

PROPOSED RETAIL AND COMMERCIAL DEVELOPMENT

2 (LOT 50) PEONY BOULEVARD, YANCHEP

19 JULY 2021



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Contents

Introduction	1	Agreed Structure Plan No. 40	22
Planning Approvals Required	1	Local Planning Policies	23
Key Project Parameters	2	Planning and Development (LPS) Regs 2015	25
Subject Site	3	Conclusion	26
Site Location and Property Description	3	Appendix A	
Site Improvements	3	Certificate of Title	
Heritage	3	Appendix B	
Bushfire Prone Area	3	BAL Assessment and BMP	
Contamination	3	Appendix C	
Site Context	4	Development Plans	
Planning Framework	6	Appendix D	
Planning and Development (LPS) Regs 2015	6	Landscape Plans	
North-West Sub-regional Planning Framework	6	Appendix E	
Metropolitan Region Scheme	6	Retail Sustainability Assessment	
SPP 3.7 Planning in Bushfire Prone Areas	6	Appendix F	
SPP 4.2 Activity Centre for Perth and Peel	6	Transport Impact Assessment	
SPP 7.0 Design of the Built Environment	6	Appendix G	
City of Wanneroo District Planning Scheme No.2	7	Acoustic Assessment	
Yanchep-Two Rocks District Structure Plan No. 40	7	Appendix H	
Agreed Structure Plan No. 40	7	Stormwater Strategy	
Local Planning Policies	7	Appendix I	
Proposed Development	8	Waste Management Plan	
Architectural Design	8		
Landscape Design	11		
Conceptual Master Plan	12		
Design Review	12		
Planning Assessment	15		
Metropolitan Region Scheme	15		
SPP 3.7 Planning in Bushfire Prone Areas	15		
SPP 4.2 Activity Centre for Perth and Peel	15		
SPP 7.0 Design of the Built Environment	15		
Land Use	18		
Setbacks	18		
Building Facades	19		
Traffic Entrances	19		
Visual Truncations	19		
Service Areas and Access	19		
Bin Storage	20		
Car Parking	20		
Bicycle Parking	21		
Landscaping	21		
Stormwater	21		



Figure 1 - View at Peony Boulevard and new access intersection



Figure 2 - View to Coles frontage

Introduction

This report has been prepared in support of an Application for Development Approval for the expansion of Yanchep Central accommodating a supermarket, shops, liquor store, restaurants, service station, drive through fast food outlets, a child care centre, commercial tenancies and a medical centre at 2 (Lot 50) Peony Boulevard, Yanchep (subject site).

Yanchep Central, being the subject site (Lot 2) and Lot 395 on the northern side of Peony Boulevard, forms the main part of the Yanchep District Centre. The Yanchep District Centre also includes the Aldi Supermarket to the north.

The proposed development is focused on providing a 'Main Street' to Peony Boulevard and providing services and amenities reflective of a District Centre. The development provides public areas for the community as meeting places as part of the delivery of the 'Main Street'. The proposed development will result in employment of 106 full time positions during construction and 723 ongoing positions.

This application relates to Lot 50, however, as part of the consideration of the ultimate development of Yanchep Central, the architectural design investigation includes a master plan to indicate the potential ultimate development of the centre. The master plan has no statutory basis and does not form part of this application. It is provided for information and may be subject to change.

The District Centre is subject to the Lot 1 and Lot 102 Yanchep Beach Road, Yanchep, Agreed Structure Plan No. 40 (Note that the lot numbers references refer to historical lot numbers).

This report will address the relevant matters pertinent to the proposal, including:

- The site details;
- The planning framework;
- The proposed development;
- An assessment under the planning framework; and
- Consideration of other factors including, but not limited to bushfire, acoustic, landscaping, traffic etc.

Planning Approvals Required

The proposed development has a construction cost of \$22 million and is therefore a mandatory Development Assessment Panel application to be determined by the Metro Outer Joint Development Assessment Panel.

Key Project Parameters

Lot Number	50
Street Address	2 Peony Boulevard, Yanchep
Certificate of Title	2933/423
Site Area	41,071m ²
MRS Zoning	Urban (Marmion Avenue is reserved as an Other Regional Road)
District Planning Scheme No. 2	Urban Development Zone
Agreed Structure Plan No. 40	Commercial Zone
Proposed land Uses	Child Care Centre Commercial tenancies (bank, consulting rooms, office, showroom) Drive-Through Food Outlets Liquor Store Medical Centre Restaurants Service Station Shop (includes Supermarket)
Retail Floorspace	5,090m ² (excludes commercial, child care, medical centre and fuel)
Commercial (non-retail) Floorspace	1,807m ²
Car Parking	312 on-site bays, 25 on-street bays and 18 queue bays (drive through)
Construction Value	\$22 million
Construction Employment	106 positions
Centre Employment	723 positions
Estimated Completion	18 months from approval

Subject Site

Site Location and Property Description

The subject site is 2 (Lot 50) Peony Boulevard, Yanchep contained on Certificate of Title Volume 2933 Folio 423. Lot 50 is 41,071m² in area and has street frontages to Peony Boulevard to the north, Marmion Avenue to the west, Kakadu Road to the east and Morwell Street to the south. Lot 50 is owned by Yanchep Development 1 Pty Ltd.

Lot 50 is subject to the following limitations, interests, encumbrances or notifications.

Reference	Type	Authority	
K480753	Notification	Water Corporation	Extension of water and sewer required for development of the lot
	Easement Burden	Water Corporation (sewer)	3 metre wide sewer easement that runs along the Marmion Avenue boundary
	Covenant Burden	City of Wanneroo	No vehicle access from Marmion Avenue

Refer to Appendix A - Certificate of Title.

Site Improvements

Lot 50 contains the existing McDonalds Restaurant fronting Marmion Avenue and a north south driveway, adjacent to the McDonalds Restaurant, that connects Peony Boulevard to Morwell Street.

