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PLANNING & SURVEY SOLUTIONS

Development Application

Proposed Convenience Store, Showrooms & Associated Signage
Lot 11 (No.11) Yanchep Beach Road & Lot 12 (No.3) Newman Road, Yanchep
PREPARED BY HARLEY DYKSTRA PTY LTD FOR WHIRLWIND NOMINEES PTY LTD

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1 INTRODUCTION

This submission has been prepared by Harley Dykstra on behalf Whirlwind Nominees Pty Ltd.

This application seeks development approval for a Convenience Store, showrooms and associated signage at Lot 11 Yanchep Beach Road, Yanchep ('the subject site'). The purpose of this report is to present details and justification for the proposed development to assist the Metro North-West Joint Development Assessment Panel (JDAP) in determining this application.

A Development Approval (DA2008/730) was granted by the City of Wanneroo on 1 September 2010 for the development of a Service Station, Convenience Store and Showroom, subject to a number of conditions. This development was not substantially commenced and the approval has subsequently lapsed. The current Development Application reflects a 'scaled back' version of this development, comprising simply a convenience store and two showrooms.

Site access (via Lot 12 Yanchep Beach Road) and landscaping are generally consistent with the originally approved design. The siting and design of the proposed convenience store are shown on the attached Development Site Plans (**Appendix A**). It is respectfully requested that the JDAP favourably consider this proposal for a Convenience Store, Showrooms and associated signage on the subject site.

2 SITE CONTEXT

2.1 Site Title Description

11 Yanchep Beach Road (Lot 11 on Diagram 73759) has a total area of 1806m². It is contained on Certificate of Title Vol. 1853, Fol. 996. The registered proprietor is Goa Investments Pty Ltd. 3 Newman Road (Lot 12 on 73759) has a total area of 6,041m². It is contained on Certificate of Title Vol. 1853, Fol 997. The registered proprietor is Goa Investments Pty Ltd and has been included within this application solely for the purpose of access arrangements to Lot 11. A copy of the Certificates of Title and sketch is attached at **Appendix B**.

2.2 Site Location & Characteristics

Lot 11 and Part Lot 12 ('the subject site') is situated on the southern side of Yanchep Beach Road and has frontage to both Yanchep Beach Road and Newman Road. The site is currently vacant, with some mature vegetation. An Aerial Photograph is included below, at **Figure 1**.



FIGURE 1: AERIAL PHOTOGRAPH

2.3 Surrounding Land Uses

The site is situated on the northern boundary of an existing Yanchep residential subdivision. It is approximately 615m west of Marmion Avenue. Land to the east is reserved for public open space, being the Newman Park Reserve, and further east, the Indian Ocean. Land to the north is progressively being developed for residential and commercial uses. A Location Plan is included *overleaf*, at **Figure 2**.

2.4 Topography

The subject land is relatively flat. The northern portion of the land has an approximate height of 7m AHD with the site grading upwards towards the southern boundary to an approximate height of 10m AHD. A feature survey is attached at **Appendix C**.

