



**AMENDMENT NO. 2**

**TO THE**

**NORTH ALKIMOS LOCAL STRUCTURE PLAN**

**AGREED STRUCTURE PLAN NO. 73**

**Structure Plan Ref: WANN/2015/73-02**

**November 2015 / 2348Rep212A**

**RECORD OF AMENDMENTS MADE TO THE NORTH ALKIMOS LOCAL STRUCTURE PLAN**

**AGREED STRUCTURE PLAN NO. 73**

<b>Amendment No.</b>	<b>Summary of the Amendment</b>	<b>Date approved by WAPC</b>
1	<p>Insert additional tables (Tables 8A – 8D) to Part 1 of LSP to include Residential Design Code Variations – Single House (RMD) Standards for Medium Density Housing and associated Part 1 textual modifications.</p>	
2	<p>Refine the maximum net lettable areas (Table 6) for retail floorspace of Centre 1 and Centre 3 to reflect existing Development Approvals and current retail sustainability analyses.</p> <p>Rationalise the zoning (Plans 1 and 2) for Centre 3 to reflect the approved subdivision approval WAPC 147600.</p>	

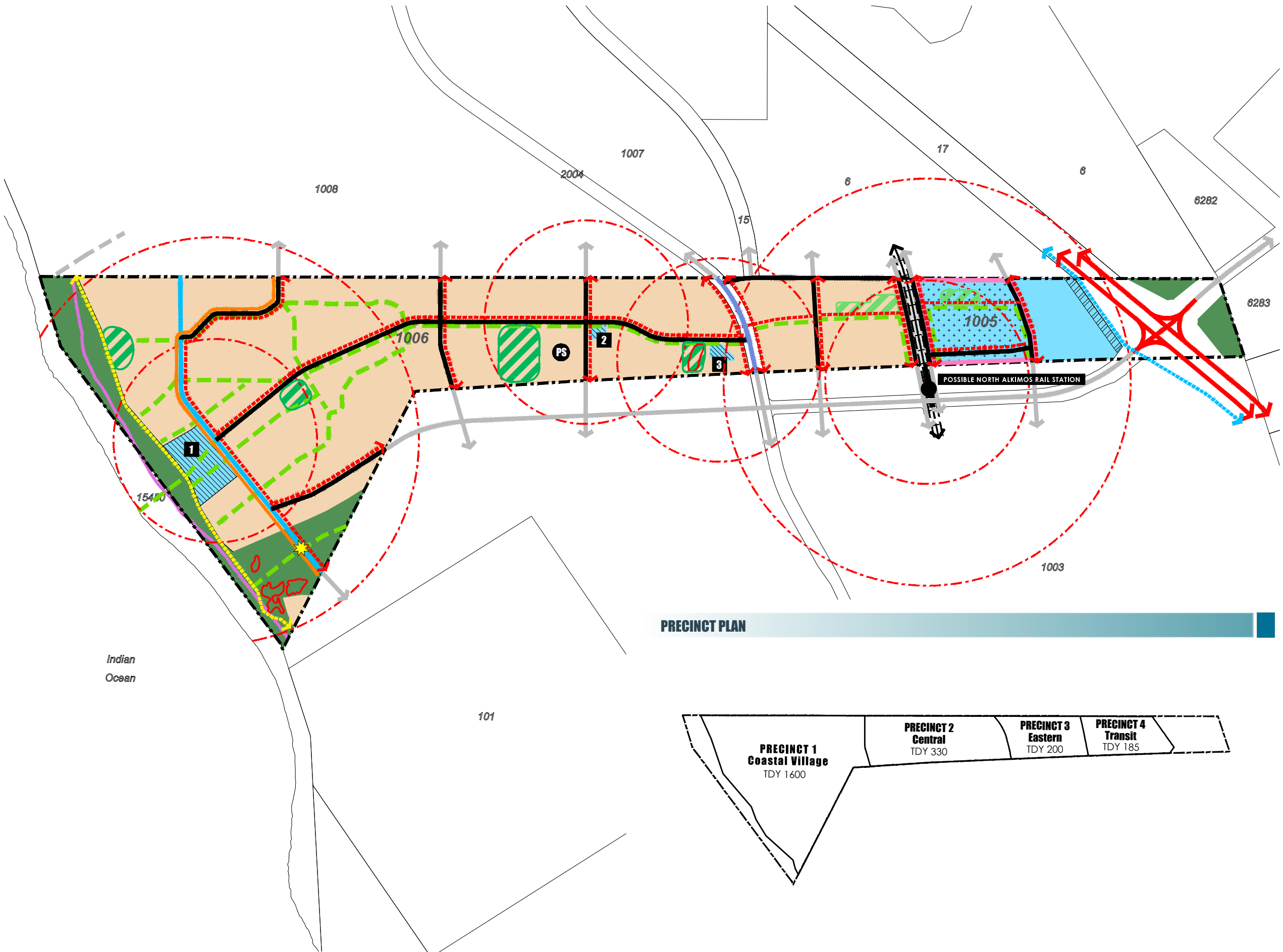
## AMENDMENT NO. 2 TO THE NORTH ALKIMOS LOCAL STRUCTURE PLAN NO. 73

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

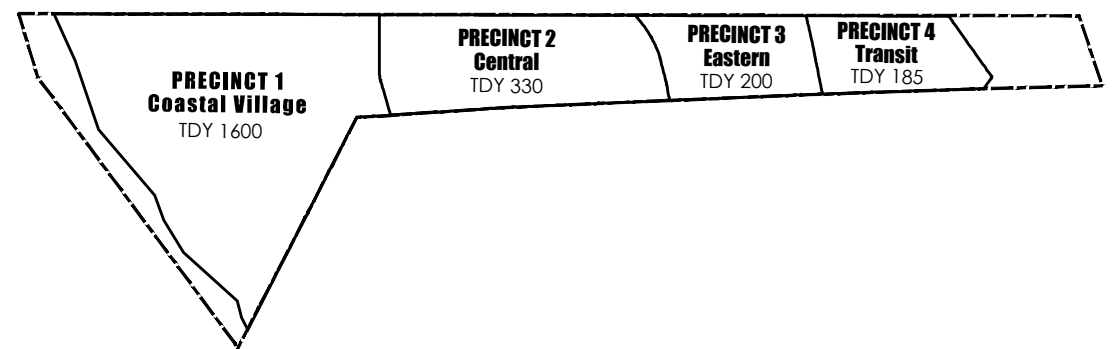
1. Replacing Table 6 (Commercial and Retail Floorspace Allocation for the Local Structure Plan Area) of Part One with the following:

<b>TABLE 6: COMMERCIAL AND RETAIL FLOORSPACE ALLOCATION FOR THE LOCAL STRUCTURE PLAN AREA</b>			
<i>Centre</i>	<i>DPS2 Zoning</i>	<i>Anticipated Attributes (including retail and non-retail components)</i>	<i>Max. Retail Net Lettable Area</i>
<i>Centre 1 – Alkimos North Coastal Village</i>	<i>Commercial</i>	<i>Main Street Mixed Use Supermarket Festival Retail Tavern / Micro Brewery Tourism High Density Living Capitalise on Secondary Transit Route</i>	<i>6,000m<sup>2</sup></i>
<i>Centre 2 – Local Centre</i>	<i>Commercial</i>	<i>Corner Store Child Care / Medical Centre Mixed Use / Residential Education Compatible Uses</i>	<i>1,051m<sup>2</sup></i>
<i>Centre 3 – Local Centre</i>	<i>Commercial</i>	<i>Corner Store / Small Supermarket Small number of commercial tenancies Car-based convenience Residential Child Care / Medical Centre</i>	<i>600m<sup>2</sup></i>

2. Modifying Plan 1 (Local Structure Plan) to reduce the extent of 'Commercial' zone for Centre 3 to reflect approved subdivision WAPC 147600 and approved Development Applications 2014/322 and 2014/324.
3. Modifying Plan 2 (Zoning Plan) to reduce the extent of 'Commercial' zone for Centre 3 to reflect approved subdivision WAPC 147600 and approved Development Applications 2014/322 and 2014/324.



**PRECINCT PLAN**



**LEGEND**

**RESERVES**

- Parks and Recreation
- Primary Regional Road
- Other Regional Road
- Railways

**ZONES**

- Residential
- Business
- Commercial
- Mixed Use

**MOVEMENT**

- Proposed Railway Station
- Neighbourhood Connector
- Secondary Public Transport System
- Coastal Road
- Principle Shared Path
- Shared Path
- Foreshore Path
- Linkages outside of Structure Plan

**STRATEGIC PUBLIC OPEN SPACE AND LINKAGES**

- Indicative Strategic Open Space
- Open Space incorporating retained vegetation for conservation purposes
- Social/Pedestrian/Cycle Linkages
- Social/Pedestrian/Cycle Linkages (on land owned by others)

Note: Open space shown on this plan is indicative only and subject to detailed design. Balance of 10% to be provided as part of detailed subdivision design.

**OTHER**

- Structure Plan Boundary
- Special Control Area
- PS Primary School
- 1 Centre 1 - Alkimos North Coastal Village
- 2 Centre 2 - Local Centre
- 3 Centre 3 - Local Centre
- Walkable Catchments (400m/5minute & 800m/10minute)
- Coastal Foreshore Setback
- Suspected Threatened Ecological Communities (Subject to verification)
- 32m Wide Easement for 132kv Power Lines
- TDY Target Dwelling Yield
- The north-south road on the western side of the Waste Water Treatment Plant which traverses the 'Parks & Recreation' reserve is supported in principle and is subject to further approval from the Environmental Protection Authority.

**LOCAL STRUCTURE PLAN**

NORTH ALKIMOS LOCAL STRUCTURE PLAN | LOTS 1005 & 1006 MARMION AVENUE, ALKIMOS

**LEGEND**

**RESERVES**

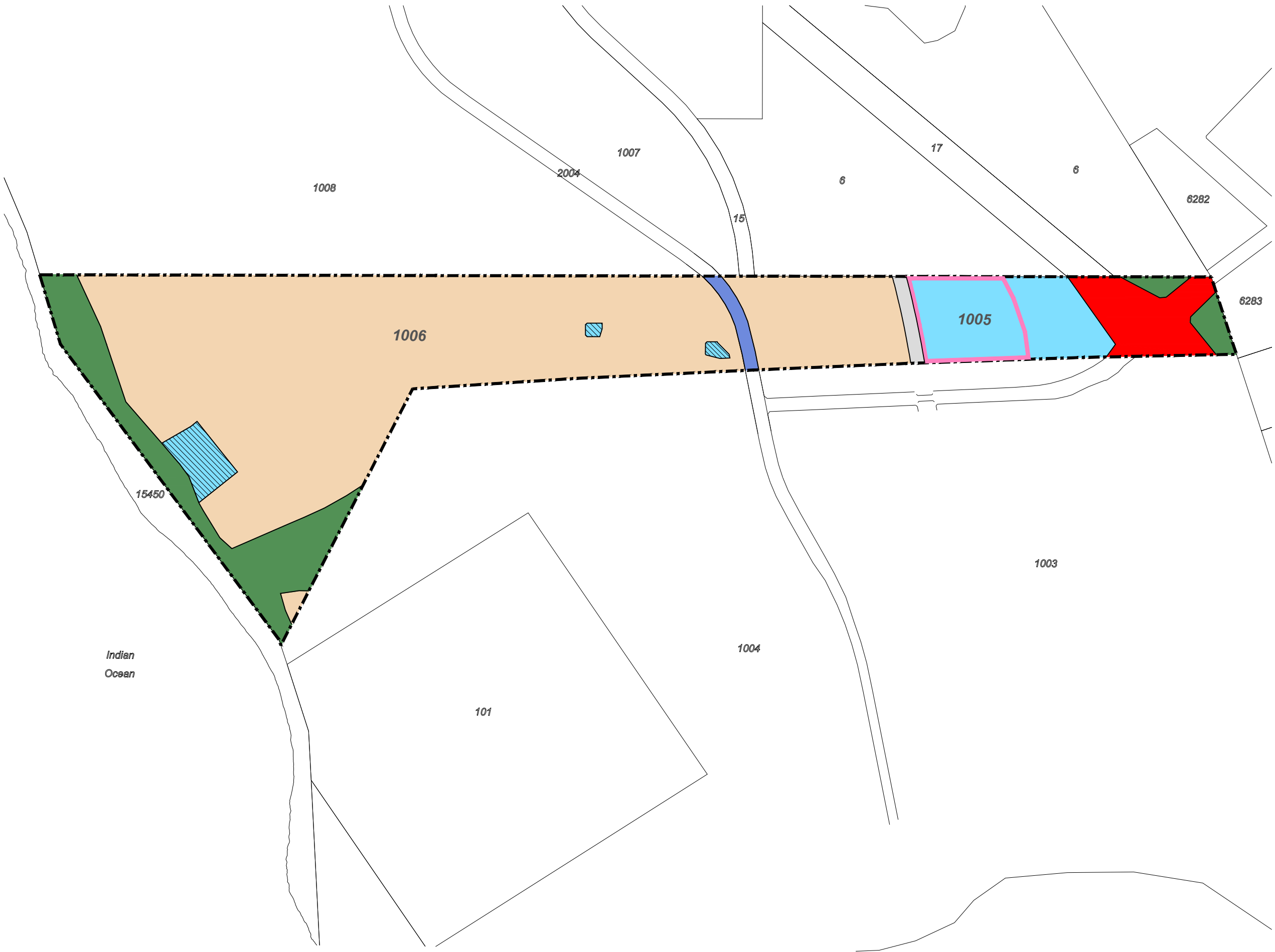
- Parks and Recreation
- Primary Regional Road
- Other Regional Road
- Railways

**ZONES**

- Residential
- Business
- Commercial
- Mixed Use

**OTHER**

- Structure Plan Boundary



**ZONING PLAN**

NORTH ALKIMOS LOCAL STRUCTURE PLAN | LOTS 1005 & 1006  
MARMION AVENUE, ALKIMOS



PLAN - 07/085/G032C  
PLAN - 2348-213-01  
DATE - 02.09.2015

TAYLOR BURRELL BARNETT | TABEC | EPCAD  
SHARIN HOWE | CREATING COMMUNITIES  
MACROPLAN | M.P. ROGERS & ASSOCIATES  
SUSTAINABLE SOLUTIONS | WHELANS | ENV  
OVERMAN ZUIDVELD | TAYLOR ROBINSON



This Structure Plan Amendment is prepared under the provisions of the City of  
Wanneroo District Planning Scheme No. 2

IT IS CERTIFIED THAT THIS STRUCTURE PLAN AMENDMENT NO. 2 TO THE NORTH ALKIMOS  
LOCAL STRUCTURE PLAN AGREED STRUCTURE PLAN NO. 73

WAS APPROVED 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

..... Date of Expiry

**PART 2 - EXPLANATORY REPORT**

**AMENDMENT NO. 2 TO THE**

**NORTH ALKIMOS LOCAL STRUCTURE PLAN AGREED STRUCTURE PLAN NO. 73**

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1. Modified LSP 73 Plan 1 – Local Structure Plan
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3. WAPC Subdivision Approval 147600
4. Letter of Undertaking (2013)
5. Development Approval 2014/322
6. Development Approval 2014/344
7. 2011 AECgroup Retail Analysis
8. 2013 RPS Correspondence
9. 2015 RPS Retail Review



## 1.0 BACKGROUND

### 1.1 Introduction

The North Alkimos Local Structure Plan No. 73 (LSP 73) was endorsed by the Western Australian Planning Commission (WAPC) on the 10<sup>th</sup> June 2015. LSP 73 provides the overarching planning framework guiding development of the residential estate known as 'Shorehaven'.

There has been one subsequent amendment to LSP 73 to insert the Residential Design Code Variations – Single House (RMD) Standards for Medium Density Housing into Part One of the structure plan. Amendment 1 was lodged in August 2015 and is currently pending approval by the City of Wanneroo and WAPC.

Amendment 2 has been prepared to refine the maximum net lettable areas for retail floorspace of the Alkimos North Coastal Village (Centre 1) and Marmion Avenue Neighbourhood Centre (Centre 3). The modifications to floorspace are supported by a retail sustainability analysis undertaken for the Centres in 2011 and 2013 and also reflect the commitment made by Peet in its letter of undertaking to the Department of Planning dated 12 November 2013.

In addition, correspondence from RPS has been appended in support of Amendment 2, and this document provides a high level review and confirmation of the previous retail analysis.

Amendment 2 is minor in nature and the proposed modifications merely reflect a redistribution of retail floor space from Centre 3 to Centre 1. In addition to the refinement of retail floor space, Amendment 2 also proposes administrative updates to the Local Structure Plan (Plan 1) and Zoning Plan (Plan 2) of LSP 73 to accord with existing subdivision and development approvals.

### 1.2 Existing Local Structure Plan (LSP) Retail Floorspace

The endorsed LSP 73 includes three centres within the structure plan area:

- Centre 1 – Alkimos North Coastal Village
- Centre 2 – Local Centre
- Centre 3 – Marmion Avenue Neighbourhood Centre

The three centres are dispersed throughout the structure plan area to support a number of local catchments. Centre 1 anchors the Structure Plan's Coastal Village Precinct, co-located with the Foreshore Park at the western edge of the structure plan area. Centre 2 is located in the Central Precinct, located at the junction of two Neighbourhood Connectors. Centre 3 is centrally located in the structure plan area, adjacent to Marmion Avenue.

Table 6 of LSP 73 (Part One) assigns the maximum net lettable retail floorspace for each centre:

- Centre 1 – 3,577m<sup>2</sup>
- Centre 2 – 1,051m<sup>2</sup>
- Centre 3 – 2,620m<sup>2</sup>

### 1.3 Existing Approvals

#### 1.3.1 Subdivision Approval (WAPC 147600)

An application for subdivision approval was lodged in March 2013 for the Marmion Avenue Neighbourhood Centre (Centre 3). The application included two sites intended for future commercial development along with 17 single residential lots. The commercial sites included in the subdivision application do not spatially occupy the entire Commercial zone set aside on the Structure Plan for Centre 3, with a number of the single residential lots located within the Commercial zone.

Subdivision application WAPC 147600 was approved on 29 November 2013, refer Attachment 3. To secure approval for WAPC 147600, and more specifically, to address the disparity between the extent of the Commercial zone on the Structure Plan and the size of the commercial sites proposed under the subdivision application, Peet provided a 'letter of undertaking' to the Department of Planning (DoP) advising that a Local Structure Plan amendment would be undertaken to ensure consistency between the Structure Plan and subdivision. A copy of the letter of undertaking is included, refer Attachment 4.

The agreements set out in the letter of undertaking were reflected on the WAPC 147600 approval as an advice note, stating:

*"The applicant is advised to initiate an amendment to the North Alkimos Local Structure Plan No. 73 in accordance with the letter of undertaking provided to the Department of Planning on 12 November 2013, in order to reflect the proposed subdivision."*

Amendment 2 will fulfill the commitments of the letter of undertaking and will ensure the Structure Plan is consistent with the subsequent subdivision approval issued in November 2013.

#### 1.3.2 Development Approvals (DA2014/322 and DA2014/344)

Following subdivision approval of WAPC 147600, two development applications were lodged for the Marmion Avenue Neighbourhood Centre (Centre 3). Lodged in March 2014, Development Application 2014/322 (DA2014/322) proposed a 'liquor store' and 'shops' and Development Application 2014/344 (2014/344) proposed a 'petrol station'. DA2014/322 and DA2014/324 were approved in July 2014. In total, the Development Applications provided for 562m<sup>2</sup> of retail floor space across three shop tenancies, one liquor store and a petrol station. The City of Wanneroo approvals issued for DA2014/322 and DA2014/344 are included as Attachment 5 and Attachment 6.

The combined net lettable retail floorspace across both commercial sites of Centre 3 equates to less than 600m<sup>2</sup> and therefore significantly less than the 2,620m<sup>2</sup> set out in Table 6 of LSP 73 (Part One).

#### 1.4 Alkimos North Coastal Village Centre (Centre 1) Planning

Planning for the Alkimos North Coastal Village Centre (Centre 1) is well advanced:

- A Detailed Area Plan for the Coastal Village Centre was approved in January 2014 and sets out built form standards to guide development of the Village Centre.
- Peet have secured a major supermarket tenant (Woolworths) to anchor the Village Centre.
- Detailed design is currently being undertaken for the northern Village Centre site, with a development application to be lodged in the near future.

Amendment 2 will ensure an appropriate amount of retail floorspace is provided within the Centre commensurate with its role and function.

#### 1.5 Previous Retail Sustainability Analysis

##### 1.5.1 AECgroup Analysis (2011)

Analysis undertaken by *AECgroup* in 2011 included a retail sustainability and needs assessment for the Alkimos North Coastal Village Centre, considering need and demand for retail space within the wider district (Attachment 7). The analysis concluded that the Coastal Village Centre could support a higher amount and more diverse mix of retail floorspace than the 3,577m<sup>2</sup> previously estimated and included in LSP 73. This was primarily due to the increase in anticipated dwelling yields - and therefore population and expenditure within the Centre - compared to the estimates in the Alkimos Eglinton District Structure Plan (DSP) which underpins the current LSP 73 floorspaces.

##### 1.5.2 RPS Analysis (2013)

In 2013 RPS reviewed the appropriateness of the classification of the Marmion Avenue Neighbourhood Centre as a 'Neighbourhood Centre' under LSP 73 (Attachment 8). At that time, and since reflected in subsequent subdivision and development approvals, the Centre proposed a floorspace well below the 1,500m<sup>2</sup> NLA threshold associated with a Neighbourhood Centre, pursuant to State Planning Policy 4.2 (Activity Centres for Perth and Peel) (SPP 4.2).

The analysis concluded that at the scale of retail development proposed, the Marmion Avenue Centre is more appropriately classified as a Local Centre (in lieu of a Neighbourhood Centre) and is more likely to fulfill a local convenience role more primarily serving a walkable catchment.

The analysis also supported the redistribution of retail floorspace from the Marmion Avenue Neighbourhood Centre (Centre 3) to the Alkimos North Coastal Village Centre (Centre 1).

The 2011 AECgroup and 2013 RPS retail analyses have been reviewed in September 2015 and their recommendations confirmed as remaining accurate. The modifications proposed under Amendment 2 are consistent with the recommendations and findings of this previous retail sustainability analysis.

## 2.0 PROPOSAL

The proposed amendment seeks to refine and redistribute the maximum net lettable areas for retail floorspace as provided in Table 6 of LSP73 for the Alkimos North Coastal Village (Centre 1) and the Marmion Avenue Neighbourhood Centre (Centre 3). The Amendment also rationalises the Centre 3 zoning consistent with existing approvals. Specifically, Amendment 2 proposes the following amendments:

- Redistribute retail floor space allocation between Centres 1 and 3 providing for;
  - An increased retail floor space allocation for Centre 1 from 3,577m<sup>2</sup> to 6,000m<sup>2</sup> (additional 2,423m<sup>2</sup> of retail floorspace).
  - A decreased retail floor space allocation for Centre 3 from 2,620m<sup>2</sup> to 600m<sup>2</sup> consistent with existing approvals (reduction of 2,020m<sup>2</sup> of retail floorspace).
- Rationalise the commercial zoning over Centre 3 to accord with the existing subdivision approval WAPC 147600 (specifically Advice Note 1/Letter of Undertaking) and Development Approvals 2014/322 and 2014/324.

The proposed modification to refine and redistribute the maximum net lettable area for Centres 1 and 3 is consistent with previously undertaken retail analyses of the hierarchy, role and function of centres within LSP 73. In support of Amendment 2, retail consultants RPS has undertaken a review of the previously prepared retail analyses, refer Attachment 9.

### 2.1 RPS Retail Sustainability Analysis

Amendment 2 is supported by correspondence from retail consultants RPS. This correspondence supports the redistribution of retail floor space from Centre 3 to Centre 1 with regard to the role and function of all centres with LSP 73. The 2015 RPS correspondence, refer Attachment 9, draws on previous retail assessments in its findings, including:

- AECgroup Report (2011) – which included a retail sustainability and needs assessment for the Alkimos North Coastal Village considering need and demand for retail space within the wider District; and
- RPS Correspondence (2013) – prepared in support of the redistribution of retail floor space from the Marmion Avenue Neighbourhood Centre to the Alkimos North Coastal Village.

In support of Amendment 2, and specifically the increase in retail floorspace within Centre 1, the 2015 RPS review provides the following:

- The Alkimos North Coastal Village (Centre 1) can support a higher amount and more diverse mix of retail floorspace than previously estimated primarily due to the increased dwelling yield as per the LSP (compared to original DSP estimates).
- Development approvals for Centre 3 highlight its primary convenience role and reinforces its roles as a Local Centre as opposed to its original classification as a Neighbourhood Centre. These approvals also reinforce that Centre 1 is more likely to represent a greater neighbourhood servicing role meeting the needs of residents of the wider development.
- There is a need to ensure that a sufficient amount and distribution of retail floorspace is provided to underpin the sustainability of retail and commercial development within the LSP 73 area. It is important that retail floorspace allocation responds to current population and retail floorspace characteristics within surrounding centres and local catchments.

Importantly, the RPS 2015 correspondence provides confirmation, that the proposed retail gross net lettable area (NLA) within Centre 1 Alkimos North Coastal Village is capable of being increased.

### 3.0 SUMMARY

Amendment 2 has been prepared to refine the maximum net lettable areas for retail floorspace of the Alkimos North Coastal Village (Centre 1) and Marmion Avenue Neighbourhood Centre (Centre 3).

The modifications to floorspace are supported by a retail sustainability analysis undertaken for the Centres in 2011 and 2013, and further supported by recent confirmation from RPS retail consultants. The modification also reflect the commitment made by Peet in its letter of undertaking dated 12 November 2013.

It is important to note that the increase in retail floorspace within Centre 1 is primarily a redistribution of floorspace from Centre 3, with the increase of 2,423m<sup>2</sup> of retail floorspace within Centre 1 actually only constituting an increase of 403m<sup>2</sup> of retail floorspace across the entire LSP 73 area. This is due to the decrease in retail floorspace within Centre 3 of 2,020m<sup>2</sup>.