Other than the McDonalds Restaurant, the site is vacant with some sparsely located vegetation on-site and includes a depression in the middle of the site.

Heritage

The site is not listed as a heritage place under District Planning Scheme No.2 nor listed on the State Register of Heritage Places.

Bushfire Prone Area

The proposed development is located within a bushfire prone area. A BAL Assessment and Bushfire Management Plan has been undertaken and is contained in Appendix B.

Contamination

A search of the contaminated sites database does not identify the site as a contaminated site



Figure 3 - Aerial photograph of site and surrounds

Site Context

Yanchep Central, being Lots 50 and 395, form part of the overall Yanchep District Centre. The Yanchep District Centre includes the following.

The Woolworths Supermarket, speciality shops and car parking on the northern side of Peony Boulevard. The current uses and area is included in the following table.

Tenancy	Area (m ²) NLA
Woolworths	3807
Tenancy 1 - vacant	41.5
Tenancy 2 - Lords and Lads Barbershop	44.2
Tenancy 3 - BWS	200.8
Tenancy 4 - Yanchep Sushi	74.8
Tenancy 5 - Mardi Gras Bakery	70.1
Tenancy 6 - vacant	128.8
Tenancy 7A - vacant	65.0
Tenancy 7B – vacant	65.0
Tenancy 8 – vacant	67.8
Tenancy 9 – Red Dot	320.6
Tenancy 10-13 - vacant	224.4
Tenancy 14 - Subway	85.0
Tenancy 15 and 19 – Yanchep Newsagency	150.9
Tenancy 16 and 18 – Pharmacy 777	96.0
Tenancy 17 – Volona Hair Salon	76.1
Tenancy 20 – Chippy's Fish Cafe	112.2
Tenancy 21 – Yanchep Central Dental	74.0
Tenancy 22 – Smokemart and Gift Box	64.0
Tenancy 23 and 24 – vacant	279.5
Tenancy 25 - vacant	88.3
Tenancy K01 – Yanchep Phone Tech	24.0
Tenancy K02 - vacant	24.0
Total	6184
Total Retail NLA	6110 (excludes Tenancy 21 Dental)

An ALDI supermarket (shop and liquor store) further north accessed from Kakadu Road which was approved by the JDAP on 12 June 2020 (1,747m²). The McDonalds Restaurant on the subject site (489m²).

The total existing retail floorspace is 8,346m² (excludes service station and dental).

A service station is located on the corner of Marmion Avenue and Morwell Street. The Caltex service station has been subdivided from the subject site (200m²).

The balance of the district centre is vacant.

To the south of the district centre on the southern side of Morwell Street is a secondary school. To the west of the centre is Marmion Avenue with residential dwellings further west. To the east of the centre is a child care centre located on the corner of Kakadu Road and Morwell Street. The remaining land is vacant. To the north of the centre is Yanchep Beach Road

Planning Framework

Planning and Development (Local Planning Schemes) Regulations 2015 (Regs)

Clause 67 of Schedule 2 of the Planning Regulations outlines the matters to which the determining authority is to have due regard when considering an application for development approval.

North-West Sub-regional Planning Framework

The North-West Sub-regional Planning Framework identifies the site as part of the Yanchep District Centre. A key priority of the framework is to promote employment nodes, including activity centres.

Metropolitan Region Scheme (MRS)

The subject site is zoned 'Urban' under the Metropolitan Region Scheme. Marmion Avenue is reserved as an Other Regional Road.

SPP 3.7 Planning in Bushfire Prone Areas (SPP3.7)

SPP3.7 provides the basis for land use planning to address bushfire risk management in Western Australia. It is used to inform and guide decision-makers, referral agencies and landowners/ proponents to help achieve acceptable bushfire protection outcomes. Portions of the site are identified as bushfire prone.

SPP 4.2 Activity Centres for Perth and Peel (SPP4.2)

SPP4.2 identifies broad planning requirements for the planning and development of new activity centres and the redevelopment and renewal of existing centres in Perth and Peel.

Yanchep is identified as a District Centre. The Policy identifies that District Centres 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 their catchments. The typical retail types include: discount department stores, supermarkets, convenience goods, small scale comparison shopping, personal services, and some speciality shops.

The Policy identifies that a Retail Sustainability Assessment is required where major development is proposed. Major development is where the proposed shop-retail NLA for a new building is more than 10,000m² or an extension of more than 5,000m².

SPP 4.2 is currently being reviewed by the WAPC. The draft has been advertised, however, has not been adopted by the WAPC at the time of lodging this application and consequently the final policy provisions are not known.

SPP 7.0 Design of the Built Environment (SPP7.0)

SPP7.0 identifies the principles to address design quality and built form outcomes. The principles include: Context and character, Landscape quality, Built form and scale, Functionality and build quality, Sustainability, Amenity, Legibility, Safety, Community and Aesthetics.

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

Under District Planning Scheme No.2 the site is zoned Urban Development. The Urban Development Zone requires the preparation of a structure plan.

Agreed Structure Plan 40 (ASP40) has been prepared for the area. The permissibility of uses in the Urban Development Zone shall be determined with regard to the provisions of the relevant Structure Plan.

It is noted that the Yanchep District Centre is not identified in Schedule 3.

Yanchep-Two Rocks District Structure Plan (DSP43)

The Yanchep-Two Rocks District Structure Plan identifies the site as a District Centre. DSP43 identifies a target of 75% employment self sufficiency within the DSP area and contribute towards an overall self-sufficiency for the North-West Corridor of at least 72%, with a wide spectrum of job types and skill levels, including higher order and knowledge intensive industries and employment.

DSP43 identifies a network of vibrant, robust and dynamic activity centres of varying types from regional to local, with a multi-use transit boulevard, containing a high concentration of commercial uses.

DSP43 identifies 11,700m² of retail floor space for the District Centre with a total floor space of 24,177m² and indicative employment of 871.