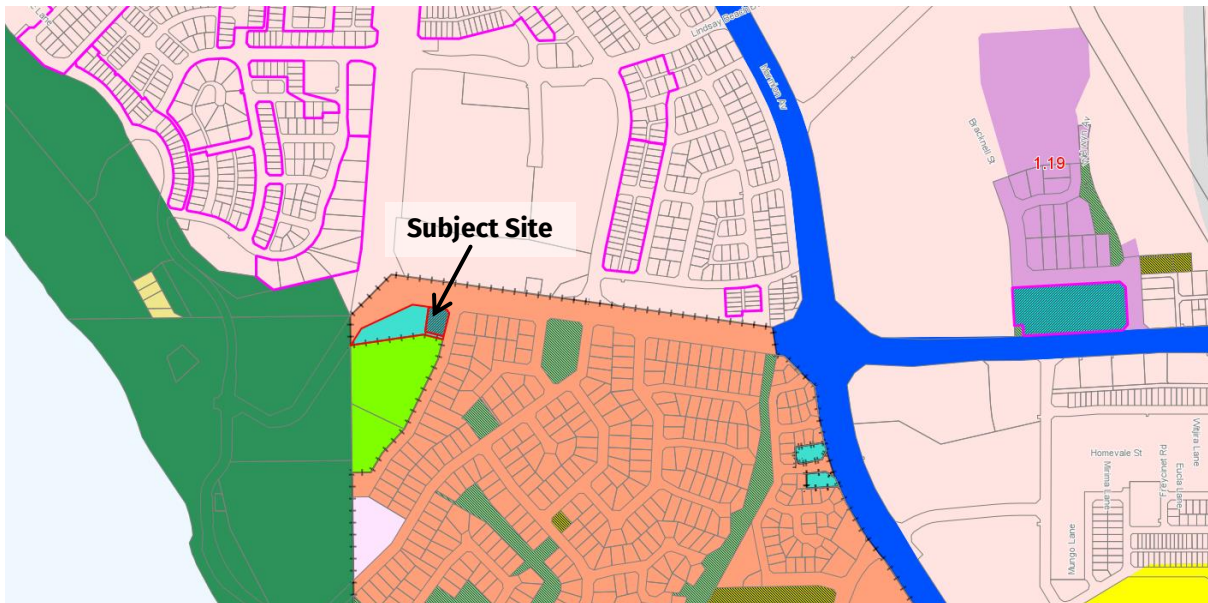


FIGURE 2: LOCATION MAP

2.5 Vegetation

As evident on the Aerial Photograph at **Figure 1**, there are several mature trees and shrubs located on the subject site. These are to be retained where possible (along the Newman and Yanchep Beach Road boundaries), while others will be removed to accommodate the proposed development.

3 PLANNING FRAMEWORK

3.1 Metropolitan Region Scheme

The subject site is zoned 'Urban' under the Metropolitan Region Scheme (MRS). The site is located on the western edge of a large area also zoned Urban. Land to the east of the subject site, traversing the coast, is reserved for 'Parks and Recreation', and comprises Bush Forever Site No. 397. A portion of Yanchep Beach Road, and Marmion Avenue, both to the east of the subject site, are reserved as "Other Regional Roads".

3.2 City of Wanneroo District Planning Scheme No. 2

Lot 11 is zoned "Business" under the City of Wanneroo District Planning Scheme No. 2 (DPS 2). Lot 12 Newman Road (directly west) is zoned "Commercial". Land to the south is reserved for "Private Clubs/Recreation". A large portion of land, generally to the south of the subject site is zoned "Residential", while the large portion to the north of the site is zoned "Urban Development" and is being progressively developed. **Figure 2** depicts the land surrounding the subject site.

The objectives of the "Business" zone are to:

- a) *provide for retail and commercial businesses which require large areas such as bulky goods and category/theme based retail outlets as well as complementary business services;*
- b) *ensure that development within this zone creates an attractive façade to the street for the visual amenity of surrounding areas.*

The proposed use is a "Convenience Store", which is a permitted ("P") use in the Business Zone. "Convenience Store" is defined within the Scheme as:

Convenience Store: *means any land and 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 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.*

Additionally, "Showrooms" are a "P" use within the Business Zone, and are defined within the Scheme as:

Showroom: *means premises wherein goods are displayed and may be offered for sale or hire excluding the sale of foodstuffs, liquor or beverages, items of clothing or apparel (except as hereinafter stipulated in this definition) or personal adornment, magazines, books, newspapers or paper products, and medicinal or pharmaceutical products unless assembled or manufactured on the premises. The term includes the sale of secondhand clothing or apparel by welfare and charitable agencies with the approval of local government.*

Given that both the Convenience Store and Showroom land uses can be approved within the "Business" zone and the proposed development will provide a retail service to meet the needs of the surrounding growing community, the proposed use is consistent with the abovementioned objectives of the zone.

