



ROWE
GROUP

DEVELOPMENT APPLICATION – PROPOSED COMMERCIAL DEVELOPMENT

LOT 154 (NO. 365) LANDSDALE ROAD AND LOT 155
(NO. 385) ALEXANDER DRIVE, LANDSDALE

DOCUMENT CONTROL

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1. INTRODUCTION

Rowe Group act on behalf of the landowner of Lot 154 (No. 365) Landsdale Road and Lot 155 (No. 385) Alexander Drive, Landsdale (**the subject site**). This report has been prepared in support of a Development Application which seeks Development Approval for a commercial development at the subject site.

This report includes a description of the following matters:

- ▲ Location of the subject site;
- ▲ Description of the existing land use;
- ▲ Overview of relevant planning and design issues;
- ▲ Detailed explanation of the proposed development; and
- ▲ Justification for the proposed development.

The Application has been prepared with detailed technical input from a consultant team comprising:

- ▲ Bushfire Prone Planning – Bushfire Management Plan;
- ▲ Herring Storer Acoustics – Acoustic Assessment.
- ▲ Hindley and Associates – Building and Site Design;
- ▲ McMullen Nolan Group – Feature Survey;
- ▲ Porter Consulting Engineers – Stormwater Management Plan;
- ▲ Rowe Group – Town Planning and Urban Design;
- ▲ Transcore – Traffic, Parking and Access Review; and
- ▲ Urban Retreat – Landscape Design.

This Application is made under the *Planning and Development (Development Assessment Panels) Regulations 2011 (JDAP Regulations)*. The development has an estimated construction value exceeding \$10 million, and therefore meets the threshold for mandatory determination by the Metro Outer Joint Development Assessment Panel (**JDAP**).



2. DESCRIPTION OF THE SUBJECT SITE

2.1 LOCATION

The subject site is located within the City of Wanneroo (**the City**) and is situated approximately 15.2km north of the Perth Central Area.

Refer **Figure 1 – Regional Location**.

The subject site has frontage to Alexander Drive to the east and Landsdale Road to the south. Alexander Drive is an identified Regional Road providing connection north and south to other areas within the Municipality. All of the aforementioned roads are sealed, gazetted roads. Residential development exists to the north and west of the subject site.

Refer **Figure 2 – Local Location**.

2.2 CADASTRAL INFORMATION

The subject site comprises one land parcel, being:

- ▲ Lot 154 on Diagram 28708 on Certificate of Title Volume 1370 Folio 346; and
- ▲ Lot 155 on Diagram 28708 on Certificate of Title Volume 1322 Folio 689.

The subject site has a total land area of 4.224ha, with frontages of approximately 157m to Landsdale Road and 243m to Alexander Drive.

Refer **Figure 3 – Site Plan** and **Attachment 1 – Certificates of Title**.

2.3 EXISTING IMPROVEMENTS

The southern portion of the subject site is currently occupied by a residence and is largely cleared of any vegetation. The balance of the subject is vacant.

2.4 SITE CONDITIONS

2.4.1 VEGETATION

The subject site is relatively cleared of significant vegetation. The vegetation at the subject site is classified as low-lying bushes and shrubs.

2.4.2 TOPOGRAPHY

Site specific contours mapping indicates that the site elevation ranges from approximately 46m Australian Height Datum (**AHD**) in the south, down to 42m AHD in the central area and then back up to 45m AHD in the north.

2.4.3 ACID SULPHATE SOILS

The subject site is identified as having moderate to low risk of Acid Sulphate Soils (**ASS**) occurring within 3m of the natural ground level.



2.4.4 SITE CONTAMINATION

The subject site is not identified as a contaminated site on the Department of Water and Environmental Regulation (**DWER**) Contaminated Sites Database.

2.4.5 HERITAGE

There are no known heritage elements on the subject site.





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FIGURE 1
REGIONAL LOCATION



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FIGURE 2
LOCAL CONTEXT

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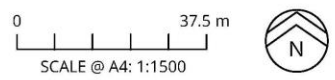
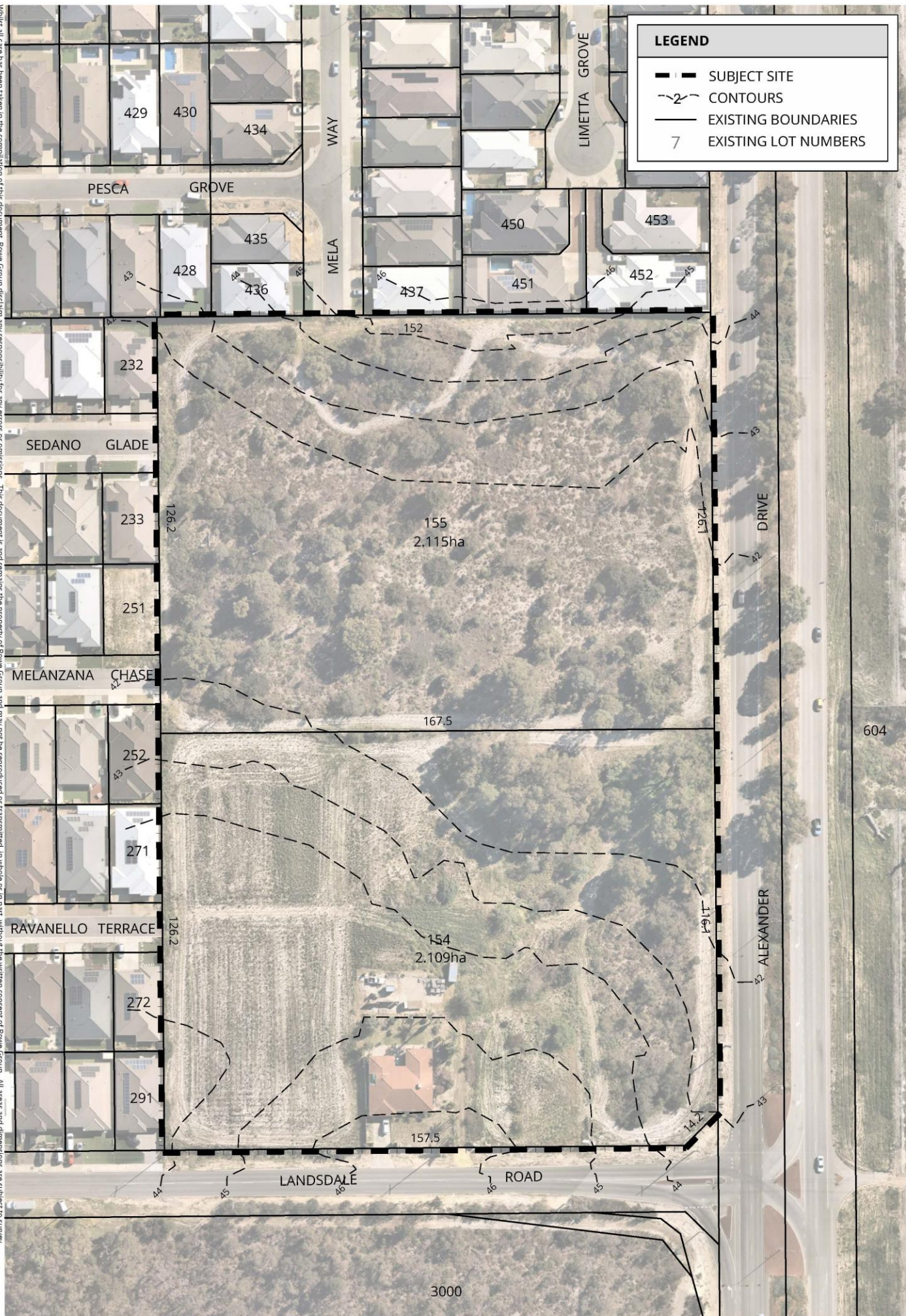