Agreed Structure Plan No. 40 (ASP40)

ASP40 provides a zoning of Commercial with a residential density of R80/100. ASP40 allocates a retail net lettable area of 11,000m², with any additional retail net lettable area for this District Centre being justified in the context of overall retail modelling for the District and an amendment to the Structure Plan.

Local Planning Policies

The following Local Planning Policies are applicable to the consideration of the development application:

- LPP 2.3 – Child Care Centres
- LPP 2.8 – Licensed Premises
- LPP 2.9 – Service Stations and Roadhouses
- LPP 4.23 – Design Review Panel
- LPP 4.6 – Signs
- Draft LPP – Public Art

Proposed Development

The proposed development is an extension to Yanchep Central. The proposed development is focused on providing a 'Main Street' to Peony Boulevard. The proposed development includes:

- The creation of a 'Main Street' along Peony Boulevard with 8 tenancies (from west to east).
 - o Tenancy 1 - 150m² - retail, food and beverage
 - o Tenancy 2 - 115m² - retail, food and beverage
 - o Tenancy 3 - 115m² - retail, food and beverage
 - o Tenancy 4 - 170m² - retail, food and beverage
 - o Tenancy 5 - 190m² - retail, food and beverage
 - o Tenancy 6 - 80m² - commercial (bank, consulting rooms, office, showroom)
 - o Tenancy 7 - 90m² - commercial (bank, consulting rooms, office, showroom)
 - o Tenancy 8 - 175m² - commercial (bank, consulting rooms, office, showroom)
- The reorientation of the existing north-south driveway to the east where it connects to Peony Boulevard to create separation from the driveway on the northern side of Peony Boulevard.
- A 3600m² Coles supermarket located centrally on site.
- A 200m² liquor store adjacent to the supermarket.
- A 217m² and 8 bowser service station located on the corner of Peony Boulevard and Marmion Avenue.
- Two drive through fast food tenancies along the Marmion Avenue frontage (285m² and 265m²).
- An 80 place child care centre (565m²) located on the corner of Peony Boulevard and Kakadu Road.
- A 680m² medical/health centre located to the south of the Coles Supermarket.
- 312 at grade car parking bays with cover over the central bays, 18 queuing bays located within the drive through and 25 on street bays adjacent to the site.

Vehicle access is provided via three access points on Peony Boulevard (two vehicle accesses and one service access), two access points on Kakadu Road and the existing access on Morwell Street.

The balance of Lot 50 to the south will be filled to grade, fenced and an appropriate application applied to prevent sand drift.

The development plans are contained in Appendix C.

Architectural Design

Background

The centre has been 'part formed' on the northern side of Peony Boulevard - functioning as an insular neighbourhood centre, anchored by Woolworths. The intended Peony Boulevard 'mainstreet', has only been partly delivered and, as a result, not very successfully.

With a new owner (and more than a decade after the establishment of the northern portion), this application is now due to proceed, with a supermarket as the 'southern anchor'.

The arrangement of the supermarket is generally in line with the original masterplan indicated in the following figure (figure 4) (ie north south in orientation) but with its primary access focussed to the north and towards the centre of 'mainstreet'.



Figure 4 - Original Masterplan

The intent is now to deliver circa 75 metres of activated mainstreet, with north facing 'food and beverage' and with a family friendly feel, inclusive of spaces that can deliver shaded alfresco and 'playable' spaces.

Future stages to the northeast of the main street and the southern portion of Lot 50 are considered in this plan, but the composition of these stages remain hypothetical, and 'market led'.



Figure 5 - Proposed Main Street

Overarching Design Intent

The overarching design intent is to deliver the ‘convenience’ retail anchor, whilst orientating this northward, towards the existing centre, and adding the southern side to a ‘commercially sustainable’ length of the mainstreet.

The Development Application will also seek approval for childcare, medical, and three ‘pad sites’ on Marmion Avenue.

The western vehicular approach and egress will become more ‘traffic heavy’ (both as a result of this development and accounting for the next decade’s growth), meaning that the western-most 75 metres of Peony Boulevard will be unavoidably focussed on the customer arrival and departure movements. The new design work creates a more relevant point of arrival (for the southern cell) at the start of the mainstreet - after this customer ‘decision making’ has occurred.

It is unlikely that at any time in the foreseeable future, a fully activated mainstreet of over 150 metres could be reasonably contemplated, however, the evolved masterplan does contemplate how the mainstreet can be extended eastwards, and delivers built form on the south side, ‘laminating’ the north face of the Coles’ box (albeit with probably ‘lower order’ uses).

Design Themes

The name ‘Yanchep’ was adapted from the Nyoongar word ‘Yandjip’ or ‘Yanget’ being the Nyoongar word for the bulrush reed that is abundant around the wetlands of the area.

Over the last century, Yanchep has history (since the 1930’s in particular) as a beachside holiday town, as a fishing destination, as a tourism destination and, since the late 1960’s, as a National Park.

Over recent decades, as the urban sprawl has reached out to meet it, Yanchep still retains (especially in ‘Old Yanchep’) a sense of relaxed beachside living, with ‘fun and recreation’ being a part of that living experience. Appreciating ‘nature’ is still an activity in greater Yanchep, where the National Park, the lakes, caves and wetlands still receive high visitation - and are identifiable as being ‘of Yanchep’.

Like any beachside location in WA, the ‘western ocean setting sun’ is a daily constant (and it notably and famously appeared in the ‘Atlantis’ logo behind a pair of leaping dolphins).

The design themes for this Development Application seek to offer built form with a lower scale than those pre-existing, now with a ‘softer’ thematic approach to form, colour, palate and texture, with shade and contextual landscape in abundance.

The material themes introduce sustainable timber (or sustainable timber composite/substitute materials) pergolas and arbours - featuring the ‘setting sun’ motif - and acting as ‘trellis’ for landscape.

The layout is ‘structured’ to focus on the central heart of the street, with flush paved surfaces to encourage ‘cross shopping’ between the supermarkets and external activation (by the local community) in indoor + outdoor spaces designed specifically for Food and Beverage uses.