4 THE PROPOSAL

4.1 Development Summary

This application seeks development approval for a 'Convenience Store' and 'Showrooms' with incidental fuel bowzers to be constructed on Lot 11 Yanchep Beach Road, Yanchep, along with associated car parking and landscaping. Lot 12 Yanchep Beach Road has been included in this application for the purposes of reciprocal access arrangements only. The application area therefore includes a 6m length of Lot 12 Yanchep Beach Road on the western and southern boundaries of Lot 11 Yanchep Beach Road, which increases the application area to 2,326m². The land subject to this application is shown below, in **Figure 3**.

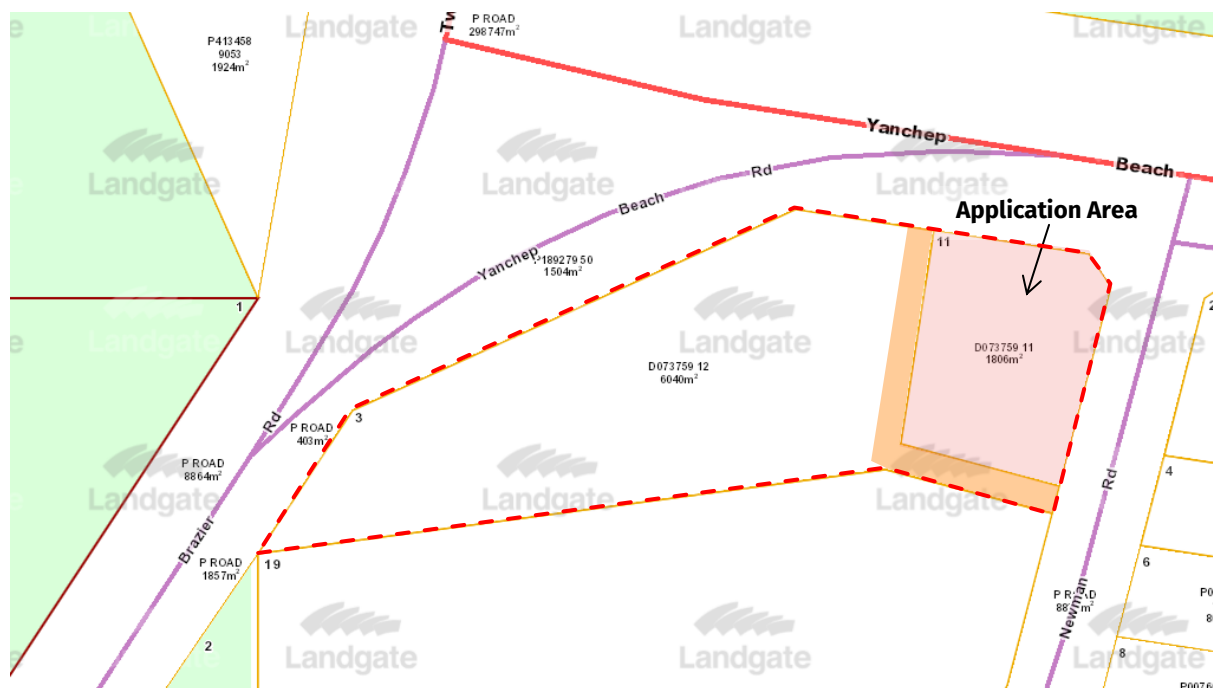


FIGURE 3 – LOTS SUBJECT TO APPLICATION

The application comprises the following components:

- A convenience store of 170m² gross floor area (GFA);
- Six fuel bowzers (twelve refueling bays) and associated canopy;
- Two show rooms, each with 75m² GFA;
- Signage, including one 6.0m pylon sign adjacent Yanchep Beach Road; and
- Car parking and landscaped areas.