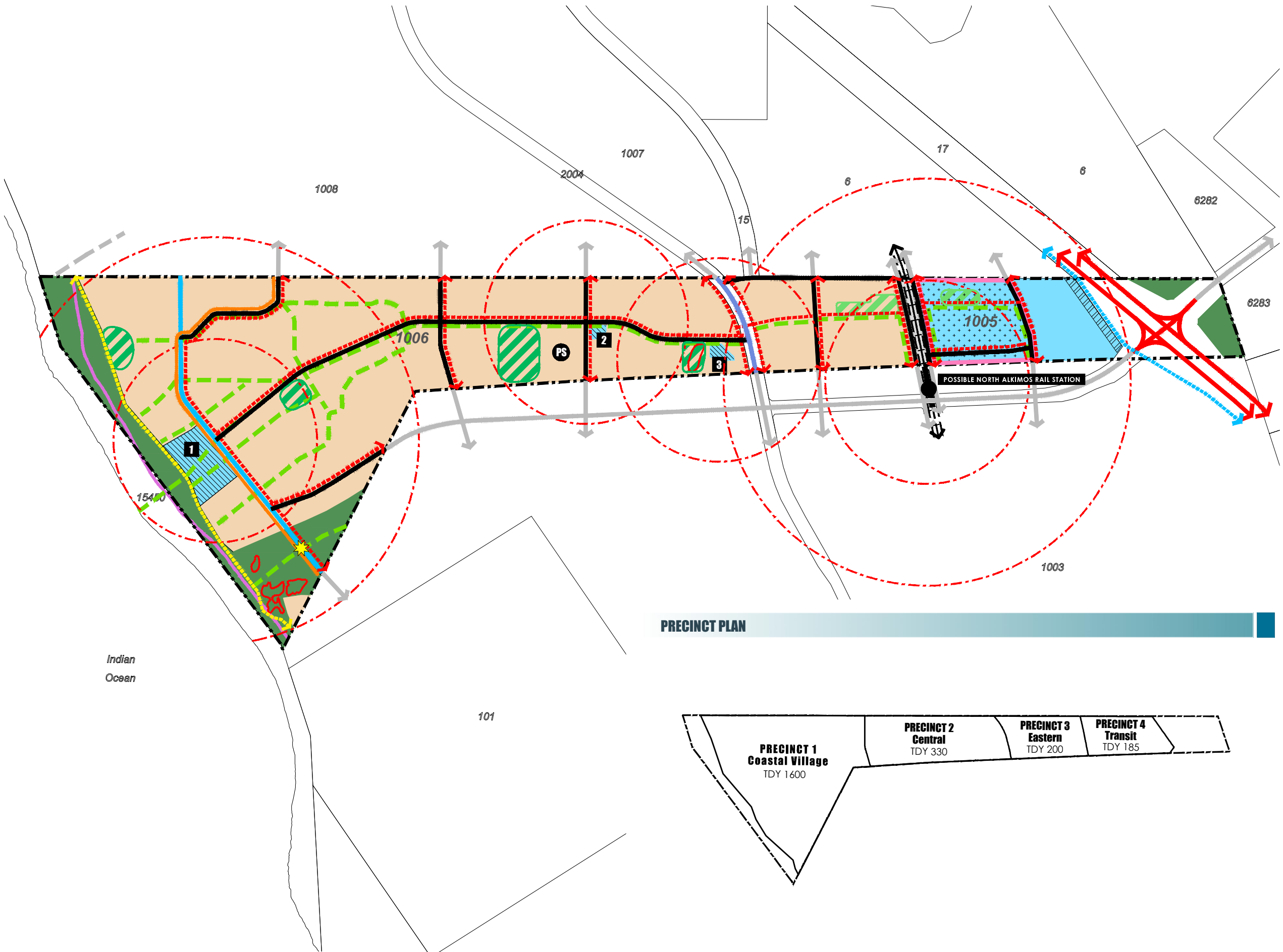
The floorspace modifications are reflected in Table 6 of LSP 73 (Part One) along with minor modifications to the Local Structure Plan (Plan 1) and Zoning Plan (Plan 2) for the Marmion Avenue Neighbourhood Centre (Centre 3) Commercial zone.

Amendment 2 is minor in nature and the proposed modifications merely reflect a redistribution of retail floor space from the Marmion Avenue Neighbourhood Centre (Centre 3) to the Alkimos North Coastal Village (Centre 1).

**ATTACHMENT 1:**

**Modified LSP 73 Local Structure Plan (Plan 1)**

**(2348-93C-01)**



## LEGEND

### RESERVES

- Parks and Recreation
- Primary Regional Road
- Other Regional Road
- Railways

### ZONES

- Residential
- Business
- Commercial
- Mixed Use

### MOVEMENT

- Proposed Railway Station
- Neighbourhood Connector
- Secondary Public Transport System
- Coastal Road
- Principle Shared Path
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- Linkages outside of Structure Plan

### STRATEGIC PUBLIC OPEN SPACE AND LINKAGES

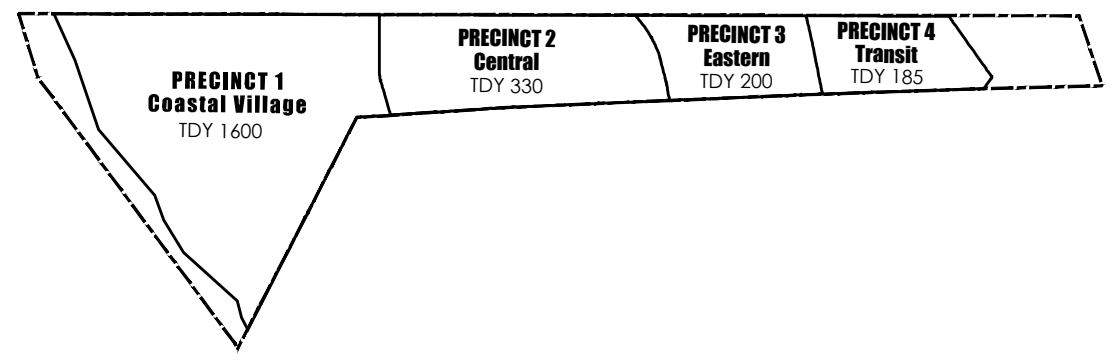
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### OTHER

- Structure Plan Boundary
- Special Control Area
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- 1 Centre 1 - Alkimos North Coastal Village
- 2 Centre 2 - Local Centre
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- The north-south road on the western side of the Waste Water Treatment Plant which traverses the 'Parks & Recreation' reserve is supported in principle and is subject to further approval from the Environmental Protection Authority.

## PRECINCT PLAN



# LOCAL STRUCTURE PLAN

NORTH ALKIMOS LOCAL STRUCTURE PLAN | LOTS 1005 & 1006 MARMION AVENUE, ALKIMOS



**ATTACHMENT 2:**

**Modified LSP 73 Zoning Plan (Plan 2)**

**(2348-213-01)**



**LEGEND**

**RESERVES**

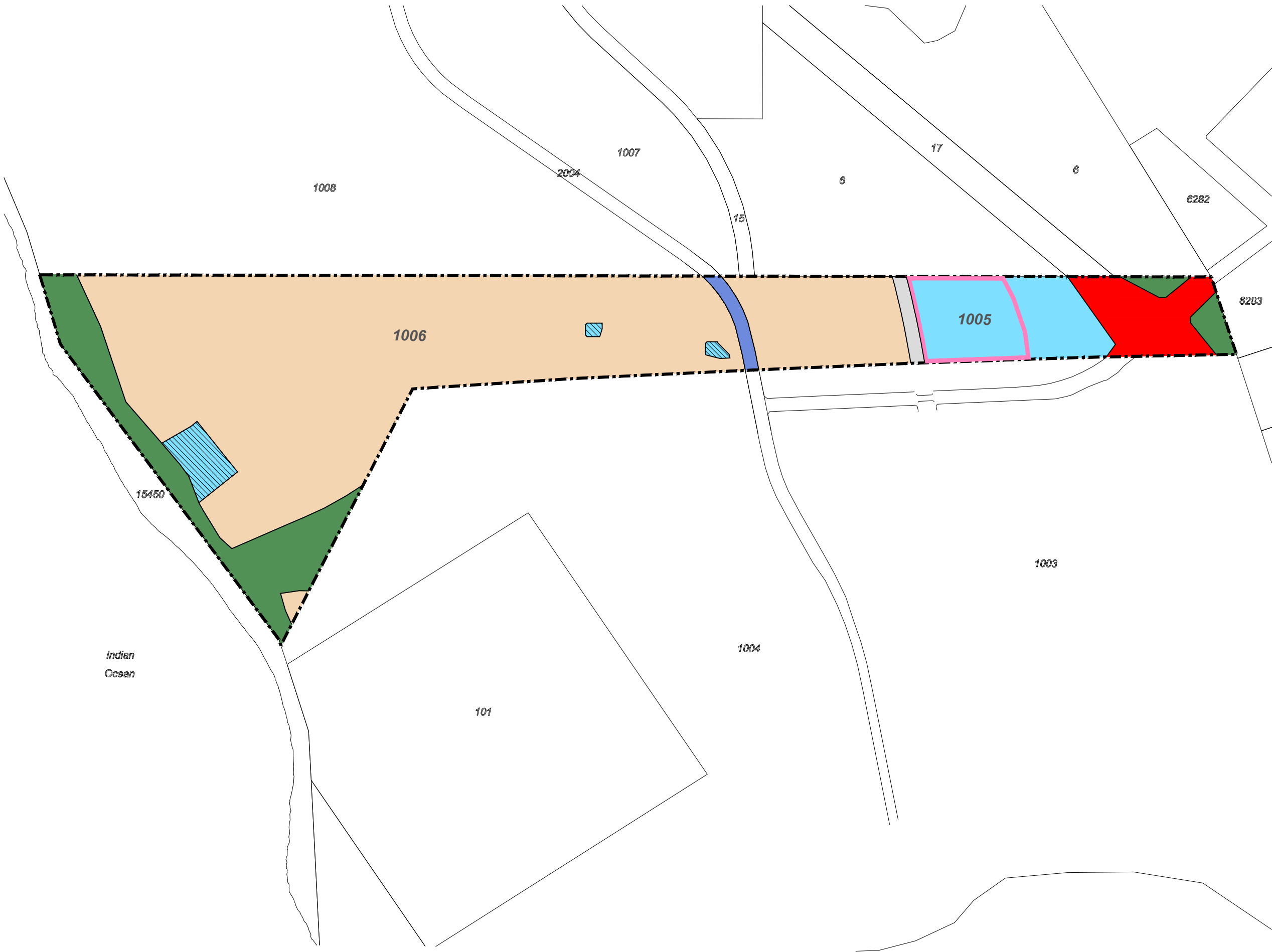
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**ZONES**

- Residential
- Business
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- Mixed Use

**OTHER**

- Structure Plan Boundary



**ZONING PLAN**

NORTH ALKIMOS LOCAL STRUCTURE PLAN | LOTS 1005 & 1006  
MARMION AVENUE, ALKIMOS

TAYLOR BURRELL BARNETT | TABEC | EPCAD  
SHARIN HOWE | CREATING COMMUNITIES  
MACROPLAN | M.P. ROGERS & ASSOCIATES  
SUSTAINABLE SOLUTIONS | WHELANS | ENV  
OVERMAN ZUIDVELD | TAYLOR ROBINSON

PLAN 02  
PEET

PLAN - 07/085/G032C  
PLAN - 2348-213-01  
DATE - 02.09.2015

0m 100m 200m

**ATTACHMENT 3:**

**WAPC Subdivision Approval 147600**

Your Ref :  
Enquiries : Andrew Cook (Ph 65519257)

Taylor Burrell Barnett  
P O Box 8186  
SUBIACO EAST WA 6008

## **Approval Subject To Condition(s) Freehold (Green Title) Subdivision**

**Application No : 147600**

### ***Planning and Development Act 2005***

Applicant	:	Taylor Burrell Barnett P O Box 8186 SUBIACO EAST WA 6008
Owner	:	Peet Alkimos Pty Ltd P O Box 7224 Cloisters Square PERTH WA 6850
Application Receipt	:	11 March 2013

Lot Number	:	9007
Diagram / Plan	:	DP 75554
Location	:	-
C/T Volume/Folio	:	2804/835
Street Address	:	Marmion Avenue, Alkimos
Local Government	:	City of Wanneroo

The Western Australian Planning Commission has considered the application referred to and is prepared to endorse a deposited plan in accordance with the plan date-stamped 11 March 2013 once the condition(s) set out have been fulfilled.

This decision is valid for four years from the date of this advice, which includes the lodgement of the deposited plan within this period.

The deposited plan for this approval and all required written advice confirming that the requirement(s) outlined in the condition(s) have been fulfilled must be submitted by 29 November 2017 or this approval no longer will remain valid.

## **Reconsideration - 28 days**

Under section 151(1) of the *Planning and Development Act 2005*, the applicant/owner may, within 28 days from the date of this decision, make a written request to the WAPC to reconsider any condition(s) imposed in its decision. One of the matters to which the WAPC will have regard in reconsideration of its decision is whether there is compelling evidence by way of additional information or justification from the applicant/owner to warrant a reconsideration of the decision. A request for reconsideration is to be submitted to the WAPC on a Form 3A with appropriate fees. An application for reconsideration may be submitted to the WAPC prior to submission of an application for review. Form 3A and a schedule of fees are available on the WAPC website: <http://www.planning.wa.gov.au>

## **Right to apply for a review - 28 days**

Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 of the *Planning and Development Act 2005*. The application for review must be submitted in accordance with part 2 of the *State Administrative Tribunal Rules 2004* and should be lodged within 28 days of the date of this decision to: the State Administrative Tribunal, 12 St Georges Terrace, Perth, WA 6000. It is recommended that you contact the tribunal for further details: telephone 9219 3111 or go to its website: <http://www.sat.justice.wa.gov.au>

## **Deposited plan**

The deposited plan is to be submitted to the Western Australian Land Information Authority (Landgate) for certification. Once certified, Landgate will forward it to the WAPC. In addition, the applicant/owner is responsible for submission of a Form 1C with appropriate fees to the WAPC requesting endorsement of the deposited plan. A copy of the deposited plan with confirmation of submission to Landgate is to be submitted with all required written advice confirming compliance with any condition(s) from the nominated agency/authority or local government. Form 1C and a schedule of fees are available on the WAPC website: <http://www.planning.wa.gov.au>

## **Condition(s)**

The WAPC is prepared to endorse a deposited plan in accordance with the plan submitted once the condition(s) set out have been fulfilled.

The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.

The condition(s) must be fulfilled before submission of a copy of the deposited plan for endorsement.

The agency/authority or local government noted in brackets at the end of the condition(s) identify the body responsible for providing written advice confirming that the WAPC's requirement(s) outlined in the condition(s) have been fulfilled. The written advice of the agency/authority or local government is to be obtained by the applicant/owner. When the written advice of each identified agency/authority or local government has been obtained, it should be submitted to the WAPC with a Form 1C and appropriate fees and a copy of the deposited plan.

If there is no agency/authority or local government noted in brackets at the end of the condition(s), a written request for confirmation that the requirement(s) outlined in the condition(s) have been fulfilled should be submitted to the WAPC, prior to lodgement of the deposited plan for endorsement.

Prior to the commencement of any subdivision works or the implementation of any condition(s) in any other way, the applicant/owner is to liaise with the nominated agency/authority or local government on the requirement(s) it considers necessary to fulfil the condition(s).

The applicant/owner is to make reasonable enquiry to the nominated agency/authority or local government to obtain confirmation that the requirement(s) of the condition(s) have been fulfilled. This may include the provision of supplementary information. In the event that the nominated agency/authority or local government will not provide its written confirmation following reasonable enquiry, the applicant/owner then may approach the WAPC for confirmation that the condition(s) have been fulfilled.

In approaching the WAPC, the applicant/owner is to provide all necessary information, including proof of reasonable enquiry to the nominated agency/authority or local government.

The condition(s) of this approval, with accompanying advice, are:

CONDITION(S):

*Administrative Conditions*

1. Arrangements being made with the City of Wanneroo to the satisfaction of the Western Australian Planning Commission, for the landowner/applicant to contribute towards the costs of providing community and/or common infrastructure as established through amendment 122 (when gazetted) to the City of Wanneroo District Planning Scheme No. 2. (Local Government)

*Transport, roads and access conditions*

2. Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, to ensure that those lots not fronting an existing road are provided with frontage to a constructed road(s) connected by a constructed road(s) to the local road system and such road(s) are constructed and drained at the landowner/applicant's cost.

As an alternative, and subject to the agreement of the Local Government the Western Australian Planning Commission (WAPC) is prepared to accept the landowner/applicant paying to the local government the cost of such road works as estimated by the local government and the local government providing formal assurance to the WAPC confirming that the works will be completed within a reasonable period as agreed by the WAPC. (Local Government)

3. Engineering drawings and specifications are to be submitted and approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications to ensure that:
  - a) roads that have been designed to connect with existing or proposed roads abutting the subject land are coordinated so the road reserve location and width connect seamlessly; and
  - b) embayment parking is provided along the primary road frontage for laneway lotsto the satisfaction of the Western Australian Planning Commission.  
(Local Government)
4. All local streets within the subdivision being truncated in accordance with the Western Australian Planning Commission's *Liveable Neighbourhoods* policy. (Local Government)
5. Engineering drawings and specifications are to be submitted, approved, and subdivisional works undertaken in accordance with the approved plan of subdivision, engineering drawings and specifications, for the provision of shared paths through and connecting to the application area in accordance with the plan dated 11 March 2013 (attached). The approved shared paths are to be constructed by the landowner/applicant. (Local Government)
6. Pursuant to Section 150 of the *Planning and Development Act 2005* and Division 3 of the *Planning and Development Regulations 2009* a covenant preventing vehicular access onto primary road frontages being lodged on the certificate(s) of title of the proposed lot(s) at the full expense of the landowner/applicant. The covenant is to prevent access, to the benefit of the City of Wanneroo, in accordance with the plan dated 11 March 2013 (attached) and the covenant is to specify:  
  
"No vehicular access is permitted from the primary road frontage." (Local Government)
7. A notification, pursuant to Section 70A of the *Transfer of Land Act 1893* is to be placed on the certificates of title of proposed lots 1 to 17. Notice of this notification is to be included on the diagram or plan of survey (deposited plan). The notification is to state as follows:  
  
'The lot is situated in the vicinity of a transport corridor and is currently affected, or may in the future be affected by transport noise.' (Local Government)

#### *Lot Design Conditions*

8. The plan of subdivision is to be modified so that 'PAW 1' and 'PAW 2' are removed and the land being amalgamated into the respective adjoining lots (proposed Lots 12 and 17). (Local Government)
9. Detailed Area Plan(s) being prepared and approved for all lots shown on the plan dated 11 March 2013 (attached) that address the following:

- a) vehicular access;
- b) interface of proposed lots adjoining public open space;
- c) noise attenuation measures for lots affected by noise from Marmion Avenue; and
- d) any matter(s) relevant to the land being identified as a Centre ('*Centre 3 - Neighbourhood Centre*') under the North Alkimos Local Structure Plan No. 73

to the satisfaction of the Western Australian Planning Commission. (Local Government)

10. The landowner/applicant shall make arrangements to ensure that prospective purchasers of lots subject of a Detailed Area Plan are advised in writing that Detailed Area Plan provisions apply. (Local Government)

*Drainage and site works conditions*

11. Prior to the commencement of subdivisional works, an urban water management plan is to be prepared and approved, in consultation with the Department of Water, consistent with any approved Local Water Management Strategy. (Local Government)
12. Engineering drawings and specifications are to be submitted and approved, and works undertaken in accordance with the approved engineering drawings and specifications and approved plan of subdivision, for the filling and/or draining of the land, including ensuring that stormwater is contained on-site, or appropriately treated and connected to the local drainage system. Engineering drawings and specifications are to be in accordance with an approved Urban Water Management Plan (UWMP) for the site, or where no UWMP exists, to the satisfaction of the Western Australian Planning Commission. (Local Government)
13. Engineering drawings and specifications are to be submitted, approved, and works undertaken in accordance with the approved engineering drawings, specifications and approved plan of subdivision, for grading and/or stabilisation of the site to ensure that:
  - a) lots can accommodate their intended use; and
  - b) finished ground levels at the boundaries of the lot(s) the subject of this approval match or otherwise coordinate with the existing and/or proposed finished ground levels of the land abutting.(Local Government)
14. Prior to the commencement of subdivisional works, the landowner/applicant is to provide a pre-works geotechnical report certifying that the land is physically capable of development or advising how the land is to be remediated and compacted to ensure it is capable of development. In the event that remediation works are required, the landowner/applicant is to provide a post geotechnical report certifying that all subdivisional works have been carried out in accordance with the pre-works geotechnical report. (Local Government)

*Buildings and use conditions*

15. Uniform fencing being constructed along the boundaries of all of the proposed lots abutting public open space. (Local Government)

*Electricity and gas pipeline conditions*

16. Arrangements being made to the satisfaction of the Western Australian Planning Commission and to the specification of Western Power for the provision of an underground electricity supply to the lot(s) shown on the approved plan of subdivision. (Western Power)
17. The transfer of land as a Crown reserve free of cost to Western Power for the provision of electricity supply infrastructure. (Western Power)

*Water and sewer conditions*

18. Arrangements being made with the Water Corporation so that provision of a suitable water supply service will be available to the lots shown on the approved plan of subdivision. (Water Corporation)
19. Arrangements being made with the Water Corporation so that provision of a sewerage service will be available to the lots shown on the approved plan of subdivision. (Water Corporation)
20. The provision of easements for existing or planned future water, sewerage and/or drainage infrastructure as may be required by the Water Corporation being granted free of cost to that body. (Water Corporation)

ADVICE:

1. The applicant is advised to initiate an amendment to the North Alkimos Local Structure Plan No. 73 in accordance with the letter of undertaking provided to the Department of Planning on 12 November 2013, in order to reflect the proposed subdivision.
2. The Residential Density Code Plan date stamped 11 March 2013 (attached) has been approved by the Western Australian Planning Commission and shall now form part of the North Alkimos Local Structure Plan No. 73.
3. Condition 1 is in acknowledgement of proposed Amendment No. 122 that is viewed by the Western Australian Planning Commission to be a seriously entertained planning proposal, which will provide for developer contributions for community infrastructure.
4. In regard to Conditions 2, 3 and 5, the landowner/applicant is advised that the road reserves, including the constructed carriageways, laneways, truncations, footpaths/dual use paths and car embayments, are to be generally consistent with the approved plan of subdivision.



5. Condition 11 has been imposed in accordance with *Better Urban Water Management Guidelines (WAPC 2008)*. Further guidance on the contents of urban water management plans is provided in *'Urban Water Management Plans: Guidelines for preparing and complying with subdivision conditions' (Department of Water 2008)*.
6. In regard to Condition 16, Western Power provides only one underground point of electricity supply per freehold lot.
7. In regard to Conditions 18 and 19, the landowner/applicant shall make arrangements with the Water Corporation for the provision of the necessary services. On receipt of a request from the landowner/applicant, a Land Development Agreement under Section 67 of the *Water Agencies (Powers) Act 1984* will be prepared by the Water Corporation to document the specific requirements for the proposed subdivision.
8. The Department of Fire and Emergency Services (DFES) advises that historical research has revealed that during the past 100 years, former elements of the Australian Defence Forces may have conducted training and/or operational activities within or close to the area of the proposed subdivision. It is possible that as a result of these activities, the subject area may contain unexploded ordnance (UXO). Whilst it is considered that the possible risk from UXO on the land subject to this approval is minimal, an absolute guarantee that the area is free from UXO cannot be given. Should, during subdivisional works, or at any other time, a form or suspected form of UXO be located, DFES has advised that the following process should be initiated:
  - a) do not disturb the site of the known or suspected UXO;
  - b) without disturbing the immediate vicinity, clearly mark the site of the UXO;
  - c) notify Police of the circumstances/situation as quickly as possible; and
  - d) maintain a presence near the site until advised to the contrary by a member of the WA Police Service or Defence Forces.

Further advice on this issue may be obtained by contacting the Unexploded Ordnance Unit, Department of Fire and Emergency Services.



