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TOWN PLANNERS



DEVELOPMENT APPLICATION - BANKSIA GROVE DISTRICT ACTIVITY CENTRE

Prepared for Fabcot Pty Ltd - November 2015

Executive Summary

This town planning report has been prepared by MGA Town Planners on behalf of Fabcot Pty Ltd to support a development application in respect of portion of the Banksia Grove District Activity Centre, referred to herein as the 'Banksia Grove DAC', Lot 140 Ghostgum Boulevard (subject land).

The Banksia Grove DAC is located within the suburb of Banksia Grove, approximately 3km north - east of Lake Joondalup. The Banksia Grove DAC is bounded by Pinjar Road and Joondalup Drive to the west and east respectively, and these two roads converge at the southern edge of the activity centre. Furthermore, Joseph Banks Boulevard dissects the northern portion of the Banksia Grove DAC in an east - west manner.

The proposal will deliver a second full scale supermarket for the activity centre, facilitate orderly vehicle and pedestrian movement and improve the physical amenity of the centre. The new town square and plaza areas are designed as spaces for social interaction, recreation and dining, activating each edge of the main street component of the development. Additional facilities proposed include a child care centre, aquatic recreation centre and a gym, delivering a range of activity desirable given the scale of the centre.

Buildings will adjoin the street edge on Ghost Gum Boulevard, providing an engaging and attractive built form framing the landscaped town square, promoting a high standard for future development in the centre.

The proposal comprises the following buildings and activities:

- A Woolworths supermarket being 4,014m² NLA in area, contained within a small internal pedestrian mall being accessible from the main street, northern plaza and town square.
- Commercial and retail tenancies adjoining the western edge of the building and fronting the main street, accommodating a total of 668m² NLA of shop/retail floor space.
- An additional 170m² will be positioned within the internal mall area adjacent to the supermarket, along with a liquor store (197m²). A small retail tenancy totalling 82m² NLA is to be positioned in line with the offices, aquatic recreation centre and child care centre.

- Flexibility with respect to the range of uses in the 'Retail/Commercial' tenancies is proposed, with the exception of the liquor store, supermarket, offices and recreation facilities. The 'Retail/Commercial' tenancies are intended to accommodate either Offices or a range of retail and personal service shop types.
- Total PLUC 5 shop/retail floor space of 5,131m² NLA, incorporating the liquor store, supermarket and other PLUC 5 shop/retail uses. The total PLUC 5 shop/retail floorspace throughout the centre will not exceed 10,000m².
- Proposed Showroom tenancies totalling 9,000m² NLA, a Child Care Centre (702m² NLA) and a Private Recreation (Aquatic Centre) facility being 500m² NLA. An additional private recreation (Gym) facility (259m² NLA) is proposed to be incorporated into the town square area. These will deliver services sought by a number of people in the community. This diversity in the range of proposed uses is consistent with the intent for district level activity centres, lending support to higher frequency public transport services and activating the centre through multi-purpose trip making by consumers.
- A town square positioned at the corner of Ghostgum Boulevard fronting the main street and adjoining the southern entry to the premises, provides a location for dining, seating and social interaction. The proposed gym will also front the town square area, functioning as an anchor facilitating activation throughout the day for this part of the centre and the promotion of healthy living to residents.
- A delivery vehicle movement network that is convenient and safe. The delivery vehicle network has been designed such that the majority of deliveries and related manoeuvring will occur away from pedestrians and car park.
- Future landscaping provided within the car park and at the edges of the development, including the main street, will provide shade and visual amenity. The specific form of landscaping is intended to be set out in a detailed landscaping plan in conjunction with the building permit phase.
- A traffic and parking study has been undertaken demonstrating that the proposed traffic and car parking arrangement will function in an orderly manner with respect to future volumes and parking demand, based on proposed and potential future land use.

The proposed development will result in the following orderly outcomes:

- A design facilitating orderly traffic movement throughout the subject land and adjoining commercial sites, particularly deliveries.
- Shop tenancies addressing the main - street and pedestrian connections. A highly permeable and interactive design is proposed.
- The provision of local employment opportunities through a range of land uses, improving employment self - sufficiency within the City of Wanneroo, which is currently low relative to other parts of the Perth Metropolitan Area.
- The development of an attractive shopping precinct, with a new supermarket and shops enabling more convenient opportunities for comparison shopping by local residents.
- Outdoor dining precincts in the public realm will provide a desirable place for social interaction, which is currently lacking in the centre.
- Quality built form and layout, setting a high standard for future expansions within the activity centre.

A compliance and merit assessment of the proposal is included in this report. The proposal involves minor variations to the established planning framework adopted under the City of Wanneroo District Planning Scheme No.2 and the Banksia Grove Agreed Local Structure Plan #65 (ASP65).

The proposed development will facilitate employment growth and the establishment of retail services in a desirable manner and timeframe, meeting the identified needs of the community.

It is respectfully requested that the Development Assessment Panel, on counsel from the City, gives favourable consideration and grants consent to the proposal.

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Figure 6b – Advertised / Council Approved Banksia Grove ASP

Figure 7 – Traffic Flow Diagram

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1.0 Introduction

This town planning report has been prepared by MGA Town Planners on behalf of Fabcot Pty Ltd to support a development application for the Woolworths Stage 1 development at the Banksia Grove District Activity Centre (Banksia Grove DAC). The land subject of the application is Lot 140, #81 Ghost Gum Boulevard, Banksia Grove.

The proposal comprises the following buildings and activities:

- A Woolworths supermarket being 4,014m² NLA in area, contained within a small internal pedestrian mall being accessible from the main street, northern plaza and town square.
- Commercial and retail tenancies adjoining the western edge of the building and fronting the main street, accommodating a total of 668m² NLA of shop/retail floor space.
- An additional 170m² will be positioned within the internal mall area adjacent to the supermarket, along with a liquor store (197m²). A small retail tenancy totalling 82m² NLA is to be positioned in line with the offices, aquatic recreation centre and child care centre at the north eastern edge of the supermarket.
- Flexibility with respect to the range of uses in the 'Retail' tenancies, with the exception of the liquor store and supermarket. The 'Retail' tenancies are intended to accommodate either offices or a range of shop types.
- Total PLUC 5 shop/retail floor space of 5,131m² NLA, incorporating the liquor store, supermarket and other PLUC 5 shop/retail uses.
- A range of uses also including a Child Care Centre, Recreation Centre (Gym) and Aquatic Recreation Centre, delivering services sought by and for the benefit of the community. This diversity in the range of proposed uses is consistent with the intent for a district level activity centre and lends support to high frequency public transport services.
- A town square positioned at the corner of Ghostgum Boulevard fronting the main street and adjoining the southern entry to the premises, providing a location for dining, seating and social interaction. The proposed gym will also front the town square area, functioning as an anchor facilitating activation and also the promotion of healthy living to residents.

- A delivery vehicle movement network that is convenient and safe. The delivery vehicle network has been designed such that the majority of manoeuvring will occur away from vehicles and pedestrians in the car park, or other areas featuring heavy pedestrian traffic.
- Future landscaping provided within the car park and at the edges of the development, including the main street, providing shade and visual amenity. The specific form of landscaping is intended to be set out in a detailed landscaping plan subsequent to approval.

Justification for the proposal is provided in terms of its design and planning merit through an assessment against the established planning framework, including both State and local strategic and statutory policies.

Project Team

This development proposal has been prepared by a project team gathered to refine the development proposal and address any issues identified during the design phase. The project team members include the following:

- Brown Falconer Architects – Architecture / Urban Design
- MGA Town Planners – Town Planning
- KCTT – Traffic Impact Assessment

2.0 Subject Land

The subject land is currently vacant and may be described as follows:

- Lot 140, #81 Ghost Gum Boulevard, on Certificate of Title Volume 2812, Folio 94.

The subject land is currently owned by the Housing Commission WA.

Refer to Appendix 1 – Certificate of Title Details

Figure 1 – Subject Land (Existing)



3.0 Context

3.1 Local Context

The Banksia Grove DAC will predominantly serve existing and future residents in the suburbs of Banksia Grove in addition to residents in Tapping and Carramar, although residents in the latter two suburbs have the benefit of convenient alternative shopping facilities.

The subject land is bound to the north by Joseph Banks Boulevard, and in future a range of mixed - use residential / commercial uses envisioned in ASP65. To the west, the land is vacant, but will in future accommodate the western side of the main street along with residential and commercial development.

To the south, abutting Ghostgum Boulevard, there exists a car park and Coles supermarket.