FIGURE 3
SITE PLAN

3. DESCRIPTION OF PROPOSAL

This Application seeks Development Approval for a commercial development at the subject sites. The proposed development comprises:

- ▲ A supermarket with approximately 1,846m² GFA;
- ▲ A petrol refuelling station, including convenience store with approximately 290m² GFA;
- ▲ A car wash and associated vacuum bays;
- ▲ A liquor store with associated drive through (with approximately 438m² GFA);
- ▲ Thirteen (13) specialty retail tenancies (totalling approximately 1,302m² GFA);
- ▲ A medical centre with a maximum of eight (8) consultants at any one time (approximately 440m² GFA);
- ▲ A pharmacy with approximately 216m² GFA;
- ▲ Four (4) office tenancies with a total GFA of approximately 447m²;
- ▲ Three (3) drive through food outlets totalling approximately 898m² GFA;
- ▲ One (1) restaurant / café tenancy with approximately 200m² GFA;
- ▲ Three (3) takeaway food outlet Stores (with approximately 300m² GFA);
- ▲ Associated car parking totalling 433 bays, including:
 - 378 standard parking bays;
 - 13 ACROD bays;
 - Eight (8) refuelling bays;
 - 14 drive-through bays in the liquor store;
 - A total of 20 bays within the drive through food outlets.
- ▲ A total of nine (9) bays associated with the proposed car wash, including:
 - Five (5) car wash bays; and
 - Four (4) vacuum bays.

Refer **Attachment 2 – Architectural Drawings**.

The proposed development is of a high quality and contemporary design. The development will incorporate a range of construction materials, including timber-look aluminium cladding, painted concrete panels, textured finish panels, painted weatherboard and colourbond sheeting. These types of materials are commonly used in this type of development and acceptable for development within activity centres.

Approximately 12.4% of the subject site will be landscaped. Landscape strips are provided along Landsdale Road, Alexander Drive and the future section of Sedano Glade. Trees will be planted within the car parking area to provide shade to parked vehicles. However, the Bushfire Management Plan prepared by Bushfire Prone Planning recommends asset protection zones be



established around the proposed buildings. As a result, the number of trees proposed within the car parking areas are less than the requirement under the City of Wanneroo District Planning Scheme No.2 (**DPS 2**).

Refer **Attachment 3 – Landscape Drawing** and **Attachment 4 – Bushfire Management Plan**.

Vehicle access to the proposed development will be via a left-in, right-in and left-out crossover and one (1) full-movement crossover on Landsdale Road and two (2) full-movement crossovers and one (1) exit only crossover on the future section of Sedano Glade.

Each building is provided with a bin store and loading / service area.

No signage is included with this Application. This Application does nominate indicative locations for pylon signs along Landsdale Road and Alexander Drive. These pylon signs are proposed to be constructed to a height of 8m and constructed of composite materials. The pylon signs are spaced approximately 40m apart along the street frontages. A separate Development Application for any signage will be lodged at a later stage.

All stormwater will be retained on-site through a series of soakwells or underground infiltration structures. Further information is contained within the Stormwater Management Plan prepared by Porter Consulting Engineers.

Refer **Attachment 5 – Stormwater Management Plan**.



4. REGIONAL TOWN PLANNING CONSIDERATIONS

4.1 METROPOLITAN REGION SCHEME

Under the provisions of the *Metropolitan Region Scheme (MRS)*, the subject site is zoned 'Urban'. The proposed development is acceptable within the 'Urban' Zone under the MRS.

Refer **Figure 4 – Metropolitan Region Scheme Map**.

4.2 STATE PLANNING POLICIES

4.2.1 STATE PLANNING POLICY NO. 2.2 – GNANGARA GROUNDWATER PROTECTION POLICY

The Western Australian Planning Commission's (**WAPC**) *State Planning Policy No. 2.2 – Gngangara Groundwater Protection (SPP 2.2)* seeks to prevent, control or manage development and land use changes in the policy area that are likely to cause detrimental effects to groundwater resource. The subject site is located within the 'Priority 3 – Source Protection Area' which is defined as follows:

Priority 3 source protection areas are defined to manage the risk of pollution to the water source. These areas are declared over land where water supply sources need to co-exist with other land uses such as residential, commercial and light industrial development. However, there are some restrictions on potentially high polluting uses. Protection of priority 3 areas is otherwise achieved through management guidelines for land use activities. If the water source does become contaminated then water may need to be treated or an alternative water source found.

All the proposed land uses are classified as acceptable and compatible uses within 'Priority 3 – Source Protection Area'. It should be noted that all of the proposed land uses are capable of being approved at the subject site under the local planning framework (as discussed later in this report).

4.2.2 STATE PLANNING POLICY NO. 2.4 – BASIC RAW MATERIALS POLICY

The WAPC's *State Planning Policy No. 2.4 Planning for Basic Raw Materials (SPP 2.4)* and the *Planning for Basic Raw Materials Guidelines (the Guidelines)* seek to guide the appropriate land use practices and development requirements in relation to Basic Raw Materials (**BRM**) and ensure that necessary BRM management measures are incorporated into land development in Western Australia.