Tim Hillyard  
Secretary  
Western Australian Planning Commission  
29 November 2013

**LEGEND**

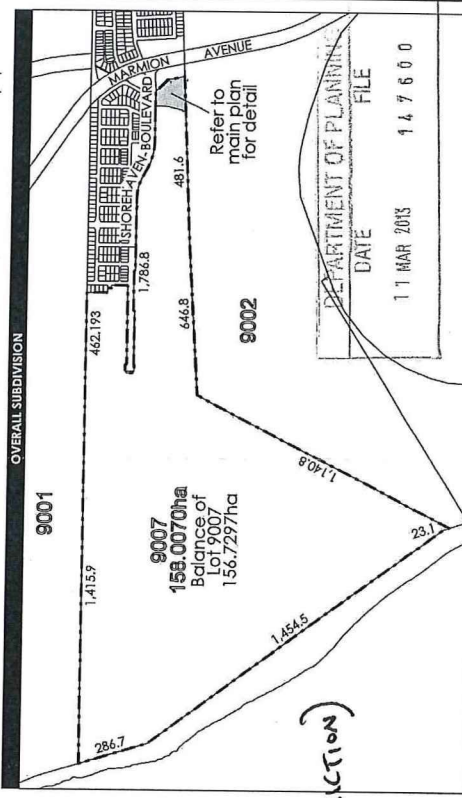
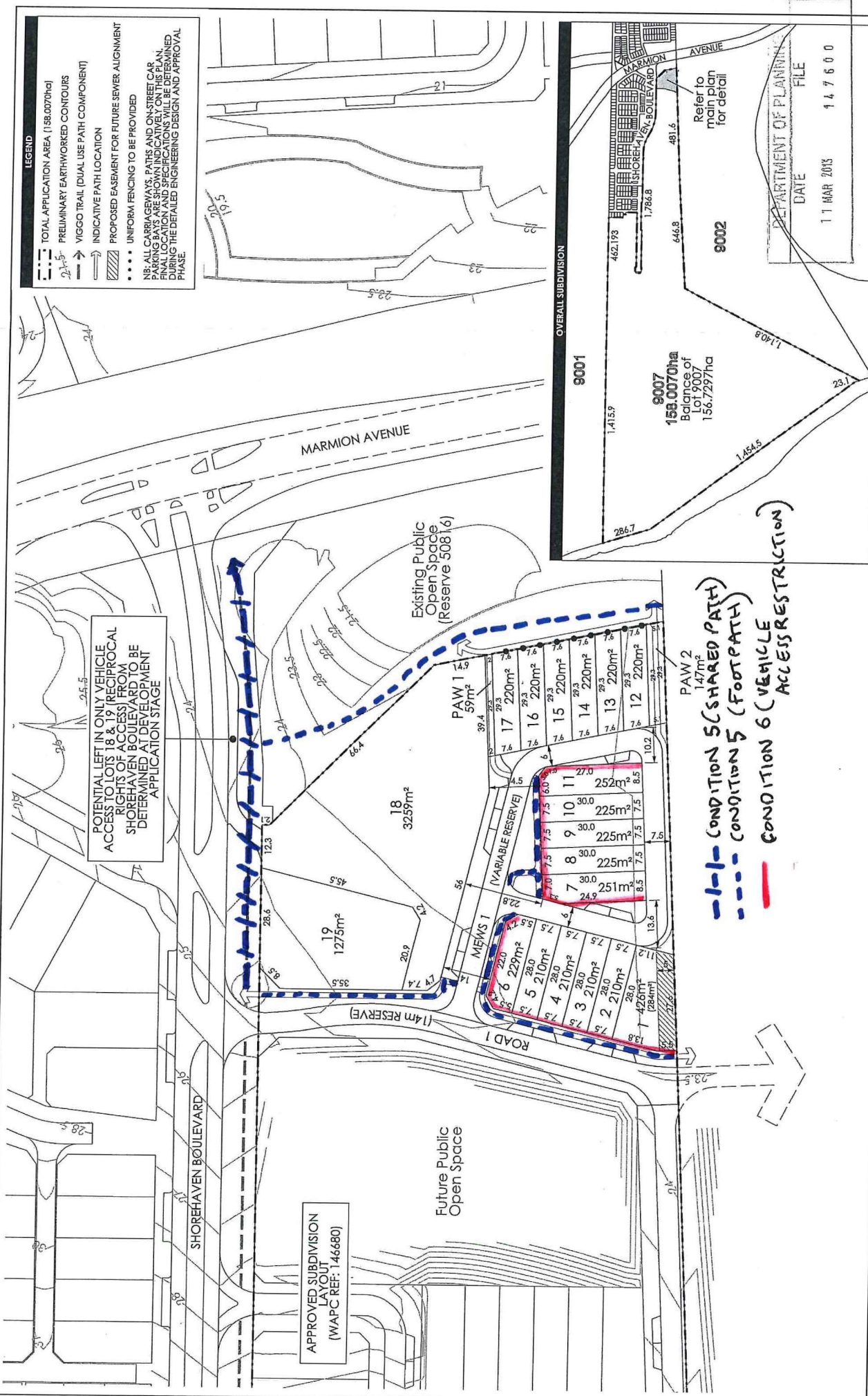
- TOTAL APPLICATION AREA (156.0070ha)
- PRELIMINARY EARTHWORKED CONTOURS
- VIGGO TRAIL (DUAL USE PATH COMPONENT)
- INDICATIVE PATH LOCATION
- PROPOSED EASEMENT FOR FUTURE SEWER ALIGNMENT
- UNIFORM FENCING TO BE PROVIDED

NB: ALL CARRIAGEWAYS, PATHS AND ON-STREET CAR PARKINGS ARE SHOWN INDICATIVELY ON THIS PLAN. FINAL LOCATIONS AND DIMENSIONS WILL BE DETERMINED DURING THE DETAILED ENGINEERING DESIGN AND APPROVAL PHASE.

POTENTIAL LEFT IN ONLY VEHICLE ACCESS TO LOTS 18 & 19 RECIPROCAL RIGHTS OF ACCESS FROM SHOREHAVEN BOULEVARD TO BE DETERMINED AT DEVELOPMENT APPLICATION STAGE

APPROVED SUBDIVISION LAYOUT (WAPC REF: 146680)

--- CONDITION 5 (SHARED PATH)  
 --- CONDITION 5 (FOOTPATH)  
 --- CONDITION 6 (VEHICLE ACCESS RESTRICTION)



**Plan of Subdivision**  
 LOT 9007 MARMION AVENUE, ALKIMOS  
 A PEET ALKIMOS PTY LTD PROJECT

Scale: 0 10 20m

Prepared by: PEET ALKIMOS PTY LTD  
 150000033 | 150000034  
 24002013 | 24002014

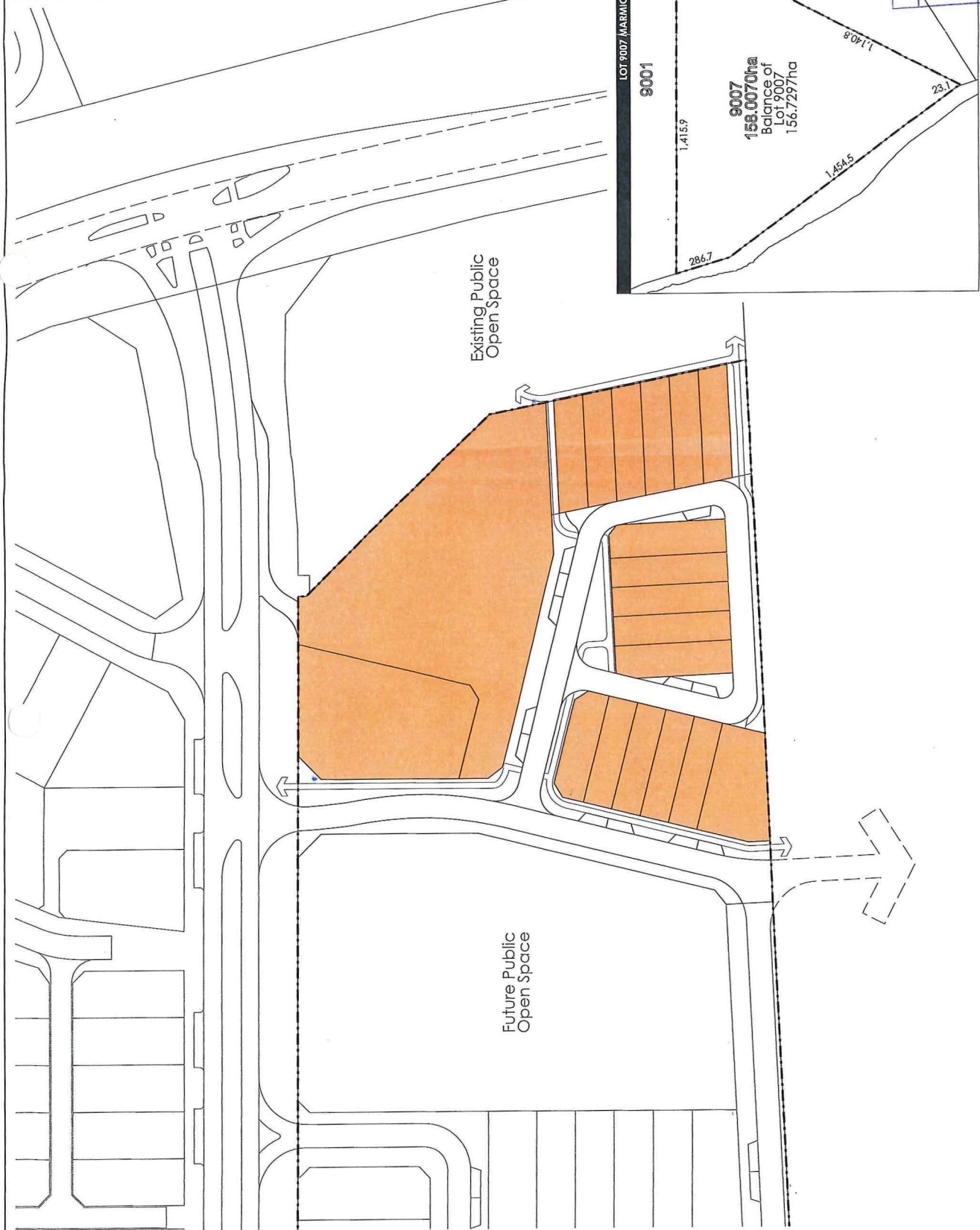
Prepared for: ALKIMOS PTY LTD  
 150000033 | 150000034  
 24002013 | 24002014

Prepared by: PEET ALKIMOS PTY LTD  
 150000033 | 150000034  
 24002013 | 24002014

Prepared for: ALKIMOS PTY LTD  
 150000033 | 150000034  
 24002013 | 24002014

**LEGEND**

- SUBDIVISION APPLICATION AREA BOUNDARY
- RESIDENTIAL DENSITY CODING R40
- NB: THIS PLAN IS TO BE READ IN CONJUNCTION WITH PLAN OF SUBDIVISION - PLAN NO. 07/085/105C



LOT 9007, MARMION AVENUE, ALKIMOS

9001

9007  
158.0070ha  
Balance of  
LOT 9007  
136.7297ha

9002

Refer to main plan for detail

CENTRAL PRECINCT

TARGET DWELLING YIELD: 300  
 (WAPC REF: 140267, 140895, 146217 & 146680); 509  
 REDUCTION IN DWELLING YIELD (THIS APPLICATION): -3  
 SURPLUS DWELLING YIELD: 272

DEPARTMENT OF PLANNING

DATE: 11 MAR 2013

FILE: 147600

Dimensions: 1,415.9, 1,786.8, 481.6, 644.8, 1,140.8, 1,454.5, 286.7, 23.1

DATE: 11 MAR 2013

FILE: 147600

DEPARTMENT OF PLANNING

Scale: 0 10 20m

Author: Taylor Burnett

Project: Residential Density Coding Plan

Site: Lot 9007 Marmion Avenue, Alkimos

Client: A Peet Alkimos Pty Ltd

**Residential Density Coding Plan**  
 LOT 9007 MARMION AVENUE, ALKIMOS  
 A PEET ALKIMOS PTY LTD PROJECT

**ATTACHMENT 4:**

**Letter of Undertaking**

12 November 2013

Department of Planning  
Locked Bag 2506  
PERTH WA 6001

Attention: Mr Emille van Heyningen

Dear Emille,

RE: LETTER OF UNDERTAKING – LSP AMENDMENTS  
SHOREHAVEN – ALKIMOS  
WAPC 147600

I confirm that I have authority on behalf of Peet Alkimos Pty Ltd (Peet) to provide an undertaking to the Department of Planning that Peet Alkimos will undertake an Amendment to the North Alkimos Local Structure Plan (LSP) to ensure consistency with the subdivision that is to be approved under WAPC ref: 147600.

Peet acknowledges that the Amendment is unable to be progressed by the Department of Planning until the existing Modifications to the LSP are finalised. Peet provides this undertaking to advise that the required LSP Amendment will be commenced immediately following resolution of the existing Modifications to the LSP.

Should you require any further information please do not hesitate to contact me directly on 9420 1137.

Yours sincerely,  
**PEET LIMITED**



**RYAN HUNTER**  
**SENIOR DEVELOPMENT MANAGER**

**ATTACHMENT 5:**

**Development Approval 2014/322**



**LOCKED BAG 1**  
**WANNEROO WA 6946**  
**TELEPHONE: (08) 9405 5000**  
**FACSIMILE: (08) 9405 5499**

17 July 2014

Taylor Robinson  
234 Railway Parade  
WEST LEEDERVILLE WA 6007

File Number : 2014/322  
Application Number : DA2014/322  
Enquiries Officer : Alice Harford  
9405 5823

21 JUL 2014

RECEIVED

LR	
GT	

**Application for Planning Approval for Shops and Liquor Store at 19 Shorehaven Boulevard ALKIMOS**

An Application for Planning Approval received by the City on 18 March 2014 has now been considered by the City of Wanneroo and formal notice setting out the terms of this decision is attached.

Should the applicant be aggrieved by this decision, there is a right to apply for a review under the *Planning and Development Act 2005*. The application for review must be submitted in accordance with the Act and should be lodged within 28 days of the date of this decision to the State Administrative Tribunal, 12 St George's Terrace, Perth WA 6000. It is recommended that you contact the Tribunal for further information by telephoning 9219 3111 or the website <http://www.sat.justice.wa.gov.au/>

**ADVICE TO APPLICANT/LANDOWNERS:**

1. The City does not undertake to ascertain the validity of signatures nor the authority of the persons nominated as owners.
2. This is a planning approval only and is issued under the City of Wanneroo's District Planning Scheme No. 2 and the Metropolitan Region Scheme. It is the proponent's responsibility to comply with all other applicable legislation and obtain all required approvals, licences and permits prior to commencement of this development.
3. This planning approval does not take into account any restrictive covenants. It is the proponent's responsibility to ensure that the development will not result in a conflict of contractual obligations.
4. In regard to Condition 5, the onsite stormwater drainage system is to be designed in accordance with the City of Wanneroo – Infrastructure Standard Drawings TS18-1-0 specification.

Should you have any further queries relating to this advice or the formal notice of approval as attached, please contact Alice Harford from the City of Wanneroo Planning and Sustainability Directorate on 9405 5823.

Catriona Tatam  
**A/ SENIOR PLANNER**  
City of Wanneroo

DA2014/322



**LOCKED BAG 1**  
**WANNEROO WA 6946**  
**TELEPHONE: (08) 9405 5000**  
**FACSIMILE: (08) 9405 5499**

File Number : 2014/322  
Application Number : DA2014/322  
Enquiries Officer : Alice Harford  
9405 5823

17 July 2014

Taylor Robinson  
234 Railway Parade  
WEST LEEDERVILLE WA 6007

**CITY OF WANNEROO PLANNING APPROVAL  
METROPOLITAN REGION SCHEME  
FORM 2**

<b>Land Parcel Details:</b>	Lot: 9012 DP: 76574
<b>Property Details:</b>	19 Shorehaven Boulevard ALKIMOS
<b>Registered Owner(s):</b>	Peet Alkimos Pty Ltd
<b>Application Date:</b>	11 February 2014
<b>Application Received:</b>	18 March 2014
<b>Development Description:</b>	Shops and Liquor Store

The City advises that Planning Approval has now been **granted** under the provisions of the City of Wanneroo District Planning Scheme No. 2 and the Metropolitan Region Scheme. This Approval is subject to compliance with the following conditions:

1. The use of the development subject to this approval shall only be for the purpose of a "Shop" (T1-T3) and "Liquor Store".

A "Shop" as defined in the City of Wanneroo's District Planning Scheme No. 2 is as follows:

*"premises where goods are kept exposed or offered for sale by retail. This interpretation excludes restricted premises, but may include a bakery".*

A "Liquor Store" as defined in the City of Wanneroo's District Planning Scheme No. 2 is as follows:

*"any land or buildings the subject of a liquor store licence granted under the provisions of the Liquor Licensing Act 1988."*

A change of use from those outlined above will require the approval of the City.

2. Planting and Landscaping shall be carried out in accordance with the plans as submitted prior to the occupation of the building and thereafter maintained to the satisfaction of the Manager Land Development.
3. Parking areas, driveways, crossovers and points of ingress and egress shall be designed and constructed in accordance with the Australian Standard for Offstreet Carparking (AS2890) as amended and the City of Wanneroo Technical Standards, and shall be drained, sealed and marked.

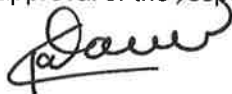


4. The parking areas and associated access indicated on the approved plans shall not be used for the purpose of storage or obstructed in any way at any time, without the prior approval of the City.
5. An onsite stormwater drainage system, sufficient to contain a 1:100 year storm event (over 24 hours) must be provided. Plans illustrating the system proposed shall be submitted for approval when application is made for a building licence and the system shall be installed during the construction of the development.
6. The applicant is responsible for the dust and sand drift to the satisfaction of the Manager Planning Implementation. Disturbed areas shall be stabilised, with stabilisation maintained to the satisfaction of the City.
7. Shade trees shall be planted and maintained in uncovered car parking areas designed within the wells at a rate of one tree for every four car parking bays, to the satisfaction of the Manager Planning Implementation.
8. The road verge adjacent to the lot shall be landscaped and maintained to the satisfaction of the Manager Land Development.
9. The proposed bin store area is to be enclosed and screened from its immediate surrounds and any adjacent public street or road by a wall not less than 1.8m high.

Unless otherwise specified, all conditions shall be complied with, by and at the cost of the owner, to the specification and satisfaction of the City, before the development is occupied. Thereafter, maintenance and compliance with conditions of approval shall continue to the City's satisfaction.

Unless otherwise specified through the conditions above, this approval requires development to be undertaken in accordance with the enclosed approved plans. Should any minor variation to the approved plans be proposed on the submission of a building licence, such variation may only be permitted under this Planning Approval at the City's discretion and to the satisfaction of the Manager Planning Implementation.

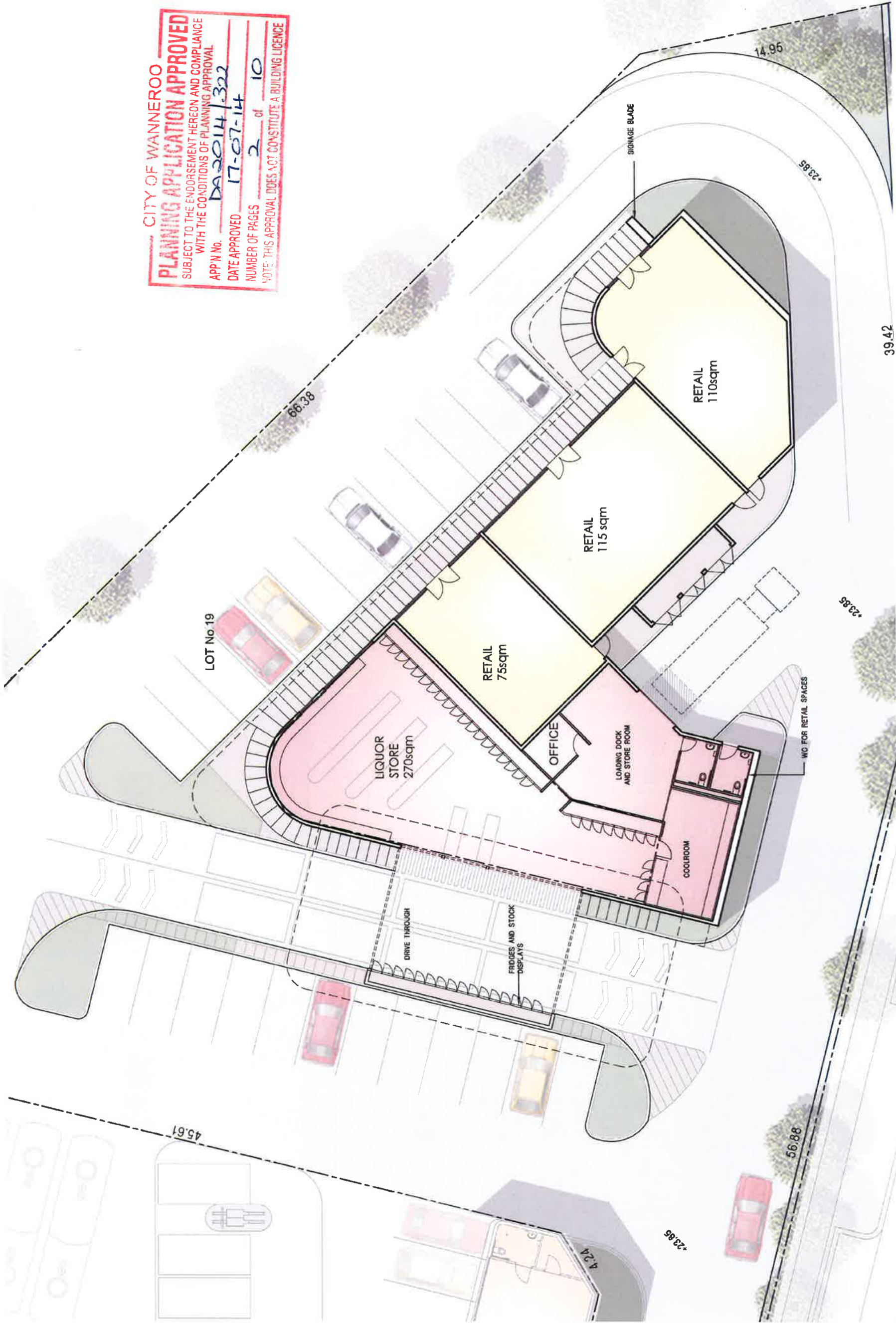
If the development the subject of this approval is not substantially commenced within a period of two (2) years from the date of this letter, the approval shall lapse and be of no further effect. Where an approval has so lapsed, no development shall be carried out without the further approval of the responsible authority having first been sought and obtained.



Catriona Tatam  
**A/ SENIOR PLANNER**  
City of Wanneroo



**CITY OF WANNEROO**  
**PLANNING APPLICATION APPROVED**  
 SUBJECT TO THE ENDORSEMENT HEREON AND COMPLIANCE  
 WITH THE CONDITIONS OF PLANNING APPROVAL  
 APP N No. DA2014/322  
 DATE APPROVED 17-07-14  
 NUMBER OF PAGES 2 of 10  
 NOTE: THIS APPROVAL DOES NOT CONSTITUTE A BUILDING LICENCE



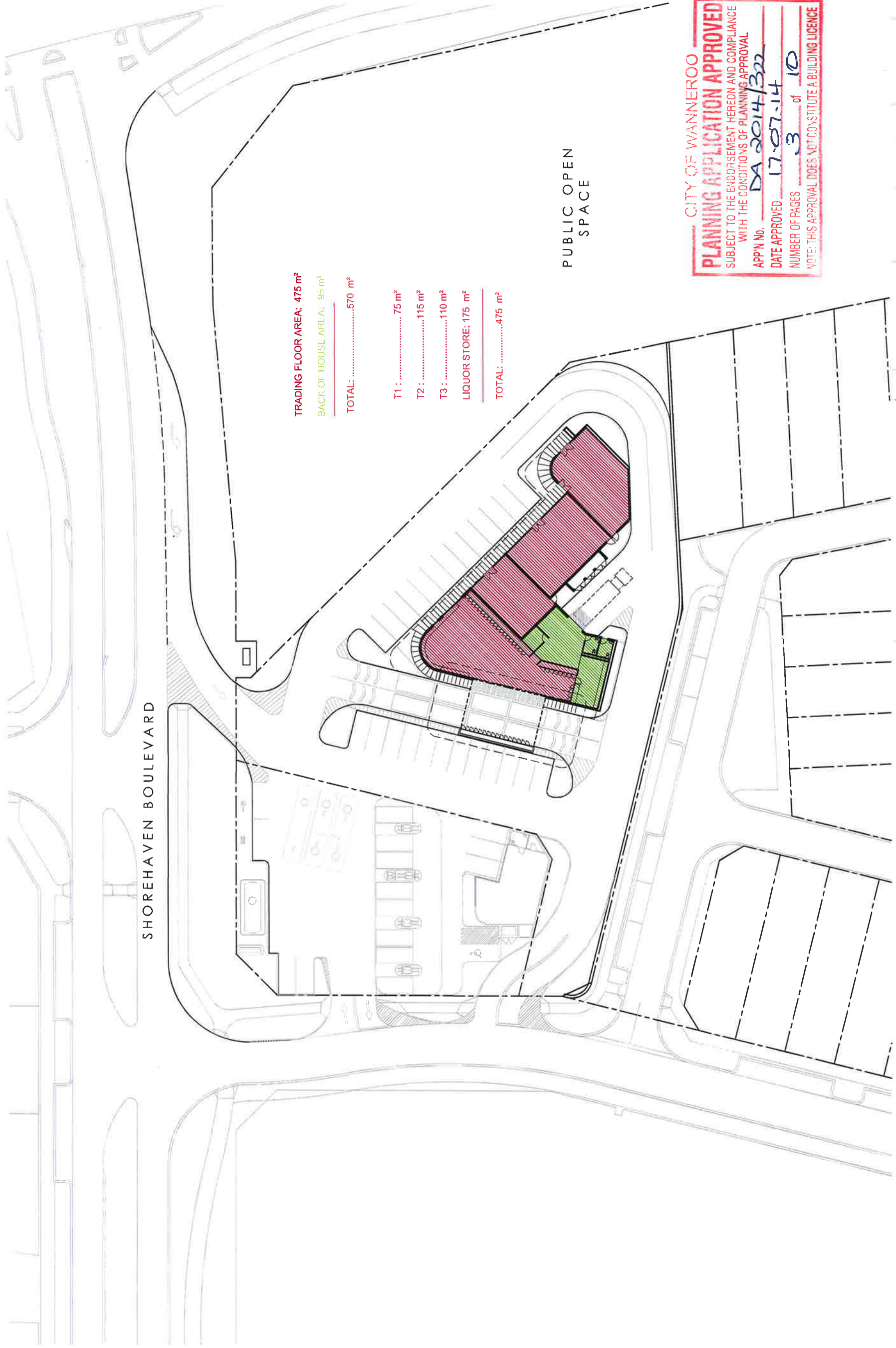
sk04

12031  
 754 railway terrace  
 west leedsville  
 t 08 9388 6111  
 f 08 9388 6177  
 june 2014

**TAYLORROBINSON**

plan  
 Lot 18 Shorehaven Boulevard, Alkimos

Development Application



TRADING FLOOR AREA: 475 m<sup>2</sup>

BACK OF HOUSE AREA: 95 m<sup>2</sup>

TOTAL: .....570 m<sup>2</sup>

T1: ..... 75 m<sup>2</sup>

T2: ..... 115 m<sup>2</sup>

T3: ..... 110 m<sup>2</sup>

LIQUOR STORE: 175 m<sup>2</sup>

TOTAL: .....475 m<sup>2</sup>

PUBLIC OPEN SPACE

CITY OF WANNEROO  
**PLANNING APPLICATION APPROVED**  
 SUBJECT TO THE ENDORSEMENT HEREON AND COMPLIANCE WITH THE CONDITIONS OF PLANNING APPROVAL  
 APPIN No. DA 2014/322  
 DATE APPROVED 17-07-14  
 NUMBER OF PAGES 3 of 10  
 NOTE: THIS APPROVAL DOES NOT CONSTITUTE A BUILDING LICENCE

