

LEVEL 8
1 WILLIAM STREET
PERTH WA 6000

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

5 December 2023

City of Wanneroo
23 Dundobar Road,
Wanneroo WA 6065

ATT: Planning Services

DEVELOPMENT APPLICATION - ECU YANCHEP HEALTH CENTRE

On behalf of Edith Cowan University (ECU), Urbis is pleased to lodge this development application with the City of Wanneroo (City), for determination by the Metro Outer Joint Development Assessment Panel. This application seeks development approval to deliver the ECU Yanchep Health Centre – Yanchep West at Lot 2 (15) Ikara Lane, Yanchep (subject site).

The ECU Health Centre Yanchep is funded jointly by Edith Cowan University, the Western Australian State Government and Australian Government.

The new centre aims to address significant health issues within the regional community by providing an integrated and multidisciplinary health centre in Yanchep, with sufficient culturally secure service offerings, to educate, manage and treat the causes and symptoms of these health issues.

The ECU Health Centre Yanchep will be a multidisciplinary health centre intended to:

- Provide services that meet the current and future health needs of the rapidly growing Yanchep community whilst improving health outcomes through preventative and self-management approaches.
- Reduce public health care costs in the medium to long term by decreasing preventable hospital admissions.
- Create new research, clinical training and work integrated learning opportunities.

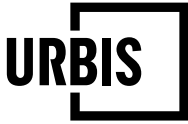
There currently remains a lack of appropriate health and medical facilities within reach of the population. Catchment for the health centre extends from Eglinton to Two Rocks. Rural and regional catchment is from Lancelin in the north, out to Gingin and Bindoon in the east, based on lack of availability of services and advice from City of Wanneroo.

Overall, this application demonstrates a high level of compliance with the planning framework, including the Lot 1 And 102 Yanchep Beach Road Local Structure Plan, the City of Wanneroo District Planning Scheme No.2, and local planning policy requirements.

To assist the City in its consideration of the application, we enclose:

- City of Wanneroo and MRS development application forms, and associated landowner consent.

Development Application - ECU Yanchep Health Centre



- Certificate of Title and Strata Plan (**Appendix A**);
- Development Plans (**Appendix B**);
- Landscape Plan (included with the development plans at **Appendix B**);
- Traffic Impact Statement (**Appendix C**); and
- Stakeholder and Community Consultation Report (**Appendix D**).

This letter provides an overview of the proposal including its context, a description of the development, its technical merit and a summary of its alignment with the relevant planning framework.

The project team look forward to working with the City of Wanneroo to deliver this development.