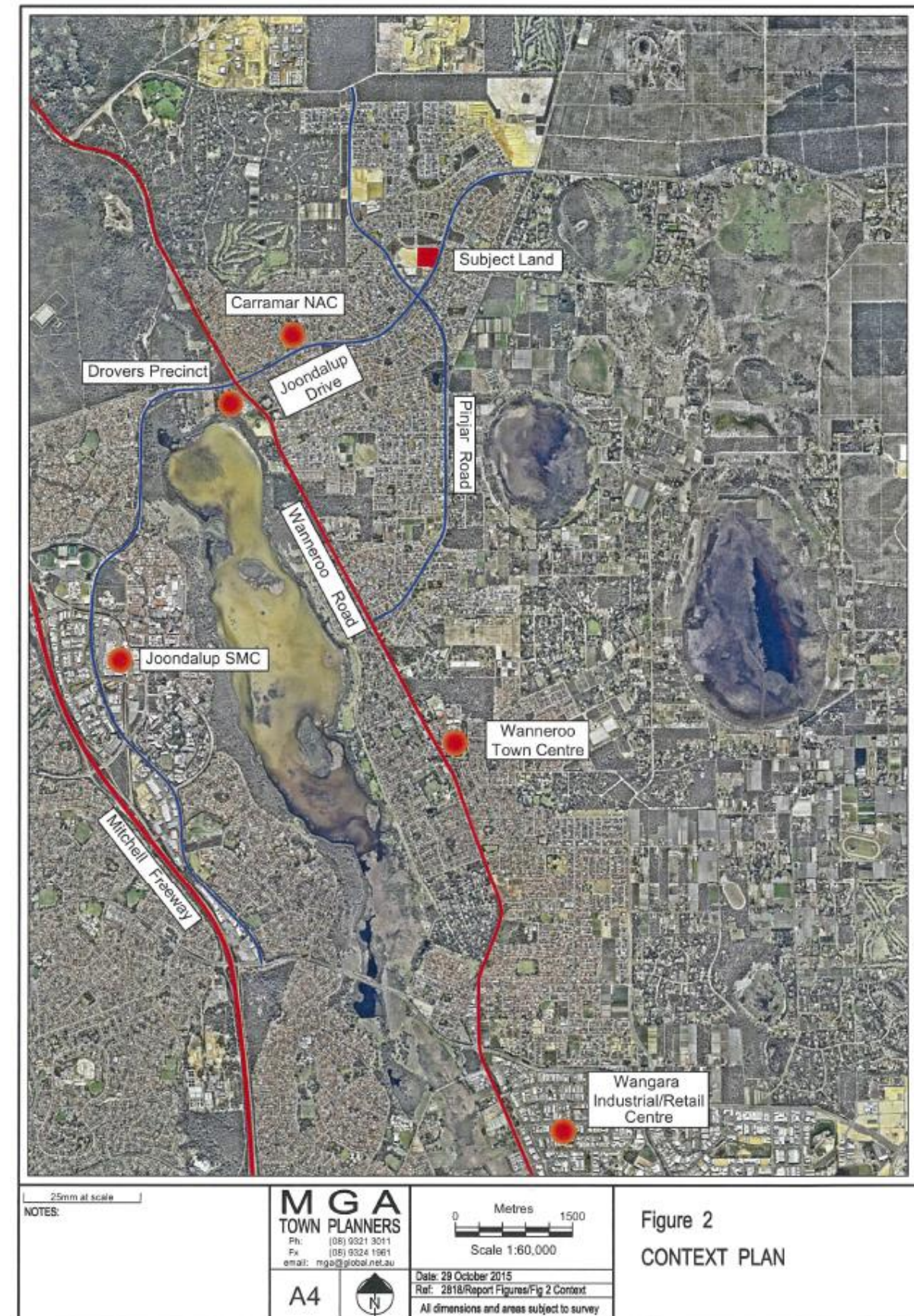
3.2 Regional Context

The subject land is surrounded by the suburbs of Carramar to the west, Tapping to the south and west. Within 1km to the east, there exists large vacant rural lots and rural-residential type development. Wanneroo Road is located within 2.5km to the west and the Mitchell Freeway within 5.3km, by road.

Lakeside Joondalup is located within approximately 6.7km to the south west of the subject land by road, and the Wanneroo town centre within 6.5km to the south. Other competing activity centres include the Carramar Neighbourhood Activity Centre and the Drovers precinct within 1.5km and 2.5km to the west respectively.

The regional road system comprises Wanneroo Road and the Mitchell Freeway, being Primary Regional Roads. Joondalup Drive is an Other Regional Road adjoining the eastern side of the subject land, and extends west to the Lakeside Joondalup shopping centre. Pinjar Road, also an Other Regional Road, passes along the western side of the activity centre. The subject land will be accessible from Joondalup Drive (eastern access), Joseph Banks Boulevard (north), and Ghostgum Boulevard (south and west).

Refer Figure 2 – Context Plan



3.3 Opportunities and Constraints

Identified opportunities and constraints relevant to the proposed development include the following:

Opportunities

- There is an established local resident population that will benefit from the development, providing convenient access to alternative shopping opportunities. The proposal will improve local employment self – sufficiency in the locality, as well as the competitive environment.
- The development will be well serviced by existing bus services; that will be further supported through further development of the activity centre.
- The development will be conveniently accessible on foot or bicycle by local residents. Other residents will have the benefit of improved access to a greater variety of goods and services via vehicle.
- The development will result in the creation of an attractive town centre, delivering much needed improvements to the public realm. Currently, the public realm features no noteworthy locations for social interaction, dining or resting. The development will deliver a design and format improving the physical amenity of the activity centre.
- The proposal enables the establishment of retail and other commercial uses, including offices and recreation opportunities. The development will meet the emerging needs of residents and add to the level of local employment, consistent with the intent of SPP 4.2 - Activity Centres Policy for Perth and Peel.

Constraints

- The existing ASP65 plan depicts a form of development that was not viewed as being optimal in terms of ensuring the highest levels of activation, commercial viability and physical amenity. This has been overcome through an alternative design and through edits contained in Amendment #2 to ASP65, which has been advertised and recommended for approval by the City of Wanneroo, and subsequently forwarded to the WAPC for final approval.

4.0 Development Proposal

4.1 Preamble

This section provides an overview of the proposed development, to be read in conjunction with the additional material included in the appendices to this report. This material includes architectural plans, elevations, and site plans identifying urban realm treatments prepared by Brown Falconer Architects, along with a technical traffic study undertaken by KCTT.

Refer Appendix 2 – Brown Falconer Site Plans, Floor Plans and Elevations

4.2 Development Overview

The proposed development involves establishment of the following:

- A Woolworths supermarket being 4,014m² NLA in area, contained within a small internal pedestrian mall that is accessible from the main street, northern plaza and town square.
- Commercial and retail tenancies adjoining the western edge of the building and fronting the main street, accommodating a total of 668m² NLA of shop/retail floor space.
- Proposed Showroom tenancies totalling 9,000m² NLA, a Child Care Centre (702m² NLA) and a Private Recreation (Aquatic Centre) facility being 500m² NLA. An additional private recreation (Gym) facility (259m² NLA) is proposed to be incorporated into the town square area.
- An additional 170m² NLA will be positioned within the internal mall area adjacent to the supermarket, along with a liquor store (197m² NLA). The liquor store requires convenient access to car parking as well as shoppers visiting the supermarket. The store may remain open beyond standard shopping hours, along with shops fronting the main street.
- A small retail tenancy totalling 82m² NLA is to be positioned in line with the offices, aquatic recreation centre and child care centre at the north eastern edge of the supermarket.
- Flexibility with respect to the range of uses in the ‘Retail’ tenancies, with the exception of the liquor store and supermarket. The ‘Retail’ tenancies are intended to accommodate a range office / commercial and retail uses, as described further in subsequent sections of this report.

- Total PLUC 5 shop/retail floor space of 5,131m² NLA, incorporating the liquor store, supermarket and other PLUC 5 shop/retail uses. Total PLUC 5 shop/retail floor space will not exceed 10,000m² NLA across the activity centre, inclusive of current approved development.
- A town square positioned at the corner of Ghostgum Boulevard fronting the main street and adjoining the southern entry to the premises, providing a location for dining, seating and social interaction.
- Future landscaping provided within the car park and at the edges of the development, including the main street, providing shade and visual amenity. The specific form of landscaping is intended to be set out in a detailed landscaping plan subsequent to approval.
- The construction of Ghost Gum Boulevard in conjunction with the development.
- Canopies along the extent of the proposed retail buildings.
- Surveillance from shops to all pedestrian connections through the establishment of active frontages.

The design is generally consistent with the pattern of development depicted in the Banksia Grove ASP65, as depicted in amendment #2.

Refer Appendix 2 – Brown Falconer Site Plans, Floor Plans and Elevations

Figure 3a – Site Plan (not to scale)

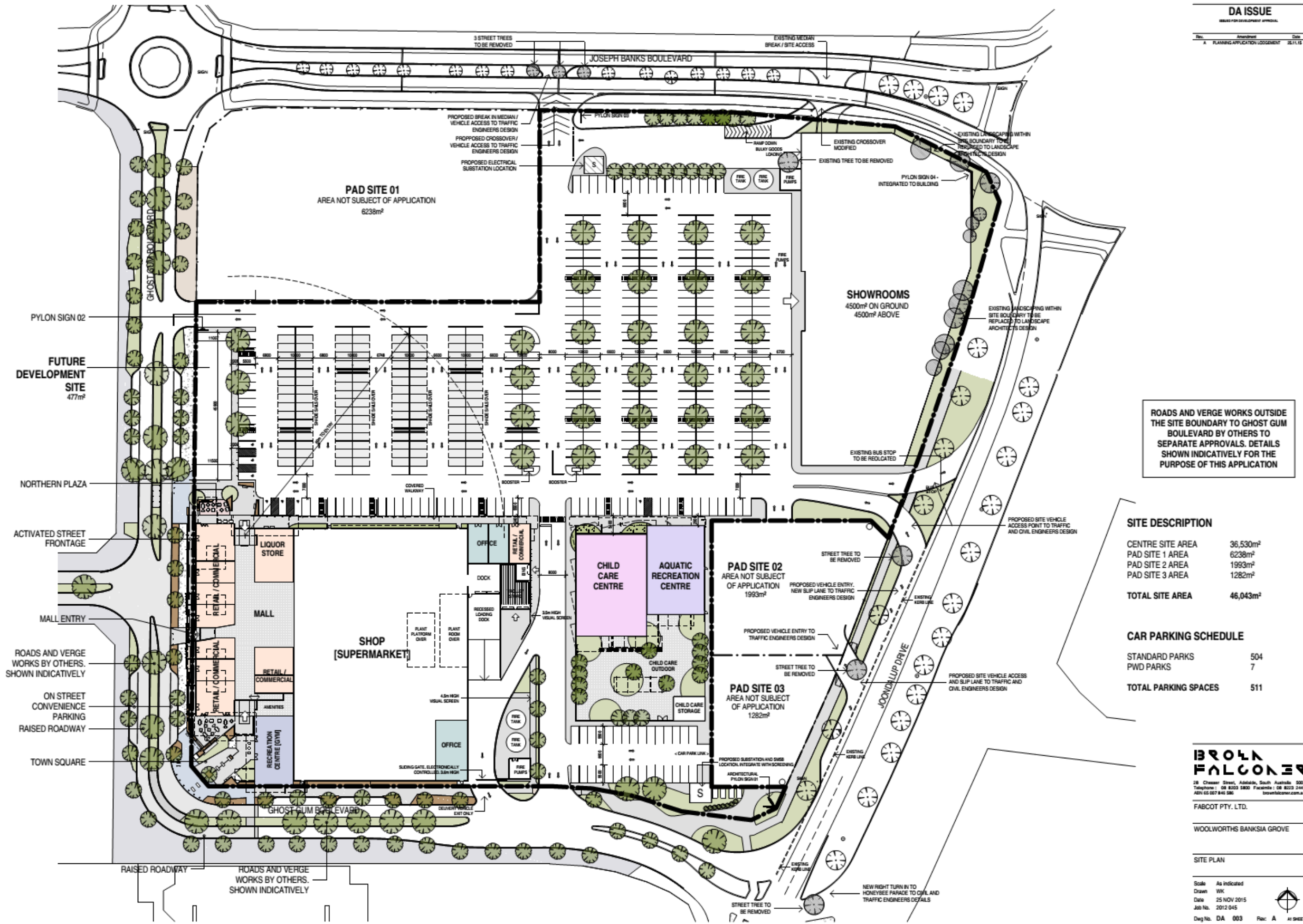


Figure 3b – Land Use and Areas Plan (not to scale)