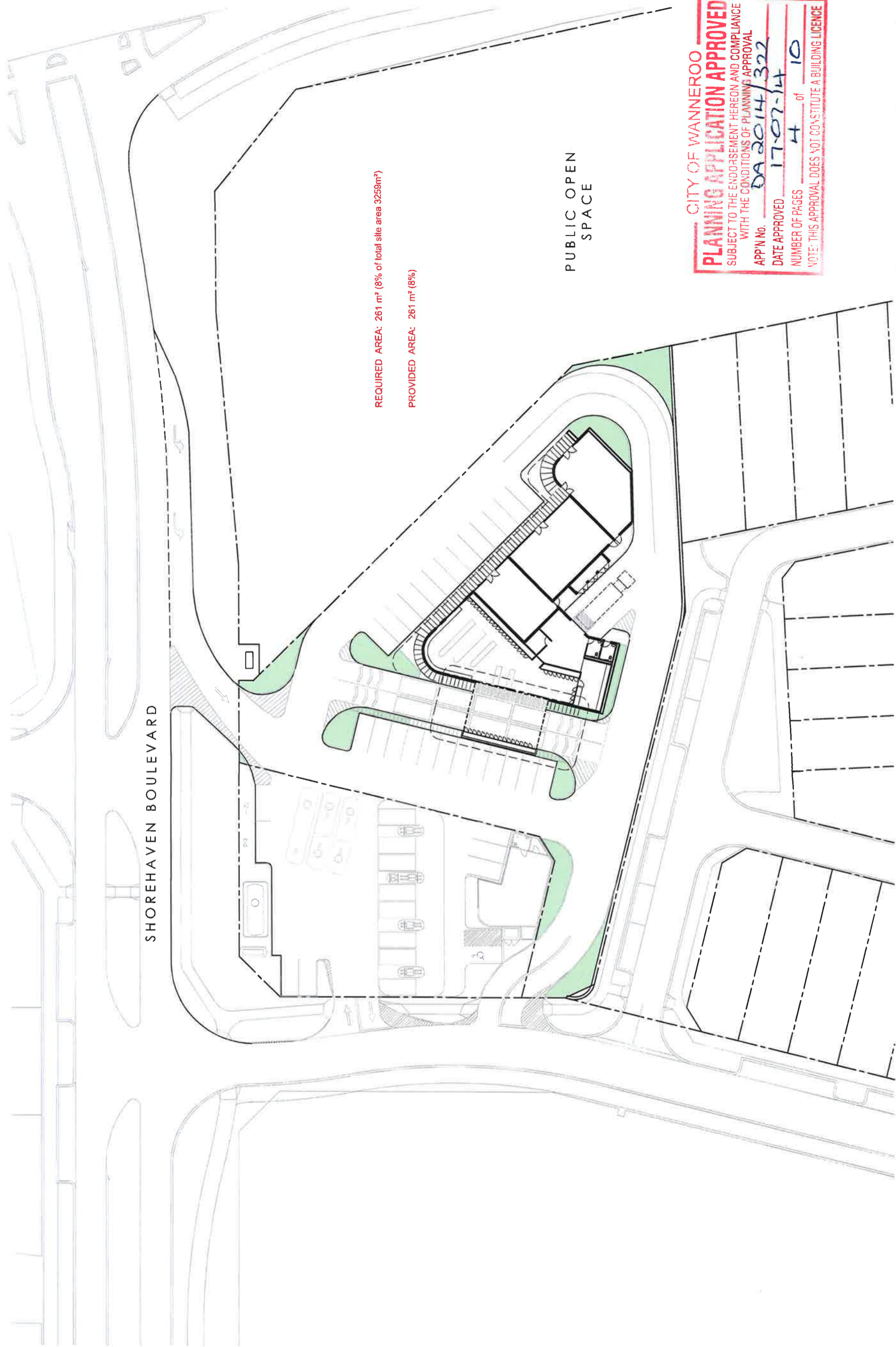
Lot 18 Shorehaven Boulevard, Alkimos

areas  
**TAYLORROBINSON**

12031  
 June 2014

sk12

254 rainbow jct.  
 west hwy 100  
 T 08 9388 6111  
 F 08 9388 6172



REQUIRED AREA: 261 m<sup>2</sup> (8% of total site area 3259m<sup>2</sup>)  
 PROVIDED AREA: 261 m<sup>2</sup> (8%)

PUBLIC OPEN SPACE

CITY OF WANNEROO  
**PLANNING APPLICATION APPROVED**  
 SUBJECT TO THE ENDORSEMENT HEREON AND COMPLIANCE WITH THE CONDITIONS OF PLANNING APPROVAL  
 APPN No. DA 2014/322  
 DATE APPROVED 17-07-14  
 NUMBER OF PAGES 4 of 10  
 NOTE: THIS APPROVAL DOES NOT CONSTITUTE A BUILDING LICENCE

  
**TAYLORROBINSON**

landscape plan  
 Lot 18 Shorehaven Boulevard, Alkimos  
 Development Application

254 railway parade  
 west PERTH WA 6150  
 T 08 9398 6111  
 F 08 9398 6172

12031  
 June 2014

  
 SK13

SHOREHAVEN BOULEVARD

CITY OF WANNEROO  
**PLANNING APPLICATION APPROVED**  
 SUBJECT TO THE ENDORSEMENT HEREON AND COMPLIANCE  
 WITH THE CONDITIONS OF PLANNING APPROVAL  
 APPN No. DA2014/322  
 DATE APPROVED 17-07-14  
 NUMBER OF PAGES 5 of 10  
 NOTE: THIS APPROVAL DOES NOT CONSTITUTE A BUILDING LICENCE

PUBLIC OPEN SPACE

BIN AREA

INTERNAL

Bin area  
Scale 1:100

bin area plan  
 Lot 18 Shorehaven Boulevard, Alkimos

TAYLORROBINSON  
 Development Architect

254 railway rd  
 west leederville  
 T 08 9548 6111  
 F 08 9548 6177

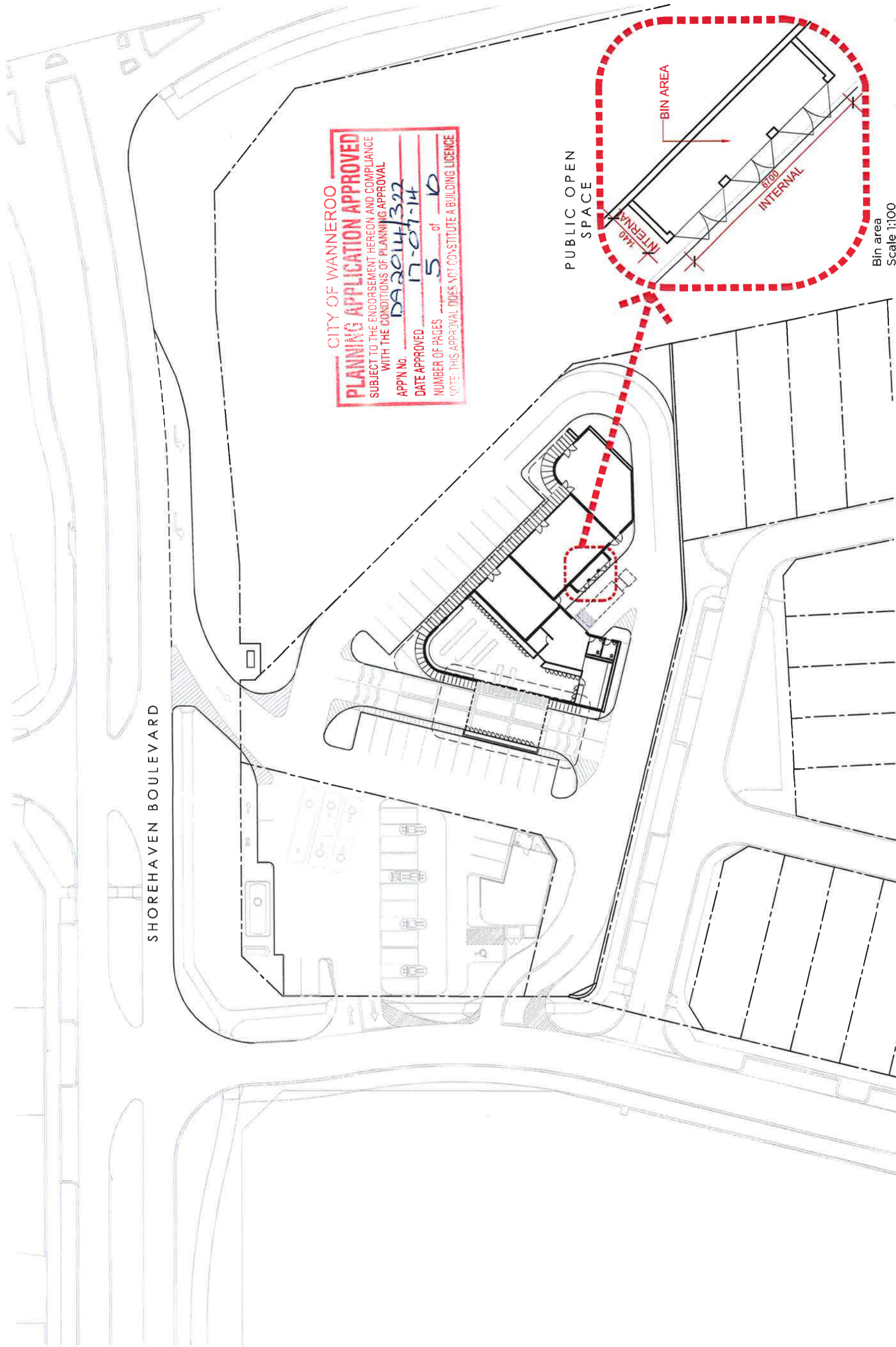
12031

June 2014

sk14



12031 12031 12031 12031





**CITY OF WANNEROO**  
**PLANNING APPLICATION APPROVED**  
 SUBJECT TO THE ENDORSEMENT HEREON AND COMPLIANCE  
 WITH THE CONDITIONS OF PLANNING APPROVAL  
 APP'N No. DA2014/322  
 DATE APPROVED 17-07-14  
 NUMBER OF PAGES 6 of 10  
 NOTE: THIS APPROVAL DOES NOT CONSTITUTE A BUILDING LICENCE





CITY OF WANNEROO  
**PLANNING APPLICATION APPROVED**  
 SUBJECT TO THE ENDORSEMENT HEREON AND COMPLIANCE  
 WITH THE CONDITIONS OF PLANNING APPROVAL  
 APP'N No. PA 2014/322  
 DATE APPROVED 17-07-14  
 NUMBER OF PAGES 7 of 10  
 NOTE: THIS APPROVAL DOES NOT CONSTITUTE A BUILDING LICENSE

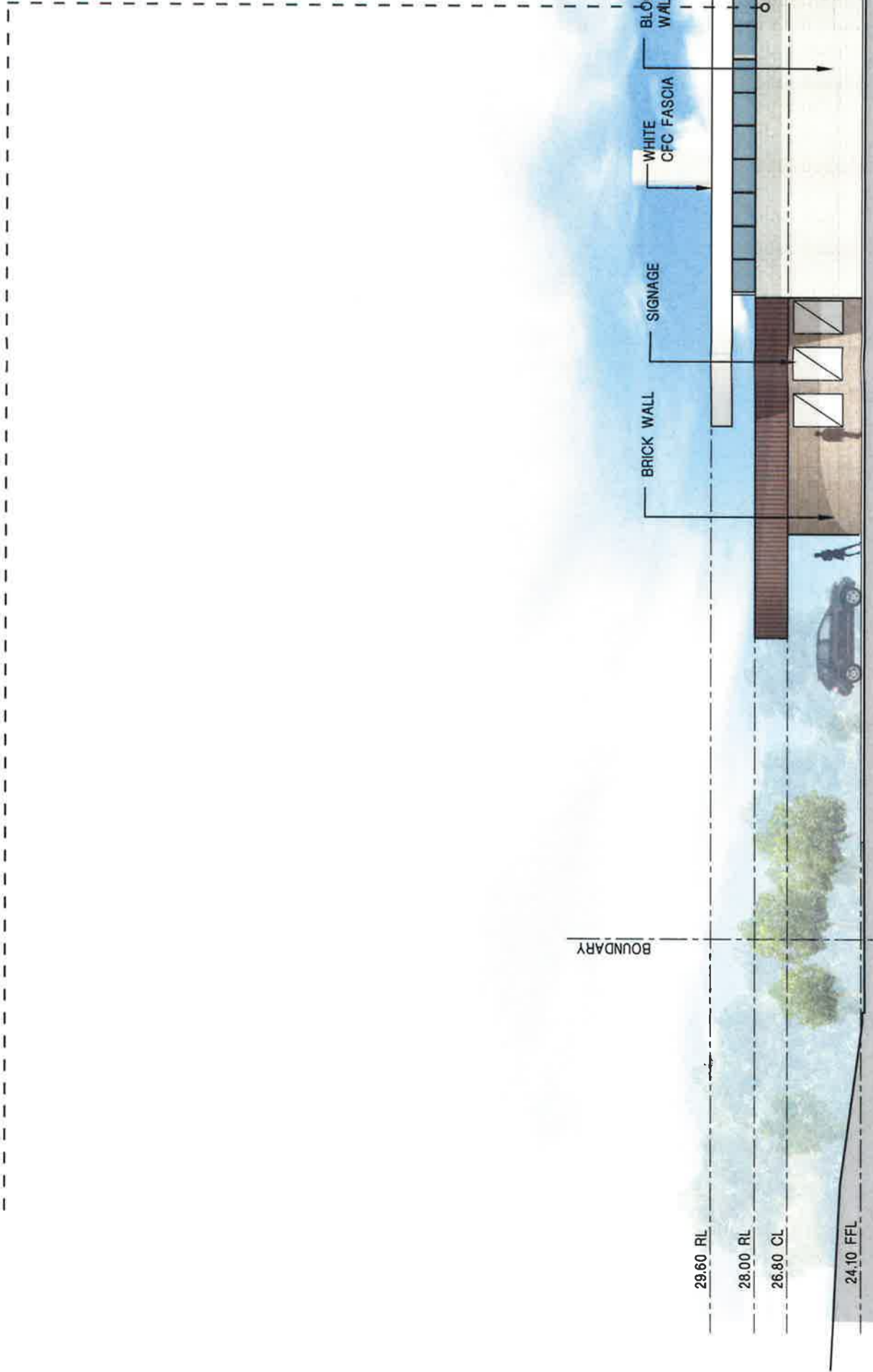


NORTH ELEVATION





CITY OF WANNEROO  
**PLANNING APPLICATION APPROVED**  
 SUBJECT TO THE ENDORSEMENT HEREON AND COMPLIANCE  
 WITH THE CONDITIONS OF PLANNING APPROVAL  
 APP'N No. DA 2814/322  
 DATE APPROVED 17-07-14  
 NUMBER OF PAGES 8 of 10  
 NOTE: THIS APPROVAL DOES NOT CONSTITUTE A BUILDING LICENCE





**CITY OF WANNIEROO**  
**PLANNING APPLICATION APPROVED**  
 SUBJECT TO THE ENDORSEMENT HEREON AND COMPLIANCE WITH THE CONDITIONS OF PLANNING APPROVAL  
 APP'N No. DA 2014/322  
 DATE APPROVED 17-07-14  
 NUMBER OF PAGES 9 of 10  
 NOTE: THIS APPROVAL DOES NOT CONSTITUTE A BUILDING LICENCE





**NOTES**

The commercial site is located within a strong landscape structure that is framed by open space and streetscape planting. Planting directly within the site will be species drawn from the following list:

**SPECIES LIST**

- Agonis flexuosa
- Araucaria heterophylla
- Corymbia ficifolia
- Callistemon 'Kings Park Special'
- Acacia lasiocarpa
- Adenanthos cuneatus prostrate
- Anigozanthos flavidus
- Carpobrotus virescens
- Eremophila 'Kalbarri Carpet'
- Gazania species
- Grevillea 'GinGin Gem'
- Dianella species
- Isolepis nodosa
- Lomandra tanikla
- Callistemon 'Little John'
- Grevillea 'Sea Spray'
- Pimelea ferruginea
- Westringia fruticosa



**CITY OF WANNEROO**  
**PLANNING APPLICATION APPROVED**  
 SUBJECT TO THE ENDORSEMENT HEREON AND COMPLIANCE WITH THE CONDITIONS OF PLANNING APPROVAL  
 APPN No. PA 2014/322  
 DATE APPROVED 17.07.14  
 NUMBER OF PAGES 10 of 10  
 NOTE: THIS APPROVAL DOES NOT CONSTITUTE A BUILDING LICENCE



**ATTACHMENT 6:**

**Development Approval 2014/344**



**LOCKED BAG 1  
WANNEROO WA 6946  
TELEPHONE: (08) 9405 5000  
FACSIMILE: (08) 9405 5499**

File Number : 2014/324  
Application Number : DA2014/324  
Enquiries Officer : Alice Harford  
9405 5823

23 JUL 2014	
RECEIVED	
LR	[Handwritten signature]
GT	

17 July 2014

Taylor Robinson  
234 Railway Parade  
WEST LEEDERVILLE WA 6007

**Application for Planning Approval for Convenience Store and Service Station at 19 Shorehaven Boulevard ALKIMOS**

An Application for Planning Approval received by the City on 18 March 2014 has now been considered by the City of Wanneroo and formal notice setting out the terms of this decision is attached.

Should the applicant be aggrieved by this decision, there is a right to apply for a review under the *Planning and Development Act 2005*. The application for review must be submitted in accordance with the Act and should be lodged within 28 days of the date of this decision to the State Administrative Tribunal, 12 St George's Terrace, Perth WA 6000. It is recommended that you contact the Tribunal for further information by telephoning 9219 3111 or the website <http://www.sat.justice.wa.gov.au/>

**ADVICE TO APPLICANT/LANDOWNERS:**

1. The City does not undertake to ascertain the validity of signatures nor the authority of the persons nominated as owners.
2. This is a planning approval only and is issued under the City of Wanneroo's District Planning Scheme No. 2 and the Metropolitan Region Scheme. It is the proponent's responsibility to comply with all other applicable legislation and obtain all required approvals, licences and permits prior to commencement of this development.
3. This planning approval does not take into account any restrictive covenants. It is the proponent's responsibility to ensure that the development will not result in a conflict of contractual obligations.
4. In regard to Condition 5, the onsite stormwater drainage system is to be designed in accordance with the City of Wanneroo – Infrastructure Standard Drawings TS18-1-0 specification.

Should you have any further queries relating to this advice or the formal notice of approval as attached, please contact Alice Harford from the City of Wanneroo Planning and Sustainability Directorate on 9405 5823.

Catriona Tatam  
**A/ SENIOR PLANNER**  
City of Wanneroo



**LOCKED BAG 1**  
**WANNEROO WA 6946**  
**TELEPHONE: (08) 9405 5000**  
**FACSIMILE: (08) 9405 5499**

File Number : 2014/324  
Application Number : DA2014/324  
Enquiries Officer : Alice Harford  
9405 5823

17 July 2014

Taylor Robinson  
234 Railway Parade  
WEST LEEDERVILLE WA 6007

**CITY OF WANNEROO PLANNING APPROVAL  
METROPOLITAN REGION SCHEME  
FORM 2**

<b>Land Parcel Details:</b>	Lot: 9012 DP: 76574
<b>Property Details:</b>	19 Shorehaven Boulevard ALKIMOS
<b>Registered Owner(s):</b>	Peet Alkimos Pty Ltd
<b>Application Date:</b>	11 February 2014
<b>Application Received:</b>	18 March 2014
<b>Development Description:</b>	Convenience Store and Service Station

The City advises that Planning Approval has now been **granted** under the provisions of the City of Wanneroo District Planning Scheme No. 2 and the Metropolitan Region Scheme. This Approval is subject to compliance with the following conditions:

1. The use of the development subject to this approval shall only be for the purpose of a "Convenience Store" and "Service Station".

A "Convenience Store" as defined in the City of Wanneroo's District Planning Scheme No. 2 is as follows:

*"any land or buildings used for the retail sale of convenience goods being those goods commonly sold in supermarkets, delicatessens and newsagents but including the sale of petrol and petroleum products and motor vehicle accessories and operated during hours which include but may which may extend beyond normal trading hours and providing associated parking. The buildings associated with a convenience store shall not exceed 300m2 gross leasable area."*

A "Service Station" as defined in the City of Wanneroo's District Planning Scheme No. 2 is as follows:

*"premises used for the retail sale of petroleum products and motor vehicle accessories and goods of an incidental/convenience retail nature, and for carrying out greasing, tyre repairs or minor mechanical repairs to motor vehicles, but does not include a transport depot, panel beating, spray painting, major repairs or wrecking."*

A change of use from that outlined above will require the approval of the City.

2. Planting and Landscaping shall be carried out in accordance with the plans as submitted prior to the occupation of the building and thereafter maintained to the satisfaction of the Manager Land Development.
3. Parking areas, driveways, crossovers and points of ingress and egress shall be designed and constructed in accordance with the Australian Standard for Offstreet Carparking (AS2890) as amended and the City of Wanneroo Technical Standards, and shall be drained, sealed and marked.
4. The parking areas and associated access indicated on the approved plans shall not be used for the purpose of storage or obstructed in any way at any time, without the prior approval of the City.
5. An onsite stormwater drainage system, sufficient to contain a 1:100 year storm event (over 24 hours) must be provided. Plans illustrating the system proposed shall be submitted for approval when application is made for a building licence and the system shall be installed during the construction of the development.
6. The applicant is responsible for the dust and sand drift to the satisfaction of the Manager Planning Implementation. Disturbed areas shall be stabilised, with stabilisation maintained to the satisfaction of the City.
7. Shade trees shall be planted and maintained in uncovered car parking areas designed within the wells at a rate of one tree for every four car parking bays, to the satisfaction of the Manager Planning Implementation.
8. The road verge adjacent to the lot shall be landscaped and maintained to the satisfaction of the Manager Land Development.
9. The proposed bin store area is to be enclosed and screened from its immediate surrounds and any adjacent public street or road by a wall not less than 1.8m high.

Unless otherwise specified, all conditions shall be complied with, by and at the cost of the owner, to the specification and satisfaction of the City, before the development is occupied. Thereafter, maintenance and compliance with conditions of approval shall continue to the City's satisfaction.

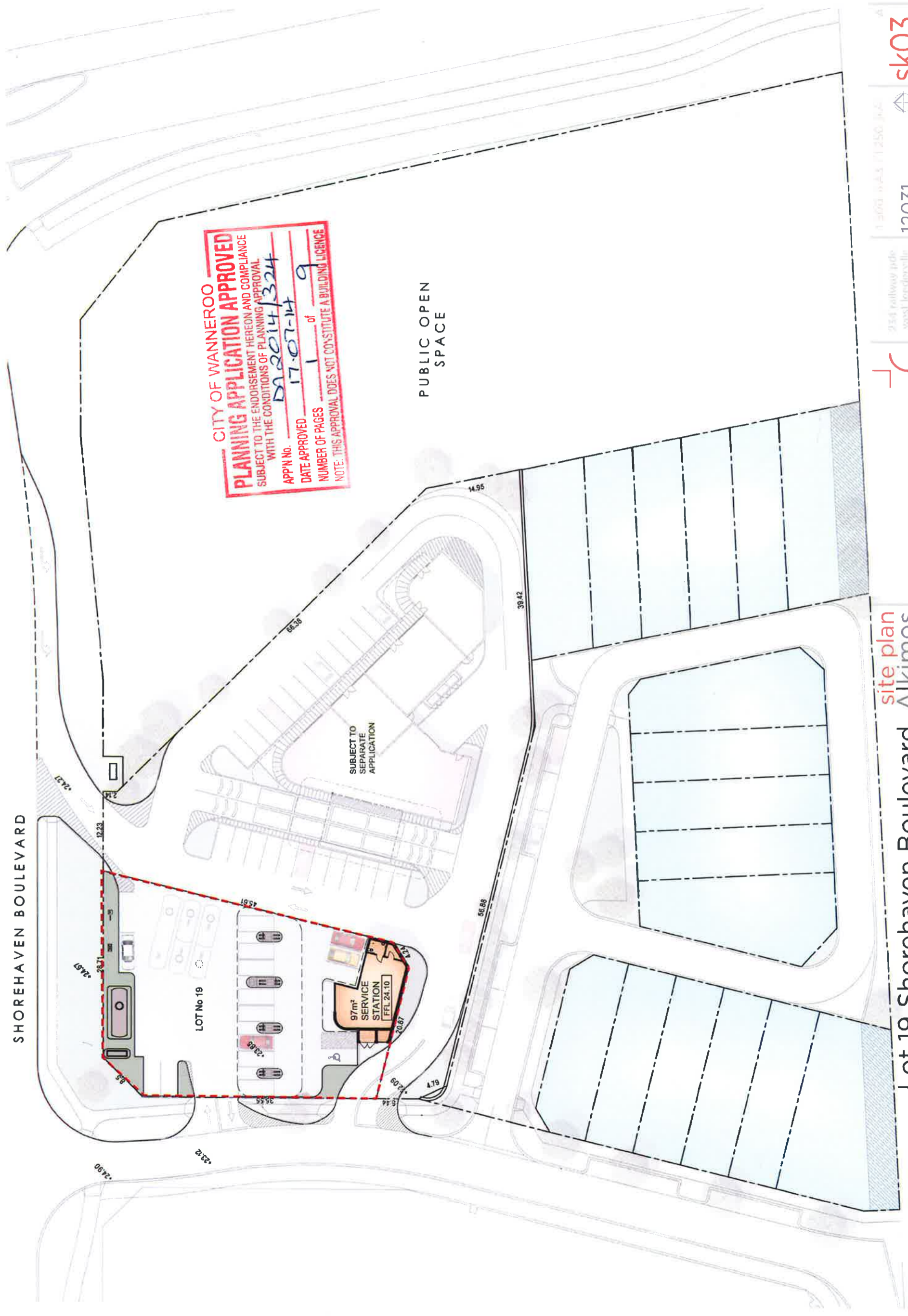
Unless otherwise specified through the conditions above, this approval requires development to be undertaken in accordance with the enclosed approved plans. Should any minor variation to the approved plans be proposed on the submission of a building licence, such variation may only be permitted under this Planning Approval at the City's discretion and to the satisfaction of the Manager Planning Implementation.

If the development the subject of this approval is not substantially commenced within a period of two (2) years from the date of this letter, the approval shall lapse and be of no further effect. Where an approval has so lapsed, no development shall be carried out without the further approval of the responsible authority having first been sought and obtained.



