



**AMENDMENT NO. 4**

**TO**

**DROVERS PLACE PRECINCT**

**AGREED STRUCTURE PLAN NO. 80**

**Revision J2 - Submission Date 29 June 2015**

**This Amendment to the Agreed Structure Plan is prepared under the provisions of  
Part 9 of the City of Wanneroo District Planning Scheme No. 2**

**RECORD OF AMENDMENTS MADE TO THE DROVERS PLACE PRECINCT**

**AGREED STRUCTURE PLAN NO. 80**

<b>Amendment No.</b>	<b>Description of Amendment</b>	<b>Finally Endorsed Council</b>	<b>Finally Endorsed WAPC</b>
Amendment 1	<p>Amend table 'C' – Planning Requirements for the Central Precinct as follows:-</p> <ul style="list-style-type: none"> <li>• Introducing Hairdresser with a general training component and with a minimum area of 150m<sup>2</sup> (Lot 810);</li> <li>• Introducing Large Format Liquor Store with a minimum area of 950 m<sup>2</sup> (lot 811).</li> <li>• Deleting, Butcher, Bakery and Fishmonger.</li> </ul>	20 August 2013	22 October 2013
Amendment 2	t.b.a – in progress		
Amendment 3	Include Medical Centre and Pharmacy as permissible uses on Lots 810 and 811 within the Central Precinct.		
Amendment 4	<p>Substitute a new Table 'C' – Planning Requirements for the Central Precinct. The substitute table makes the following changes:</p> <ol style="list-style-type: none"> <li>1. Amend the Intent at Clause 1.1 by inserting the word “readily” after the words “or cannot”.</li> <li>2. Amend the definition of “Grower’s Mart” in Clause 2.3 by adding, before the full stop, the words “through multiple tenancies”</li> <li>3. Adding, at the end of Clause 2.3 the following uses: Hire Service Market (retail) Motor Vehicle Repairs Self Storage Units Shop (Minimum retail NLA per tenancy 200m<sup>2</sup> and maximum retail NLA per tenancy 1500m<sup>2</sup>; Maximum overall NLA 3000 m<sup>2</sup> over and above PLUC 5 floorspace approved and/or developed as at 5 June 2015).</li> <li>4. Add a new Clause 2.4 relating to ancillary and subordinate uses: 2.4 Ancillary and Subordinate Uses A use that is less than 10% of the floorspace of a use is permissible as part of that use (irrespective of its permissibility if considered as a separate use) provided it is ancillary and subordinate to the dominant use. The City may exercise discretion and</li> </ol>		

Amendment No.	Description of Amendment	Finally Endorsed Council	Finally Endorsed WAPC
Amendment 5	<p>grant Planning Approval for ancillary and subordinate uses that exceed 10% of floor area, provided the City is satisfied that the use is genuinely ancillary and subordinate to the dominant use.</p> <ol style="list-style-type: none"> <li>1. Amend objective (b) of Clause 7.0, General Objectives to read:           <ol style="list-style-type: none"> <li>(b) <i>Reflect the intent and land use permissibility of the Business zone in District Planning Scheme No. 2;</i></li> </ol> </li> <li>2. Substitute a new Table 'C' – Planning Requirements for the Central Precinct to implement the following changes:-           <ul style="list-style-type: none"> <li>• Modify the intent statement of the Central Precinct;</li> <li>• Assign the Business Zone in District Planning Scheme No. 2 to the Central Precinct;</li> <li>• Align the land use permissibility of the Central Precinct with the Business Zone in District Planning Scheme No. 2;</li> <li>• Identify a list of additional uses that may be contemplated in addition to the land use permissibility applicable to the Business Zone;</li> <li>• Add the definitions “costume hire” and “large format category / themed based showroom” relating to additional land uses identified for the Central Precinct;</li> <li>• Modify and delete various provisions contained in Section 3 that are no longer applicable to the Business development intended for the Central Precinct.</li> </ul> </li> <li>3. Amend Section 5.1 of Table F to permit cost sharing arrangements to be entered into for the design and construction of a signal controlled intersection at the junction of Clarkson Avenue and Wanneroo Road.</li> <li>4. Amend the Structure Plan map by changing the zone of the Central Precinct from 'Special Use' to 'Business' zone.</li> </ol>		