As the developer, FRP has supported the decision to move secondary community services (like medical and child care) off the mainstreet so as to enable uses that are more likely to 'bring on' the mainstreet, rather than make the conscious decision to inhabit it with uses that cannot, by their nature, provide the 'street life' that this community currently does not have access to.

For this reason, the child care and medical uses have a different architecture that identifies them as 'community buildings' but these are located on the fringes on mainstreet, but within a short and walkable distance from it. The masterplan is still crafted to contemplate co-tripping, between the tasks or activities of dropping children into care, meeting a friend for a coffee on the street and/or doing some 'convenience shopping'.

Landscape Design

The landscape design and themes for Yanchep Central draw from the local context & character of surrounding Yanchep with focus on natural coastal style materials, relaxed lifestyle vibe to bring a local feel/ character to the centre which is then sympathetic to its surrounds.

Port Jackson Fig trees anchor both ends of the main street (Peony Boulevard) and provide a sense of arrival and transition into a tree lined pedestrian friendly plaza with a communal town centre at the heart of the street. Feature deciduous trees connect the North and South sides of the town centre, this connection is further strengthened by a raised roadway paved to create a pedestrian priority space. The central section of the main street can be closed of via use of removable bollards for events/ occasions.

Use of detailed material selection (including pattern, finish & materiality) to visually delineate between various spaces (i.e from roadway to pedestrian to private/alfresco to communal). Introducing warm toned paving, natural sustainable/ recycled timbers, limestone materials to invoke coastal vibe.

The central heart/ town centre has been designed to create zones for various activities which then flow/ bleed into each other. These zones consists of general pedestrian/ foot traffic; private alfresco space for use of adjacent Food & Beverage for seating, this has the option to flow into the communal spaces which consist of built-in furniture for general public use and child friendly 'playable' space. Along with varying materials these spaces can be separated via used of in- ground and raised planters to form soft/ natural visual barriers.

Varying pocket parks ranging from small intimate spaces with planting and seating to larger open grass spaces with shade trees, seating and potential for play opportunities. Providing spaces of various scales and use within the centre.

Nominated areas for public art location, which can form part of an overall local art strategy with involvement of local community to create art relating to local character.

Similar coastal themes can be carried through to the childcare through use of nautical/ beach theme equipment and colour/ material palette.

Appendix D includes the landscape plans.

Conceptual Master Plan

Given that the proposed development forms part of the overall Yanchep District Centre and the proposed development is located on part of Lot 50, a conceptual master plan has been prepared as contained in Appendix C. The conceptual master plan is consistent with the original master plan in the figure above and provides the extension of the centre on the eastern portion of Lot 395 and the completion of the development on the southern portion of Lot 50.

It is important to note that this application does not include the master plan, with the master plan being further addressed via an amendment to ASP40.

Design Review

Preliminary plans of the proposed development were considered by the City's Design Review Panel (DRP) at its meeting held on 27 May 2021. The DRP identified the following strengths of the proposal:

- The Proponent is commended for early engagement with the Design Review Panel.
- A coherent, instructive and well-arranged submission and presentation referencing coastal and local character.
- The formation of a coherent and pedestrian focused Main Street with integrated landscape and provision for a future 'town square'.
- Effective sleeving of the supermarket and car park with active speciality retail uses that are accessed from the Main Street and not an internal mall.
- Location of fast-food pad sites adjacent to the main road and not set back behind car parking.
- A valued set of uses including supermarket, speciality retail, service station, child care and health & wellness centre.
- Vehicular movements, including service vehicles, discouraged from entering the Main Street.
- High quality and early landscape design thinking including Port Jackson Ficus
- Pockets of alfresco seating and dining to the east and west of the Main Street and distributed along the length of the foot path.
- Aspirational imagery including faux arches/hoops, brickwork and timber-look cladding.

The following table provides the DRP's comments and the Applicant's response.

Principle	DRP Comment	Applicant's Response
Context and Character	Complete and/or reveal the master plan to the southern portion of the site and illustrate how this piece of the centre influences the over all response to context and character.	The overall site masterplan has been considered, albeit it remains a 'fluid document'. The Development Application includes a site plan that demonstrates conceptually how the southern parts of the site may be formed, where uses south of the 'health and wellness' component will allow for functions such as a vet, a bike shop, a gym and other similar destination services.

Principle	DRP Comment	Applicant's Response
	Consider ways of elevating the status of the 'town square' from an intersection to a viable public/ pedestrian urban plaza that might be closed off from traffic for special occasions.	The 'town square' element has been further considered and designed to enhance its ability to feel, and to be pedestrian friendly. The section of 'primary mainstreet' inclusive of the western part of this space will be able to be fully pedestrianized for 'special occasions'.
	Ensure the service station addresses the entry to the Main Street adequately.	The service station building is designed to have a significant portion of north facing glazing – refer to the drawings.
	The Panel see an import opportunity for an artwork strategy to reference the local context and character of the area. There may also be an important opportunity to engage with the local indigenous community representatives, through the City, to add depth and authenticity to the precinct.	The Applicant endorses the idea of integrating artworks (including those inspired by Yanchep's indigenous heritage) into the mainstreet precinct generally – and are willing to engage with the City and community around this initiative.
Landscape Quality	Consider maximising the number of trees within the car park areas.	Additional trees have been located at the 'ends' of the car park shade structures, per the DRP's suggestions.
Built Form and Scale	No further comments	
Functionality and build quality	Engage early with an acoustic design professional to assist with managing the colocation of sensitive uses adjacent to noise sources such as loading docks.	The Development Application 'pack' includes commentary from an Acoustic Engineer, and the design of the various dock areas (on the DA drawings) demonstrates enhancements to both visual and acoustic screening.
Sustainability	The proponent is encouraged to appoint an ESD professional to develop a detailed sustainability proposal.	The Applicant has engaged a suitably qualified ESD Consultant for the Design Delivery of this project.
Amenity	As the detail design progresses consider passive shade elements to exposed facades and weather protection for the public domain and al fresco dining areas.	The Development Application includes drawings that more clearly demonstrate such things as shade and awnings. It is the clear intent to offer generous shaded and or covered areas to encourage alfresco dining zones that can be partly 'winterized'. Where feasible or manageable (within the design language), passive shading elements are (or may be) applied to glazing that is likely to be exposed to direct sunlight to deal with 'user comfort' issues.
Safety	Not discussed	