The subject site is not identified as an extraction site or significant geological supply area under SPP 2.4. Therefore, it is not expected that the proposed development will have any impacts on BRM.

4.2.3 STATE PLANNING POLICY NO. 3.7 – PLANNING IN BUSHFIRE PRONE AREAS

The subject site has been identified as 'Bushfire Prone Area' by the Department of Fire and Emergency Services (**DFES**) Map of Bushfire Prone Areas. Accordingly, development at the subject site is required to be supported by a Bushfire Management Plan, demonstrating that the future development of the site will comply with the requirements of *State Planning Policy No. 3.7 – Planning in Bushfire Prone Areas (SPP 3.7)* and the associated *Guidelines for Planning in Bushfire Prone Areas (the Guidelines)*.



Accordingly, a Bushfire Management Plan (**BMP**) has been prepared by Bushfire Prone Planning in accordance with SPP 3.7, the associated Guidelines and Australian Standard 3959 – Construction of Buildings in Bushfire Prone Areas (Australian Standard 3959). The BMP confirms the proposed development occurs outside of the high bushfire impact categories.

Refer **Attachment 4 – Bushfire Management Plan**.

4.2.4 STATE PLANNING POLICY NO. 5.4 – ROAD AND RAIL NOISE

The WAPC's *State Planning Policy No. 5.4 – Road and Rail Noise (SPP 5.4)* seeks to minimise the adverse impact of road and rail noise on noise-sensitive land-use and/or development within the specific trigger distance of strategic freight and major traffic routes. In this regard, Alexander Drive (which abuts the eastern boundary of the site) is identified as a 'Primary Freight Road' under the jurisdiction of the City of Wanneroo under Schedule 1 of SPP 5.4.

Whilst Alexander Drive is identified as a 'Primary Freight Road' by SPP 5.4, it is noted the provisions of SPP 5.4 only apply to 'noise-sensitive' land-use and/or development which is generally defined as:

Land-uses or development occupied or designed for occupation or use for residential purposes (including dwellings, residential buildings or short-stay accommodation), caravan park, camping ground, educational establishment, child care premises, hospital, nursing home, corrective institution or place of worship.

As the proposed development includes only non-residential activities, the provisions of SPP 5.4 are not considered to limit development of the site or warrant any additional noise impacts from road traffic.



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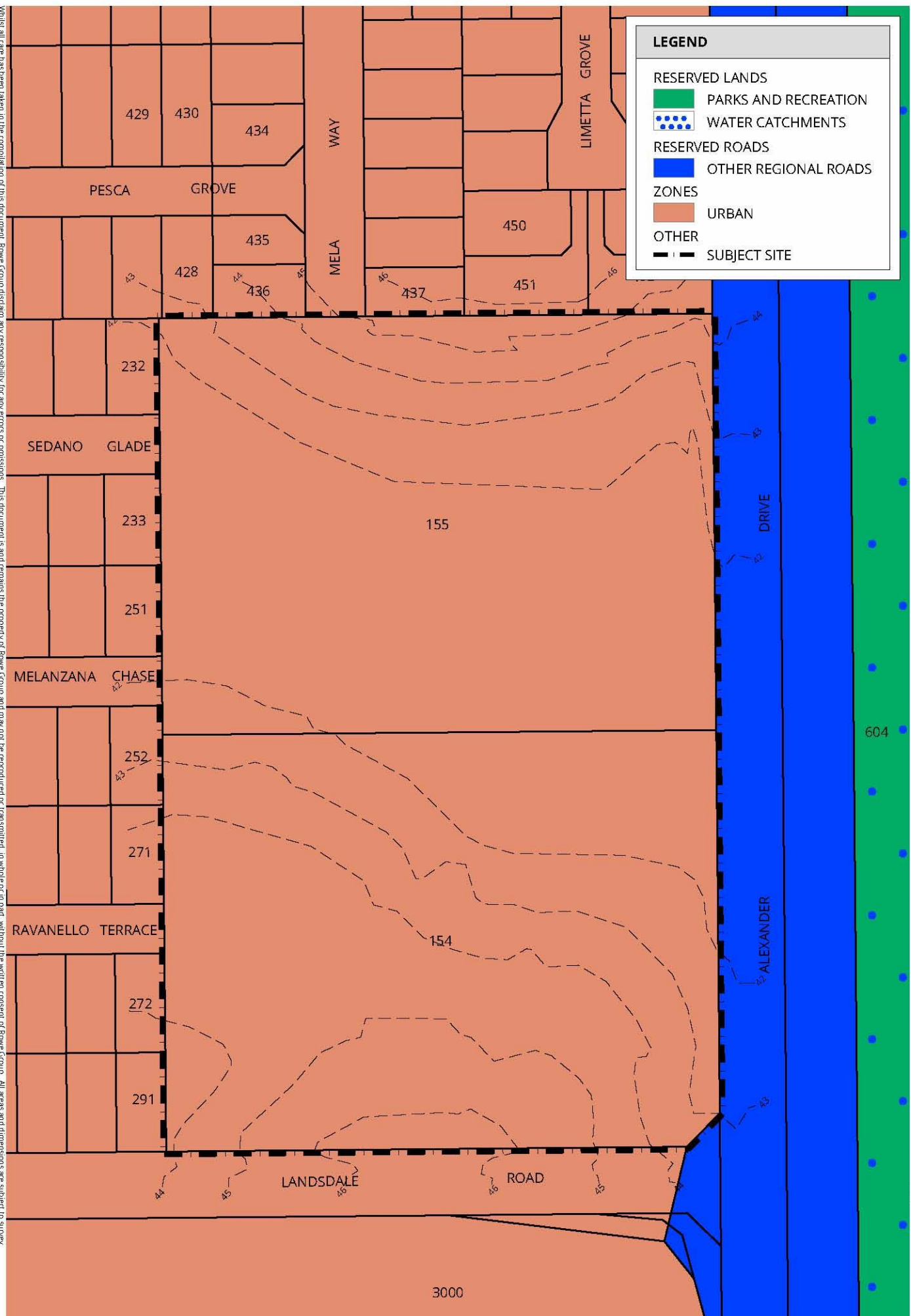


FIGURE 4
METROPOLITAN REGION SCHEME MAP

4.3 LOCAL PLANNING CONSIDERATIONS

4.3.1 CITY OF WANEROO DISTRICT PLANNING SCHEME NO.2

Under the provisions of DPS 2, the subject is zoned 'Urban Development' and located within the 'Wanneroo Special Control Area No. 2' (SCA 2).