**AMENDMENT NO. 4**  
**TO**  
**DROVERS PLACE PRECINCT**  
**AGREED STRUCTURE PLAN 80**

The City of Wanneroo, pursuant to Part 9 of District Planning Scheme No. 2, hereby amends the above Agreed Structure Plan by:

Substituting a new Table 'C' – Planning Requirements for the Central Precinct that makes the following changes:

1. Amend the Intent at Clause 1.1 by inserting the word “readily” after the words “or cannot”.
2. Amend the definition of “Grower’s Mart” in Clause 2.3 by adding, before the full stop, the words “through multiple tenancies”
3. Adding, at the end of Clause 2.3 the following uses:  
Hire Service  
Market (retail)  
Motor Vehicle Repairs  
Self Storage Units  
Shop (Minimum retail NLA per tenancy 200m<sup>2</sup> and maximum retail NLA per tenancy 1500m<sup>2</sup>; Maximum overall NLA 3000 m<sup>2</sup> over and above PLUC 5 floorspace approved and/or developed as at 5 June 2015).
4. Add a new Clause 2.4 relating to ancillary and subordinate uses:  
2.4 Ancillary and Subordinate Uses  
A use that is less than 10% of the floorspace of a use is permissible as part of that use (irrespective of its permissibility if considered as a separate use) provided it is ancillary and subordinate to the dominant use. The City may exercise discretion and grant Planning Approval for ancillary and subordinate uses that exceed 10% of floor area, provided the City is satisfied that the use is genuinely ancillary and subordinate to the dominant use.

The revised Table is shown at Annexure 'A'

	<b>TABLE C – PLANNING REQUIREMENTS FOR THE CENTRAL PRECINCT</b>
<b>1. Intent</b>	<p>1.1 The intent of the Central Precinct is to accommodate warehouses, showrooms, trade and professional services and small scale complementary and incidental retailing uses, as well as providing for retail and commercial businesses which require large areas such as bulky goods and category/theme-based retail outlets that provide for the needs of the community but which due to their nature are generally not appropriate to or cannot readily be accommodated in a commercial area.</p> <p>1.2 Development within the Central Precinct should provide a built form that respects and recognises the environment of Yellagonga Regional Park.</p>
<b>2. Zoning</b>	<p><b>2.1 Zoning</b> The Central Precinct is assigned as a Business zone.</p> <p><b>2.2 Land Use Permissibility</b> In accordance with clause 9.8.3(a) the permissibility of land uses within the Central Precinct is to be in accordance with the Business Zone as specified in Table 1 of the Scheme. The land use definitions in the Scheme apply.</p> <p><b>2.3 Additional Uses</b> In addition to the uses listed as 'P' or 'D' uses in the Business Zone in Table 1 in DPS2, the following uses are 'D' uses pursuant to clause 3.2.2 of DPS 2:</p> <ul style="list-style-type: none"> <li>• In the whole of the Central Precinct: <ul style="list-style-type: none"> <li><u>Costume Hire</u> – means an area of land or building used for the hire or sale of costumes.</li> <li><u>Large format category / theme based showroom</u> – means premises wherein goods, which are otherwise excluded by the showroom definition under DPS2, are displayed and may be offered for sale or hire that: <ul style="list-style-type: none"> <li>(a) are not a supermarket or department store;</li> <li>(b) are a category / theme based retail outlet;</li> <li>(c) due to their nature are generally not appropriate to or cannot be</li> </ul> </li> </ul> </li> </ul>

*accommodated in a commercial area;  
and*

*(d) has a minimum gross floor area of 500m<sup>2</sup>.*

Retail Nursery – *Means land and/or buildings used for the storage, display and retail sale of nursery and horticultural products including plans, seeds, bulbs, seedlings, trees and other nursery stock and products associated with horticulture, domestic gardens, outdoor living, garden décor and clothing for gardening and may include associated outdoor leisure products and an incidental café.*