Principle	DRP Comment	Applicant's Response
Community	Complete and/or reveal the master plan to the southern portion of the site and illustrate how this piece of the centre influences the overall response to context and character.	The overall site masterplan has been considered, albeit it remains a 'fluid document'. The Development Application includes a site plan that demonstrates conceptually how the southern parts of the site may be formed, where uses south of the 'health and wellness' component will allow for functions such as a vet, a bike shop, a gym and other similar destination services.
Aesthetics	The Panel look forward to the evolution of the façade and design approach including materials, textures, colours and signage.	The Development Application includes drawings that more clearly demonstrate the façade design, including materiality, palette and signage zones.
	The Panel see an import opportunity for an artwork strategy to reference the local context and character of the area. There may also be an important opportunity to engage with the local indigenous community representatives, through the City, to add depth and authenticity to the precinct.	The Applicant endorses the idea of integrating artworks (including those inspired by Yanchep's indigenous heritage) into the mainstreet precinct generally – and are willing to engage with the City and community around this initiative.

Planning Assessment

Metropolitan Region Scheme (MRS)

The Urban zoning is appropriate for the proposed uses and there are no impacts from any MRS Reservations as no access is gained directly from Marmion Avenue.

SPP 3.7 Planning in Bushfire Prone Areas

A BAL assessment has been completed and is contained in Appendix B. The BAL Assessment includes BAL ratings as follows:

- Supermarket - 12.5
- Main Street tenancies - 12.5 and 19
- Service station - 12.5
- Drive through food outlets - 12.5
- Child care centre - 19
- Medical centre - 19

A bushfire management plan is contained in Appendix B.

SPP 4.2 Activity Centre for Perth and Peel

The Yanchep District Centre has an existing structure plan (ASP40). The proposed development involves the development of 5,090m² of retail floorspace.

Urbis has undertaken a Retail Sustainability Assessment (RSA), which is included in Appendix E which identifies that there is currently a significant undersupply of retail floor space in Yanchep and that the proposed retail floor space under this application will deliver a significant range of direct and demonstratable benefits whilst maintaining a sustainable existing and planned activity centre hierarchy.

The RSA considers the retail floorspace provided through this application and also the longer term ultimate development of the Yanchep District Centre.

The RSA identifies that the supportable retail floorspace by 2023, which is the timeline for this development, is 13,524m² (does not include fuel) and other uses of 2,005m².

The retail floorspace for the whole centre at the completion of this development will be 13,436m² (excluding fuel).

Based on the RSA, the proposed development will meet an undersupply of retail floor space while not significantly impacting existing and planned centres.

SPP 7.0 - Design of the Built Environment (SPP7.0)

The following provides an assessment of the proposed development against the principles of SPP7.0.

Design Principle	Comments
<p>1. Context and character</p> <p>Good design responds to and enhances the distinctive characteristics of a local area, contributing to a sense of place</p>	<ul style="list-style-type: none"> • The development layout positively responds to the context through building upon the 'Main Street' created by the existing development on the northern side of Peony Boulevard, albeit the proposed development is a significant improvement to the northern 'Main Street'. • The building aesthetics take its queues from the coastal landscape. • The built form is single storey which is predominant scale of built form in the area. • The layout of the buildings seeks to internalise the car parking with buildings fronting Peony Boulevard, Marmion Avenue and Kakadu Road. • The 'Main Street' design seeks to create public spaces which are currently missing from the public domain. • The landscape design seeks to build upon the coastal themes. • The vehicle access has been carefully considered taking into account the existing arrangements, 'main street' and servicing.
<p>2. Landscape quality</p> <p>Good design recognises that together landscape and buildings operate as an integrated and sustainable system, within a broader ecological context.</p>	<ul style="list-style-type: none"> • The landscape design & themes draw from the local context and character of surrounding Yanchep with focus on natural coastal style materials, relaxed lifestyle vibe to bring a local feel/character to the centre which is then sympathetic to its surrounds. • Port Jackson Fig trees anchor both ends of the main street and provide a sense of arrival and transition into a tree lined pedestrian friendly plaza. • Feature deciduous trees connect the North and South sides of the town centre. • Use of detailed material selection (including pattern, finish & materiality) to visually delineate between various spaces (i.e from roadway to pedestrian to private/alfresco to communal). • The central heart/ town centre has been designed to create zones for various activities which then flow/ bleed into each other. • Varying pocket parks ranging from small intimate spaces with planting and seating to larger open grass spaces with shade trees, seating and potential for play opportunities. Providing spaces of various scales and use within the centre.

