 (as amended). Accessible parking bays must comply with AS/NZ 2890.6 (as amended).	To reflect the updated number of vehicle parking bays resulting from this application.

6 Conclusion

In summary, we consider the proposed modifications minor and suitable as an amendment under the existing development approval issued by the DAP.

We look forward to your favourable consideration of this application, and we are available to discuss further with officers.