- Lots 810 and 811 Wanneroo Road only:

Growers Mart – *means an area of land or buildings used for the wholesale distribution and retail sale of fresh food products through multiple contiguous tenancies.*

Hire Service

Market (retail)

Motor Vehicle Repairs

Self Storage Units

Shop *(Minimum retail NLA per tenancy 200m<sup>2</sup> and maximum retail NLA per tenancy 1500m<sup>2</sup>; Maximum overall NLA 3000 m<sup>2</sup> over and above PLUC 5 floorspace approved and/or developed as at 5 June 2015).*

#### 2.4 **Ancillary and Subordinate Uses**

A use that is less than 10% of the floorspace of a use is permissible as part of that use (irrespective of its permissibility if considered as a separate use) provided it is ancillary and subordinate to the dominant use. The City may exercise discretion and grant Planning Approval for ancillary and subordinate uses that exceed 10% of floor area, provided the City is satisfied that the use is genuinely ancillary and subordinate to the dominant use.

CERTIFIED THAT AMENDMENT NO. 4 TO DROVERS PLACE PRECINCT AGREED  
STRUCTURE PLAN NO. 80

WAS ADOPTED BY

RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON

.....

Signed for and on behalf of the Western Australian Planning Commission

.....

an officer of the Commission duly authorised by the Commission pursuant to section 24  
of the Planning and Development Act 2005 for that purpose, in the presence of:

..... Witness

..... Date

AND BY

RESOLUTION OF THE COUNCIL OF THE CITY OF WANNEROO  
(or as otherwise delegated under Section 8.1 of its Delegated Authority Register)

ON .....

Signed for and on behalf of the City of Wanneroo in accordance with the Local  
Government Act 1995, Clause 9.49 A. (1) (b)

.....  
Director, Planning and Sustainability, City of Wanneroo

..... Date

**EXPLANATORY REPORT**

**DROVERS PLACE PRECINCT AGREED STRUCTURE PLAN**

**AMENDMENT NO. 4**

Prepared By:



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Job No: 6421



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## Introduction and Executive Summary

Lots 810 and 811 of the Drover's Place Central Precinct have largely transitioned from the planning phase to the operational phase. This means that the core planning task for this land is now the management of a site which has little further capacity in terms of built form. Amendment 5 to ASP 80 rezones the central precinct to the Business Zone under DPS 2. This amendment complements that amendment and proposes minor additional changes, in particular the inclusion of a limited potential for "shop" subject to a range of limitations. It does not "re-apply" the changes proposed in Amendment 5, but instead focusses on additional issues.

The intent of Amendment 5 is to introduce a new zoning and use framework that provides the flexibility to cope with the ongoing needs of a site. It is not to change the fundamental approach to the site, or the strategic intent of the site. In this respect it should be noted that only a small fraction of the permissible "showroom" area has been taken up by this use.

That amendment also responds to the recently adopted LPP 3.2. In particular, we note, on Page 1 Purpose and Application, the following:

*"This Policy acknowledges that health, welfare, community services, entertainment, recreation, commercial and cultural facilities that attract a significant number of employees or users and/or generate significant vehicle trips cannot always be accommodated within or adjacent to activity centres within the Activity Centres Hierarchy. In these circumstances these uses should occur in out-of-centre developments as referred to in provision 5.6 of SPP 4.2".*

The Central Precinct currently covers Lots 1, 132, 810 and 811. Consideration was originally given to the use of a Special Commercial Zone for Lots 810 and 811, as suggested by the Department of Planning, however on advice from the Council a revised Special Use Zone was advertised as Revision G of Amendment 4. A Business Zone is now proposed under Amendment 5. This zone is based on the Business Zone in DPS2 which some minor amendments as outlined in this report. This is the same zone that is also being proposed for the adjoining site within the Central Precinct (Lots 1 and 132) under Amendment 5 to ASP 80. The current Special Use Zone affecting the western precinct would continue unchanged. The Business Zone has been recommended by the WAPC for application to this site.