Design Principle	Comments
<p>3. Built form and scale</p> <p>Good design ensures that the massing and height of development is appropriate to its setting and successfully negotiates between existing built form and the intended future character of the local area.</p>	<ul style="list-style-type: none"> The built form is single storey which is predominant scale of built form in the area. The layout of the buildings internalises the car parking. Buildings front Peony Boulevard, Marmion Avenue and Kakadu Road.
<p>4. Functionality and build quality</p> <p>Good design meets the needs of users efficiently and effectively, balancing functional requirements to perform well and deliver optimum benefit over the full life-cycle.</p>	<ul style="list-style-type: none"> The design is functional to both the intent of the District Centre and its intended visitors through the main street and design and location of the various land uses. The layout is clear in terms of access to the site and locations of building entries. The car park layout is efficient and easily located. Servicing has been appropriately considered through access, screening and service provision.
<p>5. Sustainability</p> <p>Good design optimises the sustainability of the built environment, delivering positive environmental, social and economic outcomes</p>	<ul style="list-style-type: none"> An ESD professional has been appointed to develop a coherent sustainability proposal Energy - Shading devices to glazing elements to improve thermal comfort - All lighting will be LED and external up-lighting not to be used - Recommending the inclusion of solar PV (up to 30kW) Transport - An emphasis of pedestrian focused transport infrastructure Water - Sanitary fixtures to conform to WELS ratings
<p>6. Amenity</p> <p>Good design provides successful places that offer a variety of uses and activities while optimising internal and external amenity for occupants, visitors and neighbours, providing environments that are comfortable, productive and healthy</p>	<ul style="list-style-type: none"> The proposed main street will provide a focal point for the community using the centre. The public spaces will provide opportunities for public gatherings and meeting points. The site is to be extensively landscaped with various parks and squares to offer variety for the users. The land uses will add to the services provided for the community.
<p>7. Legibility</p> <p>Good design results in buildings and places that are legible, with clear connections and easily identifiable elements to help people find their way around</p>	<ul style="list-style-type: none"> The development provides a clear understanding of the various land uses. The scale of the built form is consistent with the vision for the area. The entrances to the various land uses are clearly defined. The development provides an improved pedestrian amenity to Peony Boulevard.
<p>8. Safety</p> <p>Good design optimises safety and security, minimising the risk of personal harm and supporting safe behaviour and use.</p>	<ul style="list-style-type: none"> The development provides a mix of uses providing activity and passive surveillance 24 hours a day. Service areas are screened and accessed away from the main street. The site is open ensuring public access and visibility through the site.

Design Principle	Comments
<p>9. Community</p> <p>Good design responds to local community needs as well as the wider social context, providing environments that support a diverse range of people and facilitate social interaction.</p>	<ul style="list-style-type: none"> The development provides additional services for the residents within the area. The development provides a main street, which will be a public focus of the district centre. The layout and landscape design provides varying public spaces from the main town square through to pocket parks providing for a range of opportunities.
<p>10. Aesthetics</p> <p>Good design is the product of a skilled, judicious design process that results in attractive and inviting buildings and places that engage the senses.</p>	<ul style="list-style-type: none"> The building aesthetics take its queues from the coastal landscape and includes patterned and painted concrete, limestone cladding, features tiles, timber (like), metal cladding, glass etc. The materials and finishes selected respond to the coastal location and the slightly more 'urban' character of the district centre.

Land Use (DPS2)

The following identifies the proposed land uses and permissibility based on the commercial zone under DPS2 as referenced in ASP40.

• Child Care Centre	D
• Commercial Tenancies	P - bank, consulting rooms, office, showroom
• Drive-Through Food Outlet	D
• Liquor Store	A
• Medical Centre	P
• Restaurant	P
• Service Station	D
• Shop	P - supermarket included in Shop use

With respect to the tenancies fronting Peony Boulevard, these have been identified as both restaurant (F&B) and shop as the occupiers are not known.

The tenancies on the eastern side are identified as commercial which could include a bank, consulting rooms, office and showrooms which are all permitted land uses. The eastern tenancies are identified as commercial as the 'main street' on the northern portion of Peony Boulevard does not extend as far as these tenancies and therefore are unlikely to be used for retail uses until the northern side has been completed.

The proposed uses are entirely consistent and appropriate for a district centre.

Setbacks (DPS2)

Clause 4.7 of DPS2 identifies that commercial buildings shall be setback 6 metres from the street boundary, nil to side and rear boundaries and 3 metres to secondary streets. The DPS2 setback provisions are inconsistent with the ASP40 intent which advocates main street development.

- The tenancies on Peony Boulevard have a nil setback to Peony Boulevard.
- The service station is setback 0.59 to 4 metres to Peony Boulevard.
- The drive-through fast food tenancies are setback between 3 and 4 metres to Marmion Avenue.
- The child care centre is setback 7 metres to Peony Boulevard and 3.5 metres to Kakadu Road.
- The medical centre has a nil setback to Kakadu Road.

The proposed setbacks are considered appropriate for the site, as the buildings provide built form to the streets where main street principles indicate and an appropriate setback to the buildings where they are located opposite future residential development or along Marmion Avenue. The built form and setbacks will not impact the surrounding land, given the separation of the built form by roads, the single storey nature of the development and the expectation of built form associated with a district centre.

Building Facades (DPS2)

Clause 4.8 of DPS2 requires facades to be of a high standard of architectural design and constructed in brick, masonry and/or plate glass or other approved material which in the opinion of Council would not adversely impact on the amenity or streetscape of the area.

The proposed facades have been architecturally designed and include patterned and painted concrete, limestone cladding, features tiles, timber (substitute) and metal cladding, glass etc. The materials and finishes selected respond to the coastal location and the slightly more 'urban' character of the district centre.

The elevations include major tenant sign locations. Individual tenancy sign locations will be subject to a signage strategy which will be prepared following approval.

Traffic Entrances

Vehicle access is provided via three access points on Peony Boulevard (two vehicle accesses and one service access), two access points on Kakadu Road and the existing access on Morwell Street. The access points have been carefully considered and respond to the existing traffic conditions in the district centre and the size of the subject site, with three street frontages that can be accessed. The traffic is addressed in the Transport Assessment contained in Appendix F.

Visual Truncations

Visual truncations are provided to each driveway where they meet the public streets.

Service Areas and Access

The service areas have been carefully considered with the service areas generally located behind the buildings. The service station has the service area screened from Peony Boulevard, the service area for Coles is located between the Coles supermarket and the child care centre, while the other tenancies can be serviced internal to the site.

Bin Storage

Waste will be collected by a private contractor. A waste management plan has been prepared and is contained in Appendix I.

Car Parking

The following table identifies the proposed land uses and car parking requirement.