AREA SCHEDULE

SHOP [SUPERMARKET]	4014m ²
SUPERMARKET PLANT MEZZANINE	195m ²
SUPERMARKET DOCK	96m ²
LIQUOR STORE	197m ²
RETAIL/COMMERCIAL	920m ²
OFFICE	350m ²
CHILD CARE CENTRE	700m ²
RECREATION CENTRE [GYM]	259m ²
AQUATIC RECREATION CENTRE	500m ²
SHOWROOMS [4500 GROUND FLOOR / 4500 FIRST FLOOR]	9000m ²

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WOOLWORTHS BANKSIA GROVE

AREAS PLAN

Scale 1 : 500
 Drawn WK
 Date 25 NOV 2015
 Job No. 2012 045
 Desig No. DA 017 Rev: A A1 SHEET



4.4 Design Rationale

4.4.1 Vision

The Woolworths Stage 1 development has been architecturally resolved to deliver main street creation and the need to accommodate an orderly distribution of activity and high permeability enabling the convenient movement of visitors throughout the centre to deliver good activation. The design incorporates separate spaces and settings for the varying complementary activities that activate the centre, including dining, convenience shopping, grocery shopping and recreation.

The design includes a strong horizontal canopy contrasted with a variety of double - scaled facades to provide visual interest and deliver enclosure and definition to the development and the street.

The awnings and canopies will provide shelter to pedestrians, visual and architectural connections to the retail development, human scale and a continuous built form. The proposed design demonstrates highest and best use of the subject land, addressing the need to achieve a balance between commercial viability, physical amenity and functionality.

The northern open plaza connects with the main – street and entry to the supermarket anchor. The development designs out crime through the activated shop fronts, dining facilities within outdoor areas, along with passive surveillance and pedestrian connections to parking areas mitigating undesirable behaviour.

Services areas have been located so as to ensure safe delivery vehicle movements and pedestrian environments; while also being appropriately obscured from view.

Refer Appendix 2 – Falconer Brown Site Plans, Floor Plans and Elevations

4.4.2 Hard and Soft Landscaping

The landscape design will create a safe and attractive environment meeting the needs of business owners. Landscaping treatments will include high quality pavements identifying activated areas of movement. The paving pattern will enhance legibility within the centre.

Opportunities for stormwater management through planting, rainwater capture and reuse have been investigated and will be refined subsequent to detailed design, along with final landscaping treatments.

Street furniture will be provided within the development, creating a quality civic space and desirable retreat for consumers.

Detailed landscaping plans are sought to be addressed in conjunction with building permit phase.

4.4.3 Wall and Pylon Signage

This application proposes 4 pylon signs. The first is positioned at the south eastern edge of the development, at the corner of Joondalup Drive and Ghostgum Boulevard. The second is a ‘wall / pylon’ sign feature positioned at the corner of Joseph Banks Boulevard and Joondalup Drive incorporated into the edge of the Showroom building. At the western boundary, a third pylon sign is proposed to adjoin the western vehicle entry point, and a fourth at the northern entry to the site.

The Woolworths and BWS signage shown on the building elevations and pylon signs is sought to be approved with this application. Other tenancy signage and wall signage is shown indicatively, and subject to future planning approval.

5.0 Planning Framework and Development Assessment

5.1 Preamble

The following provides an analysis of the proposal with reference to the applicable State and local strategic and statutory planning framework.

5.2 State Strategic and Statutory Planning Framework

5.2.1 Metropolitan Region Scheme

The subject land is zoned 'Urban' under the provisions of the Metropolitan Region Scheme (MRS). This zoning identifies the land for a variety of urban purposes, including commercial and residential development. The proposed development is appropriate based on the zoning of the land under the MRS.

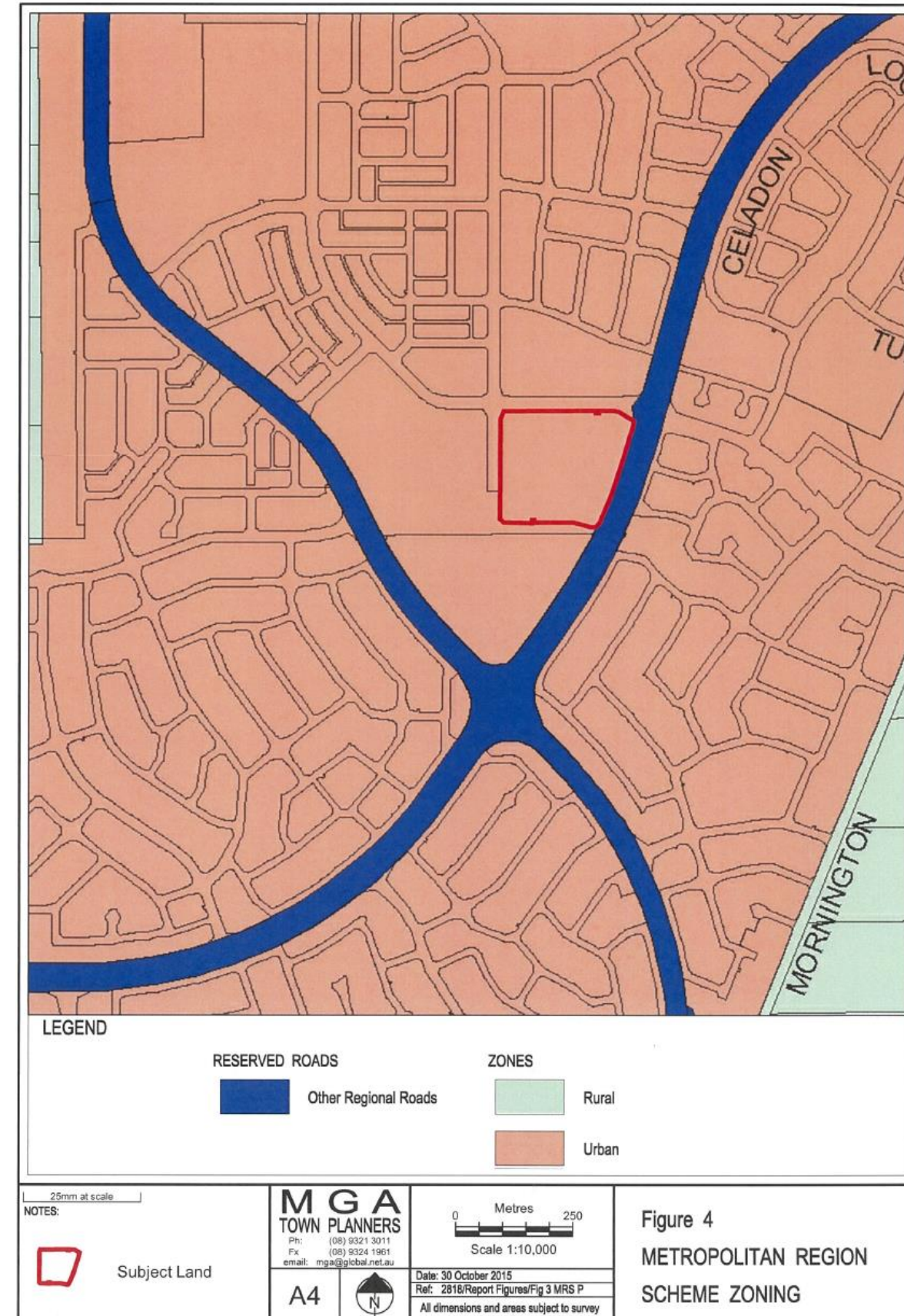


Figure 4 – MRS Zoning

5.2.2 Directions 2031

The Directions 2031 Strategy generally builds upon the strategies and principles included under the Network City Strategy. The subject land is located in north - western corridor of the Perth Metropolitan Region.

Key objectives of the Directions 2031 strategy being of particular relevance to the subject land and proposed development include the following:

- *All people should be able to meet their education, employment, recreation, service and consumer needs within a reasonable distance of their home.*
- *Living in, or visiting our city should be a safe, comfortable and enjoyable experience.*
- *Ensuring that economic development and accessibility to employment inform urban expansion.*
- *Reducing energy dependency and greenhouse gas emissions.*
- *Developing and revitalising activity centres as attractive places in which to invest, live and work.*

The proposal satisfies the above initiatives, on the basis of the following:

- The proposed development will result in the delivery of a safe and pedestrian friendly environment, improving economic wellbeing and delivering an attractive and accessible civic hub for local residents.
- The development will deliver other desirable services, including child care and recreation facilities required by local residents.
- The proposal will improve equitable access to daily/weekly retail needs and employment opportunities for the benefit of existing and future local residents in Banksia Grove.