The intent is to provide an appropriately broad range of uses in the Business Zone together with some inherent flexibility to minimise the number of future amendments to the Structure Plan. There is both capacity and scope to

introduce a wider range of uses which recognise the need for ongoing flexibility in the future while still being consistent with the strategic intent of the precinct.

Based on outcomes driven planning, the amendments seek to ensure that development is considered and determined in a straightforward, timely and cost-efficient manner that achieves and addresses the following:

- Maintains a generally “wide but thin” catchment range of uses;
- Provides an appropriate zone for large floorplate uses that are either inappropriate within or unlikely to locate in traditional district and local centres;
- Responds to an identified need to provide for and plan for these uses;
- Complements, not challenges existing and planned centres as part of a balanced retail hierarchy and offer that helps address the current 54,000m<sup>2</sup> shortage in retail floorspace in existing and planned centres;
- Provides for appropriate supporting uses; and
- Improves clarity surrounding the range of uses (permissible and discretionary) that can be considered on the land.

In particular, the Amendment 5 introduces the Business Zone which:

- Incorporates a wider range of similar and complementary uses (including service and supporting uses) through adoption of a formal zone under the Scheme; and
- Minimises unique definitions in the ASP and instead relies, wherever possible, on Scheme definitions.

The amendment also proposes to introduce a framework for managing ancillary and subordinate uses to minimise artificial and overly-precise definitions and associated constraints on normal commercial use and practice; and finally to modify the intent of the ASP to better reflect the evolving character of the site.

## **Current Planning Context**

### ***Current Zonings and Structure Plans***

The land is currently in the Urban Development Zone under DPS No. 2 and is under the Urban Zone under the Metropolitan Region Scheme.

The land is also controlled by ASP80, which has recently been amended (Amendments 1 and 3) and also will be subject to Amendment 5, which implements the Business Zone. This has created some complexities regarding the detail of the Amendment. Accordingly, the approach adopted in this

report is to adopt a “minimal change” model based on the currently approved Amendments, and noting that additional proposals under Amendment 5. In this regard Amendment 5 should be “read” as being adopted as exhibited.

## **Land Use**

Drover’s Place Central Precinct has evolved as a form of local Special Centre, although of a scale that is below the types of special centres currently recognised in SPP 4.2. It currently has some 30,000m<sup>2</sup> of commercial floorspace in Lots 810 and 811 and these lots are now substantially developed. From a planning perspective the need is now to manage ongoing uses (and any minor expansions) rather than direct the overall evolution of this portion of the centre.

Council has resolved to include Lots 810 and 811 in the Drover’s Place Central Precinct in the revised Activity Centres Strategy, and this has now been formally adopted as a revised LPP 3.2. This, together with the overall size of Drover’s Place Precinct confirm that it is appropriate both for recognition in local strategic policy (through the updated Local Planning Policy) and also by way of an appropriate zoning in the Agreed Structure Plan.

Importantly, there is a very significant under-provision for large floorplate uses within the City of Wanneroo, notwithstanding some provisions in future developing areas such as Banksia Grove. Many of these uses are instead locating within Industrial Zones such as Wangara. This unintended outcome, which is contrary to orderly planning, would be partially corrected by the proposed amendment, noting that considerable additional floorspace is justifiable.

As recently characterised by the SAT:

*“Drovers Place has potential to further develop as a destination based precinct with businesses that draw on a wide but thin catchment and which require excellent access to the main arterial road network. The proposed additional uses share the destination based and wide catchment characteristics of the ‘Growers Mart’ use and require the high exposure afforded by the site’s location. For this and other reasons discussed earlier, the proposed additional uses are relevantly ‘niche business uses’. Furthermore, while the proposed additional uses, like the ‘Growers Mart’ use, are particularly suited and appropriately located at Drovers Place, they are not particularly suited and appropriately located within walkable, mixed use activity centres. The location of these uses at Drovers Place will complement rather than compete with or compromise the viability of nearby activity centres and will not undermine the established and planned activity centre hierarchy”.*

This characterisation is a recognition of the current role of Drover's Place Precinct and a strong indicator that there is scope to further enhance that role within the context of a Business zoning.