Catriona Tatam  
**A/ SENIOR PLANNER**  
City of Wanneroo

SHOREHAVEN BOULEVARD



**CITY OF WANNEROO**  
**PLANNING APPLICATION APPROVED**  
 SUBJECT TO THE ENDORSEMENT HEREON AND COMPLIANCE WITH THE CONDITIONS OF PLANNING APPROVAL  
 APP'N No. D12014/324  
 DATE APPROVED 17-07-14  
 NUMBER OF PAGES 1 of 9  
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SUBJECT TO SEPARATE APPLICATION

PUBLIC OPEN SPACE

Lot 19 Shorehaven Boulevard, Alkimos **site plan**

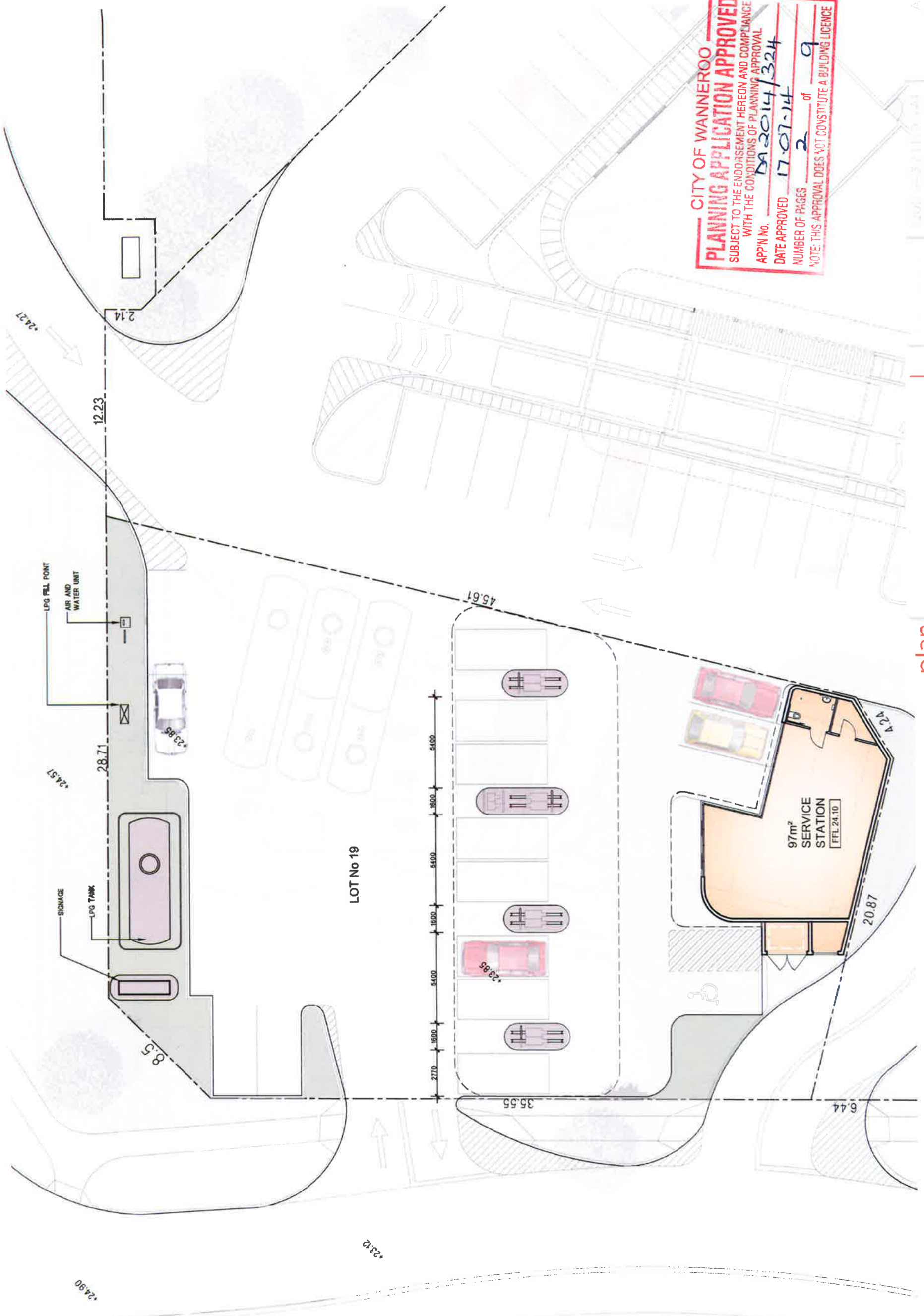
**TAYLORROBINSON**  
www.taylorrobinson.com.au

254 railway rd  
west londonville  
T 08 9558 6111  
F 08 9558 0177

12031  
June 2014

sk03





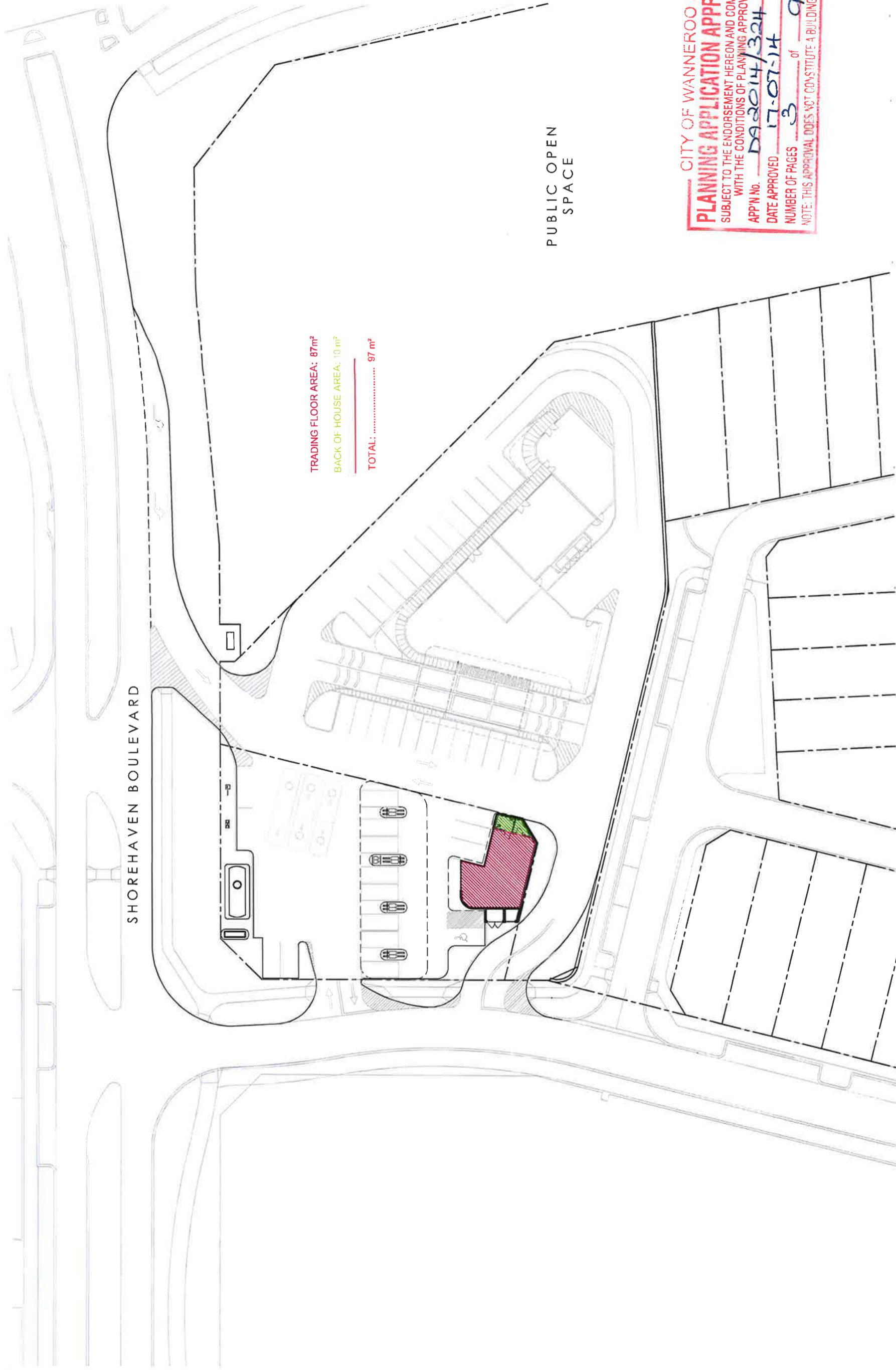
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12031  
 June 2014  
 sk04

**TAYLOR ROBINSON**  
 www.taylorrobinson.com.au

**plan**  
 Lot 19 Shorehaven Boulevard, Alkimos  
 Development Application

284 railway rd  
 west leederville  
 T: 08 9388 6111  
 F: 08 9388 0177



TRADING FLOOR AREA: 87m<sup>2</sup>  
 BACK OF HOUSE AREA: 10 m<sup>2</sup>  
 TOTAL: ..... 97 m<sup>2</sup>

PUBLIC OPEN SPACE

CITY OF WANNEROO  
**PLANNING APPLICATION APPROVED**  
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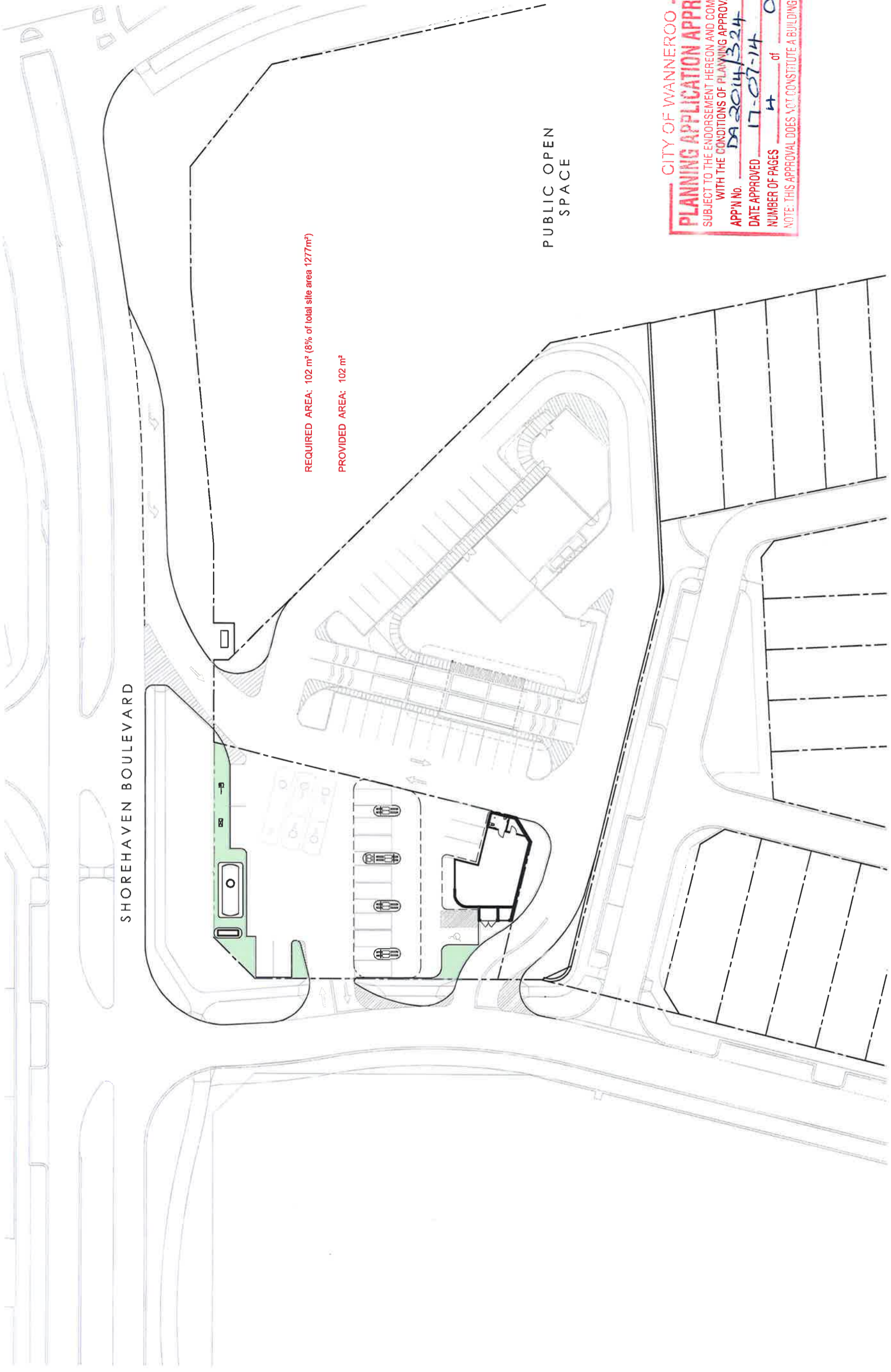
Lot 19 Shorehaven Boulevard, Alkimos

areas  
**TAYLORROBINSON**

2507 Paffety Way  
 West Perth WA 6005  
 T 08 9338 6111  
 F 08 9338 6377

12031  
 June 2014

sk11



REQUIRED AREA: 102 m<sup>2</sup> (8% of total site area 1277m<sup>2</sup>)  
 PROVIDED AREA: 102 m<sup>2</sup>

PUBLIC OPEN SPACE

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SHOREHAVEN BOULEVARD

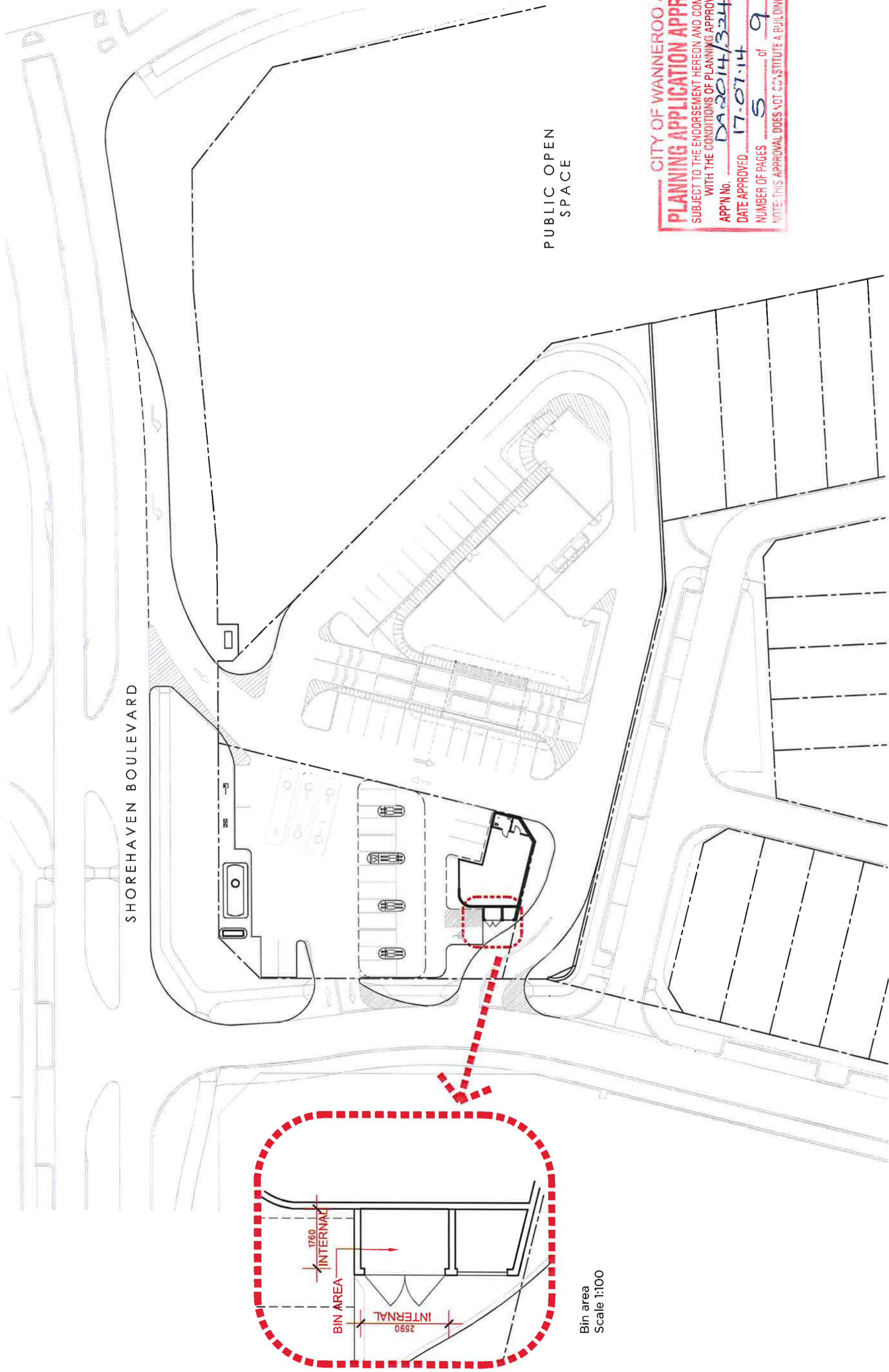
landscape plan  
 Lot 19 Shorehaven Boulevard, Alkimos  
 Development Application

TAYLORROBINSON

254 railway pde  
 west levecheville  
 T 08 9458 0711  
 F 08 9458 6977

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Bin area  
Scale 1:100

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bin area plan  
 Lot 19 Shorehaven Boulevard, Alkimos  
 Development Application

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 www.taylorrobinson.com.au

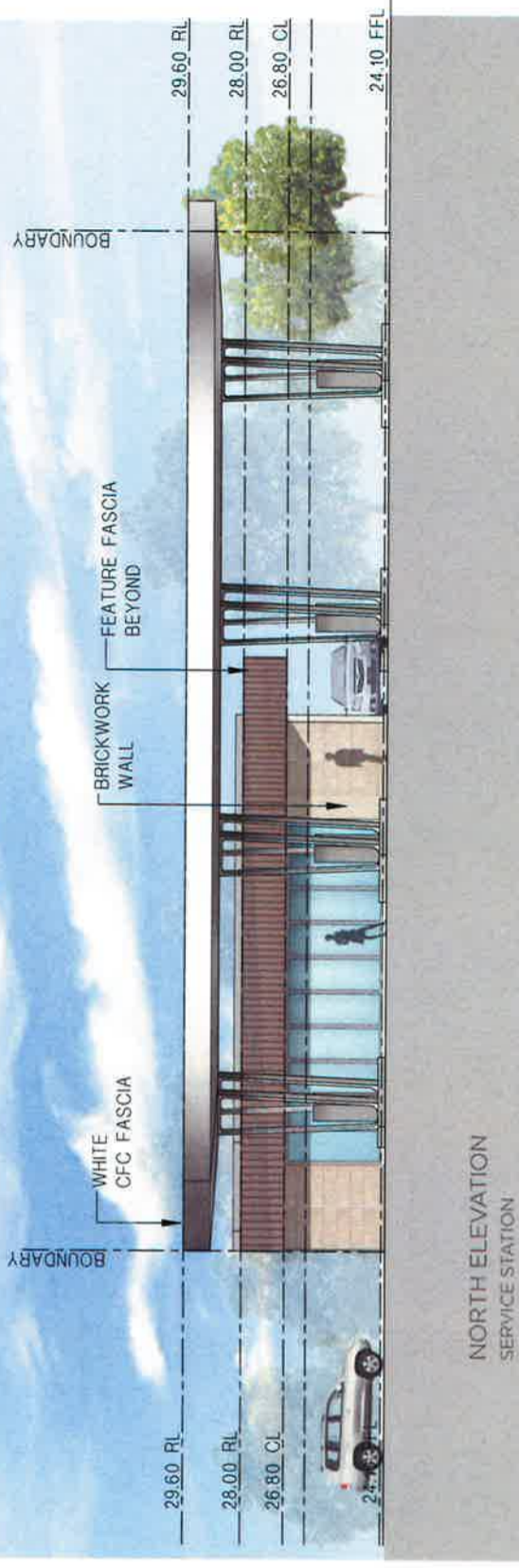
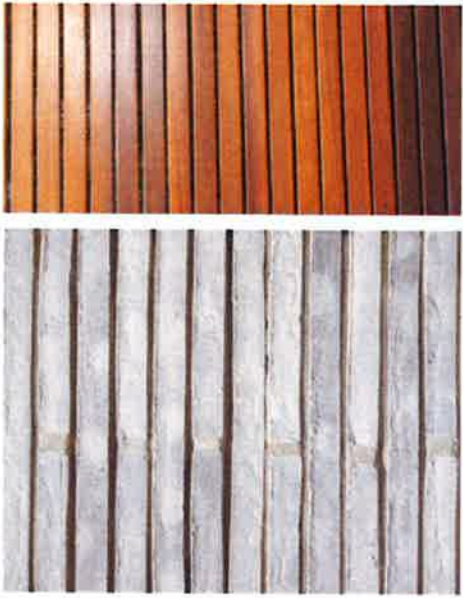
25th roadway, 1000  
 west hollywood,  
 WA 6008  
 F: 08 9588 1872

12031  
 June 2014

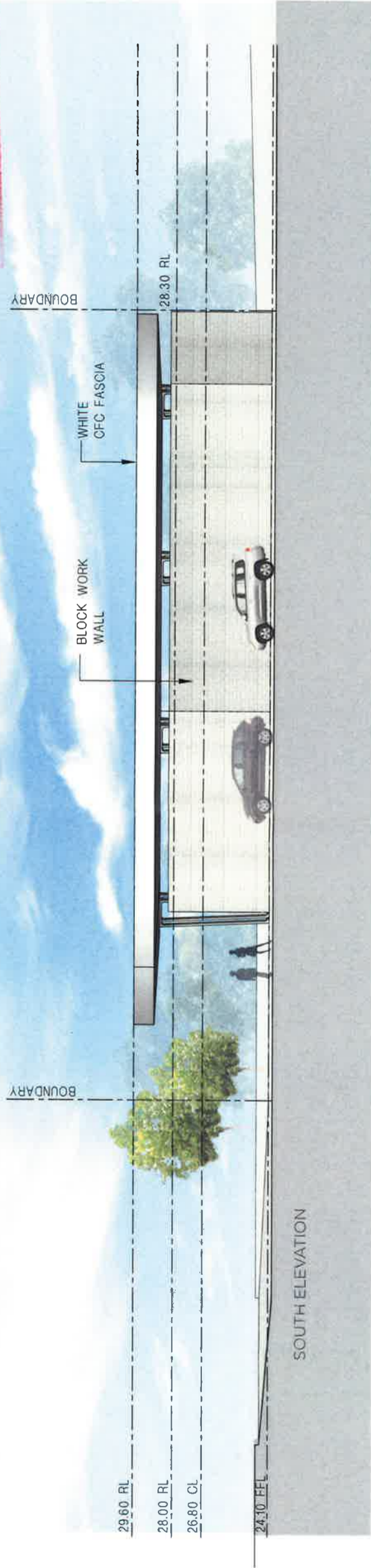
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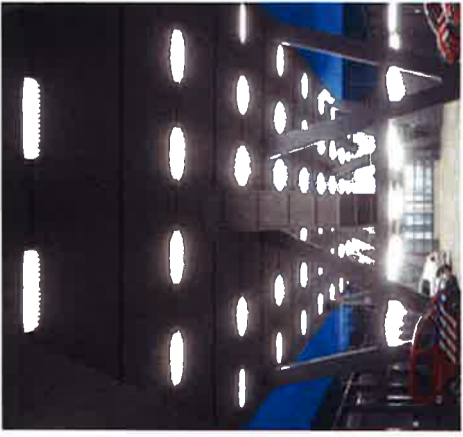


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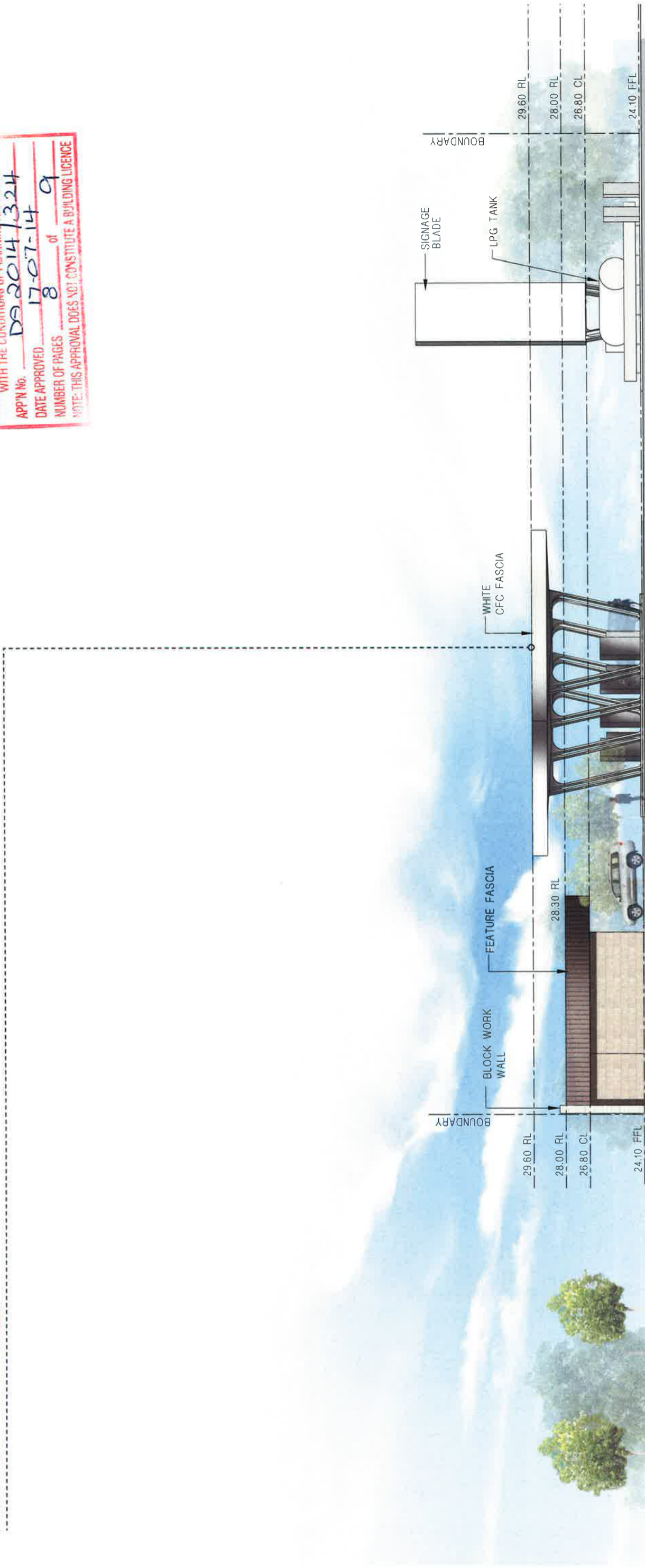


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EAST ELEVATION



**NOTES**

The commercial site is located within a strong landscape structure that is framed by open space and streetscape planting. Planting directly within the site will be species drawn from the following list:

**SPECIES LIST**

- Agonis flexuosa
- Araucaria heterophylla
- Corymbia ficifolia
- Callistemon 'Kings Park Special'
- Acacia lasiocarpa
- Adenanthos cuneatus prostrate
- Anigozanthos flavidus
- Carpobrotus virescens
- Eremophila 'Kalbarri Carpet'
- Gazania species
- Grevillea 'GinGin Gem'
- Dianella species
- Isolepis nodosa
- Lomandra tanikla
- Callistemon 'Little John'
- Grevillea 'Sea Spray'
- Pimelea ferruginea
- Westringia fruticosa



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**ATTACHMENT 7:**

***AECgroup* Retail Analysis (2011)**

# Shorehaven Village Centre Assessment

*Peet Ltd*

**Version 1.0**  
**November, 2011**

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- Economics, Planning & Development 
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## Document Control

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Job ID: 16100  
Job Name: Peet Shorehaven Village Centre Assessment  
Project Director: Ashley Page  
Project Manager: Mark Wallace  
Company: PEET Ltd  
Job Contact: Cameron Alder  
Document Name: AEC Report - Shorehaven Village Centre Assessment FINAL v1.0  
Last Saved: 25/11/2011 9:23 PM

Version	Date	Reviewed PM	Approved PD
DRAFT 1.0	21/11/2011	MW	SS
FINAL	25/11/2011	MW	SS

DRAFT

Disclaimer:

Whilst all care and diligence have been exercised in the preparation of this report, AEC Group Limited does not warrant the accuracy of the information contained within and accepts no liability for any loss or damage that may be suffered as a result of reliance on this information, whether or not there has been any error, omission or negligence on the part of AEC Group Limited or their employees. Any forecasts or projections used in the analysis can be affected by a number of unforeseen variables, and as such no warranty is given that a particular set of results will in fact be achieved.