5.2.3 Activity Centres Policy for Perth and Peel (SPP4.2)

Purpose and Objectives

The Statement of Planning Policy - Activity Centres Policy for Perth and Peel (SPP 4.2) identifies the following objectives being of relevance to the proposed development:

- *Plan activity centres to support a wide range of retail and commercial premises and promote a competitive retail and commercial market.*
- *Increase the range of employment in activity centres; and contribute to the achievement of sub-regional employment self - sufficiency targets.*
- *Ensure activity centres provide sufficient development intensity and land use mix to support high frequency public transport.*

- *Maximise access to activity centres by walking, cycle and public transport, while reducing private car trips.*
- *Plan activity centre development around a legible street network and high quality public spaces.*

The proposed development will promote a competitive commercial environment through improving the range of activity, employment and shopping opportunities for local residents. The development will also aid in achieving employment targets identified for the City. The need for a range of employment has been addressed through the wide range of uses proposed.

Car parking provision is demonstrated to be orderly and the provision of cycle parking will encourage alternative modes of access. Access via public transport is facilitated by two Trans-Perth bus routes (390 and 391). The broad range of uses lends support to high frequency public transport servicing the centre.

Land Use Mix

Table 3 of SPP 4.2 incorporates requirements for the establishment of commercial floor space associated with retail proposals. However, these requirements are applicable to development proposals exceeding 10,000m² only. Although the proposal falls below this threshold, the development will facilitate employment growth through the establishment of 'Other Retail' commercial floor space, being Showrooms, along with recreational and child care facilities and offices, in conjunction with shopping floor space.

Functional Role

The activity centre is classified as a 'District Activity Centre' under SPP4.2. Table 3 identifies these centres are:

- *'to have a greater focus on servicing the daily and weekly needs of residents. Their relatively smaller scale catchment enables them to have a greater local community focus and provide services, facilities and job opportunities that reflect the particular needs of the catchments', and*
- *To be a focal point for the bus network.'*

The intended range of office / retail activities for District Activity Centres under the policy include:

- *Discount department stores.*
- *Supermarkets.*
- *Convenience goods.*
- *Small scale comparison shopping.*
- *Personal services.*
- *Some specialty shops.*
- *District level office development.*
- *Local professional services.*

Accordingly, the range of proposed uses meets with the intent of the policy, featuring grocery shopping, recreation, child care facilities, offices, and space for convenience shops and personal services.

This range of activity will improve local employment prospects beyond retailing alone.

5.2.4 Statement of Planning Policy 3 - Urban Growth and Settlement (SPP3)

State Planning Policy 3 - Urban Growth and Settlement (SPP3) provides high-level objectives relating to the desired pattern of urban development in the State. SPP3 provides the following objectives being of particular relevance to the proposed development, including:

- *To build on existing communities having established local and regional economies, concentrating investment in the improvement of services and infrastructure and enhancing the quality of life in those communities.*
- *To manage the growth and development of urban areas in response to the social and economic needs of the community in recognition of relevant climatic, environmental, heritage and community values and constraints.*
- *To promote the development of a sustainable and liveable neighbourhood form which reduces energy, water and travel demand whilst ensuring safe and convenient access to employment and services by all modes, provides choice and affordability of housing and creates an identifiable sense of place for each community.*

This policy describes the pattern of urban development desired in the Perth Metropolitan Region, as an alternative to the current pattern which has produced car-dependent communities, experiencing a lag in the delivery of employment opportunities in activity centres. As previously described, the proposed development will add to the range of employment through the provision of commercial floor space and retail development consistent with planned and estimated retail demand identified for the locality.

The development of child care and gym facilities will add to the range of employment opportunities and services available. This will enable efficient multi – purpose trip making and improve liveability for many local residents.

5.3 Local Strategic and Statutory Planning Framework

5.3.1 City of Wanneroo District Planning Scheme No. 2 (DPS2)

The subject land is included in the 'Development' zone under the provisions of the City's District Planning Scheme No.2 (DPS2).

Based on this zoning a comprehensive structure plan is to be prepared and endorsed, becoming the main planning control guiding land use and development. The relevant endorsed structure plans are discussed below.

5.3.2 Banksia Grove Agreed Local Structure Plan No. 21A

The subject land is zoned 'Centre' under the Banksia Grove ASP #21a. The structure plan applies to the district activity centre and surrounding residential landholdings in the suburb. ASP65 relates to the land zoned 'Centre', providing a more detailed framework guiding development of the district activity centre.

5.3.3 Banksia Grove District Centre Agreed Structure Plan No. 65

Under the Banksia Grove District Centre Agreed Structure Plan No.65 (ASP65), the subject land is zoned 'Commercial'. The structure plan then separates the subject land into various precincts in order to distribute land use permissibility. **Figure 6a** (current ASP65) and **6b** (Amendment #2) depict the range of precincts and development features applicable to the subject land and within the structure plan area.

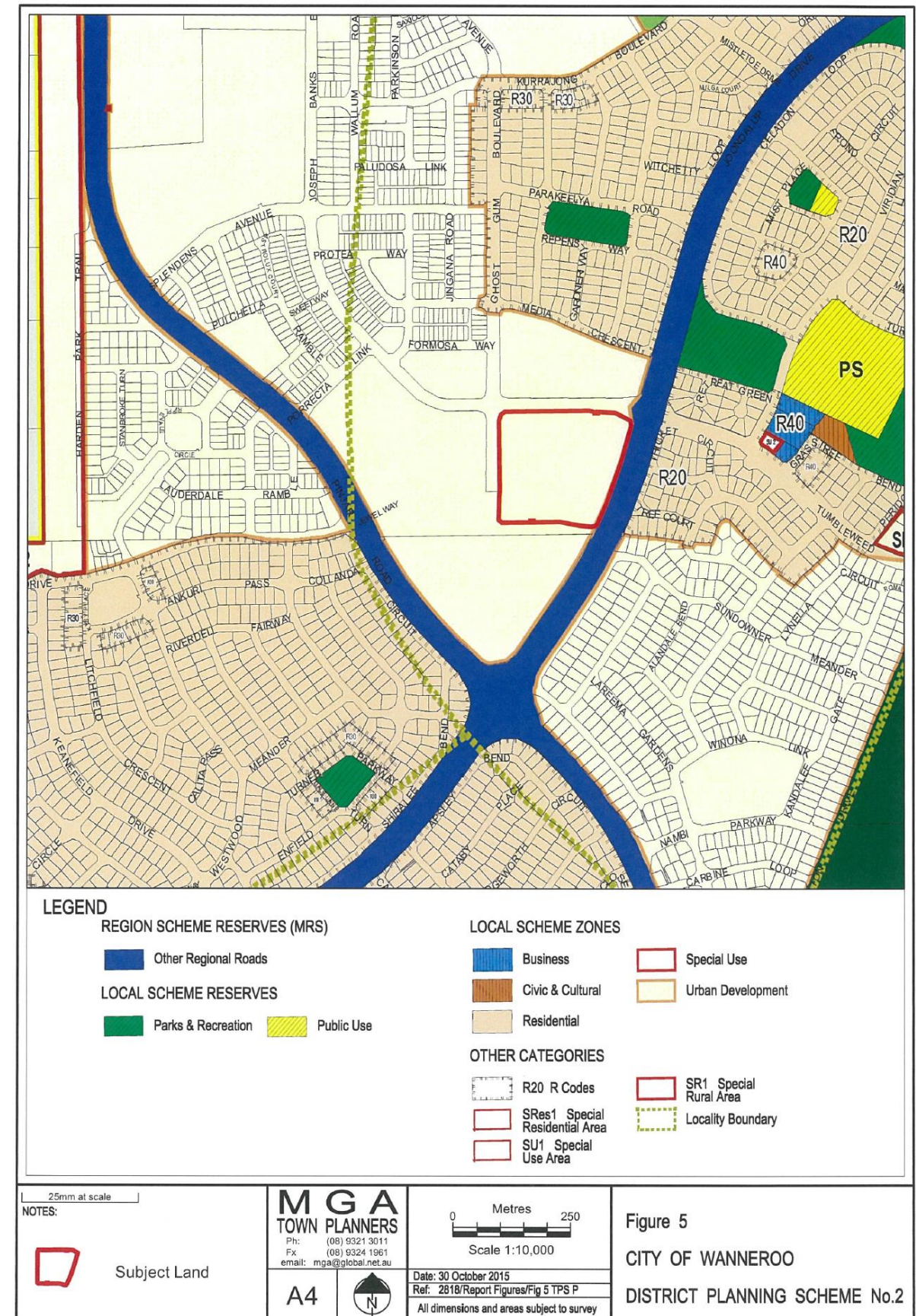


Figure 5 – DPS2 Zoning

Figure 6a – Current Banksia Grove ASP65 (not to scale)