Refer **Figure 5 – City of Wanneroo District Planning Scheme No. 2.**

The objectives of the 'Urban Development' zone, as stated in DPS 2 reads:

- (a) *designate land for future urban development;*
- (b) *provide for the orderly planning of large areas of land for residential and associated purposes through a comprehensive structure planning process;*
- (c) *enable planning to be flexible and responsive to changing circumstances throughout the developmental stages of the area.*

Schedule 17 (Special Control Areas) of DPS 2 contains the specific special control area provisions relevant to the SCA 2 area. In the case of the subject site, Schedule 17 identifies the following relevant special provisions within the SCA 2 area that are applicable to development at the subject site. The following table also contains the design response / compliance with the relevant SCA 2 provisions.

SPECIAL PROVISIONS	DESIGN RESPONSE	COMPLIANCE
<u>1. Objective</u>		
To reduce the risk of radio frequency emissions and interference to the operations of the Perth International Telecommunications Centre (PITC) located on Lot 1 (620) Gnangara Road, Cullacabardee.	The SCA 2 provisions have been taken into consideration throughout the design philosophy of the subject site. In addition, the proposed development is generally consistent with the SCS 2 provisions.	Compliant.
<u>3. Subdivision and Development</u> (b) The subdivision and development of all land within SCA 2 shall have due regard to the requirements of any Structure Plan, Local Development Plan or Local Planning Policy that is adopted under or for the purposes of this Scheme subject to the provisions contained within the Scheme.	A Subdivision Application will be submitted to the WAPC shortly. The Subdivision Application will include the proposed Sedano Glade road extension, community centre site and three (3) residential lots. This Development Application and the Subdivision Application have been prepared to be consistent with the approved Lots 154 and 155 Alexander Drive, Landsdale Local Development Plan (LDP).	Compliant.
(d) Lots within SCA 2 are to have a predominantly north south orientation.	The lot orientation will be confirmed through the Subdivision Application.	N/A
(e) Roads within SCA 2 are to have a predominantly east west orientation.	The Subdivision Application will include the extension of the Sedano Glade road reserve through the subject site to Alexander Drive. This is predominantly an east-west orientation.	N/A



SPECIAL PROVISIONS	DESIGN RESPONSE	COMPLIANCE
<p><u>5. Non-Residential Development Requirements</u></p> <p>All development within the Northern Commercial Area, Southern Commercial Area and Southern Community Purpose Area (as detailed in Schedule One of the SCA) is to comply with the following standards:</p>	-	-
<p>(a) Prior to the approval of any non-residential subdivision or development, a Local Development Plan is to be prepared which identifies:</p> <p>i. measures to mitigate radiofrequency interference with the PITC. This is to include the identification of walls that are required to be solid and/or have glazing in accordance with Clauses 5(b), 5(e), 6.1(a), 6.2(a) and 6.3(a);</p> <p>ii. the orientation of building frontage, setbacks, car parking and landscaping to provide an attractive and integrated interface to residential areas and the public street network;</p> <p>iii. the retention of remnant vegetation within car parking and development sites; and</p> <p>iv. the orientation and positioning of services and loading areas to avoid interfacing with residential areas.</p>	<p>The LDP has been approved by the City of Wanneroo in July 2020. The proposed development is generally consistent with the requirements of the Local Development Plan.</p> <p>In respect to the radiofrequency interference measures, all windows facing Alexander Drive and the southern portion of Sedano Glade will be fitted with RF shielding window film. RF shielding on any signage will be addressed through a separate Development Application.</p> <p>Approximately 12.4% of the subject site will be landscaped.</p> <p>The buildings and service areas are positioned to provide an acceptable interface with the surrounding residential development and road network.</p>	Compliant.
<p>(b) Any eastern facing walls for buildings that front Alexander Drive must be solid unless approved in accordance with Clause 7.1;</p>	The eastern facing walls of the development will be solid.	Compliant.
<p>(c) All roofs must have a pitch of at least 10 degrees, except for portions of the roof accommodating roof mounted plant;</p>	All roofs will have a pitch of no less than 10 degrees.	Compliant.
<p>(d) Unless varied in accordance with the requirements of Clause 7.2, car parking is to be located:</p> <p>i. To the west of the buildings adjacent to Alexander Drive; and/or,</p> <p>ii. Between the buildings; and/or</p> <p>iii. To the south of the buildings for the Southern Commercial Area; and/or</p> <p>iv. To the south and/or west of the Southern Community Purpose Area; and/or</p>	The proposed development is generally compliant with the car parking location requirements. Where car parking is located between buildings and Alexander Drive, a 3m wide landscaping strip is provided in accordance with Clause 7.1 and 7.2 of Schedule 17 of DPS 2.	Compliant.



SPECIAL PROVISIONS	DESIGN RESPONSE	COMPLIANCE
v. To the north of the buildings for the Northern Commercial Area.		
(e) Vehicle access is not permitted from Alexander Drive other than from: i. Existing constructed Roads; ii. The existing access for the Ambulance Depot on Lot 1982 Alexander Drive; and iii. The proposed extension to Sedano Glade through to Alexander Drive.	Vehicular access is only located from Alexander drive via the extension of Sedano Glade and via the crossovers on Landsdale Road.	Compliant.
(f) All glazing on the windows and glass doors of the following building elevations is to be treated with RF shielding window film to block up to 20 Gigahertz frequencies: i. The eastern elevation of all buildings fronting or directly facing Alexander Drive; ii. The northern elevation of buildings of the Southern Commercial Area and Southern Community Purpose Area, where the walls front or directly faces the extension of Sedano Glade where identified in an Approved Local Development Plan. iii. The southern elevation applicable to an area as specified in clause 6 below.	All glazing on the windows and doors of the development will be treated with RF shielding window film to block up to 20 Gigahertz frequencies, in the following locations: <ul style="list-style-type: none">- The eastern facades of Drive Through Food Outlet 1 and Drive Through Food Outlet 2.- The northern facades of the Convenience Store and Supermarket.	Compliant.
(g) Any other requirement applicable to an area as specified in Clause 6 below.	Refer below.	Compliant.
<u>6. Development Requirements for Specific Commercial Areas</u> The following provisions apply to the specific areas identified in Schedule One of SCA 2. <u>6.2 Southern Commercial Area and Southern Community Purpose Area</u> For the Southern Commercial Area (Landsdale Road), and Southern Community Purpose Area the following additional provisions apply:	-	Compliant.
(a) The wall/s on northern elevation of buildings, where the wall fronts or directly faces the extension of Sedano Glade and are identified on an endorsed Local Development Plan as being solid must be solid unless approved in accordance with Clause 7.1;	The walls on the northern elevation of the buildings fronting Sedano Glade are constructed of solid materials.	Compliant.