## Conceptual Approach

Drover's Place Precinct operates under ASP80 which, in practice (like its predecessor ASP47), has proven to be a contentious framework for managing the site, most particularly Lots 810 and 811. In particular, it created a highly complex definitional environment which has tended to develop, over time, into a "shopping list" approach to uses suitable on the site – often with highly detailed definitions.

Modern practice in definitions seeks to look to higher order definitions rather than excessively detailed uses. For example "food and drink for human consumption" would encompass a wide range of uses such as butcher, fresh chicken shop, fruit and vegetable shop, baker, fishmonger, etc. as well as packaged and specialty groceries and dry goods. There should not be a need to amend the Structure Plan every time a use of similar characteristics to the uses already permissible becomes a possibility. Instead, given that the character of the central precinct is developed and established, it should be possible to manage the precinct on a much simpler basis that nevertheless maintains the overall characteristics described. The move to the use of the Business Zone substantially addresses this issue, and provides a framework for the current amendment.

The other issue is that commercial and retailing uses increasingly do not fit into rigid "boxes". A butcher commonly sells condiments, for example, and some pre-prepared food. They might also sell eggs. A green grocer often sells other specialist food lines including some processed products. From a definitional point of view provided such uses are ancillary to and subordinate to the dominant use, these uses should be considered part of the dominant use and not subject to specific approval requirements.

While it is noted that "ancillary and subordinate" are matters of fact and degree, it can be stated that to be ancillary, a use must have a relationship to the dominant use. For example a café located within a large outdoor garden centre and serving the patrons of that centre is quite common; yet it is clearly part of the overall enterprise rather than a completely separate use. In terms of degree, a common "rule of thumb" is that 10% of floorspace is unproblematic. At times a larger floorspace may be appropriate, and this range may be a trigger for the exercise of discretion when considering an otherwise "as of right"

use. This is proposed to be provided for by a specific clause in the revised Table C to the Structure Plan (Annexure "A"). We note that this provision is not specifically linked to the proposed re-definition of "Growers Mart" although it would improve clarity with respect to that land use.

This report sets out an approach to the site that encompasses the characteristics set out by the SAT and seeks to provide a flexible approach to the site that nevertheless is bounded by those characteristics.

At the end of the day, the key controls to implementing a new Business Zone within the Structure Plan relate to ensuring that the character remains "large plate" and/or destination-based uses; in particular those which specifically benefit from high exposure and which typically have "wide but thin" catchments.

## **Explanation of Provisions**

### ***Intent***

The intent of the zone is proposed to be amended, in line with the general intent of the Business Zone in DPS2. The only proposed change is to insert the word "generally" with respect to appropriateness within existing commercial areas.

### ***Business Zone***

It is proposed to utilise the Business Zone for the entire Central Precinct, as set out in Amendment 5, including Lots 810 and 811. This zone reflects the intent of incorporating a larger range of uses that would not challenge the traditional hierarchy.

### ***Additional Uses***

It is proposed that additional uses to the Business Zone be included as outlined in Amendment 5. These reflect both the existing and approved uses on the land. Additional to those uses is the additional use of "Shop" for Lots 810 and 811. Minor changes are also proposed to the definition of "Growers Mart" to reflect the intent of Council that this consists of contiguous premises. A range of additional uses that were previously proposed as part of Amendment 4 are also included.

## **Specific Uses**



## **PLUC 5 Uses and SPP 4.2**

We note the importance of clarifying the level of potential PLUC 5 uses on the site. There is very limited potential for additional floorspace on lots 810 and 811 over and above that which is currently approved. The key aim is to facilitate flexibility of use. As mentioned in the introduction, the available “showroom” land – which is fundamentally a retail use – is well in excess of current take-up. This reinforces that the intent of the amendment is not to increase the floorspace overall of retail uses, unless these can be demonstrated to not challenge the viability of existing and planned local, neighbourhood and district centres within the hierarchy.