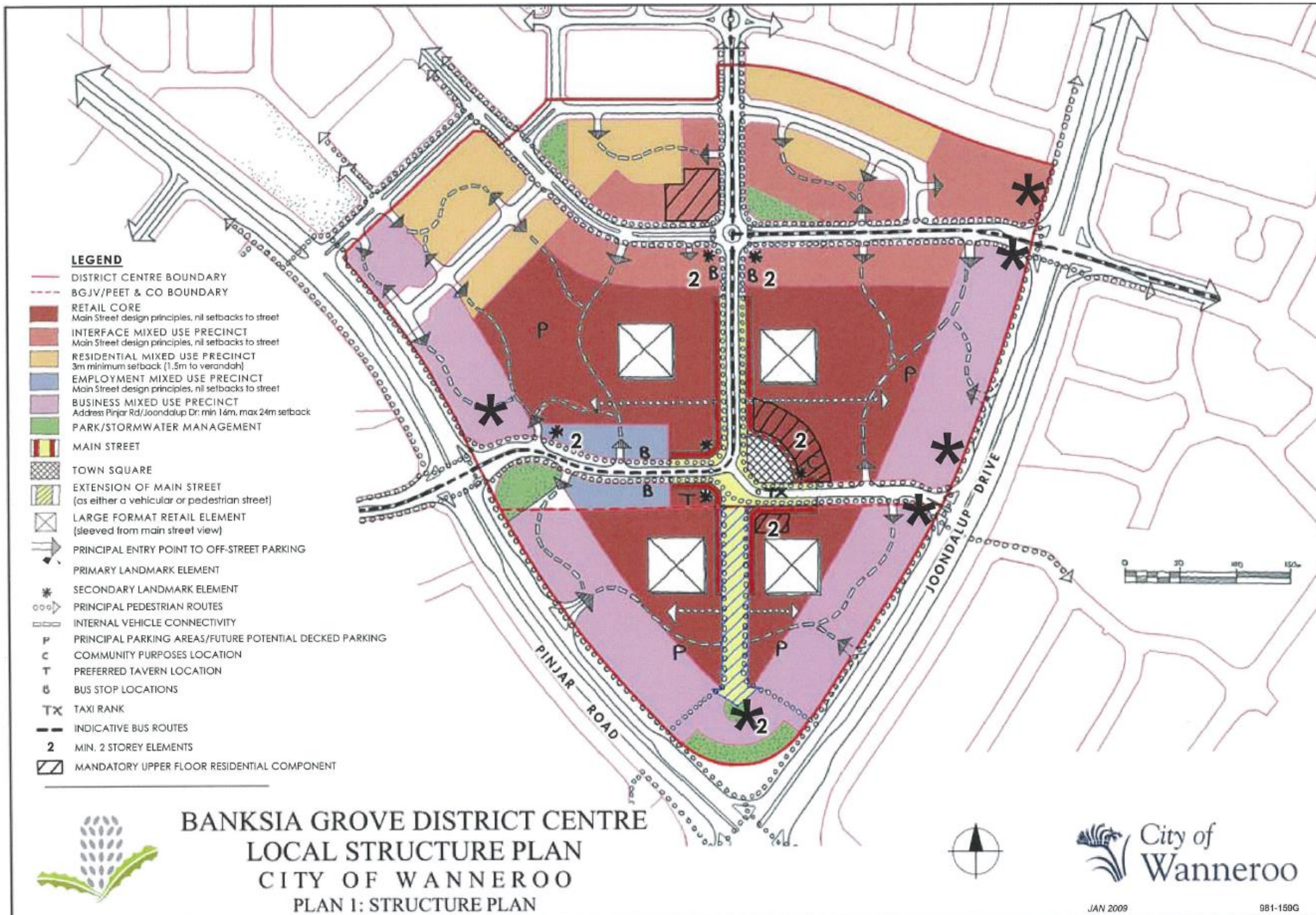


Figure 6b – Proposed Amendment #2 Banksia Grove ASP65



5.3.3.1 Land Use Permissibility – ASP65

The subject land is zoned 'Commercial', with land use permissibility under ASP65 being consistent with Table 1 of DPS2 as it relates to the 'Commercial' zone.

DPS2 indicates the following in Clause 9.8.2:

'Where an Agreed Structure Plan imposes a classification on the land included in it by reference to reserves, zones (including Special Use Zones) or Residential Density Codes, until it is replaced by an amendment to the Scheme imposing such classifications:

a) the provisions of the Agreed Structure Plan shall apply to the land within it as if its provisions were incorporated in this Scheme and it shall be binding and enforceable in the same way as corresponding provisions incorporated in the Scheme;

and in Clause 9.8.3:

'Without limiting the generality of the preceding subclause, under an Agreed Structure Plan:

a) in the areas designated as zones, the permissibility of uses shall be the same as set out in Table 1 as if those areas were zones under the Scheme, having the same designation;

The Banksia Grove ASP65 identifies the uses 'Shop', 'Restaurant (Cafe)' and 'Bakery', 'Beauty Parlour', 'Hairdresser', 'Laundromat', 'Liquor Store', 'Lunch Bar', 'Pharmacy', 'Supermarket' and 'Take-Away Food Outlet' as 'P' - Permissible uses in the 'Retail Core' Precinct.

In addition, the Banksia Grove ASP65 identifies the uses 'Child Care Centre' and 'Recreation Centre' (Gym and Aquatic Centre) are 'D', Discretionary uses in the 'Retail Core' Precinct.

The proposed 'Showroom' development is contained in the 'Business Mixed Use Precinct' area, which is a 'Permissible' use in this Precinct. There is an overlap of the 'Showroom' development into the 'Retail Core' area of the activity centre, however this anomaly was addressed through Amendment #2 to ASP65 which has been advertised and subsequently forwarded to the WAPC after being recommended for approval by the City.

The new Planning and Development Regulations 2015 indicates in Schedule 2 Part 4 Clause 27 that:

'A decision-maker for an application for development approval or subdivision approval in an area that is covered by a structure plan that has been approved by the Commission is to have due regard to, but is not bound by the structure plan when deciding the application.'

On this basis, the minor variation associated with the incursion of the Showrooms may be entertained, and has previously been considered by the Council when recommending approval to Amendment #2 to ASP65.

The number of future tenancies are identified indicatively as 'Retail/Commercial' on the application plans. The intention is to facilitate a range of shop uses and office uses in the 'Retail/Commercial' tenancies, without the need for ongoing change of use class applications being lodged with the City. This will accommodate a range of tenants spanning personal services (i.e. hairdressers), lunch bars, take away food outlets, small offices or shops.

This is most necessary, as with any shopping centre, given the difficulty associated with determining the exact distribution of tenants up front in a development application. It is reasonable to avoid ongoing unnecessary change of use applications based on the similarity in access and parking demand for these uses.

The 'Liquor Store' is identified separately, given that it will be a licensed premises and not able to be established in other tenancies, except by way of a new development application for a change in use and subsequent liquor licensing. The supermarket (defined as 'Shop' under DPS2) will not accommodate any alternative uses listed above and will remain as a 'Supermarket'.

The following uses are sought to be identified as suitable for establishment in the 'Retail / Commercial' tenancies.

Shop, Cafe/Restaurant, Lunch Bar, Bakery, Beauty Parlour, Hairdresser, Laundromat, Pharmacy, Office, and Take - Away Food Outlet.

In order to maintain compliance while providing the flexibility to change the mix of tenants, we propose the following condition:

'With regards to the use of the tenancies (with the exception of the tenancies identified as 'Supermarket', 'Liquor Store', 'Office', 'Recreation Centre' or Child care Centre' on the approved plans), those marked on the plans as 'Retail/Commercial' have been approved for use either as a 'Shop', 'Cafe/Restaurant', 'Lunch Bar', 'Bakery', 'Beauty Parlour', 'Hairdresser', 'Laundromat', 'Pharmacy', 'Office' or 'Take - Away Food Outlet', without a further change of use application being submitted to and approved by the City.'

The Banksia Grove ASP65 requires that where exceeding 10,000m² NLA of PLUC 5 shop/retail floor space, 4,000m² of residential development must be implemented in the centre. Currently, APS65 requires 2,000m² of residential development be established where the centre exceeds 5,000m² NLA of PLUC 5 floorspace. This has been removed through Amendment #2. This City has identified the intentions of the landowners for those lots west of the main street, which will predominantly contain residential development.

The total floor area of the *Liquor Store, Supermarket ('Shop')* and other tenancies marked *'Retail / Commercial'* on the application do not exceed 10,000m² PLUC 5 NLA.

Future development in the activity centre exceeding this limit, would be required to demonstrate that residential development will accompany any development in the activity centre per ASP65.

5.3.3.2 ASP 65 Development Standards and Requirements

Clause 12.2 requirements

- Buildings developed within areas identified as 'Main Street' on the Structure Plan map shall be two – storey developments or feature two – storey façade heights.
- 90% of building facades adjacent to the Main Street or public domain shall incorporate awnings.
- Glazing at ground floor level shall comprise at least 70% of the building frontage, as a proportion of the total ground floor elevation.
- At least 50% of the glazed area on each shop front shall remain unobscured, facilitating surveillance of the street, activation and visual interaction.
- When each landowner makes application to construct all or any part of their retail NLA, then they must provide as part of that development, 40% of the land identified as 'Main Street' within their landholding, or a lesser extent assessed as being satisfactory to the City, and being inclusive of development of the 'Town Square' if applicable to the landholding (**from Amendment #2 to ASP65**).

The above requirements have been acknowledged and addressed, although the matter of permeable glazing may be addressed by way of condition.

5.3.3.3 Car Parking

Table 3 of DPS2 details car parking standards applicable, which have been utilised in the analysis undertaken by KCTT in relation to parking demand. Car parking provision is addressed in Section 6.0.

5.3.3.4 Landscaping

Clause 11.3 of ASP65 states; that the minimum 8% of landscaped area required under DPS2 does not apply. Landscaping provision throughout the proposed development is as follows:

- Main Street: 980m²
- Subject Land: 2,125m²

The total landscaped area is 3,105m², being 8.4% of the area of the subject land (36,530m²) making up the land subject of this application. The landscaping provided on the main street is included in this total. Excluding the main street landscaping, total landscaping is 5.8% of the subject land area.

The City has sought modifications to Clause 16.0 of ASP65 via Amendment #2 to ASP65 to address the interim use of land within the Main Street area, as follows:

'Land identified as 'Main Street' within a landholding, that is not developed in the first stage of retail development, shall not be utilised for car parking as an interim land use, and shall be developed with a temporary form of landscaping in conjunction with the first stage of retail development.'

The development will include the implementation of interim plantings in sections of the main street yet to be developed, which will be depicted on detailed landscaping plans provided in conjunction with the building permit process.

5.3.3.5 Landmark Elements

ASP65 requires a primary landmark element to be implemented at the corner of Joondalup Drive and Ghost Gum Boulevard addressing the intersection. Accordingly, a landmark element in the form of a pylon structure is to be positioned at the corner of Joondalup Drive and Ghost Gum Boulevard.

5.3.3.6 Activity Centre Access

The City has sought modifications to ASP65 through Amendment #2, associated with access to small retail tenancies and the supermarket, viz:

'Larger floorspace tenancies that exceed 1,000m² such as supermarkets or discount department stores shall be screened behind smaller tenancies fronting the main street and shall provide pedestrian access from the main street, and not directly from the car park.'

The proposed design is considered to deliver an improvement over the form of other similar retail development recently established in the centre, which features pedestrian access directly from a car park to an internal mall, with minimal activation to the public realm.

The proposed Woolworths stage 1 development strikes a balance between the level of convenience offered by recently established development in the centre, while acknowledging the outcomes desired by the City.

The proposal screens the supermarket behind smaller tenancies addressing the public realm at the northern, southern, and western edges of the building. Pedestrian access is not located directly adjacent the car park, as the northern entry is associated with an outdoor plaza and dining area that interacts with the main street.