SPECIAL PROVISIONS	DESIGN RESPONSE	COMPLIANCE
(b) The height of all buildings must not exceed 7.5 metres above finished ground levels;	All buildings have a maximum height of 7.5m.	Compliant.
(c) No electrical or illuminated signs are permitted on the northern or eastern elevations of the buildings above 6.0 metres above finished ground levels unless specifically permitted by an endorsed Local Development Plan;	No signage is included with this Application. A separate Development Application for any signage will be lodged at a later stage.	Compliant.
(d) Architectural features may be permitted up to 13.0 metres in height above finished ground levels where specifically permitted by an endorsed Local Development Plan;	All buildings have a maximum height of 13.0m.	Compliant.
(e) Isolated mechanical plant screening may be permitted up to 9.0 metres in height above finished ground levels if such screening provides a barrier between the plant and the eastern and northern elevations to screen any such plant from creating potential radio frequency emission issue to PITC; and	Plant equipment has a maximum height above the finished floor level of 9.0m. Generally, the plant equipment will be concealed behind parapet walls.	Compliant.
(f) Stand-alone signage shall not contain electrical/illuminated signs located higher than 6.0 metres above finished ground levels on the northern or eastern elevations of the signage structure unless specifically permitted by an endorsed Local Development Plan.	No signage is included with this Application. A separate Development Application for any signage will be lodged at a later stage.	Compliant.
<u>7. Variations to Non-Residential Requirements</u>		
<u>7.1 Solid Wall Requirement</u> Variation to Clauses 5.2(a), 6.1(a) and 6.2(a) may be permitted where a 3.0 metre wide landscape strip is provided on the lot, adjacent to the Alexander Drive frontage, and planted with trees at a minimum of 7.5 metre intervals between the centre line of the trunk of each tree with the following species and planting sizes: <ul style="list-style-type: none"> i. Common Sheoak – 200mm pot size; ii. Candle Banksia – 200mm pot size; iii. Holly Leaf Banksia – 200mm pot size; iv. Firewood Banksia – 200mm pot size; v. Marri – 200mm pot size; vi. Jarrah – 200mm pot size; and vii. Coastal Blackbutt – 200mm pot size 	A 3m wide landscaping strip is provided in accordance with Clause 7.1 of Schedule 17 of DPS 2. Trees will be planted at intervals of approximately 7.5m within this landscaping strip. In addition, tree placement will be in accordance with the Bushfire Management Plan and acceptable species selection.	Compliant.

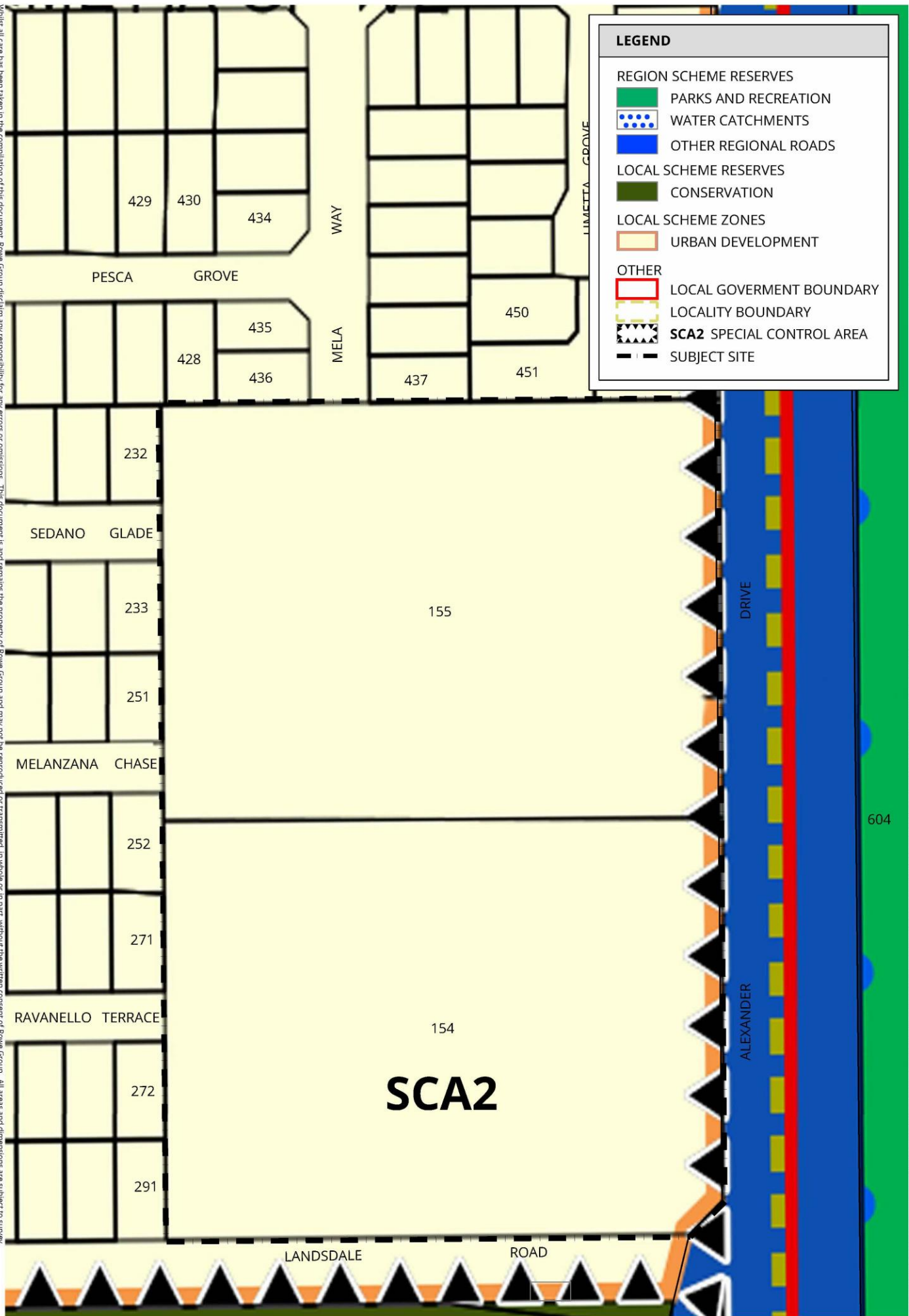


SPECIAL PROVISIONS	DESIGN RESPONSE	COMPLIANCE
<p><u>7.2 Car Parking</u></p> <p>Where a landscaping strip is provided in accordance with Clause 7.1:</p> <ul style="list-style-type: none"> i. Not more than one row of car parking bays may be provided between the Alexander Drive landscaping strip and buildings on the site; and ii. a limited number of bays may be provided in a second row directly in front of the eastern elevation of each building that faces Alexander Drive. 	<p>Where car parking is located between buildings and Alexander Drive, a 3m wide landscaping strip is provided in accordance with Clause 7.1 of Schedule 17 of DPS 2.</p>	<p>Compliant.</p>