Drover’s Central Precinct (specifically Lots 810 and 811) is now recognised as an “out of centre” development in LPP 3.2. At the present time, PLUC 5 uses constitute approximately 13,780m<sup>2</sup> of total floorspace which represents a significant planning acceptance of this type of retail floorspace in this precinct. Note also previous comments regarding under-utilised approved showroom floorspace.

With reference to SPP 4.2 we note the marginal relevance of SPP 4.2 given that the site is under a Commission endorsed Structure Plan which specifically seeks to avoid development which would undermine other centres.

The intent is not to allow further significant growth in PLUC 5 uses, but nevertheless to include “shop type” uses at a constrained level that is well within the identified demand for these uses, and which incorporates floorspace restrictions and an overall cap that ensures no challenge to existing or planned traditional centres.

### **Overall impacts of change**

There is an overall major shortfall in retail floorspace generally throughout Wanneroo in the order of 54,000m<sup>2</sup>. This was accepted in evidence by the SAT at the most recent hearing. By facilitating appropriate growth in overall PLUC 5 uses, with appropriate restriction, there is no challenge to the traditional hierarchy.

In this regard the overall severe shortage of retail floorspace is noted. This means, prima face, that few if any uses would challenge the traditional hierarchy. In addition, the nature and character of the uses and floorspaces proposed for Drover’s Place are clearly within the current intent and purpose of the zone.

As part of considerations surrounding Amendment 1 to ASP 80, a retail analysis was undertaken by Macroplan, which examined the overall retail context of Drover's Place Precinct. This has been fully overhauled as part of the current Amendment, incorporating impact assessments as sought by Council, and is appended. It confirms that the additional use as "shop" can be readily accommodated within 1 year's demand growth for retail floorspace.

### **Growers Mart**

This use is retained from the previous Structure Plan, however now incorporates a provision requiring the individual components to be contiguous. This has been sought by Council.

### **Hire Service**

This use is unsuited to a traditional commercial centre, being a relatively land intensive, low turnover business. It is also destination based, being the type of business that attracts trade because of the very specific offer. It is well-suited to an out-of-centre development.

### **Market – Retail**

This is clearly a use that would not be part of a traditional centre, and is proposed as a "D" use. A retail market has temporary stalls, and is usually an occasional use (often monthly). They can make use of undeveloped areas of a site, or (when parking demand is sufficiently low) areas of carparking. They are very much destination based.

Any application would need to be accompanied by a parking review demonstrating that the use, together with its own parking demand, would be able to function on the land without compromising other uses. Sundays are often a traditional day for this type of use, where overall demand for other uses may be reduced.

As a "D" use it would be considered on its individual merits, should an application be lodged.

### **Motor Vehicle Repairs**

This use would not be appropriate in a traditional centre, but would be unproblematic from an amenity perspective in an out-of-centre location, in particular given the modern approach to this use, which has substantially lower potential impacts than in earlier times. It would be a "D" use to permit full merit

review of the use, noting that retail impact assessment would not be considered necessary. .

## **Shop**

Three constraints are considered necessary for this use to be included. Although the proposed "D" classification permits the exercise of discretion, by including additional constraints further clarification is provided as to the principles that would apply. Firstly, it is proposed that there be a minimum floor area that is above the typical floor area found in a traditional commercial area. Tenancies in traditional centres range from "kiosk" style outlets of some 20m<sup>2</sup>, up through the more typical size ranges of 50-100m<sup>2</sup>. Larger tenancies are, of course possible and may extend up to 1000m<sup>2</sup> or more.