The format of the proposed centre features a high level of permeability, inviting convenient and fast movement to all edges of the development with points of entry from all areas fronting the public realm. Shops fronting the main street will maintain open access from the street at all times. The extent of retailing on the main street is limited to six tenancies, which are separated centrally by a pedestrian access point directly from the main street. All tenancies will be extensively glazed, activating internal and external parts of the centre, including corner tenancies at the northern and southern edges addressing the main street and outdoor areas.

The format is considered to demonstrate an improved and more outwardly focused design in comparison to existing development in the Banksia Grove DAC, providing recreation and dining facilities adjacent the town squares as attractions lending to ongoing activation throughout the day and ensuring, most importantly, that retailers are provided with a commercially viable and competitive trading environment. Overall, the form of development is considered to meet the outcomes sought through the applicable policy framework in connection with activation of the public realm, while providing a format that is commercially viable.

5.3.3.7 Business Mixed Use Precinct

The proposed Showrooms are to be located in the 'Business Mixed Use Precinct' precinct as described above. Amendment #2 to ASP65 shows an increase in the size of this precinct, to accommodate the desired Showroom area. Among modifications to the Banksia Grove ASP65 required by the City in Amendment #2, the City has included a clause stating precinct boundaries are intended to be indicative only, to the extent that where a land use encroaches across precinct boundaries, it may be deemed acceptable if consistent with objectives for that precinct.

Setbacks – Business Mixed Use Precinct

A minimum 16.0m and maximum 24.0m front setback to Joondalup Drive and Pinjar Road apply.

ASP65 facilitates setback variations at intersections to allow buildings up to the street to establish landmark elements, and allow for inter-connected parking and access.

The proposed site layout seeks to avoid car parking and vehicle manoeuvring areas located forward of the proposed showrooms, bringing the buildings closer to Joondalup Drive.

The proposed buildings at the corner of Joondalup Drive incorporate a landmark element, and share an inter-connected parking arrangement with development west of the 'Showroom' buildings.

5.3.4 Variations to Standards and Requirements under DPS2

The proposal includes variations to the standards and requirements of ASP65 and DPS2. Clause 5.6 of DPS2 states that:

4.2.1 - 'Except for the requirements set out in Clauses 3.7.3, 3.7.4, Subclause 3.13.5 and 3.13.6 of the Scheme and housing density requirements of the Residential Design Codes, if a development is the subject of an application for Planning Approval and does not comply with a development standard or requirement prescribed under the Scheme or the Residential Planning Design Codes, the Council may, notwithstanding the non - compliance, approve the application conditionally or subject to such conditions as the Council thinks fit.'

5.6.3 'The power conferred by this clause may only be exercised if the local government is satisfied that –

*(a) approval of the proposed development would be appropriate having regard to the criteria set out in **clause 6.8**; and*

(b) the non-compliance will not have an adverse effect upon the occupiers or users of the development, the inhabitants of the locality or the likely future development of the locality.

In addition, the new Planning and Development Regulations 2015 indicates in Schedule 2 Part 4 Clause 27 that:

'A decision-maker for an application for development approval or subdivision approval in an area that is covered by a structure plan that has been approved by the Commission is to have due regard to, but is not bound by the structure plan when deciding the application.'

Variations to both ASP65 and DPS2 are addressed at the end of this report.

Amendment #2 to ASP65 was recently supported by the City and forwarded to the Western Australian Planning Commission for approval. The proposed development addresses the requirements of ASP65, in addition to modifications made through Amendment #2 to ASP65.

Clause 4.2.2 of DPS indicates the following in relation to the consideration of variations: *'in considering an application for planning approval under this clause, where, in the opinion of local government, the variation is likely to affect any owners or occupiers in the general locality or adjoining the site which is subject of consideration for the variation, the Council shall –*

(a) consult the affected parties by following one or more of the provisions for advertising uses under clause 9.4; and

(b) have regard to any expressed views prior to making its decision to grant the variation.

It is submitted that the variations associated with this proposal will not affect the owners or occupiers in the locality or adjoining the subject land. Also, the variations proposed have previously been considered in connection with the advertising of Amendment #2 to ASP65 and also by the Council in its recommendation to approve the amendment.

5.3.5 Local Planning Policy 3.2: Activity Centres

5.3.5.1 Preamble

The City's Local Planning Policy 3.2 - Activity Centres guides the planning and development of activity centres in the City of Wanneroo through objectives and acceptable development standards informing the preparation of district, local and activity centre structure plans.

In particular, *Section 5* of the policy provides standards guiding the consideration of development applications, which are addressed below.

5.3.5.2 Activity Centres - Development Application Criteria

Some of the policy objectives and acceptable standards have already been addressed through ASP65.

- ***B7 Proposals that provide for on-site vehicle parking areas in locations that:***
 - *are not visible from the main street; and*
 - *contribute to the desired streetscapes within and surrounding activity centres.*

The proposal screens the main car parking area from the main street by positioning it centrally within the lot. Further, as required in ASP65, the undeveloped portion of the main street will feature interim plantings to screen the car park.

- ***B10 Proposals that provide uniform street furniture and signage:***

Street furniture design and signage are sought to be addressed by way of condition. Future furniture and signage would have a contemporary and uniform theme.

- ***B11 Proposals, for activity centres of district classification and above, that include public open space and/or town squares that integrate with the public realm on the main street and include:***
 - *seating;*
 - *shade; and*
 - *landscaping.*
- ***B12 Proposals that provide landscaping treatments in car parking areas, service areas, streets and access ways.***

The extent and style of shade structures, seating and landscaping with the town square and main street areas will be addressed subsequent to approval in a landscaping plan, to the satisfaction of the City.

Carparks

The car park is to be provided with soft landscaping including garden beds, turf and shade trees.

Waterwise Landscape Works

The planting palette will consist of deciduous trees, to provide both shade throughout the summer months and solar gain through the darker cooler winter months. Native species will also be used to provide lower structural planting and visual buffers.

Waterwise landscaping will facilitate the reduction of water use on site and be demonstrated in a detailed landscaping plan in conjunction with the urban water management plan, provided in conjunction with the building permit phase.

Hard Landscaping

The intent of the landscape design will be to generate a safe, attractive and legible environment for the benefit of tenants and the community. The pattern of paving will incorporate variations providing prominence to more active spaces and enhance legibility.

- ***B24 Proposals that create landmark sites emphasising key corners, building entrances, terminating vistas and major road intersections to increase the legibility of activity centres, using the following:***
 - *architectural features; and/or*
 - *public art.*

Landmark features are proposed at the north - eastern and southern edges of the development.

- ***B26 Proposals that utilise landscaping to create visual amenity and increase legibility along streets.***

The proposed development will incorporate landscaping throughout, as described above.

- ***B27 Proposals that locate servicing, plant and equipment out of sight from the public domain and other users of the street.***

The proposal effectively screens all servicing and plant areas from the public realm.

- ***B28 Development that presents a minimum two storey façade to the main street in activity centres of district classification and above.***

The built form addressing the main street features double scale facades and is well articulated.

- ***B29 Development that provides the primary building entrance from the street.***

A pedestrian access point to the supermarket is proposed on the main street and also from the northern and southern plazas. The centre is small and highly permeable throughout. It is deemed the format will deliver the highest level of activation for tenants.

- **B30 Development that provides a weather protecting awning over the pedestrian footpath along the entire street frontage of the building. The minimum dimensions are:**
 - **2 metres in depth; and**
 - **3 metres in height above the footpath.**
 - **Notwithstanding the above requirements, no awning is to be within 0.5 metres of the curb.**

The proposal provides awnings around the shop / supermarket building edges.

- **Developments that maintain pedestrian connectivity within the site and with surrounding land uses.**

Pedestrian linkages through and around the development are accommodated and depicted on the proposed plans.

5.3.6 Servicing and Utility Areas

Rubbish Storage Areas

Refuse associated with the supermarket is appropriately screened from public view and located to the rear of the supermarket building.

Deliveries

Deliveries will occur at the rear of buildings.

Equipment Location Screening

The attached elevations indicate the location of plant equipment and the nature of screening above the supermarket.

Security and Lighting

A lighting strategy will be provided at the building permit stage. Fabcot has criteria relating to the provision of lighting meeting safety and amenity objectives.

Vehicle and Cycle Parking

Vehicle and cycle parking is addressed in **section 6.0** of the report. Bicycle parking is sought to be addressed by way of condition, with details provided during the building permit phase.

Sustainability

Five star electrical appliances and water wise plumbing will be implemented during development of the centre. To further reduce energy use, high-efficiency windows and insulation in walls, ceilings and floors will be implemented. The high level of glazing maximises natural light, while awnings to 100% of building edges provide substantial shading along with street trees during the summer.

The construction process will involve minimising the waste of energy, water and materials.

5.3.7 Local Planning Policy 2.3: Child Care Centres

The City's Local Planning Policy 2.3 – Child Care Centres, guides the planning and development of child care centres with objectives and development standards. Relevant aspects of the policy are addressed below:

Road Hierarchy and Neighbouring Uses.

The Child Care Centres is not located on a Primary or District Distributor and is removed from residential areas within a shopping centre, as preferred under the policy.

Setbacks

The setback exceeds 6m from the street, and also to side and rear boundaries.

Parking

Parking is located in front of the building, within a car park being separate to the remainder of the shopping centre; that is easily visible from the southern access point to the subject land. One parking bay for each staff member is provided and 10 bays for up to 80 children.

Schedule 1 Requirements

Schedule 1 of the policy requires a written statement that outlines the number of children proposed, age group breakdown, days and hours of operation and required staff numbers. As the tenant is not confirmed this information is not available, and it is suggested this information be sought as a condition prior to occupation of the use in order that the City may be satisfied in relation to operation of the centre.