Table 1: SCA 2 Provisions Compliance



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LEGEND

- REGION SCHEME RESERVES
 - PARKS AND RECREATION
 - WATER CATCHMENTS
 - OTHER REGIONAL ROADS
- LOCAL SCHEME RESERVES
 - CONSERVATION
- LOCAL SCHEME ZONES
 - URBAN DEVELOPMENT
- OTHER
 - LOCAL GOVERNMENT BOUNDARY
 - LOCALITY BOUNDARY
 - SCA2 SPECIAL CONTROL AREA
 - SUBJECT SITE

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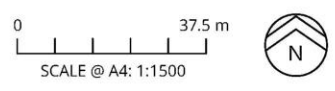


FIGURE 5
CITY OF WANNEROO TOWN PLANNING SCHEME NO. 2

4.3.2 LAND USE PERMISSIBILITY

This Application seeks Development Approval for the following land uses which are defined in DPS 2:

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

Car Wash means any land or buildings used for mechanical vehicle washing. Such uses may or may not be associated with a service station and may include such other uses considered by Council to be ancillary to the predominant use of the land.

Convenience Store means premises –

- used for the retail sale of convenience goods commonly sold in supermarkets, delicatessens or newsagents; and
- operated during hours which include, but may extend beyond, normal trading hours; and
- the floor area of which does not exceed 300m² net lettable area.

Drive-Through Food Outlet means a take-away food outlet which includes the sale and serving of food direct to persons driving or seated in motor vehicles. The term may or may not include the preparation of food for sale and consumption within the building; or portion thereof.

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

Medical Centre means premises accommodating two or more consulting rooms.

Office means any premises used for the administration of clerical, technical, professional or other like business activities but does not include administration facilities which are required in association with a predominant use on site, and does not include consulting rooms or medical centres.

Pharmacy premises used for the preparation and dispensing of drugs and other medicinal products and where this occurs other predominantly toiletry products may be displayed and offered for sale by retail.

Restaurant means any premises where the predominant use is the preparation of food for sale and consumption within the building or portion thereof. The expression may include the sale of food for consumption off the premises, where Council is of the opinion that it is incidental to the business. The term may include an outdoor eating area which shall be treated as being within the building of the Restaurant. The expression excludes Drive Through Food Outlets.

Take-Away Food Outlet means premises used for the preparation, sale and serving of food to customers in a form ready to be eaten without further preparation, primarily off the premises, but excludes Drive Through Food Outlet.

The East Wanneroo Cell 9 Local Structure Plan No. 57 (**the Structure Plan**) identifies the subject site as 'Commercial' Zone. The Structure Plan does not identify the land use permissibility for the 'Commercial' Zone. Therefore, the permissible land uses are required to be at the discretion of the



decision-maker. Guidance should be taken from the land use permissibility within the 'Commercial' Zone in Table 1 of DPS 2.

The above listed land uses are classified as follows within table 1 of DPS 2:

- ▲ Car Wash – 'D' Discretionary.
- ▲ Convenience Store – 'P' Permitted.
- ▲ Drive-Through Food Outlet – 'D' Discretionary.
- ▲ Liquor Store – 'A' Discretionary.
- ▲ Medical Centre – 'P' Permitted.
- ▲ Office – 'P' Permitted.
- ▲ Pharmacy – 'P' Permitted.
- ▲ Restaurant – 'P' Permitted.
- ▲ Shop – 'P' Permitted.
- ▲ Take-Away Food Outlet – 'D' Discretionary.

On the basis of the above, it is our view that the proposed land uses are capable of being approved at the subject site.

4.3.3 LOCAL STRUCTURE PLAN

The Structure Plan was most recently approved by the WAPC on 8 June 2021. The Structure Plan was developed for the purpose of facilitating subdivision and development in the area. The Structure Plan map identifies the subject site as 'Commercial' and 'Community Purpose'.

This Application does not relate to the 'Community Purpose' portion of the subject site. However, the proposed development is consistent with the intent of the subject site to be developed as a retail development and the 'Community Purpose' portion of the subject site will remain vacant so that it could be developed in the future by the City.

In addition, this Application does not relate to the future three (3) residential lots located in the north western portion of the subject site. The Subdivision Application will include the proposed Sedano Glade road extension, community centre site and three (3) residential lots.

4.3.4 COMMUNITY PURPOSE SITE

Section 3.0 of Schedule 6 of DPS 2 states that a 5,000m² community purpose site is required to be provided at the subject site. The site is required to be acquired, designed and constructed by the City for the purpose of being used as a community centre.

The Applicant has extensively discussed the 'Community Purpose' site identified in the Structure Plan and the LDP with the City. In April 2016, the City agreed to a small 'Community Purpose' site being provided to a size of 3,630m². Following the City undertaking further analysis of future needs, the smaller size was considered to be a sufficient size for the City's needs. The development plans identify a separate lot (being Lot 4) that has a site area of 3,630m². Therefore, the proposed community site is sized appropriately as per the City's requirements.



Refer **Attachment 6 – Correspondence from the City of Wanneroo.**

4.3.5 DEVELOPMENT STANDARDS

4.3.5.1 CAR PARKING

Table 2 (Clause 4.14) of DPS 2 outlines the parking requirements for all use classes within the City. The table below outlines the parking requirements for the proposed uses within the Application.