The key element in the constraint proposed is to ensure that the minimum floor area of a shop is significantly more than the typical size range of individual "specialty" tenancies within traditional centres. 200m<sup>2</sup> is proposed, being above the level of traditional tenancies and larger than the recently approved hairdresser. In addition, a maximum size per tenancy of 1500m<sup>2</sup> is proposed. This is well below, for example, the size of a traditional full-range supermarket. In addition, a maximum overall NLA of 3,000m<sup>2</sup> in total is proposed, over and above the existing PLUC 5 floorspace that is already approved. In this respect it is understood that Amendment 5 does not propose any additional PLUC 5 uses; only an expansion of showroom areas.

SPP 4.2 clearly envisages certain types of shops, outside traditional centres, of the larger floorplate type. These could validly include uses such as Crazy Clarks, Sam's Warehouse and the like, which have a large range of general goods including bulky goods. Large plate retailing is referred to as "bulky goods retailing" in the Policy. Any similar style wide but thin catchment destination based retail use would also align with this policy, in particular given the very acute shortage of floorspace in the City. Typically the above uses would be around 1000m<sup>2</sup>. Uses such as Crazy Clarks do not support rentals sought for "in-centre" sites and therefore locate on the periphery of these or in non-traditional centre business locations. For this reason a floorspace cap on "shop" total area would not be required to ensure compliance with policy provided that the types of uses are consistent with policy in the ASP and floorspace minimum areas are appropriate.

Supermarkets are the primary use that characterise traditional centres as they provide the key anchor to meet (along with associated specialty shopping) the daily and weekly shopping needs of nearby residents. Traditional supermarkets of 2500m<sup>2</sup> or more would typically stock 20,000-30,000 individual lines of stock. For this reason they are known as "full line" supermarkets. Increasingly these

outlets stock general products as well as food and groceries. They are, however, still dominated by food and grocery lines.

Recent retail development has now seen the entry of a niche form of store which also sells food and groceries, but which also sells a very wide range of general merchandise. These stores have the typical "wide but thin" catchment seen in the uses that characterise Drover's Central Precinct. In particular, and in comparison to a traditional supermarket, these outlets stock a very limited number of lines. An exemplar is the Aldi chain. It performs a niche and complementary role in the provision of goods and typically locates in fringe or "out of centre" sites. Typically it sells less than 1500 individual lines, with floor areas of up to 1500m<sup>2</sup> being common, as compared to the 2500m<sup>2</sup> "entry size" full-line supermarket. (These can extend up to 5000m<sup>2</sup>).

The retail impact of the proposed uses is addressed in the MacroPlan report appended, and is found to be minor, with no threat to existing or planned centres, given the overall shortage of this use to serve the current population. On this basis a "general store" as defined, would have an even smaller impact.

### **Ancillary uses**

The amendment also proposes to introduce a framework for managing ancillary and subordinate uses to minimise artificial and overly-precise definitions and associated constraints on normal commercial use and practice.

As has been mentioned, the modern trend is for retailing to offer a range of ancillary and subordinate products that complement the main offering. As a rule of thumb 10% has been traditionally adopted as a figure for ancillary uses. In this amendment that 10% figure is introduced, but it should be noted that in some cases a higher percentage may well be justifiable and the provision facilitates consideration of this in justifiable cases.

### **Other considerations**

It needs to be clearly understood that there is a rent hierarchy which naturally pushes various niche and larger floorspace uses to the periphery of commercial areas. In the case of Wanneroo, many of these uses are now operating in industrial areas, such as Wangara. In the case of so-called "home-maker" centres, these are characterised by both bulky goods (eg furnishings, household goods, appliances etc) and also by relatively low turnover per square metre of floorspace. This naturally limits the rent they are able to pay and remain competitive. Other retail uses locating in areas such as Wangara are similar.

## **Summary**

The proposed amendment recognises that Lots 810 and 811 of Drovers Place Central Precinct are nearly fully developed. Accordingly, it is appropriate for them to be managed under a zoning that reflects the unique characteristics of, and intent for the Centre. The Centre is appropriate for recognition in strategic planning policy and Council has resolved to do this.

## **APPENDIX – RETAIL ASSESSMENT – MacroPlan Dimasi**