## Executive Summary

---

AECgroup has been engaged by Peet Ltd to undertake a high level retail needs assessment for the Coastal Village Centre in the Shorehaven development at Alkimos. This needs assessment is design to update previous floorspace estimates calculated as part of District and Local Structure Plans, adjusting for changes in population, income and expenditure since 2008.

According to the most recent concept plans, provided by Peet Ltd, 3,569 dwellings are proposed for the Shorehaven development. This dwelling yield is 54.2% higher than was estimated by Geografia in 2008 in support of the draft Alkimos-Eglinton DSP. At that time a dwelling yield from the Shorehaven development of 2,315 was estimated, which represents the minimum dwelling yield for Shorehaven. Reasons for this difference include greater levels of residential density, more detailed local planning and changes in the market environment.

Applying average household sizes for occupied dwellings in Wanneroo (C) – North West SLA, the total residential population to be accommodated by Shorehaven upon build-out is estimated at 9,263 people. Outside of the Shorehaven development, the broader Alkimos-Eglinton District Structure Plan (DSP) area is expected to accommodate between 40,000 and 50,000 people by 2041. Applying the same household size assumptions as for Shorehaven, the dwellings released in the DSP area outside of Shorehaven will accommodate a population of 25,750 people by 2026. This equates to a total population in the entire DSP area (including Shorehaven) of 35,013 people at the same date. Considering that no updates have been made for other developments in the DSP area, this total population should be regarded as **conservative**.

For the purpose of this high level retail assessment, AECgroup defined the Shorehaven Coastal Village Centre catchments as:

- Primary: Coastal and Rise precincts of the Shorehaven development;
- Secondary: All developments in the Alkimos LSP (excluding the primary catchment), and including the Central precinct of the Shorehaven development.

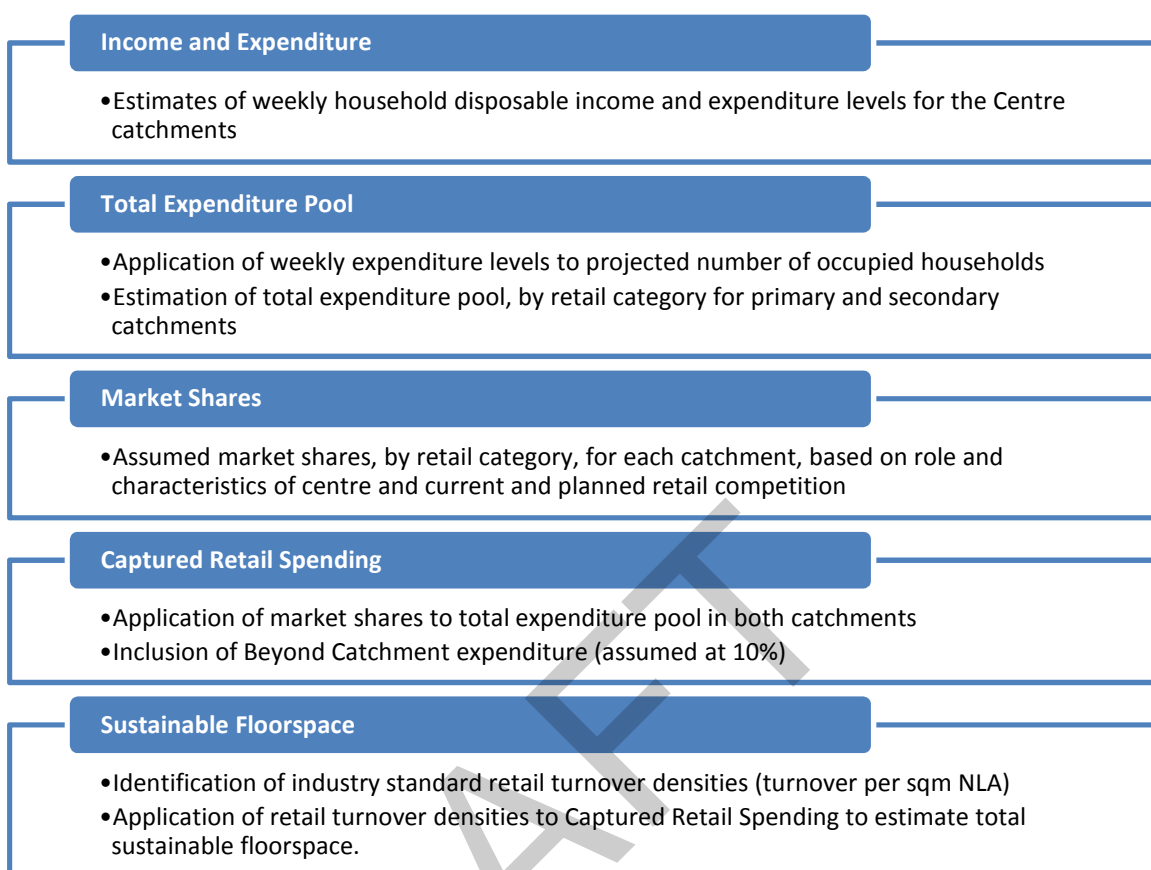
This aligns with the approach adopted for the Alkimos-Eglinton DSP and therefore allows the results to be effectively compared and contrasted. This catchment breakdown means the primary catchment of the Coastal Village Centre in 2026 will be 7,753 people, with a further 27,261 people in the secondary catchment.

AECgroup adopted the methodology illustrated in Figure ES.1 to estimate the level of retail floorspace sustainable in the Coastal Village Centre. Firstly individual income data for Wanneroo (C) – North West SLA for 2008/09 from the ABS was analysed. This data, collected by the Australian Tax Office (ATO), is a more current source of income information than the 2006 Census of Population and Housing, which formed the basis of income analysis in DSP and LSP calculations. This income data was converted from individual to household levels by multiplying average individual incomes with the average number of workers per household. It was then adjusted for core housing costs to estimate disposable income levels.

Based on this analysis, AECgroup estimates the average household disposable income in the Wanneroo (C) – North West SLA is **\$655 per week**. This is approximately 80% of the metropolitan Perth average, placing Wanneroo (C) – North West in the third income quintile. The coastal location of the Shorehaven development means that local disposable income levels are likely higher than the average for the SLA, meaning the use of the SLA average will result in **a conservative outcome**.

Since the preparation of the DSP, a more current Household Expenditure Survey has been undertaken by the ABS. This updated survey, undertaken in 2009/10 with results released in September 2011. This was the first update since the 2003/04 survey, capturing the significant changes in retail expenditure patterns that have occurred since that time. Households in Shorehaven's Primary and Secondary catchments are assumed to be in the Third Quintile, which means approximately \$475 of household disposable income per week is assumed to be spent on retail related expenditure as at 2008/09. Adjusting to 2010/11 expenditure levels, this equates to retail expenditure of **\$496 per household per week**. This expenditure level is used for the purpose of this Assessment.

**Figure ES.1: High Level Retail Needs Assessment Methodology**



Source: AECgroup

Applying this expenditure level to the estimated number of occupied households in the primary and secondary catchment in 2026, AECgroup projects that the total expenditure pool of Coastal Village Centre will be \$361.7m. However, not all of this expenditure will be captured by the Coastal Village Centre. Competition from other centres over time will influence the market share that the Coastal Village Centre secures. These market shares will also differ between different retail formats and types, reflecting the specific role and function of the Centre within the broader market. In this assessment, AECgroup has assumed the following market shares.

**Table ES.1. Retail Market Shares, by Catchment, Shorehaven Coastal Village Centre**

Category	Primary Catchment	Secondary Catchment
Groceries & Specialty Food	25.0%	5.0%
Food and Liquor Catering	30.0%	5.0%
Clothing & Accessories	12.5%	2.0%
Furniture, Housewares & Appliances	10.0%	2.0%
Recreation & Entertainment Equipment	12.5%	2.0%
Garden & Hardware Goods	10.0%	2.0%
Other Goods & Personal Services	25.0%	5.0%

Source: AECgroup

These market shares take into consideration a range of factors including:

- Early establishment of the Village Centre in the overall network, in line with the staging of dwellings in the overall Shorehaven development;

- Coastal location of the Village Centre with associated mix of uses (i.e. strong market shares for food and liquor catering);
- The Neighbourhood Village designation of the Village Centre reducing the role of the centre in a range; and
- Proposed collocation of commercial and service uses (outside of the scope of this assessment) with retail offerings as part of the overall concept plan.

When these market shares are applied to the expenditure pools in the primary and secondary catchments, the projected total retail spend captured by the Coastal Village Centre in 2026 is estimated at \$31.2m with \$17.1m from the primary catchment and \$11.3m from the secondary catchment. The remainder of the captured retail spending is sourced from beyond the main catchment area, reflecting the attraction of visitors to the Coastal Village Centre and its collocated beach.

This spending will **sustainably support 5,649sqm Net Lettable Area (NLA) of retail floorspace** in the Coastal Village Centre in 2026. This floorspace will be comprised of:

- 3,015 sqm NLA of Supermarket (including Groceries & Specialty Food as well as locally captured, housewares and recreation equipment expenditure);
- 1,298sqm NLA of Specialty Retail (comprised of Clothing & Accessories, and Other Goods & Personal Services); and
- 1,336sqm NLA of Food and Beverage.

Comparison between this sustainable floorspace level and that proposed by Peet Ltd as part of the latest Shorehaven Concept Plan reveals a high degree of alignment. Peet Ltd **proposes the centre be 4,797sqm** at build out, comprised of:

- 2,720sqm NLA of Supermarket;
- 931sqm NLA of Specialty Retail; and
- 1,146sqm NLA of Food and Beverage.

The supermarket component of the proposed centre (2,720sqm NLA) is closest to the maximum sustainable floorspace level, reflecting the role of the supermarket as the primary retail anchor of the overall centre. In contrast, proposed Specialty Retail floorspace offering will be less than three quarters of the maximum sustainable floorspace level at 2026. This suggests there is capacity for the centre to be expanded over time to absorb this additional floorspace allowance.

Food and Beverage proportion of both the proposed centre floorspace and the maximum sustainable level projected for 2026 in section 3 is high for a Neighbourhood Centre. This reflects the coastal nature of the location, which will attract a daytrip leisure visitor with associated food and beverage dominated expenditure profile. This is captured in the assessment through the Beyond Catchment expenditure assumption.

Note that the proposed centre is not comprised entirely of retail floorspace. There is an additional 1,055sqm Gross Floor Area (GFA) of commercial/office space designed to accommodate medical, gym, real estate and banking services. This floorspace has not been assessed as part of this report, but demand at build-out is likely to be higher than previously estimated due to similar population-related drivers.

Overall, the retail floorspace proposed for the Shorehaven Coastal Village Centre in the concept plan is of a level that is sustainable in the medium term. Strong growth in dwellings and population in the primary and secondary catchment over the next 15 years, along with updated income and expenditure profiles for local households, supports a level of retail floorspace above that previous estimated in the Alkimos-Eglinton DSP and associated Shorehaven LSP. Supporting a higher level of retail offering in the Coastal Village Centre will enhance the attractiveness of the Alkimos-Eglinton area to new residents and help to capture expenditure in the local economy.

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# 1. Introduction

---

## 1.1 Background

Peet Ltd's Shorehaven development is located at Alkimos in the North West Corridor of metropolitan Perth. It is part of the Alkimos-Eglinton District Structure Plan (DSP) area, which is to accommodate an end population of approximately 50,000. Analysis was previously undertaken of the economic and property development of the Alkimos-Eglinton DSP and associated Local Structure Plan (LSP) for Shorehaven, in which retail and commercial floorspace levels for various centres were identified.

Since that time, changes in dwelling yields, income levels and expenditure patterns have occurred which undermine the accuracy of previous retail floorspace estimates. Updates of such estimates, in the form of a high level retail needs assessment is required to reflect the current and likely future environment.

## 1.2 Project Purpose

AECgroup has been engaged by Peet Ltd to undertake a high level retail needs assessment for the Coastal Village Centre in the Shorehaven development at Alkimos. This needs assessment is design to update previous floorspace estimates calculated as part of District and Local Structure Plans, adjusting for changes in population, income and expenditure since 2008. This report outlines the results of this high level retail needs assessment and includes comparison with Peet's current proposed Village centre plans and associated retail floorspace levels.

## 1.3 Report Structure

This report is comprised of the following key sections:

- **Catchment Population and Demographics** – estimating and updating the population estimates for Shorehaven development including associated demographic characteristics, and defining primary and secondary catchments.
- **Retail Needs Assessment** – High level assessment of the retail floorspace supported by expenditure from the primary and secondary catchments of the Shorehaven Coastal Village Centre. Includes analysis of assumed market shares, retail turnover densities.
- **Comparison with Planned Floorspace** – analysis of the difference between planned and sustainable floorspace levels for the Coastal Village.
- **Conclusions** – key conclusions from the report.

## 1.4 Geography

Three primary geographies are referred to in this report:

- Shorehaven development – part of the Alkimos-Eglinton region, comprised of the Coastal, Rise and Central precincts (illustrated in Appendix A)
- Alkimos-Eglinton DSP – comprising the Shorehaven development as well as developments from LandCorp and Eglinton Estates (illustrated in Appendix B);
- Wanneroo (C) – North-West SLA – Statistical Local Area encompassing Alkimos-Eglinton DSP area as well as coastal areas to the north and south.

These geographies form the basis of population and demographic analysis and catchment definition.



## 2. Catchment Population and Demographics

---

This section estimates the total residential population and households in the Village Centre retail catchment over the next 10 years. It includes analysis of key demographic characteristics of the population, including household sizes and incomes levels, which form inputs into the retail assessment

### 2.1 Population Catchment

#### 2.1.1 Dwellings in Shorehaven

According to the most recent concept plans, provided by Peet Ltd, 3,569 dwellings are proposed for the Shorehaven development. This yield is spread across three precincts:

- Coastal – encompassing the Coastal Village and accommodating 2,513 dwellings at build-out;
- Rise – located between the Coastal Precinct and Marmion Avenue and accommodating 475 dwellings at build-out; and
- Central – located east of Marmion Avenue and accommodating 582 dwellings at build-out.

This dwelling yield is significantly higher than was estimated by Geografia in 2008 in support of the draft Alkimos-Eglinton DSP. At that time a dwelling yield from the Shorehaven development of 2,315 was estimated, which represents the minimum dwelling yield for Shorehaven. Reasons for this difference include:

- Greater levels of residential density – current plans provide for greater levels of residential density, both in terms of smaller housing lots and medium and high density group housing lots/developments.
- More Detailed Local Planning – resulting in more effective utilisation of the development area.
- Changes in Market Environment – with greater levels of demand for more affordable and accessible product, over larger lot developments.

Overall, current plans for Shorehaven have a dwelling yield 54.2% greater than that originally estimates for the area in 2008 as part of the DSP. This increased residential development has a direct implication on the population within the Coastal Village Centre retail catchment.

#### 2.1.2 Average Household Size and Occupancy Rates

AECgroup reviewed the results of the most recent available Census (2006) for the Wanneroo (C) – North-West SLA to estimate the average household size of prospective occupied households in Shorehaven. In 2006, the average household size of occupied dwellings in the broader SLA was 2.9 persons – reflecting the current role of the region as one of Australia’s most significant residential growth fronts.

This average household size identified above applies to occupied dwellings only. As such, the occupancy rate of dwellings in Shorehaven will influence the population generated by the development. In 2006, the occupancy rate of dwellings in Wanneroo (C) – North West SLA was 89.5%. This occupancy rate relates to the whole of the SLA, and therefore current encompasses established urban areas which, traditionally, include larger quantities of vacant housing stock. Despite this, AECgroup has applied the SLA-wide occupancy rate to the Shorehaven development, meaning the population and retail results are likely to be conservative and therefore suitably rigorous.

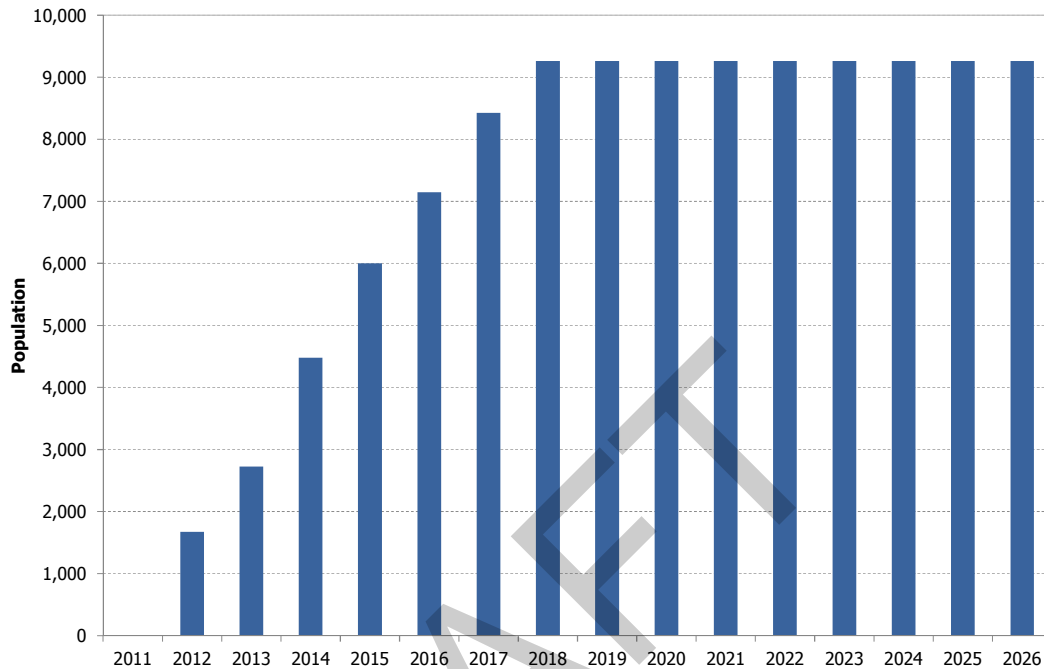
#### 2.1.3 Shorehaven Population

Applying the assumed occupancy rates and household size to the estimated dwelling numbers proposed for the Shorehaven development, AECgroup estimates that

Shorehaven’s population as at 2026 will be 9,263 people. This assumes that dwellings become occupied upon completion of construction and that proposed staging progresses as currently defined.

This growth over the next 15 years is illustrated in the following figure.

**Figure 2.1: Estimated Population of Shorehaven Alkimos**



Source: AECgroup

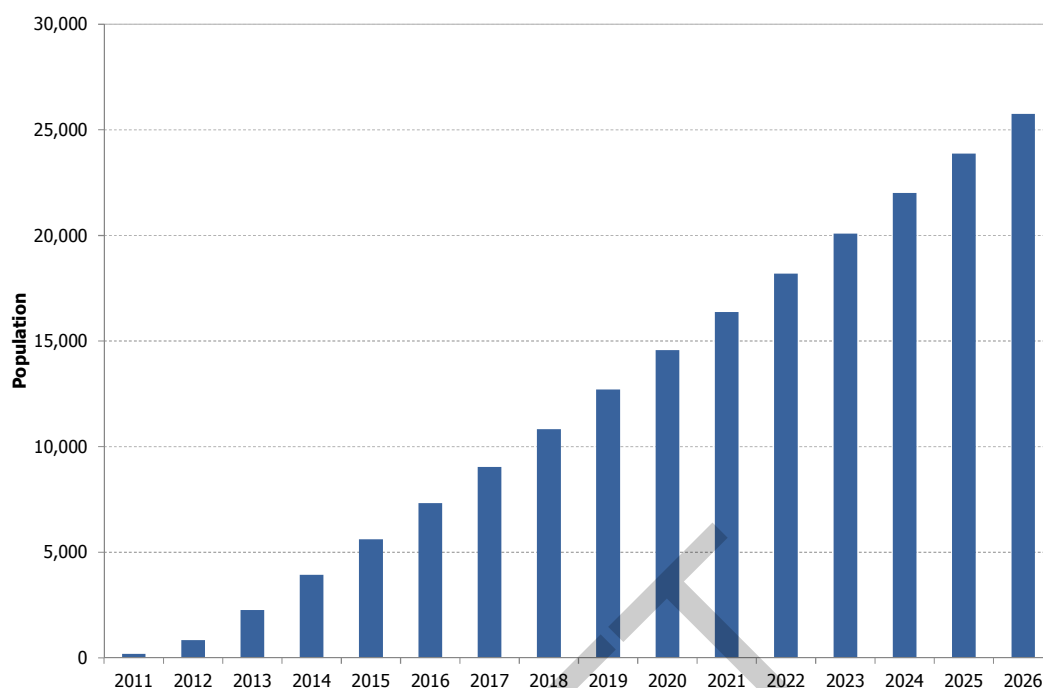
Note that based on currently proposed dwelling roll out, Shorehaven will be built-out by 2018, with population subsequently stabilising. This growth profile suggests that local retail offerings are likely to be required in the Shorehaven development prior to 2018, to meet the needs of the growing population.

#### 2.1.4 Population in Non-Shorehaven Developments

Shorehaven is part of the broader Alkimos Eglinton DSP area – a region expected to accommodate between 40,000 and 50,000 people by 2041. AECgroup has reviewed dwelling and population projections prepared by Geografia as part of the development of the Draft Alkimos Eglinton DSP, with a specific focus on the locations outside of the Shorehaven development.

Based on these dwelling projections, and the application of similar occupancy rates and household size assumptions, AECgroup estimates that the residential population of Alkimos-Eglinton, excluding Shorehaven, will be 25,750 in 2026. The growth of the population over the next 15 years is outlined in the following figure.

**Figure 2.2: Estimated Population of Alkimos-Eglinton DSP Area (excluding Shorehaven)**



Source: AECgroup

When Shorehaven’s estimated population at that time is included, this equates to a total residential population in 2026 of 35,013 people. As expected, the population of the broader Alkimos-Eglinton area will continue to grow beyond 2018 when Shorehaven is built-out. This reflects the fact that other developments within the DSP area either have not yet commenced, or are larger and therefore expected to take longer to reach build-out.

Note that the Geografia projections were prepared in 2008/09 and represent the minimum residential dwelling yield of the Alkimos-Eglinton DSP. As highlighted in section 2.1.3 above, more efficient land utilisation and a greater mix of housing product will likely result in Alkimos-Eglinton developments outside of Shorehaven are likely to experience similar uplifts in total dwelling yield. However, at the time of this report, no formal information was publicly available to indicate what this level of additional dwelling yield could be.

Therefore, by utilising previous population projections for Alkimos-Eglinton that are based on minimum dwelling yields, the results of this high level retail assessment can be regarded as conservative and therefore appropriate for use in planning.

## 2.2 Village Retail Catchment

### 2.2.1 Defining the Village Centre Catchments

According the State Planning Policy 4.2 Activity Centres for Perth and Peel, Neighbourhood Centres, such as the proposed Shorehaven Coastal Village Centre, should have a primary trade area catchment radius of appropriately 1km. However, defining the actual trade catchment of a centre must take into consideration of a range of natural and manmade barriers.

The coastal location of the Village has a dual effect on the size of its primary catchment. On one hand, it reduces the size of the population within the catchment as approximately 180 degrees of the catchment is ocean. However, the coastal amenity associated with the village location would have the effect of extending the catchment inland beyond the traditional 1km radius, as the attraction of the retail is combined with the attraction of the coastal environment (including the foreshore and local beach).

Major roads and train lines can represent a barrier to catchments, as it is difficult for consumers to cross major arterial roads and highways to access retail offering. As such, the primary retail catchment for the Coastal Village Centre will be constrained by Marmion Avenue. This means that the Central Precinct of the Shorehaven development, located east of Marmion Avenue is unlikely to be located within the primary catchment of the Coastal Village Centre. Instead, the Central Precinct is included in the secondary catchment.

Along the coast, the primary catchment of the Coastal Village Centre should theoretically extend beyond the Shorehaven development and into developments north and south. However, the practical primary catchment is likely to be constrained, at least in the short-to-medium term, by a number of factors. To the south of the Coastal Precinct, the primary catchment is likely to be constrained by a green corridor that extends from the foreshore reserve eastward into the buffer of the relocated Wastewater treatment plant. While a road connection between Shorehaven and the LandCorp/Lend Lease joint venture development to the south is planned as part of the DSP, this is unlikely to fully address this barrier. As such, AECgroup has made the southern boundary of the primary catchment the edge of the Shorehaven Coastal precinct. The future connectivity of Shorehaven to the LandCorp/Lend Lease development has been taken into consideration in the allocation of market shares for expenditure originating in the secondary catchment.