Land Use	Requirement	No. Required
Child Care Centre	9 bays plus 1 per 8 children in excess of 54 children	13 bays (12.25)
Drive-Through Food Outlet	1 per 4 guests in indoor and outdoor seated areas plus 7 per 100m ² NLA for non seated areas. Up to 50% of non seated area parking may be located in drive through queue. Assume 60% seated areas - 330m ² - 82.5 bays 40% non-seated - 220m ² - 16 bays - 8 in queue	99 bays plus 8 in queue.
Medical Centre	5 per practitioner. Assume 8 practitioners	40 bays
Service Station	5 per service bay plus 7 per 100m ² NLA, Up to 50% of nonservice bays may be located in refuelling positions.	16 bays (15.19) - 8 bays located in refuelling positions
Shopping centre	10-30,000m ² 700 for the first 10,000m ² plus 6.25 per 100m ² NLA thereafter. The assessment includes both the northern side (6,184m ²) and southern side (4,885m ²) - total 11,069m ²	700 plus 67 (66.8) = 767
Total		927 bays plus 8 queue bays and 8 refuelling bays
Proposed	430 existing bays, 312 new bays, 18 queue bays and 25 on-street bays.	742 bays plus 18 queue bays

The proposed development provides 742 bays on-site over the whole of Yanchep Central with 312 new bays proposed plus 18 queue bays.

While the proposed level of car parking is below the DPS2 requirements, the proposed car parking is considered appropriate as:

- Taking into account all land uses, the car parking proposed represents more than 5 bays per 100m². This is consistent with the Activity Centres Policy, which advocates 4-5 bays per 100m².
- The proposed development contains a range of uses including the supermarket, medical centre, child care centre, fuel, fast food that operate at different peak periods of the day and week and therefore there will be a high level of reciprocal parking.

- The proposed development seeks to rationalise the amount of car parking bays provided in order to maximise the provision of essential uses to residents in the catchment area and minimise the dependence on travel by car in favour of pedestrian accessibility.
- 25 on-street parking bays will be located adjacent the proposed development site, on Peony Boulevard and Kakadu Road. These bays will contribute to the overall parking availability for the proposed development and is consistent with the objectives to provide on-street parking.

Bicycle Parking

Visitor bicycle parking will be located in public areas throughout the development.

Landscaping

DPS2 requires a minimum of 8% of the area of a development site to be landscaped, the road verge adjacent to the lot to be landscaped, a 3 metre wide landscape strip where car parking is located adjacent to streets and one tree for every four car parking bays. The landscape plan is provided in Appendix D.

The proposed development provides 3500m² of soft landscaping (note this does not include the child care area or any landscape hard pavements). This represents 8.5% of soft landscaping on site. It should be noted that this is based on the total site area. If the site area of the proposed works are considered, which excludes the southern area, the percentage increases to 11.4%. Additional landscaping will also be provided upon the development of the southern portion of the site. Therefore, the total landscaping will significantly exceed the minimum requirements.

The verge areas will be landscaped adding to the landscaping of the site.

The proposed development includes a 3 metre wide landscape strip along Marmion Avenue, Peony Boulevard is the 'main street' with a nil setback and landscaping is proposed to Kakadu Road as part of the child care centre. The only car parking fronting the street is the car parking adjacent to the child care centre and medical centre. The reduced landscaping to Kakadu Road is offset by the increased landscaping over the whole of the site and that the verge areas will be landscaped.

The landscaping include a significant number of trees and while the central car parking is covered, the landscape design seeks to locate trees adjacent to the uncovered car parking bays, in association with the public spaces.

It is considered that the proposed landscaping is appropriate given that the amount of landscaping on site exceeds the minimum and the type of landscaping proposed will result in a high level of amenity both on the site and external to the site.

Stormwater Runoff/ Drainage

A stormwater strategy has been prepared for the site and is contained in Appendix H.

Agreed Structure Plan No. 40

Zoning

The zoning identified is Commercial and as discussed above, the proposed land uses are entirely appropriate for a commercial zone within a district centre.

Retail Floor Space

ASP40 allocates a retail NLA of 11,000m². The current retail floor space is 8,346m² which results in a balance of 2,654m². The current retail NLA includes:

- 6,110m² on Lot 395 - this includes the vacant tenancies but excludes the dentist.
- 1,747m² on Lot 396 - Aldi
- 489m² on Lot 50 - McDonalds

The Caltex on the corner of Marmion Avenue and Morwell Street is excluded from the retail floorspace.

The proposed development has a retail NLA of 5,090m². The total retail floor for the whole centre will be 13,436m² and is therefore 2,436m² over the 11,000m².

It is important to understand that the 11,000m² under ASP40 was the allocated retail figure provided under the original ASP40 when the District Centre was identified as Lot 395 (northern lot occupied by Woolworths) and Lot 50, which is the subject of this application. If this was still the case the retail NLA would be 11,689m², which is marginally over the allocation under ASP40 and is consistent with the allocation under the Yanchep-Two Rocks District Structure Plan (DSP 43) of 11,700m².

In November 2019 an amendment to the structure plan was approved which included Lot 396, 2 Kakadu Road in the District Centre. This site is occupied by Aldi. When this land was included in the District Centre, the retail NLA was not reviewed to take into account the additional land as part of the District Centre. The combined land area of the district centre is now over 10 hectares or 100,000m², with a retail allocation of 11,000m² i.e 11% of the land area. It is evident that the amendment to ASP40 has undermined the ability to develop the original district centre based on the original master plan and has jeopardised the creation of a 'Main Street' on Peony Boulevard.

Urbis has undertaken a Retail Sustainability Assessment, which is included in Appendix E which identifies that there is currently a significant undersupply of retail floor space in Yanchep and that the proposed retail floor space under this application will deliver a significant range of direct and demonstratable benefits whilst maintaining a sustainable existing and planned activity centre hierarchy.

The Deemed Provisions identify that a decision-maker must have due regard but is not bound by the provisions of a structure plan. We consider it appropriate to grant approval for the increase in retail floorspace for the following reasons:

- The retail figure provided under the original ASP40 was allocated to Lot 395 and Lot 50 and based on the allocation the retail floor space would be consistent with the ASP40.
- The inclusion of the site to the north did not also result in an increase in retail NLA and therefore significantly undermined the establishment of the district centre.
- The RSA identifies that the retail floor will not impact existing and planned centres.
- The proposed development will result in significant benefits through employment and service provision for the community.