ACTIVITY	LAND USE	PARKING REQUIREMENT	FLOORSPACE / PRACTITIONERS / SEATS	PARKING REQUIRED
Lot 155 (No. 385) Alexander Drive, Landsdale				
Supermarket	Shopping Centre	7:100m ² NLA	1,225	85.75
Convenience Store	Convenience Store	7:100m ² NLA (up to 50% can be refuelling bays)	265	18.55
Car Wash	Car Wash	Nil if incidental, otherwise 1	-	-
Sub-Total	-	-	-	104.30
Lot 154 (No. 365) Landsdale Road, Landsdale				
West of Central Road				
Medical Centre	Medical Centre	5:1 Practitioner	8	40.00
Pharmacy	Shopping Centre	7:100m ² NLA	205	14.35
Restaurant	Restaurant	1:4 people; or 1:5m ² seating area	80	20.00
Shops 1 to 10	Shopping Centre	7:100m ² NLA	980	68.60
Offices 1 to 4	Office	1:30m ² NLA	438	14.60
Sub-Total	-	-	-	157.55
East of Central Road				
Shops 11 to 13	Shopping Centre	7:100m ² NLA	256	17.92
Liquor Store	Shopping Centre	7:100m ² NLA	420	29.40
Drive Through Food Outlet 1 to 3	Drive-Through Food Outlet	1:4 people plus 7:100m ² NLA for non-seated area	150 585	37.50 40.95
Take-Away Food Outlet 1 to 3	Take-Away Food Outlet	1:4 people plus 7:100m ² NLA for non-seated area	30 240	7.50 16.80
Sub-Total	-	-	-	150.07
TOTAL	-	-	-	411.92

Table 2: Car Parking



On the basis of the above, the proposed development requires 412 parking bays. The proposed development includes 433 parking bays. As additional nine (9) bays associated with the proposed car wash are provided. Therefore, the proposed development is compliant with the parking requirements of DPS 2.

4.3.5.2 SETBACKS

The LDP sets out the following setback requirements:

- ▲ Minimum 15m setback to the western boundary.
- ▲ Minimum 3m setback to the eastern boundary.
- ▲ An average setback of 6m to the central section of Sedano Glade.

All other setbacks are required to be in accordance with Clause 4.7.1 of DPS 2, which specifies a 6m street boundary setback and a nil side and rear boundary setback.

The proposed development is compliant with the above setback requirements for the following reasons:

- ▲ The supermarket has an average setback of 6m to Sedano Glade and 21.125m setback to the eastern boundary.
- ▲ The convenience store is set back 6m to Sedano Glade.
- ▲ A minimum 3m setback is provided to the liquor store and convenience store from the eastern boundary.
- ▲ A minimum 17.075m setback is provided to the medical centre from the western boundary.
- ▲ A minimum 23.5m setback is provided from the drive-through food outlet 1 and 3 and take-away 1, 2 and 3 to Landsdale Road.

4.3.5.3 LANDMARK

The LDP identifies an opportunity for a landmark feature at the central section of Sedano Glade and in three locations fronting Alexander Drive.

Landmark features have been integrated within the designs of the relevant buildings in keeping with the architectural style of the development. Landmark tower elements are provided at three (3) locations along Alexander Drive (at the convenience store, liquor store and drive-through food outlets) and one (1) location on Sedano Glade (the supermarket). Therefore, the proposed development is consistent with the intent of the LDP.

4.3.5.4 GLAZING

The LDP requires all glazing on windows on the eastern and northern sections of the subject site are to be treated with RF shielding window film to block up to 20Gigahertz frequency. All windows within these locations will be treated consistently with the requirements of the LDP.

4.3.5.5 FACADES

Clause 4.8 of DPS 2 states:



- 4.8.1 *The façade or facades of all non rural and non-residential development shall 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 local government would not adversely impact on the amenity or streetscape of the area. Where metal clad walls are approved by local government they shall have a factory applied paint finish.*
- 4.8.2 *The facade or facades of all non rural and non-residential development shall have incorporated in their design, integrated panels for the purpose of signage placement.*

The proposed development incorporates a range of materials, including composite aluminium (timber look) panels, painted concrete finish, feature masonry brick, colourbond and window glazing. The colours of the materials are likely to be reflective of the corporate colours and branding of each individual tenant. The proposed materials are compliant with Clause 4.8 of DPS 2.

4.3.5.6 SERVICE AREAS AND ACCESS

Clause 4.12 of DPS 2 requires commercial uses to provide a service access / loading and unloading area at the rear developments. Each building is provided with a designated loading and unloading area, consistently with Clause 4.12 of DPS 2.

In relation to vehicle access, the LDP identifies the locations of vehicle access points. The proposed development is consistent with the vehicle access point locations on the LDP.

4.3.5.7 BIN STORES

Clause 4.13 of DPS 2 requires all bin storage areas to be screened by a wall not less than 1.8m in height that is constructed of brick, masonry or other approved material. All bin stores are located behind buildings, screened from the street and by structures that are no less than 1.8m in height. Therefore, the proposal is compliant with Clause 4.13 of DPS 2.

4.3.5.8 LANDSCAPING

Clause 4.17 of DPS 2 sets out the following landscaping requirements:

- 4.17.1 *A minimum of 8% of the area of a development site shall be set aside, developed and maintained as landscaping to a standard satisfactory to the local government. In addition the road verge adjacent to the lot shall be landscaped and maintained to the satisfaction of the local government.*
- 4.17.2 *When a proposed development includes a car parking area abutting a street, an area no less than 3 metres wide within the lot along all street alignments shall be set aside, developed and maintained as landscaping to a standard satisfactory to the local government. This landscaped area shall be included in the minimum 8% of the area of the total development site referred to in the previous subclause.*
- 4.17.3 *Landscaping shall be carried out and maintained on all those areas of a development site which are not approved for buildings, accessways, storage purposes or car parking. Alternatively, local government may require these areas to be screened from view of streets and other public places.*
- 4.17.4 *Landscape areas shall be designed and located to improve the visual appeal of the development from the street and other public spaces and the standard of amenity*



for those using the development. The use of endemic trees and shrubs are encouraged.

4.17.5 Shade trees shall be planted and maintained in car parking areas designed within the wells at the rate of one tree for every four (4) car parking bays, to the local government's satisfaction.

The proposed development is compliant with Clause 4.17 of DPS 2 for the following reasons:

- ▲ A total of 4,045m² of the development site (approximately 12.4%) will be landscaped.
- ▲ A 3m wide landscape strip is provided along Landsdale Road, Alexander Drive and Sedano Glade.
- ▲ A total of 71 trees are provided across the subject site in lieu of 99 trees being required within the car park area. The reduced number of trees is due to the requirements of the Bushfire Management Plan and spacing between trees to satisfy the clearances from structures.