To the north, the practical primary catchment of the Coastal Village Centre will most likely extend into the southern portions of the Eglinton Estates development. However, a review of the development staging outlined by Geografia as part of the DSP reveals that southern part of Eglinton Estates are not forecast to be developed until after the 15 year timeframe of this assessment, meaning the impact on actual population and expenditure levels within the catchment is likely to zero. While recognising the fact that the Coastal Village's catchment will extend into the Eglinton Estate development, AECgroup has affixed the northern boundary of the Coastal Village Centre primary catchment to the border between the Shorehaven and Eglinton Estate's developments.

In terms of the secondary catchment, the assessments of retail floorspace previously undertaken as part of the DSP and LSP utilised the broader DSP area as the secondary catchment for all centres in the area. In order to ensure consistency in the results of this high level retail assessment, AECgroup has selected a similar boundary for the secondary catchment.

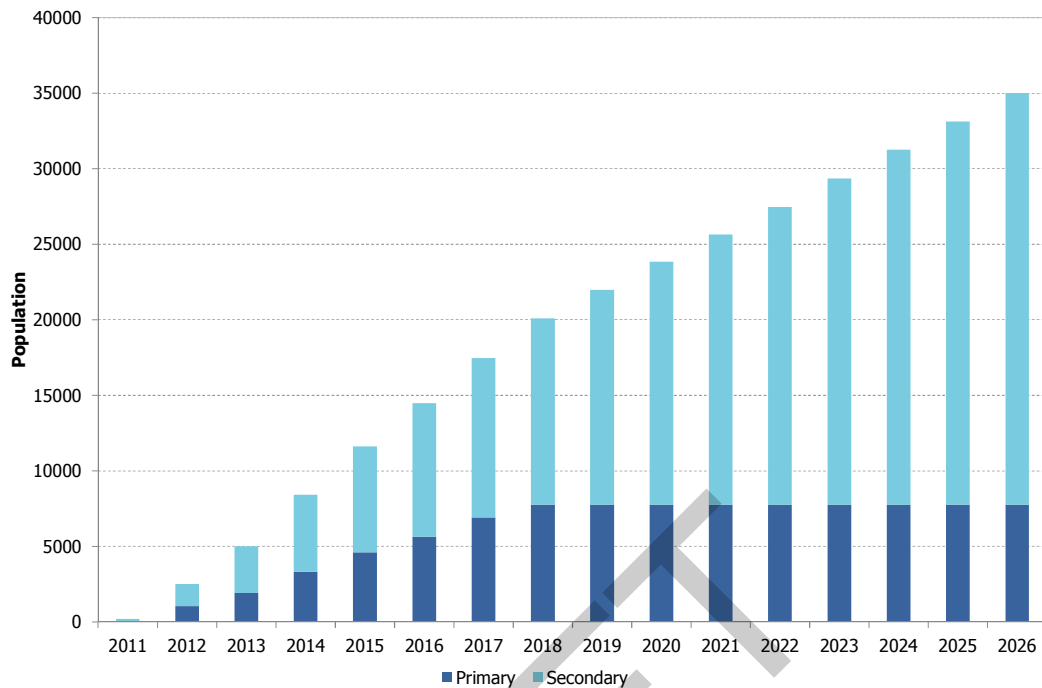
In summary, AECgroup defines the catchments for the Shorehaven Coastal Village Centre as:

- Primary: Coastal and Rise precincts of the Shorehaven development;
- Secondary: All developments in the Alkimos LSP (excluding the primary catchment), and including the Central precinct of the Shorehaven development.

### 2.2.2 Population of Village Centre Catchments

A review of the population estimates for the catchment reveals that by 2026, the Coastal Village Centre will have a primary catchment population of 7,753 and a secondary catchment population of 27,261. The growth of this population over time is outlined in the following figure.

**Figure 2.3: Estimated Population, Primary and Secondary Catchments of Shorehaven Coastal Village Centre**



Source: AECgroup

This population will be utilised as a primary input into the high level retail assessment.

## 2.3 Key Findings

The dwelling yield for Shorehaven, based on the most recent overall concept plan, is projected to be larger, and grow at a faster rate than was original conceived as part of the preparation of the DSP and LSP. This reflects more efficient land use and staging by Peet Ltd. The results of this increased dwelling yield are larger population and household numbers by 2026, even despite the use of conservative assumptions (particularly dwelling occupancy rates). This increased number of dwellings, households and population will have the impact of elevating overall retail expenditure levels in the primary and secondary catchments of the Shorehaven Coastal Village Centre.

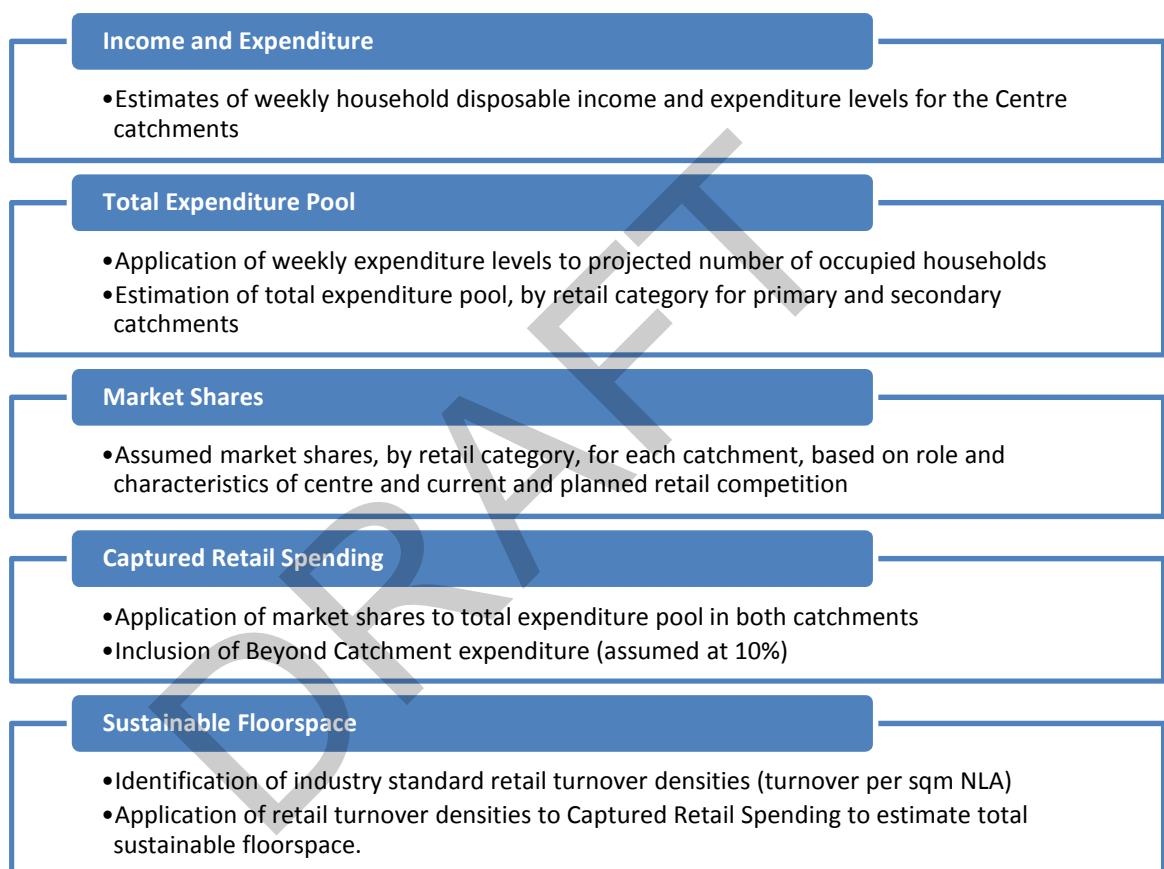
## 3. Retail Needs Assessment

This section assesses the need for retail floorspace within the Shorehaven Coastal Village Centre over the next 15 years based on estimated retail expenditure within the Centre's primary and secondary catchments.

### 3.1 Methodology

The approach adopted by AECgroup to undertake this level retail assessment for Shorehaven Coastal Village Centre is illustrated in the figure below.

**Figure 3.1: High Level Retail Needs Assessment Methodology**



Source: AECgroup

### 3.2 Incomes and Expenditure

#### 3.2.1 Disposable Income

AECgroup analysed individual data for Wanneroo (C) – North West SLA for 2008/09 from the ABS. This data, collected by the Australian Tax Office (ATO), is a more current source of income information than the 2006 Census of Population and Housing, which formed the basis of income analysis in DSP and LSP calculations.

This income data was converted from individual to household levels by multiplying average individual incomes with the average number of workers per household. This resulted in a weekly household income in 2009 of \$1,097. This is below the average for Metropolitan Perth of \$1,247 and for WA of \$1,210, reflecting a larger proportion of first home buyers in the broader SLA. The coastal location of the Shorehaven development

means that local income levels are likely higher than the average for the SLA, meaning the use of the SLA average will result in a conservative outcome.

The disposable income of households in Shorehaven's primary and secondary catchment was calculated by adjusting for current tax rates (sourced from the ATO) and housing costs (i.e. mortgage repayments for home owners and rental payments for tenants) as at the most recent Census. Removing these two costs for the Wanneroo (C) – North West SLA, AECgroup estimates the average household disposable income in the region is **\$655 per week**. This is approximately 80% of the metropolitan Perth average, placing Wanneroo (C) – North West in the third income quintile.

### 3.2.2 Household Expenditure

Since the preparation of the DSP, a more current Household Expenditure Survey has been undertaken by the ABS. This updated survey, undertaken in 2009/10 with results released in September 2011. This was the first update since the 2003/04 survey, capturing the significant changes in retail expenditure patterns that have occurred since that time.

The use of the Household Expenditure Survey results allows for the different expenditure propensities for households in differential income quintiles to be reflected in local expenditure. Households in Shorehaven's Primary and Secondary catchments are assumed to be in the Third Quintile, which means approximately \$475 of household disposable income per week is assumed to be spent on retail related expenditure as at 2008/09. Adjusting to 2010/11 expenditure levels, this equates to retail expenditure of **\$496 per household per week**. This expenditure level is used for the purpose of this Assessment.

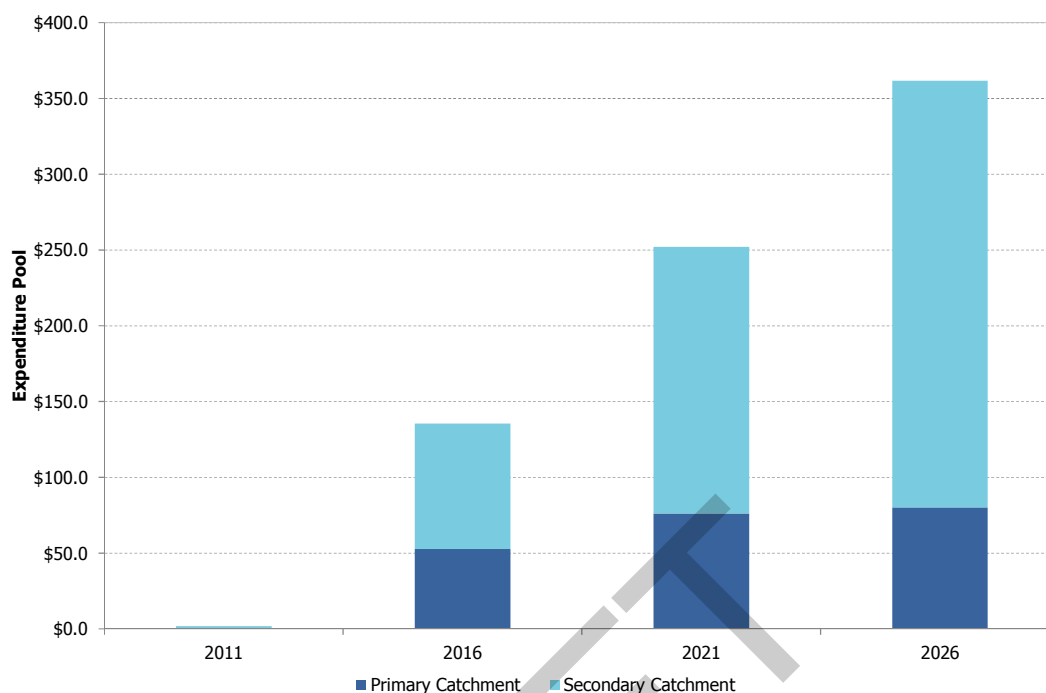
Over time, AECgroup has assumed a real growth rate in household expenditure of 1% per annum, meaning this per household expenditure level will continue to grow in line with income growth.

## 3.3 Retail Expenditure Pool

Applying the weekly household expenditure levels to estimated household numbers in the Coastal Village Centre's primary and secondary catchment, AECgroup has estimated the size of the total expenditure pool.

For the primary catchment, the expenditure pool is projected to be worth \$80.2m in 2026. In contrast, the secondary catchment expenditure pool is projected to reach \$281.6m by the same time, reflecting a larger population in the secondary catchment compared to the Shorehaven Coastal and Rise precincts. This equates to a total expenditure pool of \$361.7m in the Main Trade Area of the Coastal Village Centre as at 2026. The growth and composition of this expenditure pool at five year intervals is outlined in the figure below.

**Figure 3.2: Retail Expenditure Pool, Primary and Secondary Catchments, Shorehaven Coastal Village Centre, 2011 to 2026**



Source: AECgroup

### 3.4 Market Shares

Not all of this expenditure will be captured by the Coastal Village Centre. Competition from other centres over time will influence the market share that the Coastal Village Centre secures. These market shares will also differ between different retail formats and types, reflecting the specific role and function of the Centre within the broader market.

At the time of this assessment, no retail centres exist within either the Primary or Secondary Catchments of the Coastal Village Centre. This reflects the fact Alkimos-Eglinton is a new development area and Shorehaven is leading the development of the region. Over the 15 years, centres within the DSP area may develop including, but not limited to:

- Alkimos Regional Centre;
- Eglinton District Centre;
- Coastal Villages in Alkimos and Eglinton; and
- Various local centres across the DSP area.

Due to the high level nature of this assessment, detailed analysis of these proposed centres was not undertaken. Their existence and potential timing as established as part of the DSP analysis was taken into consideration in the allocation of market shares for the Shorehaven Coastal Village Centre.

In this assessment, AECgroup has assumed the following market shares.



**Table 3.1. Retail Market Shares, by Catchment, Shorehaven Coastal Village Centre**

Category	Primary Catchment	Secondary Catchment
Groceries & Specialty Food	25.0%	5.0%
Food and Liquor Catering	30.0%	5.0%
Clothing & Accessories	12.5%	2.0%
Furniture, Housewares & Appliances	10.0%	2.0%
Recreation & Entertainment Equipment	12.5%	2.0%
Garden & Hardware Goods	10.0%	2.0%
Other Goods & Personal Services	25.0%	5.0%

Source: AECgroup

These market shares take into consideration a range of factors including:

- Early establishment of the Village Centre in the overall network, in line with the staging of dwellings in the overall Shorehaven development;
- Coastal location of the Village Centre with associated mix of uses (i.e. strong market shares for food and liquor catering);
- The Neighbourhood Village designation of the Village Centre reducing the role of the centre in a range; and
- Proposed collocation of commercial and service uses (outside of the scope of this assessment) with retail offerings as part of the overall concept plan.

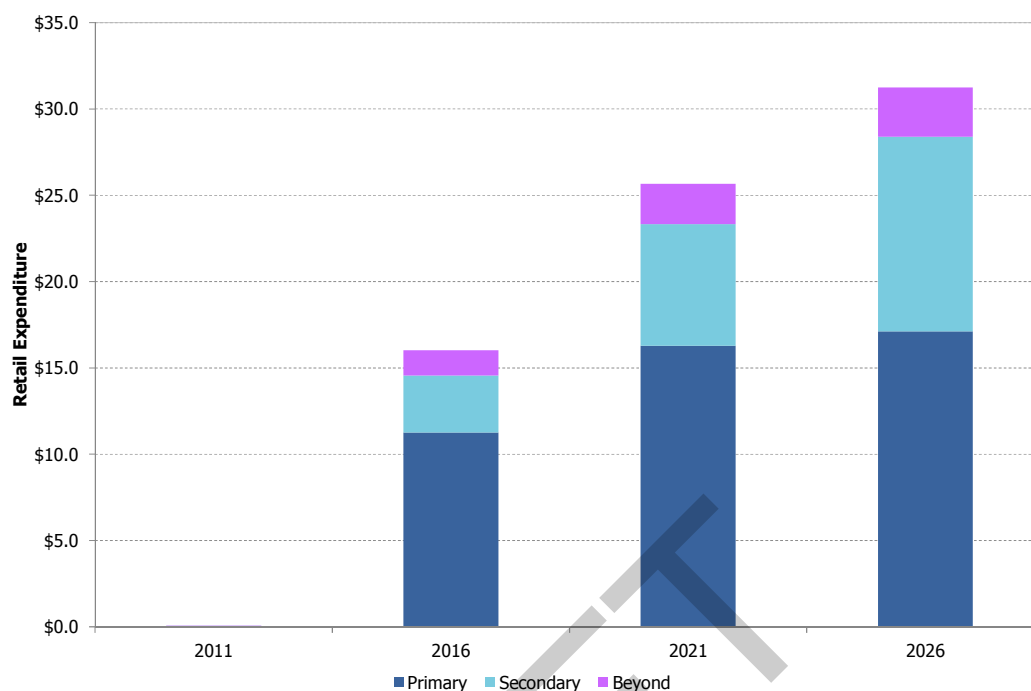
### 3.5 Captured Retail Spending

Applying these market shares to the expenditure pools in the primary and secondary catchments, AECgroup has estimated the total retail spending likely to be captured by the Coastal Village Centre. In the primary catchment, captured retail spending is projected to equal \$17.1m in 2026. In contrast, spending captured from the secondary catchment is projected to equal \$11.3m in 2026. Interestingly, the value of expenditure captured from the secondary catchment is smaller than the primary catchment, despite the total expenditure pool in the secondary catchment being much larger. This is a consequence of lower market shares in the secondary catchment.

In addition to expenditure captured from the primary and secondary catchment, AECgroup has assumed expenditure from beyond catchment of approximately 10% of that of the Main Trade Catchment (Primary and Secondary Catchments). This aligns with analysis in both the DSP and LSP, where expenditure from non-Alkimos-Eglinton visitation to the local Shorehaven beach was taken into consideration. A 10% beyond trade catchment assumption is standard for most retail reports, but may be regarded as conservative in this case, given the village's coastal location and beach amenity.

Including beyond catchment expenditure, AECgroup estimates total expenditure captured by the Coastal Village Centre will equate to \$31.2m in 2026. The growth of this captured retail spending over time is illustrated in the figure below.

**Figure 3.3: Captured Retail Spending, Primary and Secondary Catchments and Beyond Catchment, Shorehaven Coastal Village Centre, 2011 to 2026**



Source: AECgroup

### 3.6 Sustainable Retail Floorspace

AECgroup has applied industry-standard annual retail turnover densities (e.g. turnover per square metre of Net Lettable Area or NLA) to the projected captured retail spending for the Coastal Village Centre to estimate the sustainable level of retail floorspace that could be supported. The retail turnover densities assumed in this assessment are outlined in the table below.

**Table 3.2. Annual Retail Turnover Densities, Shorehaven Coastal Village Centre**

Category	Turnover per Sqm
Groceries & Specialty Food	\$7,000
Food and Liquor Catering	\$5,000
Clothing & Accessories	\$5,000
Furniture, Housewares & Appliances	\$4,000
Recreation & Entertainment Equipment	\$4,000
Garden & Hardware Goods	\$3,500
Other Goods & Personal Services	\$5,000

Source: AECgroup

The result of this application is that in 2026, sustainable retail floorspace in the Coastal Village Centre is estimated at 5,649sqm NLA. AECgroup has concorded the retail categories with the floorspace types identified as part of the DSP and LSP documents. Applying this concordance, the projected floorspace demand is likely to be comprised of:

- 3,015sqm NLA of Supermarket including:
  - Groceries & Specialty Food (2,020sqm);
  - Furniture, Housewares & Appliances (365sqm);
  - Recreation & Entertainment Equipment (516sqm); and
  - Gardening & Hardware Goods (114sqm).
- 1,298sqm NLA of Specialty Retail including:

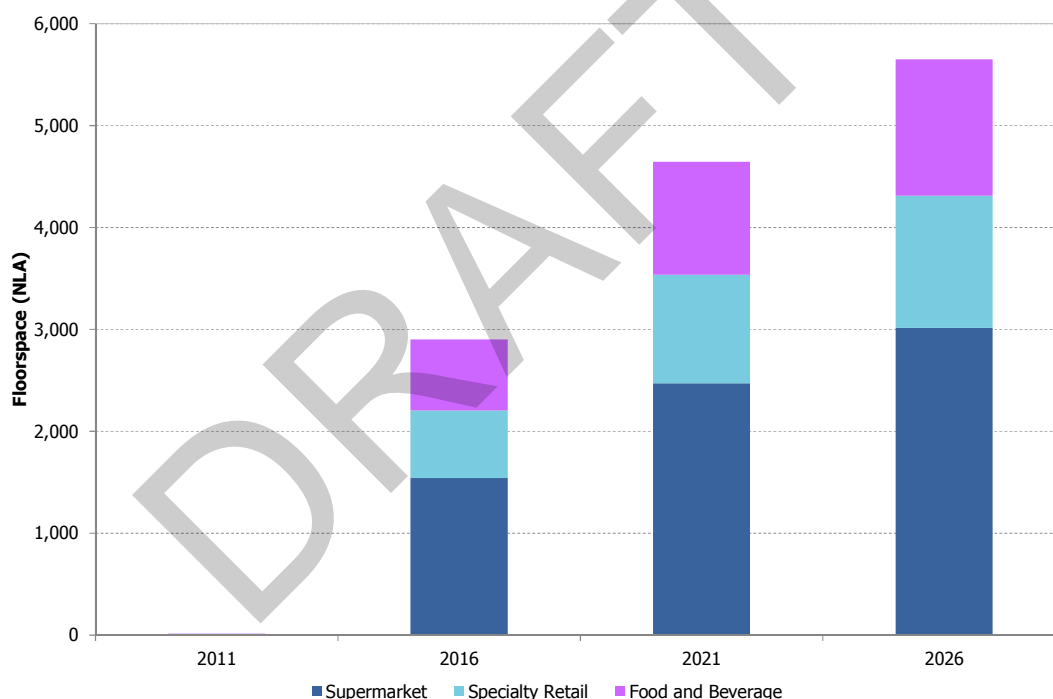
- Clothing & Accessories (298sqm); and
- Other Goods & Personal Services (1,000sqm)
- 1,336sqm NLA of Food and Beverage.

The supermarket floorspace is larger than that accounted for by Groceries & Specialty Foods expenditure alone. This reflects the fact the supermarkets traditionally incorporate non-food goods (including gardening, housewares and recreation equipment), particularly those in Neighbourhood Centres which do not include Discount Department Stores, or Bulky Goods floorspace.

The Food and Beverage share of total sustainable floorspace appears to be high for a Neighbourhood Centre. In 2026, it accounts for 24% or almost one quarter of NLA in the Centre. However, this is to be expected as it reflects the coastal amenity of the location and its attractiveness to local and out-of-catchment visitors (reflected in the inclusion of Beyond Catchment Expenditure), resulting in the higher than normal market share for Food & Liquor Catering.

The growth profile of floorspace demand in the Coastal Village Centre overtime is illustrated in the figure below.

**Figure 3.4: Sustainable Retail Floorspace, by Broad Retail Category, Shorehaven Coastal Village Centre, 2011 to 2026**



Source: AECgroup

In terms of the supermarket, the potential turnover levels at 2026 can be estimated by applying the assumed retail turnover densities for each of the components that would comprise its operation to the total sustainable floorspace. Based on this calculation, AECgroup estimates that the supermarket would have a turnover in 2026 of \$17.7m. The estimated turnover levels at each five year interval are outlined in the table below.

**Table 3.3. Annual Retail Turnover, Supermarket, Shorehaven Coastal Village Centre**

Year	Supermarket Turnover (\$m)
2011	\$0.0
2016	\$9.0
2021	\$14.5
2026	\$17.7

Source: AECgroup

### 3.7 Key Findings

Over the next 15 years, demand for retail floorspace in the Coastal Village Centre is projected to grow to 5,649 sqm NLA. This growth is driven by growth in population and households in the primary and secondary catchments, as well as expenditure from beyond these catchments, captured through effective utilisation of the Centre's coastal location and integration with the natural beach environment.

The role and function of the centre as a coastal village will result in an above average share of Food and Beverage floorspace, accounting for almost 24% of total floorspace. This is explained by the coastal amenity of the location and the attractiveness of such a trading environment to cafes and restaurants.

The supermarket component of the centre is expected to have a turnover performance of approximately \$9.0m in 2016 reaching \$17.7m over the subsequent 10 years. The supermarket is expected to account for the largest share of NLA in the Centre across the period – an important factor that supports the role of the supermarket as the anchor for the centre.

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## 4. Comparison with Proposed Floorspace

This section compares the results of the high level retail needs assessment (section 3) with floorspace proposed for the Village Centre in the current Shorehaven Concept Plan.

### 4.1 Proposed Floorspace

Overall, the Shorehaven Coastal Village Centre is proposed to comprise, at build-out, 5,643sqm Gross Floor Area of retail floorspace. Converting this to Net Lettable Area (to align with retail projections in section 3 and previous estimates for floorspace in the Peet Alkimos LSP) by applying a standard 15% reduction, this equates to **4,797sqm NLA** of floorspace comprised of:

- 2,720sqm NLA of Supermarket;
- 931sqm NLA of Specialty Retail; and
- 1,146sqm NLA of Food and Beverage.

The proposed centre layout, at the time of this report is illustrated in the following figure.

**Figure 4.1: Proposed Retail Floorspace,**



Source: Peet Ltd (2011a)

Note that the proposed centre is not comprised entirely of retail floorspace. There is an additional 1,055sqm NLA of commercial/office space designed to accommodate medical, gym, real estate and banking services. This floorspace has not been assessed as part of this report, but demand at build-out is likely to be higher than previously estimated due to similar population-related drivers.