Local Planning Policies

The following Local Planning Policies are applicable to the consideration of the development application:

LPP 2.3 – Child Care Centres

The proposed child care centre is located abutting the shopping centre.

The child care centre is setback 7 metres to Peony Boulevard and 3.5 metres to Kakadu Road.

The child care centre is not located directly adjoining any residential development and forms part of the district centre. There is future residential development proposed on the eastern side of Kakadu Road and the Acoustic Assessment (Appendix G) considers the impact of the child care centre on that land including the requirement for a 1300mm noise barrier.

The outdoor area will be landscaped as will the verge.

The car parking area is located adjacent the entrance and easily visible. Disabled bays are located in the child care centre car park adjacent the entrance. The 80 children child care centre requires 13 bays (12.25), 18 bays are provided. A pedestrian access is provided along the western side of the car park and front Kakadu Road to the entrance.

A Traffic Assessment is included in Appendix F and the Landscape Plans are in Appendix D.

LPP 2.8 – Licensed Premises

The objective of this Policy is to minimise the impact of liquor stores and taverns on the amenity of surrounding areas. The proposed liquor store is located in front of the supermarket and will not be viewed from either the school or child care centre. The liquor store is internal to the site.

LPP 2.9 – Service Stations and Roadhouses

The policy seeks to ensure that service stations are appropriately located, designed and protects the amenity of surrounding areas.

The proposed location of the service station is adjacent a major road on a corner and can therefore be serviced and will not result in undue traffic generation as it forms part of the district centre and is separated from residential dwellings by Marmion Avenue.

The design of the service station, while reflective of the tenant corporate image responds to the location through the activation of the main street with entries both externally to Peony Boulevard and internally to the bowser locations.

Signage is discussed below.

LPP 4.23 – Design Review Panel

Preliminary plans of the proposed development were considered by the City's Design Review Panel (DRP) at its meeting held on 27 May 2021.

Detailed plans of the proposed development will be considered by the City's Design Review Panel (DRP) at its meeting to be held on 22 July 2021.

The proposed layout and design has been supported by the DRP.

LPP 4.6 – Signs

A signage strategy will be prepared for the centre following approval and can be a condition of any approval. The tenant signage has been indicatively indicated on the elevations and will include wall signs and under awning signs.

The drive through fast food tenancies will apply separately for signage once the tenant has been confirmed as each tenant will have individual corporate requirements.

We are, however, seeking approval for the centre signage pylon sign located at the corner of Peony Boulevard and Marmion Avenue and the signage associated with the service station. At present there is an existing pylon sign located along Marmion Avenue to the north of Peony Boulevard which is centre signage with multiple tenancy panels. To the south of Peony Boulevard to the south of the McDonalds Restaurant is a McDonalds Pylon Sign.

The proposed development includes:

- A 10 metre high multiple tenancy centre pylon sign on the corner of Peony Boulevard and Marmion Avenue.
- A 10 metre high multiple tenancy fuel price board pylon sign on the corner of Peony Boulevard and Marmion Avenue.
- A 3.98 metre high fuel price board pylon sign on Peony Boulevard.
- A 1.55 metre high directional pylon sign on the corner of Peony Boulevard and the western entrance to Lot 50.

The new pylon signs exceed the height requirements of the policy. It is considered that the new pylon signs are appropriate as the number of pylon signs on the total site is less than the 40 metres of linear street frontage ie 6 pylon signs for more than 800 metres of street frontage and the size of the Peony Boulevard Fuel board Sign has been reduced to offset the additional height of the new pylon signs.

Draft LPP – Public Art

A draft Policy has been prepared which concluded advertising on 25 June 20021. It is likely that the Policy will be adopted during the consideration of this application. The policy requires a 1% public art contribution up to a maximum of \$500,000. Based on the construction value of \$22 million, the public art requirement is \$220,000. The landscape plans indicate a number of potential locations for public art. The public art program will be developed following approval in accordance with the policy.

Planning and Development (LPS) Regs 2015

In assessing this application due regard has been given to:

- (a) the aims and provisions of the DPS2
- (b) the requirements of orderly and proper planning
- (c) The relevant approved State planning policies
- (g) The relevant local planning policies
- (h) ASP 40
- (m) The compatibility of the development with its setting, including with the desired future character of its setting and the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development
- (n) The amenity of the locality including the character of the locality; social impacts of the development
- (p) Landscaping provisions
- (q) Bushfire considerations
- (r) The suitability of the land for the development
- (s) Traffic and servicing impacts
- (t) Traffic generation
- (u) Storage, management and collection of waste; access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities); access by older people and people with disability
- (v) the potential loss of any community service or benefit resulting from the development other than potential loss that may result from economic competition between new and existing businesses
- (w) the history of the site where the development is to be located
- (x) the impact of the development on the community as a whole notwithstanding the impact of the development on particular individuals

The assessment concludes that the development has been well designed and has had due regard to the relevant planning considerations.

Conclusion

This application seeks approval for the expansion of Yanchep Central accommodating a supermarket, shops, liquor store, restaurants, service station, drive through fast food outlets, a child care centre, commercial tenancies and a medical centre at 2 (Lot 50) Peony Boulevard, Yanchep (subject site).

The development will deliver much needed services and amenities to the community through additional choice and services not currently provided for within the district centre. The development will deliver a main street to provide a community focus for Yanchep. The development will provide employment opportunities locally.

The design has been based on the coastal location and includes a high level of architectural design and landscaping.

The development is seeking discretion with respect to car parking and retail floorspace which have been comprehensively discussed in this report and which are appropriate for both the site and locality.

The built form is entirely consistent with the locality and DPS2.

We are seeking the City of Wanneroo's support of the proposed development and the approval of the Metro Outer Joint Development Assessment Panel.