The improvements to the site proposed by this application are depicted on the Development Site Plan at **Appendix A**. A Floor Plan and Elevations are also included at **Appendix A**, which detail the internal layout of the building, and the streetscape appeal of the development.

The operating hours of the Convenience Store will be 6.00am to 12.00am, seven days a week.

4.2 Building Design & Layout

The site layout has been informed by a Transport Impact Assessment (TIA), attached at **Appendix D**; and on that basis, site traffic circulation occurring via a right of carriageway over Lot 12 on Diagram 73759.

The position of the Convenience Store on the site allows for maximum parking and landscaping areas, and which provides an appropriate interface with the residential land uses to the east of the site. The proposed convenience store is situated on the south-east portion of the land, with 15 associated parking bays, including one (1) universal bay. The convenience store has a gross floor area of 170m². Two (2) showrooms are located adjacent the convenience store, each of an area of 75m². The convenience store/showrooms are setback 3.4m from the eastern boundary and 5.4m from the southern boundary.

This application also includes six (6) fuel bowsers and 12 standard refueling bays, underneath an associated canopy of 390m², to be located generally centrally within the site. The canopy is situated abutting the western boundary and is setback 6.4m from the southern boundary. 15 car parking bays, including one universal bay, are to be located over the northern portion of the site, toward the Yanchep Beach Road boundary.

Landscaping is proposed along the northern boundary (fronting Yanchep Beach Road) and the eastern lot boundary (fronting Newman Road). The landscaped areas comprise a mix of retained mature trees and smaller new plantings. The application also includes new mulched garden beds on both the Newman Road and Yanchep Beach Road verges, which integrates with the existing verge cover.

A 6.0m pylon sign is proposed in the north-eastern corner (setback 3m from the northern boundary and 5.4m from the eastern boundary) of the site fronting Yanchep Beach Road, which is in accordance with the City of Wanneroo *Local Planning Policy 4.6 – Signs*.

Building colours, finishes, scale and overall appearance will comprise the colours that are consistent with the BP brand.

4.3 Access & Car Parking

Access to the convenience store will be via two full movement crossovers, which are proposed as part of this application. These crossovers will provide the access and egress to the site via Newman Road and Yanchep Beach Road. Both of these crossovers are located on the adjacent Lot 12 (No. 3 Newman Road). An additional 'left out' only crossover is located on the eastern boundary to Newman Road (within the Lot 11 boundary).

The Transport Impact Assessment (TIA), prepared by GTA Consultants (**Appendix D**), confirms the access and egress arrangements will not impact the safe and efficient function of either Yanchep Beach Road or Newman Road. The interim and ultimate access arrangements are detailed in the TIA. The TIA also confirms that the impacts of the traffic volumes expected as a result of the proposed development are considered acceptable for both the present and the future road network. No part of the road network is required to be upgraded to accommodate this proposal.

Detailed turn path analyses have been undertaken (Appendix 2 of the TIA), and which demonstrates that fuel delivery trucks (the largest heavy vehicles that will enter the site) can be accommodated using the Yanchep Beach Road site entry and egress via the 6.0m wide Newman Road exit.

The car parking requirements for the facility have been considered having regard to Table 2 (Clause 4.14) – Car Parking Standards of DPS 2. A car parking calculation is shown in **Table 1** (below).

| LAND USE CLASS | MINIMUM CAR PARKING REQUIREMENT | PROPOSED DEVELOPMENT | PARKING PROVIDED |
|-------------------|---|--|-------------------------------------|
| Convenience Store | 7 per 100m ² NLA. Up to 50% of bays may be located in refuelling positions | 170m ² = 12 bays (6 bays + 6 allowed at refuelling positions) | 8 bays + 12 refuelling positions |
| Showrooms | 1 per 30 m ² GFA. | 150m ² = 5 bays | 7 |
| Total | | 11 + 6 at refuelling positions | 15 + 12 refuelling positions |