## 4.2 Comparison

Comparison between retail floorspace levels proposed for the centre in the concept plan, and the sustainable level identified in section 3.6 reveals a strong alignment. The total retail floorspace proposed by the client in the concept plan is approximately 6sqm NLA less than that deemed sustainable under this assessment (5,649sqm sustainable vs. 4,797sqm proposed). This is outlined in the table below.

Retail Type	Proposed (SQM NLA)	Sustainable (SQM NLA)
Supermarket	2,720	3,015
Specialty Retail	931	1,298
Food and Beverage	1,146	1,336
Total	4,797	5,649

Source: Peet Ltd (2011a) and AECgroup

The proposed development is within sustainable levels for all broader retail categories types. Supermarket offering appears to be the closest to maximum sustainable level (90.2%), followed by Food and Beverage (85.8%). Interestingly, proposed Specialty Retail offering is the lowest (71.7%) compared to the maximum sustainable level suggesting potential upside in Specialty Retail floorspace in the proposed centre.

## 4.3 Key Findings

Overall, the proposed floorspace levels in the Shorehaven Coastal Village Concept Plan are regarded as broadly sustainable. All proposed floorspace amounts are within the maximum sustainable level at 2026, suggesting that the Centre will be well supported by the local and regional expenditure pool.

## 5. Conclusions

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The proposed Coastal Village Centre in Shorehaven Alkimos is broadly sustainable. Based on projected residential and population growth of the Shorehaven development and broader Alkimos-Eglinton DSP, the Coastal Village Centre will be able to sustainably support approximately 5,649sqm of retail floorspace in 2026. This is higher than previous estimates under the Alkimos-Eglinton DSP and associated LSP for the Shorehaven area, reflecting a combination of higher dwelling yields, stronger population growth and more current expenditure estimates.

Despite this, the results of this assessment should be regarded as conservative. Inputs based on the socio-demographic characteristics for the broader Wanneroo (C) – North West SLA are not necessarily representative of the households and population likely to call Shorehaven home (including lower dwelling occupancy rates and lower income and expenditure levels).

The sustainable level of retail floorspace estimated for 2026 in this report is larger than the proposed retail floorspace in the Centre at build out (4,797sqm NLA). This indicates that the centre size proposed by Peet Ltd is sustainable. However, there are some variations between the composition of the proposed centre and the sustainable retail floorspace estimated for the Coastal Village Centre. The supermarket component of the proposed centre (2,720sqm NLA) is closest to the maximum sustainable floorspace level, reflecting the role of the supermarket as the primary retail anchor of the overall centre. In contrast, proposed Specialty Retail floorspace offering will be less than three quarters of the maximum sustainable floorspace level at 2026. This suggests there is capacity for the centre to be expanded over time to absorb this additional floorspace allowance.

Food and Beverage proportion of both the proposed centre floorspace and the maximum sustainable level projected for 2026 in section 3 is high for a Neighbourhood Centre. This reflects the coastal nature of the location, which will attract a daytrip leisure visitor with associated food and beverage dominated expenditure profile. This is captured in the assessment through the Beyond Catchment expenditure assumption.

Overall, the retail floorspace proposed for the Shorehaven Coastal Village Centre in the concept plan is of a level that is sustainable in the medium term. Strong growth in dwellings and population in the primary and secondary catchment over the next 15 years, along with updated income and expenditure profiles for local households, supports a level of retail floorspace above that previously estimated in the Alkimos-Eglinton DSP and associated Shorehaven LSP. Supporting a higher level of retail offering in the Coastal Village Centre will enhance the attractiveness of the Alkimos-Eglinton area to new residents and help to capture expenditure in the local economy.

## References

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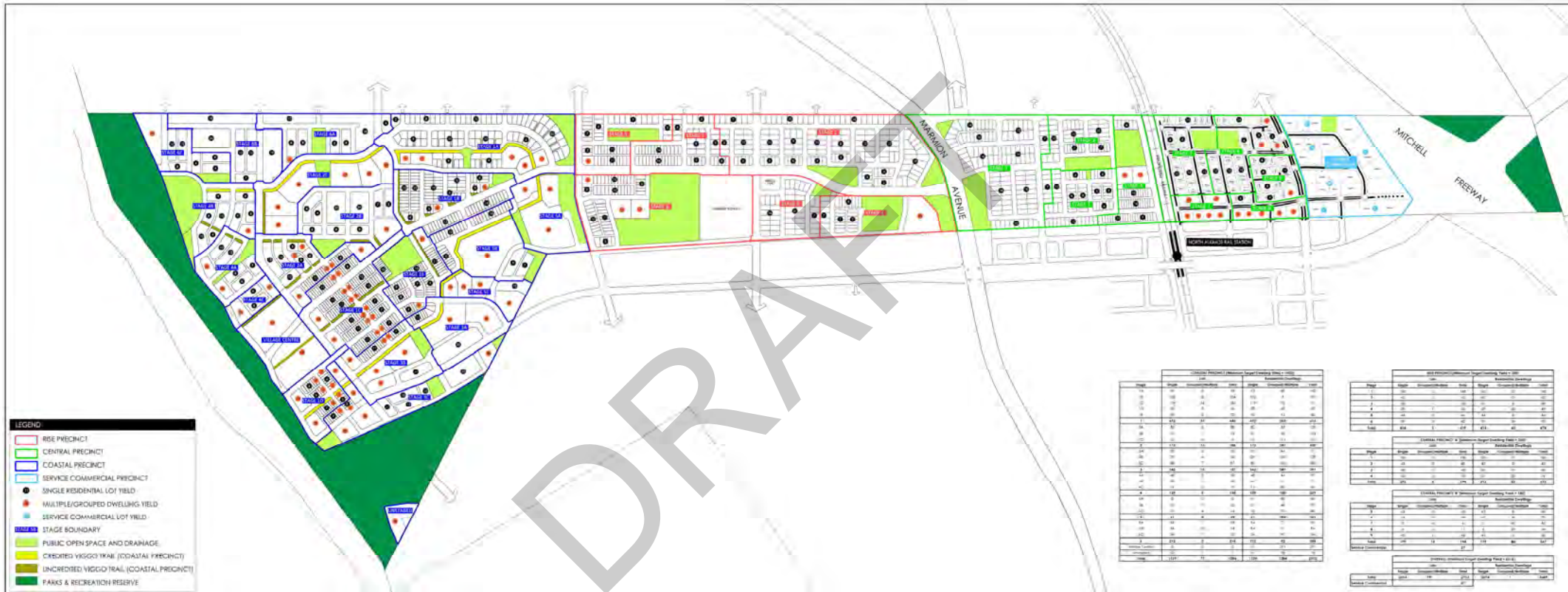
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# Appendix A: Shorehaven, Alkimos

Figure A.1: Shorehaven, Alkimos

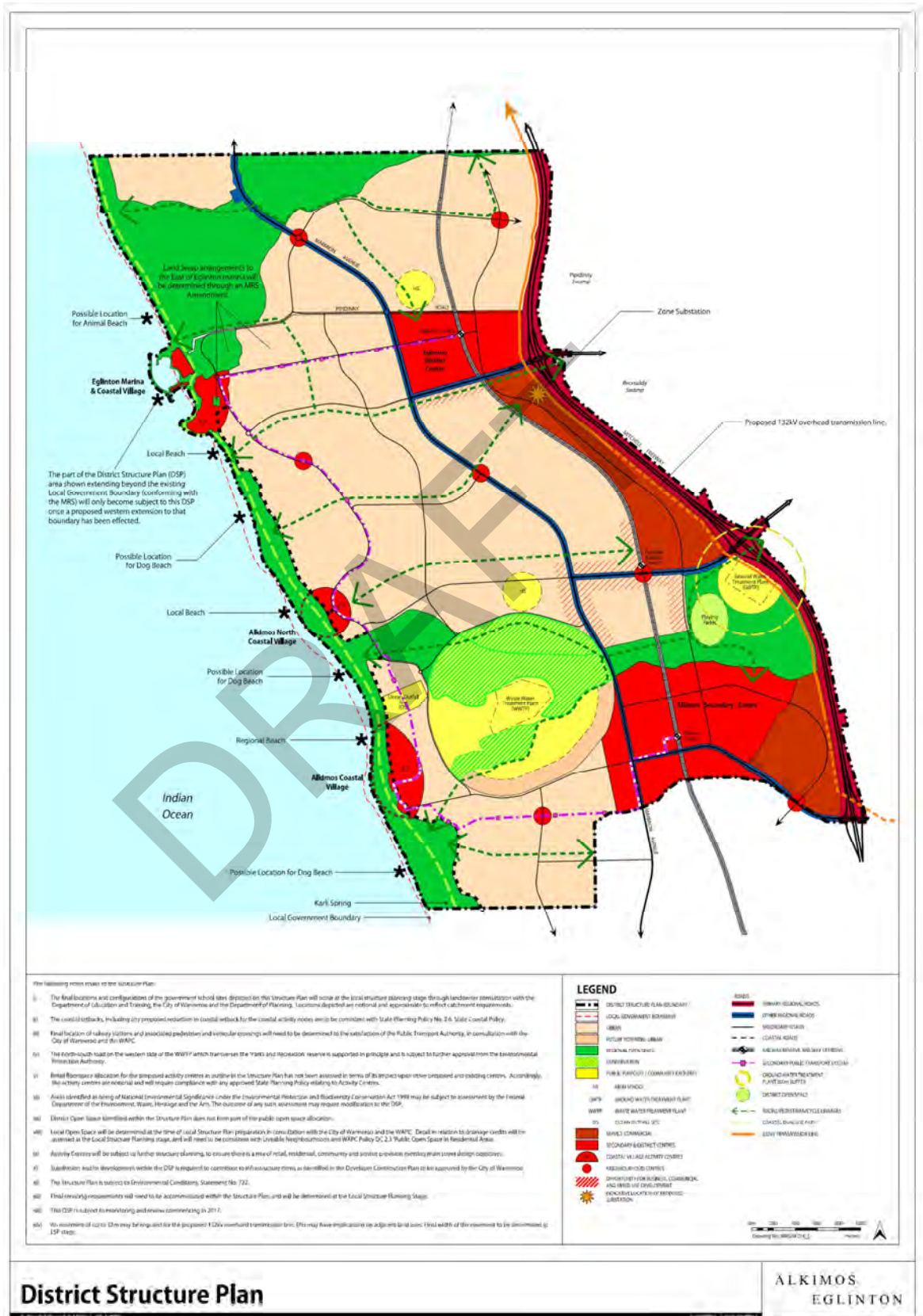


Source: Peet Ltd (2011b)



# Appendix B: Alkimos Eglinton DSP

Figure A.2: Alkimos-Eglinton DSP Area



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<b>Brisbane</b>	Level 5, 131 Leichhardt Street Spring Hill QLD 4000	PO Box 942 Spring Hill QLD 4004	T F	+61 7 3831 0577 +61 7 3831 3899
<b>Melbourne</b>	Level 13, 200 Queen Street Melbourne VIC 3000	GPO Box 4500 Melbourne VIC 3001	T F	+61 3 8648 6586 +61 3 8648 6480
<b>Sydney</b>	Level 3, 507 Kent Street Sydney NSW 2000	PO Box Q569, QVB Sydney NSW 1230	T F	+61 2 9283 8400 +61 2 9264 9254
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<b>Perth</b>	Level 18, Central Park 152 - 158 St Georges Terrace Perth WA 6000		T F	+61 8 9288 4456 +61 8 9288 4457

**ATTACHMENT 8:**

**RPS Correspondence (2013)**

**Our Ref:** ItPR115019-2 06/02/2013

**Email:** Sarjit.Singh@rpsgroup.com.au

**Date:** 6 February 2013

Ryan Hunter  
Development Manager  
Peet Ltd  
Level 7, 200 St Georges Terrace  
Perth WA 6000

**Via:** Email Only

Dear Ryan,

### **Need for Retail Sustainability Assessment for Shorehaven Local Centre**

Thank you for our discussion on Friday 11 January 2013 regarding the proposed Local Centre (Centre 3) located on Marmion Avenue within the Alkimos Shorehaven development. It is understood that, as part of the approvals process for the establishment of this Centre, you have been advised by TBB Planning of the need for Peet Ltd to provide the City of Wanneroo with a Retail Sustainability Assessment. This letter outlines practical concerns, from the perspective of an economic consultant, of this requirement and recommendations as to a path forward for Peet in meeting the requirements of the City of Wanneroo, the North Alkimos Local Structure Plan (LSP) and State Planning Policy 4.2 - Activity Centres of Perth and Peel.

### **Classification of the Centre within the Hierarchy**

Reference is made by TBB Planning that Centre 3 is identified as a Neighbourhood Centre in the LSP. It is this classification and the non-inclusion of Centre 3 in the Alkimos Eglinton District Plan which appears to be one of the drivers of the requirement for a Retail Sustainability Assessment.

However a review of the plans provided by Peet for the subject Centre raises questions as to the appropriateness of its classification as a Neighbourhood Centre. Namely it appears that Centre 3 is planned for only 502sqm NLA convenience retail (comprised of a bottle shop and 3 small shop retail tenancies). If floorspace for the bottle shop and the convenience centre of the proposed petrol station is included, total floorspace increases to 622sqm NLA.

According to Table 2 of SPP4.2, a Centre requires a minimum of 1,500sqm Net Lettable Area (NLA) of Shop-Retail (under the Planning Land Use Categories) to be classified as a Neighbourhood Centre. In this case the small size of Centre 3 means it does not meet the threshold of a Neighbourhood Centre, even when non-shop retail elements (e.g. bottle shop, petrol station) are included.

It is RPS position that Centre 3 should be reclassified for the purposes of this assessment as a Local Centre, rather than a Neighbourhood Centre. This will have implications for Peet's capacity to meet the requirements necessary for the completion and approval of a Centre DAP.

### Non-Inclusion of Centre in Alkimos District Structure Plan

Advice from TBB Planning suggests that because proposed Centre was not identified in the Alkimos-Eglinton District Structure Plan (DSP), the City has indicated that RSA will need to be prepared to justify the provision of retail floorspace in this location, in the broader DSP context.

It is RPS position that this requirement should only apply to Centres of a Neighbourhood size and above. Local Centres, such as that proposed for Centre 3, were not included or identified in the DSP. They were to be and are the focus of the Local Structure Planning process. As such the establishment of proposed Centre 3 is not in conflict with the current DSP as it is only a local centre and its establishment therefore does not trigger the requirement for a RSA under the DSP.

### Appropriateness of a RSA for Centre 3

Reference is also made by TBB Planning that relevant clauses of the LSP and the DSP state the requested RSA must be prepared in accordance with SPP4.2. However there are practical challenges which impact the fulfilment of this requirement.

The Western Australian Planning Commission's *Guidelines for Retail Sustainability Assessment* and the Department of Planning expresses the preference for the use of a retail gravity model in the preparation of an RSA, under SPP 4.2. Such a methodology seeks to quantify the potential impact of on the trading performance of existing and planned Centres of the establishment or expansion of the subject Centre. It distributes retail expenditure within a catchment across all Centres based on a combination of the size of the Centre (in terms of floorspace) and the travel distance to the Centre from each small area place of origin (commonly Census Collection Districts, Transport Zones or increasingly Mesh Blocks or Statistical Area 1 under the ABS statistical geography) and seeks to mimic the spending decisions of consumers.

However, SPP 4.2 never conceived that RSA's would be prepared for small or Local Centres. This reflects the sensitivity of the model and the fact that the impact of establishment and expansion of Local Centres on other Centre within the hierarchy is generally too small to be accurately quantified.

According to 6.5.2 of SPP4.2 states:

*"6.5.2 When required and exemptions*

*(1) **Major Developments** and scheme amendments or structure plans that provide for major developers are to include a RSA.*

*Furthermore any proposal that would result in the total shop retail floorspace of a **neighbourhood centre exceeding 6000 m2 nla, or expanding by more than 3000 m2 shop-retail nla** also requires a RSA (emphasis added)."*

According to Appendix I: Interpretations of SPP 4.2, a Major Development is:

*"Development of any building or extension/s to an existing building where the building or extensions are used or proposed to be used for shop-retail purposes and where the nla of the:*

- Proposed building is more than 10000m2; or*
- Extension/s is more than 5000m2."*

These represent the thresholds above which the preparation of an RSA is appropriate. In this instance, Centre 3 is expected to accommodate a total of 622sqm NLA of floorsapce (including less than 200sqm of Shop Retail), which is well below the size at which a RSA is practical. As such it is not possible for an RSA to be prepared for the City of Wanneroo in accordance with SPP4.2 and the WAPC's preferred methodology.

### **Conclusion**

RPS recommends that a Retail Assessment should not be required for submission to the City of Wanneroo for the establishment of Centre 3. Its Local Centre character means its establishment is primarily a commercial consideration relevant to Peet and prospective private sector tenants.

Thank you again for the opportunity to provide this advice. Should you have any questions or queries do not hesitate to contact the RPS Economics team on 08 9211 1111 or email myself at Sarjit.Singh@rpsgroup.com.au

Yours sincerely,



**Sarjit Singh**  
Senior Economist  
RPS



**ATTACHMENT 9:**

**RPS Retail Review (2015)**



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**Date:** 2 September 2015

Attn: Paul Abel  
Development Manager  
Peet Ltd,  
Level 7, 200 St Georges Terrace  
Perth WA 6000

Dear Paul

**REVIEW – Role and Function of Shorehaven Coastal Village and Marmion Avenue Centre**

Thank you for the opportunity to provide this letter reviewing the economic role and function and floor space size potential of the Coastal Village and Marmion Avenue Centre at Shorehaven, Alkimos. It is understood that RPS and other consultants have previously provided advice on the size, composition and timing of development at these two economic nodes. This has included analysis of the suitability, and role and function of each centre and their interrelationship.

To date the following reports / correspondence have been lodged with the City of Wanneroo to support increases in centre floor space allocation –

- 2011 AEC Report – included a retail sustainability and need assessment for the Alkimos North Coastal Village considering need and demand for retail space within the wider District; and
- 2013 RPS correspondence – prepared to justify the proposed redistribution of retail floorspace from the Marmion Avenue Neighbourhood Centre to the Alkimos North Coastal Village.

Both 2011 and 2013 documents have been appended to this letter.

This letter summarises previous findings on the role and function of each centre in the Shorehaven development and the broader Alkimos Eglinton District. It also confirms the suitability of potential floor space sizes for each centre, in light of this role and function. Importantly, this letter demonstrates that an increase to the retail floorspace allocation of the Coastal Village Centre to 6000 m<sup>2</sup>, as proposed, supports the role and function of this Centre,

### **Centre Distribution in Shorehaven**

- Three centres are identified in Table 6 (Commercial and Retail Floor Space Allocation) in the endorsed North Alkimos Local Structure Plan No. 73 (LSP 73):. Centre 1 - Alkimos North Coastal Village – located centrally along the Alkimos Eglinton coast collocated with a local beach. LSP 73 identifies the Alkimos North Coastal Village as a Neighbourhood Centre with a maximum retail floor space allocation of 3577m<sup>2</sup>
- Centre 2 located on the corner of Bulwark Avenue and Shorehaven Blvd. LSP 73 identifies this centre as a Local Centre with a maximum retail floor space allocation of 1051m<sup>2</sup>.
- Centre 3 - Marmion Avenue Centre – located in close proximity to Marmion Avenue. LSP 73 identifies this Centre as a Neighbourhood Centre with a maximum retail floor space allocation of 2620m<sup>2</sup>.

These three centres are designated to provide the vast majority of convenience, local and amenity-based retail for the development, with the Coastal Village to account for the largest share.

### **Designation of Marmion Avenue Centre as a Neighbourhood Centre**

In our letter dated, 6 February 2013 (refer attached), RPS reviewed the appropriateness of the classification of the Marmion Avenue Centre as a Neighbourhood Centre (as currently identified in the endorsed LSP 73). The small size of the floor space proposed for the centre at the time (up to 622 sqm NLA of Shop and associated retail floor space), meant that the Centre size was below the 1,500 sqm NLA threshold associated with Neighbourhood Centres in SPP 4.2.

Two Development Applications have since been approved for the Marmion Avenue Centre and provide for a total of 562m<sup>2</sup> of retail floor space and consist of a liquor store, shops and a petrol station. The actual retail floor space provided is considerably less than that identified within the endorsed LSP 73 which allocated a retail floor space of 2620m<sup>2</sup>. As had been identified in previous correspondence prepared by RPS, the Marmion Avenue Centre, at this level of retail development, is more akin to a Local Centre and not a Neighbourhood Centre and is likely to primarily fulfill a local convenience role, servicing a walkable catchment.

However, the location of the centre proximate to Marmion Avenue and central within the broader Alkimos Eglinton District, means the Marmion Avenue Centre also has the potential to support some fuel and convenience role for passing travelers. This includes residents of Shorehaven leaving the development for work, or motorists travelling north-south along Marmion Avenue.

Despite this dual role and function, the Marmion Avenue Centre remains most appropriately designated as a Local Centre in terms of its role and function within the development.

### **Relationship between Marmion Ave and Coastal Village Centres**

The role and function of the Marmion Avenue Centre therefore has an influence on its relationship with other centres within Shorehaven and their size and composition.

Analysis by AECgroup in 2011 indicated that the Shorehaven Coastal Village could support a higher amount and more diverse mix of retail floorspace than previously estimated. This was primarily due to the increase in dwelling yields (and therefore population and expenditure) under the LSP, compared to original estimates in the Alkimos Eglinton District Structure Plan. However, the local convenience role of Marmion Avenue Centre (as reflected by the recent development approval) also reinforces that the Coastal Village Centre will likely play a greater Neighbourhood servicing role, meeting the needs of residents of the wider development.

This analysis also demonstrated that the Coastal Village was better placed to accommodate higher order convenience retail floorspace than the Marmion Avenue Centre and that the increase in the size of retail offering at the Coastal Village would provide a critical mass of floorspace with associated improvements in customers choice and greater levels of retail competition.

This critical mass of retail floorspace should include full supermarket offering, with supporting specialty retail. The coastal location of this Village means that the centre will likely accommodate an above average proportion of food and restaurant, tavern and other lifestyle and amenity retail and service offering.

This combination of Neighbourhood-level convenience and coastal visitor servicing will support the development of the Coastal Village as a higher order centre. This would likely entail Shop Retail floor space similar to that estimated in the AECgroup report (5,000 to 6,000sqm NLA) with supporting food and entertainment offering.

In the absence of this redistribution of floorspace from the Marmion Avenue Centre to the Coastal Village, RPS regards neither centre as sufficiently large to accommodate a diverse range of retail offering. Both centres would be too small to accommodate a modern, full supermarket. In the absence of this anchor, the viability of both centres would be questionable in the medium term.

RPS regards the distribution of centres within Shorehaven, a larger Coastal Village and two strategically located local centres, as optimal for the growing community. It provides a central, high amenity centre with a critical mass of neighbourhood-level retail and service offering, as well as two local centres that provide a combination of convenience retail for walkable catchments and services for passing traffic.

## **Appropriate Centre Size and Mix**

RPS has reviewed previous reports and analysis for the North Alkimos LSP and other retail assessments to determine the appropriate floors pace size and mix for each centre based on their optimal role and function.

Firstly, RPS regards a retail floor space of up to 6,000sqm GFA as appropriate for the Coastal Village (The LSP currently provides for 3577m<sup>2</sup>). This level is broadly comparable with the maximum sustainable level of retail floor space identified in the AEC*group* report when adjusted for a 1% annual real increase in retail expenditure over the past 4 years. The underlying residential population for Shorehaven, based on information provided by Peet Ltd, suggested a comparable population base to that assessed under the AEC*group* report.

A Centre of this size will be large enough to accommodate a major supermarket anchor tenant (of accounting for approximately 50% of total floor space). This would then support a range of specialty shop and food retailers. Consideration could also be given to lifestyle and welfare-based uses, such as gyms or medical centres through stand alone or integrated commercial floorspace.

This mix of uses is regarded as suitable and appropriate for a coastal-oriented village, with a critical mass of convenience retail offering a genuine mix of goods and services for the local community. The inclusion of strong café and restaurant offering on the site, and as part of the broader Village, and a focus on wellness, provides an important differentiator for the Centre that will support the attraction of visitors from the wider catchment.

Secondly, the Marmion Avenue Centre should take on a local convenience retail and passing traffic servicing role and function in the LSP. It is expected that this would include a range of uses including:

- Service Station with associated convenience store; and
- Up to 600sqm of shop retail tenancies including potential liquor offering.

The existing DA is consistent with this level and mix of retail floorspace and aligns with the optimal role and function for the Marmion Avenue Centre.

This size and use mix is regarded as ideal to service a local walkable catchment, and the collocation with the service station will provide both local and broader District residents with improved accessed to fuel. The increased competition in the district fuel market afforded by the development of a petrol station will have an added benefit, by assist to keep fuel prices lower in an area where proximity and accessibility to the Greater Perth is extremely important.

## Conclusions

Based on this review, RPS recommends that the maximum retail floor space allocation for the Coastal Village be revised to 6,000sqm GFA (currently 3577m<sup>2</sup> in the endorsed LSP). Furthermore, the Marmion Avenue Centre should also be revised, to allow a maximum retail up to 600sqm GFA (currently 2620m<sup>2</sup> in endorsed LSP) and reclassified as a Local Centre.

The redistribution of floorspace from the Marmion Avenue Centre to the Coastal Village will provide for a critical mass of retail offering at the Coastal Village. The combination of Neighbourhood-level servicing and coastal visitor expenditure capture will provide a higher quality and diversity of retail activity in Shorehaven than would be the case under the current LSP. Additionally, the relative sizes of both the Marmion Avenue and Coastal Village Centres are likely insufficient to attract and retain a full supermarket anchor. The medium and long-term viability of both centres are questionable in the absence of this anchor.

The subsequent reclassification of the Marmion Avenue Centre as a Local Centre represents the optimal level of activity for that location. The constrained nature of the walkable catchment, coupled with the close proximity to Marmion Avenue supports a travel-based convenience retail node. This combination of a larger Coastal Village and two smaller Local Centres will maximize the benefit of the local centre network to the community by providing greater diversity and sustainability of offering.

Thank you for the opportunity to provide this economic commentary. If you have any questions or queries, please do not hesitate to contact me on 0431 676 254 or via email at [mark.wallace@rpsgroup.com.au](mailto:mark.wallace@rpsgroup.com.au)

Yours sincerely

**RPS Australia East Pty Ltd**

A handwritten signature in blue ink, appearing to read 'Mark Wallace', written in a cursive style.

**Mark Wallace**

Regional Technical Director - Economics