5.3.8 Local Planning Policy 4.6 - Signage

The City's Local Planning Policy 4.6 – Signage, provides guidance and development standards in relation to the establishment of new advertising signage, including wall and pylon signage. Relevant aspects of the policy are addressed below:

Wall Sign Policy Criteria

Wall signs are to:

- *be limited to a maximum of one sign per tenancy, per street frontage;*

Woolworths and BWS signage is limited to one sign per street frontage. Individual shop tenancies and other building will also be limited to one wall sign fronting the main street.

- *not extend laterally beyond either end of the wall or protrude above the top of the wall;*

Proposed signage fits within the extent of designed wall and building features.

- *not exceed 25% in aggregate area on any one wall to a maximum of 8m²; and*

Proposed Woolworths and BWS signage does not exceed 25% at any elevation.

- *be integrated with the building design.*

All proposed wall signage is integrated into the building design.

Pylon Sign Policy Criteria

Pylon signs shall:

- *be limited to a maximum of one per street frontage or one for every 40 metres of linear street frontage;*

Pylon sign structures are limited to one per street frontage.

- *not exceed 6.0 metres in height;*

Proposed pylon signs are 12.0m in height, however these function as landmark elements.

- *not exceed 2.5 metres measured horizontally across the face of the sign; and*

The sign structures are 3.0m wide, although individual signs will not exceed 2.5m.

- *be located centrally within the lot and no closer than 3.0m to a side boundary.*

Pylon signs may be positioned so as to be no closer than 3.0m to side boundaries. Two of the pylon structures will adjoin vehicle entry points, one at the south eastern boundary as a landmark element, and another is incorporated into the wall of the Showroom building. Although it is incorporated into the wall of the building it will have the function of a pylon sign.

Signage Strategy

The policy seeks the preparation of a signage strategy in connection with proposals involving multiple tenancies.

This is proposed to be delivered in conjunction with the building permit phase.

6.0 Planning Issues

6.1 Land Use

The proposed uses have been distributed to promote activation of the street, including recreation centres, dining facilities, shops and personal services. The gym will be used from early in the morning and well into each evening and there is an opportunity for shops on the main street to remain open beyond standard shopping hours. The proposal is consistent with the desired role and function for a district activity centre identified under SPP – 4.2: Activity Centres Policy for Perth and Peel.

The distribution of land use and flexibility proposed will ensure the development will result in no greater than 10,000m² NLA of PLUC 5 floorspace being established, and ensure other desirable uses such as offices are able to be established in a number of tenancies.

6.2 Streetscape and Built Form

The proposal will result in the development of high quality buildings in terms of design, scale and materials consistent with the intent of the activity centre policy. The ground level tenancies incorporate required awnings, providing a human scale that is further improved with landscaping treatments.

Hard and soft landscaped areas at the northern and southern end of the main street provide public spaces to be utilised by visitors and employees. The public realm will incorporate the establishment of street trees, public furniture, street lighting, paving and architectural elements providing weather protection. This will result in a high level of visual interest and comfort.

The development will provide a sense of security in the public realm through casual surveillance and ‘eyes on the street’ from the office building and retail outlets; to all pedestrian connections. After-hours operators such as the liquor store and premises on the main street are located so as to provide surveillance and a human presence after business hours in a desirable location.

Landscaping buffers are to be provided throughout the main - street environment, softening the edges of buildings, providing shade to pedestrians and inhibiting the interim use of the future main street area for vehicle parking.

The proposal ensures a high level of articulation and visual interest will be provided to all building edges, avoiding the creation of blank unarticulated walls.

6.3 Transport and Parking Statement

The following provides a summary of the investigations undertaken by KCTT to inform an assessment of the proposal in relation to vehicle movements.

6.3.1 Transport Assessment

SIDRA analysis has been undertaken by KCTT during the assessment of all proposed intersection arrangements. **Figure 7** depicts traffic flow throughout and around the development site.

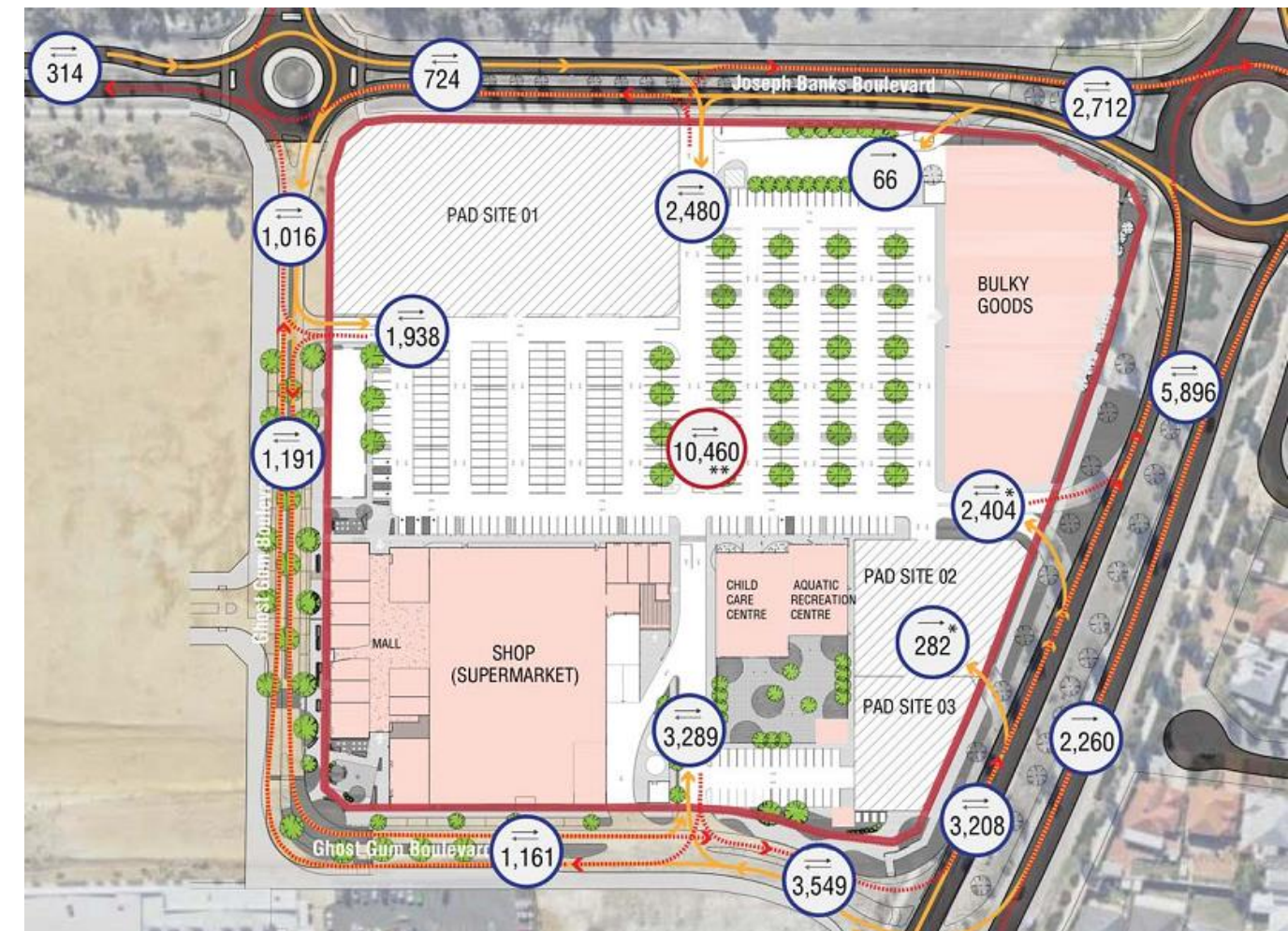


Figure 7 – Traffic Flow Diagram

It is anticipated that the local centre will generate 9,129 vehicle movements per day. This is estimated to increase to 10,460 if the remainder of the land is developed with various commercial uses.

Joseph Banks Boulevard

Joseph Banks Boulevard is a two-way carriageway divided by a central median, classified as an Urban Local Road - Access Road by Main Roads WA. The legal speed limit on Joseph Banks Boulevard is 50kph.

It is identified that Joseph Banks Boulevard will have approximately 261 VPH (in 2016), and 402 VPH (in 2016) at peak time. A median break is proposed to facilitate left turns into the site on approach from Joondalup Drive. Approximately 100 VPH will aim to turn left into the proposed development, and according to Austroads, an Auxiliary Left Turn lane is required to accommodate turning traffic. KCTT have analysed this intersection in SIDRA and the results have shown **LOS A without** an Auxiliary Left Turn.

It is also recommended to close the median opening for the existing driveway crossover 30m to the west of the intersection with Joondalup Drive.

Joondalup Drive

Joondalup Drive is a two - way road divided by a central median, in the area south of the intersection with Joseph Banks Boulevard. Joondalup Drive is classified as a significant Local Road - Distributor A with a speed limit of 70km/hr.

For the left - in left – out only intersection (south of the proposed Showrooms), it is recommended that a left turn deceleration lane be provided on Joondalup Drive, northbound, to contribute to road safety and enhance the approach for vehicles coming from the south. The deceleration lane should be 70 metres in length including a taper for a 70km/hr speed environment.

The deceleration land will also be shared in the future with a left in only access to the future petrol station, if or when this development occurs.

Ghostgum Boulevard

At the southern - most entry point to the subject land, from Joondalup Drive into Ghost Gum Boulevard, a left - in / left - out and right – in access arrangement is proposed. A median break is required in order to suit right - in vehicle movements from Joondalup Drive. KCTT analysed this intersection in SIDRA which revealed **LOS C** associated with the right - in deceleration lane. The deceleration lane is to be 85 metres in length including the taper for a 70kph speed environment

Circulation

Adequate space is provided to safely accommodate truck movement through the car park to access the loading dock. The western access has been designated for delivery vehicles to reduce conflict with pedestrians and the majority of vehicles accessing the car park. Ample opportunity is provided through the site to allow access by refuse vehicles.

Public Transport

Existing bus services include the 390 and 391 Transperth bus routes, as depicted in the KCTT report.

6.3.2 Car Parking

Preamble

DPS2 details applicable car parking standards, which have been utilised in the analysis undertaken by KCTT to investigate car parking demand, along with an appraisal based on reciprocal parking scenarios.