Table 1 - Car Parking Calculation

The proposed development provides 15 regular car parking bays, including 1 universal bay, and 12 additional vehicle parking spaces at the fuel bowser. This provides a surplus of 10 car parking bays on site. There is also additional queuing space for three (3) vehicles in the internal driveway system. The proposed parking arrangements have been considered by GTA Consultants as part of the TIA which concludes that the proposed number of bays is suitable for the development and accordingly, the car parking arrangements satisfy the prescribed car parking standards within DPS 2.

5 SERVICING

5.1 Traffic & Access

Vehicles shall enter and exit the site from either Yanchep Beach Road or Newman Road. The proposed crossovers are positioned separately along each of the major road frontages. Two of the crossovers are multidirectional, while the single 'left out' only is positioned on Newman Road toward Yanchep Beach Road. These crossovers are consistent with the recommendations made by GTA Consultants in the Transport Impact Statement (**Appendix D**).

5.2 Water & Effluent Disposal

Reticulated water is available within the Newman Road reserve and can easily be extended to service the proposed development. Reticulated sewer service is available within the northern portion of the Yanchep Beach Road reserve, and is anticipated to be able to be connected to service the proposed land.

5.3 Electricity & Telecommunications

Underground electricity infrastructure is available within the Yanchep Beach Road reserve and could readily be extended to the site. NBN and telecommunications infrastructure exist within the eastern portion Newman Road reserve and could readily be extended to the site.

5.4 Stormwater Management

Indicative stormwater drainage on the site are shown on the Development Site Plans, attached at **Appendix A**. Detailed drainage design will be prepared as part of the working drawings during the Building Permit stage.

It is envisaged that a condition of Development Approval will be included, which requires an onsite stormwater drainage system sufficient to contain a 1:100 year storm event over a 24 hour period, as per the previous development approval.

6 BUSHFIRE MANAGEMENT

The objective of *State Planning Policy 3.7 – Planning in Bushfire Prone Areas* (SPP 3.7) is to implement effective, risk based land use planning to preserve life and reduce the impact of bushfire on property and infrastructure.

Given that the site is located within a Bushfire Prone Area, as designated by the Department of Fire and Emergency Services, and due to the nature of the development, a Bushfire Risk Management Plan (BRMP) has been prepared to support the application. The BRMP, prepared by Envision Bushfire Protection, details the development's compliance with Appendix 4 of the Guidelines to SPP 3.7. The BRMP, attached at **Appendix E**, concludes that compliance with the various elements of the Guidelines can be achieved.

7 ACOUSTIC MANAGEMENT

An Acoustic Assessment was prepared by Gabriels Hearne Farrell to support this development application, and is attached at **Appendix F**. The acoustic assessment was undertaken and offers recommendations to ensure compliance with the Environmental Protection (Noise) Regulations 1997. The assessment was undertaken to ensure no adverse impacts would effect the adjoining residential development (east of Newman Road).

The Acoustic Assessment confirms that all relevant noise sources as a result of the proposed convenience store and showrooms development can achieve compliance with the Environmental Protection (Noise) Regulations during all proposed operating hours.

8 CONCLUSION

Development Approval is sought for a Convenience Store and Showrooms, and associated signage, on Lot 11 Yanchep Beach Road, as detailed in this report. The proposed uses are permissible in the Business Zone under DPS 2 and satisfy the Scheme requirements. The layout and design of the convenience store and showrooms is largely the same as what has previously been approved over the subject site.

Further, this submission has shown the servicing requirements of the facility, including access, car parking, storm water and bushfire risk, which can all be appropriately managed.

In view of the abovementioned attributes of the proposal, and the supporting plans and information submitted, it is respectfully requested that approval for the proposed convenience store on Lot 11 Yanchep Beach Road, Yanchep be granted.