4.3.5.9 SIGNAGE

Local Planning Policy LPP 4.6 – Signs guides the design and placement of all forms of advertising signs within the City of Wanneroo. The development of all signs associated with the application will be designed in accordance with the LPP 4.6.

No signage is included with this Application. This Application does nominate indicative locations for pylon signs along Landsdale Road and Alexander Drive. These pylon signs are proposed to be constructed to a height of 8m and constructed of composite materials. The pylon signs are spaced approximately 40m apart along the street frontages. A separate Development Application for any signage will be lodged at a later stage.

Any future Development Application for signage will include details addressing the RF shielding requirements to ensure compliance with the relevant Telstra standards.

5. MOVEMENT NETWORK

Transcore has prepared a Transport Impact Assessment (TIA) in support of the proposed development. The TIA has been prepared in accordance with the WAPC Transport Impact Assessment Guidelines.

Refer **Attachment 6 – Traffic Impact Assessment**.

The following section provides a summary of the conclusions of the TIA.

5.1 ACCESS

The proposed development will be connected to Alexander Drive via Landsdale Road and the continuation of Sedano Glade with three (3) crossovers on Sedano Glade and two (2) crossovers on Landsdale Road.

The eastern access crossover on Landsdale Road is proposed to be left in/ left out due to it being at the crest of the hill and its proximity to the intersection of Landsdale Road/ Alexander Drive. The western access crossover on Landsdale Road would operate as full movement and would need to be constructed as a basic T-intersection.

5.2 TRIP GENERATION

The net addition of development traffic when accounting for passing traffic is approximately +375 trips (AM peak hour), +344 trips (PM peak hour) and +595 trips (Saturday-day peak hour) on the surrounding road network.

5.3 SIDRA ANALYSIS

The SIDRA analysis results indicate that the intersection of Alexander Drive / Landsdale Road presently operates satisfactorily with moderate queues and delays. The addition of the development-generated traffic to the intersection would result in minor increases in overall queues. It should be noted that the future planned upgrades to the intersection (roundabout or traffic lights) would improve the capacity and traffic operations of the intersection.

The SIDRA analysis results indicate that the proposed development western crossover on Landsdale Road (as a basic priority-controlled T-intersection) will operate at an overall LoS A for both post-development and 10-year post-development scenarios.

5.4 TURN LANE ASSESSMENT

The turn lane assessment using MRWA spreadsheet tool for 2031 projected traffic volumes indicates that an Auxillary Left or Channelised Left treatment would be required for the left turn movement at the proposed left in / left out intersection on Alexander Drive. Therefore, it is recommended to provide a 85m left turn slip lane (including taper) at the intersection to satisfy Main Roads WA and Austroads requirements.



5.5 TURN PATH ANALYSIS

Turn path analysis undertaken for fuel tanker and service vehicles confirm satisfactory access, egress and circulation.

5.6 STACKING CAPACITY

The stacking capacity assessment for the proposed fast-food outlets and the car wash confirms satisfactory traffic operations. The queue assessments undertaken for the service station confirms that the site layout would be able accommodate internal patronage with no blockage of the service station crossovers.

5.7 SUMMARY

It is considered that the proposed parking provision is sufficient to accommodate the needs of the proposed development.



6. NOISE ATTENUATION

Herring Storer Acoustics has prepared an Environmental Acoustic Assessment (**EAA**) in support of the proposed development. The EAA has been prepared to demonstrate compliance with the *Environmental Protection (Noise) Regulations 1997*.

Refer **Attachment 8 – Environmental Acoustic Assessment**.

The following section provides a summary of the conclusions of the EAA.

From the analysis undertaken, noise emissions from the proposed development has been assessed to comply with the requirements of the Environmental Protection (Noise) Regulations 1997 at all times, subject to the following recommendations:

- ▲ The mechanical services design needs to be confirmed during the design development phase. An acoustic study of the mechanical services be undertaken once the design has been finalised, to ensure compliance is achieved.
- ▲ Waste collections to be undertaken under in accordance with the requirements of Regulation 14A – “Waste collection and other works”.



7. CONCLUSION

This Application seeks the Development Approval from the Metro Outer Joint Development Assessment Panel (**JDAP**) for a commercial development at Lots 154 (No. 365) and Lot 155 (No. 365) Alexander Drive, Landsdale (**the subject site**). The commercial development includes a range of retail, medical, office, fast-food and fuel sales activities.

It is requested the City of Wanneroo (**the City**) recommend the JDAP resolve to approve the development for the following reasons:

- ▲ The proposed development is an appropriate form of development within the 'Urban' Zone under the *Metropolitan Region Scheme (MRS)*.
- ▲ The proposed land uses are classified as acceptable and compatible uses within 'Priority 3 - Source Protection Area' under the Western Australian Planning Commission's (**WAPC**) *State Planning Policy No. 2.2 - Gnamagara Groundwater Protection (SPP 2.2)*.
- ▲ The subject site is not identified as an extraction site or significant geological supply area under WAPC's *State Planning Policy No. 2.4 Planning for Basic Raw Materials (SPP 2.4)*. Therefore, it is not expected that the proposed development will have any impacts on Basic Raw Materials (**BRM**).
- ▲ A Bushfire Management Plan (**BMP**) has been prepared by Bushfire Prone Planning in accordance with *State Planning Policy No. 3.7 - Planning in Bushfire Prone Areas (SPP 3.7)* and the associated *Guidelines for Planning in Bushfire Prone Areas (the Guidelines)* and *Australian Standard 3959 - Construction of Buildings in Bushfire Prone Areas (Australian Standard 3959)*. The BMP confirms the proposed development occurs outside of the high bushfire impact categories.
- ▲ The proposed land uses are capable of being approved at the subject site under the provisions of the *City of Wanneroo District Planning Scheme No.2 (DPS 2)*.
- ▲ The proposed development is consistent with the special provisions under Schedule 17 (Special Control Areas) of DPS 2 that are applicable to the subject site.
- ▲ The proposal is of a type and form of development that is consistent with the East Wanneroo Cell 9 Local Structure Plan No. 57 (**the Structure Plan**).
- ▲ The proposed development is consistent with the relevant development standards contained in DPS 2 and the Lots 154 and 155 Alexander Drive, Landsdale Local Development Plan (**LDP**).
- ▲ The proposed development will not cause an adverse traffic impact on the surrounding road network.

The development is consistent with the principles of orderly and proper planning and represents an important new commercial development to serve the East Landsdale area and surrounding residential areas. The development is a desirable use with high quality built form and should be supported.