The Banksia Grove District Centre Local Structure Plan No 65; Part One Statutory Planning Section states '*Parking provision shall be in accordance with the Scheme, though concessions may be approved where reciprocal use is provided.*'

The traffic and parking assessment is attached at **Appendix 4**.

Parking Requirements

Parking bays to be provided for the development totals **511 parking bays**. Parking is distributed across the subject land at ground level and is sleeved to the rear of tenancies, so as to limit visibility from the surrounding streets.

Table 4 of the KCTT report identifies total demand associated with activities subject of this application arrives at **553 car parking bays** based on the requirements of DPS2 and including the future main street extension.

A shortfall to DPS2 parking requirements associated with the development proposed will therefore result, being limited to **42 car parking bays**.

However, the DPS2 car parking requirements are based on each land use operating in isolation. DPS2 facilitates the consideration of reduced parking provision, based on reciprocity among uses, which is also accommodated in ASP65. The consideration of parking provision based on uses operating in isolation is contrary to the function of a District Activity Centre.

A total of **492** bays is estimated to be required under the reciprocal parking scenario prepared by KCTT.

Demand associated with possible future development has been incorporated into the study primarily for the purpose of the traffic impact study. Car parking would be provided on each pad site when developed in the future, however in the absence of development plans for these sites it is not possible to calculate provision on each pad site definitively.

The following justifications for the approval of a shared and reciprocal parking arrangement and variations to basic DPS2 requirements are provided.

- The provision of 511 bays satisfies the level of demand anticipated (492 bays) based on the reasonable and conservative demand calculated by KCTT.
- The State planning framework, including Directions 2031 and the Activity Centres Policy for Perth and Peel - SPP 4.2, encourages alternative modes of transportation and has reduced rates of parking provision for centres, at 5 bays per 100m² of retail uses. This would further reduce parking demand by approximately 75 bays in connection with the supermarket, shops and liquor store.
- Any additional parking would encourage more undesired traffic generation on site. The proposed level of parking will result in a safer and more pedestrian orientated environment.
- Consumers will enjoy frequent transit services to proposed future employment and shopping facilities.
- The development will provide legible and safe pedestrian and cycle access and parking at the centre, encouraging a reduction in local traffic generation.
- The future child care centre will future feature sufficient parking to accommodate its needs based on standard DPS2 requirements.
- Vehicle use will become increasingly expensive and unaffordable, as the supply of cheap oil peaks.

6.4 Pedestrian Movement and Cycle Access

Pedestrian paths are to surround the supermarket building, shops, child care and aquatic recreation facilities. In addition, the main street will feature footpaths adjoining the shops. A dual use path network will surround the activity centre facilitating access by bicycle.

Bicycle parking requirements are identified in the KCTT report attached at Appendix 3. The extent and location of bicycle parking is sought to be demonstrated during the building permit phase.

6.5 Consideration of Variations to DPS2 Standards and Requirements

The development is considered to be appropriate with reference to the objectives and intent of the State and local planning framework; however it is at variance to some of the applicable standards and requirements contained in ASP65 and DPS2. Variations to the planning framework associated with the proposal include the following:

- Eastern boundary setbacks (ASP65).
- Incursion and position of 'Showrooms' (ASP65).
- Car parking provision.
- Bicycle parking.
- Provision of detailed landscaping plans.
- Future signage strategy application.
- Entry to the centre.
- Modified location of buildings (ASP65).
- The approval of a flexible land use planning framework facilitating permitted uses in the Retail / Commercial tenancies, without subsequent applications for change in use.

DPS2 enables the consideration of variations to standards and requirements with reference to a number of criteria to be considered by Council, which are listed under Clause 6.8 of DPS2, to inform a merit assessment. The principles of orderly and proper planning dictate that development should provide a logical and efficient extension that is consistent with the planning vision or intent for the subject land and locality.

- The proposal will aid in realising State planning initiatives, facilitating access to more local employment opportunities, particularly non - retail based employment, to an extent appropriate based on the size and role of the district centre.
- The proposal will improve local employment self - sufficiency and the ability for local residents to access goods, services, employment and entertainment via bicycle and on foot.
- The development responds well to the intent for the activity centre in terms of format and quality of design, contributing positively to the amenity of the street and desired sense of place and enclosure.
- The proposed development will benefit from and lend support to existing public transport services.

- The establishment of a legible public realm, with good pedestrian connectivity throughout internal and external retail spaces, and also addressing surveillance and security.
- The design facilitates orderly traffic movement throughout the subject land, particularly deliveries.
- With respect to landscaping provision, the proposal will result in a total landscaped area of 8.4% on site and within the main street area. Total provision on site is 5.8%. A detailed landscaping plan is sought to be provided in conjunction with the urban water management plan at the building permit stage. Plans will define species, planting height and location.
- The proposed Showrooms do not provide the desired setback to Joondalup Drive as required under ASP65. A minimum 16.0m and maximum 24.0m front setback to Joondalup Drive and Pinjar Road apply. ASP65 facilitates variations at intersections to allow buildings up to the street to establish landmark elements and to allow for interconnected parking and access, which are applicable in this instance.
- The proposed location of the Woolworths store reflects the modified location identified in Amendment #2 to ASP65, being closer to the southern boundary, as approved by the City. In addition, the community facilities site location and residential area has been relocated on agreement with the City, and are therefore not contained in this application.
- The format of the centre is considered to demonstrate an improved and more outwardly focused design in comparison to existing development in the Banksia Grove DAC, providing recreation and dining facilities adjacent the town squares as attractions lending to ongoing activation throughout the day and ensuring retailers are provided with a commercially viable and competitive trading environment. Access from the public realm is provided at all edges and extensive glazing provides activation both internally and externally. Overall, the form of development is considered to meet the outcomes sought through the applicable policy framework in connection with activation of the public realm, while providing a format that is commercially viable.
- The proposed Showrooms overlap partially into the 'Retail Core' precinct of ASP65. The use is currently considered not permissible in this precinct under ASP65, however the use is permissible in the 'Commercial' zone under DPS2, which is the base zoning for the subject land. Further, the City has previously considered this matter, and supported amendments to ASP65 to resolve this issue, including a clause enabling minor incursions over precinct boundaries within the ASP65 area. In addition, the new

Planning and Development Regulations 2015 provide decision makers with the liberty to entertain minor variations.

- Bicycle parking requirements are identified in the KCTT report attached at Appendix 3. The scale and location of bicycle parking is sought to be confirmed by way of condition in conjunction with the building permit phase.
- With respect to the car parking provision, the estimated peak demand is 492 bays under a reciprocal parking scenario, and which assumes a more conservative rate of parking provision for the retail uses (7 bays per 100m²) exceeding the requirements of SPP4.2 (5 bays per 100m²). The results of the assessment lends sufficient support to the implementation of a flexible land use planning framework by way of condition for the Retail / Commercial tenancies. The majority of the proposed uses in the Retail / Commercial tenancy are all retail or retail services by nature with a similar rate of parking demand. Wording for a condition to enable this has been stated previously in the report, viz:

‘With regards to the use of the tenancies (with the exception of the tenancies identified as ‘Supermarket’, ‘Liquor Store’, ‘Recreation Centre’, ‘Showroom’, ‘Office’ or ‘Child Care Centre’ on the approved plans), those marked on the plans as ‘Retail/Commercial’ have been approved for use either as a ‘Shop’, ‘Cafe/Restaurant’, ‘Lunch Bar’, ‘Bakery’, ‘Beauty Parlour’, ‘Hairdresser’, ‘Laundromat’, ‘Pharmacy’, ‘Office’ or ‘Take - Away Food Outlet’, without a further change of use application being submitted to and approved by the City.’

- The proposal incorporates Woolworth’s corporate signage and BWS signs on selected walls and pylon signs. Other signage panels included are indicative only. A signage strategy is proposed to be provided conditionally, addressing a number of tenancies and wall signs not confirmed as a part of this application in conjunction with the building permit process.

7.0 Conclusion

This report has been prepared by MGA Planners on behalf of Fabcot Pty Ltd, to support a development application to be lodged with the City of Wanneroo for assessment and subsequent determination by the Development Assessment Panel, for the delivery of Stage 1 Woolworths development at the Banksia Grove District Activity Centre, on Lot 140 Ghostgum Boulevard, Banksia Grove.

The proposal represents an opportunity to deliver additional retail and employment opportunities in a timely manner for the benefit of local residents, in addition to a range of desirable services and recreational facilities meeting with the objectives of the Directions 2031 strategy and outcomes sought within SPP4.2 - Activity Centres Policy for Perth and Peel.

The variations addressed within this development application require prior consideration by the City and subsequently the discretion of the Development Assessment Panel in granting approval to the proposal.

The assessment and justifications presented in this report demonstrate that the proposed buildings and uses meet with the intent of local planning controls; and State statutory and strategic documents, particularly the Directions 2031 Strategy and Activity Centres Policy for Perth and Peel. The proposal is demonstrated to represent orderly and proper planning for the subject land.

On the basis of the above, it is respectfully requested that following consideration of the proposal the Development Assessment Panel grants approval to the application.

Appendix 1 – Certificate of Title

REGISTER NUMBER 140/DP75740	DATE DUPLICATE ISSUED N/A
DUPLICATE EDITION N/A	FOLIO 94



AUSTRALIA

WESTERN

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **2812**
FOLIO **94**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 140 ON DEPOSITED PLAN 75740

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

HOUSING AUTHORITY OF 99 PLAIN STREET, EAST PERTH
(AF M311066) REGISTERED 19 JUNE 2013

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. *COVENANT BURDEN CREATED UNDER SECTION 150 P&D ACT TO CITY OF WANNEROO - SEE DEPOSITED PLAN 75740
2. *M311065 RESTRICTIVE COVENANT TO CITY OF WANNEROO - SEE DEPOSITED PLAN 75740 REGISTERED 19.6.2013.
3. *M604207 CAVEAT BY FABCOT PTY LTD LODGED 9.4.2014.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

Appendix 2 – Brown Falconer Site Plans, Floor Plans, Elevations and Perspectives

Appendix 3 – KCTT Transport and Parking Impact Assessment