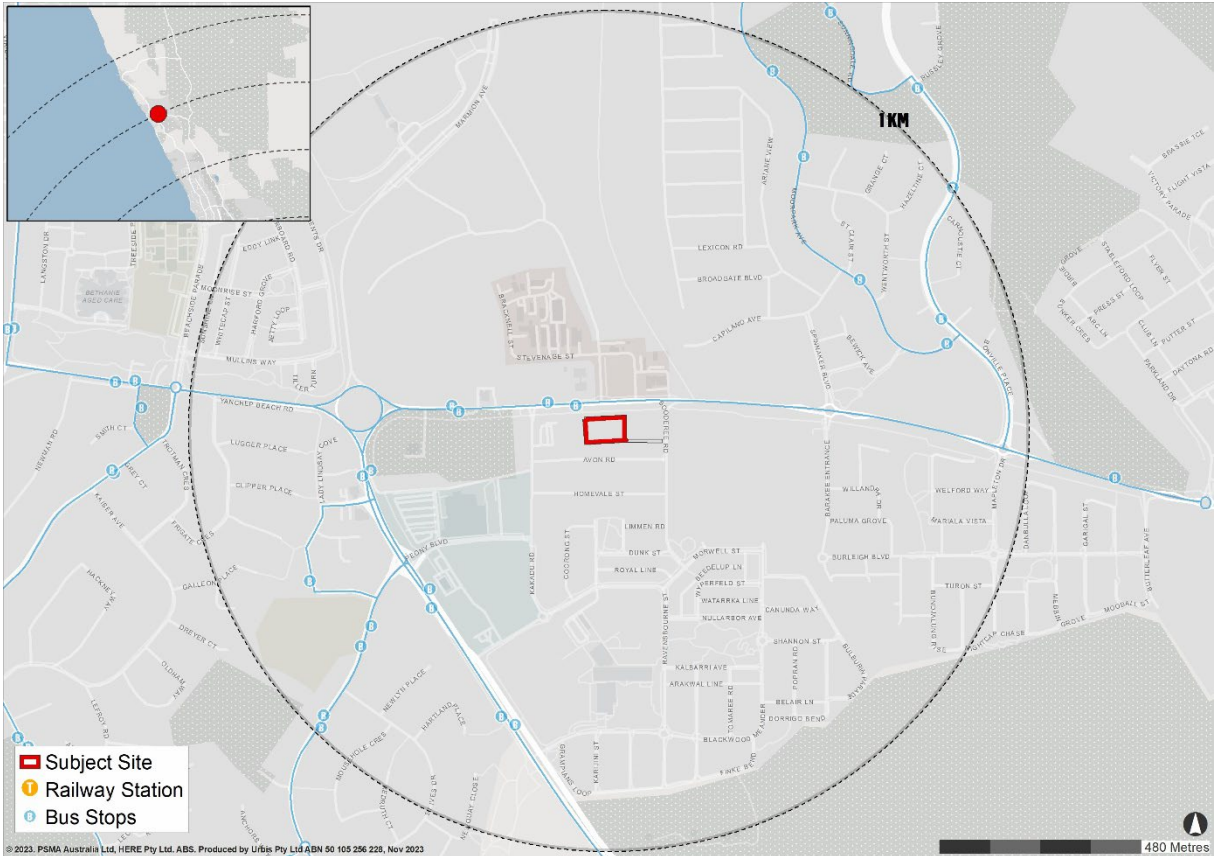
1. SITE CONTEXT

1.1. REGIONAL CONTEXT

The subject site is located within the City of Wanneroo local government area, in the suburb of Yanchep. More broadly, the site is approximately 55km north-west of the Perth CBD, approximately 33km from the Wanneroo town centre. Most notably, the site is located approximately 1km south of the Yanchep Activity Centre, which is an emerging activity centre. The Yanchep area more broadly is experiencing a high level of recent development, which is one of the key drivers of the need for the ECU Health Centre.

Access to the surrounding locality is available Yanchep Beach Road, and Marmion Avenue. **Figure 1** below depicts the sites regional context. It is noted that the City of Wanneroo is preparing a grant submission for upgrading of Yanchep Beach Road to a four-lane dual carriageway standard. If the City is successful in obtaining the required funding, then the road upgrades may be undertaken as early as 2027/28.

Figure 1 - Regional Context



1.2. LOCAL CONTEXT

Locally, the subject site is situated on the southern side of Yanchep Beach Road, between Kakadu Road and Booderee Road, with vehicle access via Ikara Lane. Ikara Lane runs along the rear boundary of the site, connecting between the two side roads.

The site is immediately surrounded by low density residential dwellings, commercial and light industrial uses, including a 'Caltex' service station, a 'National Storage' warehouse, and the Yanchep Central shopping centre. Additionally, the area is within proximity to the Yanchep Lagoon and Foreshore Reserve, an area with significant natural amenity.

The subject site will also be approximately 1.2km from, the future Yanchep Metronet station, which will provide the area with important public transport services.

The below **Figure 2** depicts the sites local context.

Figure 2 - Local Context Aerial Photograph



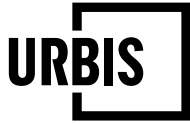
1.3. LEGAL DESCRIPTION

Details of the subject site are outlined in **Table 1** below.

Table 1 - Lot Particulars

Lot No.	Strata Plan	Vol/Folio	Lot Area	Registered Proprietor	Encumbrances
40	72971	2923/935	3411 m ²	Edith Cowan University	Refer Appendix A

The Certificate of Title, Strata Plan and summary of encumbrances applicable to the subject site is provided at **Appendix A**.



The Restrictive Covenant is listed on Survey Strata Plan No. 72971, and is applicable to the entire frontage to Yanchep Beach Road. This is demonstrated in Figure 2, with the nature of the restrictive covenant being detailed in **Table 2**.

Table 2 – Summary of Restrictive Covenant

Subject	Purpose	Statutory ref	Benefit To	Comments
A to B	Covenant	Section 150 of the P & D Act	City of Wanneroo	No road vehicular access is permitted to / from Yanchep Beach Road.

In summary, this has the following implications:

- The covenant is a restrictive covenant 'in gross', with benefit to the City of Wanneroo.
- The covenant functions as an agreement between the City and the landowner, outlining that vehicle access is not permitted over the designated area (in this case being the entire lot frontage).
- The covenant was established under Section 150 of the *Planning and Development Act 2005*, meaning the covenant was imposed as a condition of subdivision approval consistent with Part IVA of the *Transfer of Land Act 1893*.
- The covenant applies to the entire frontage to Yanchep Beach Road for both Lot 1 & 2.

Refer to **Figure 3** for the Cadastral Map.

Figure 3 - Cadastral Map



1.4. EXISTING DEVELOPMENT AND ACCESS ARRANGEMENTS

The subject site is currently a vacant lot, with limited vegetation remaining. Vehicle access is available via Ikara Lane, and existing pedestrian access runs east to west along both sides Yanchep Beach Road. Refer below to **Figure 4** for an aerial photograph of the sites existing development and access arrangements.

Figure 4 - Existing Development



2. PROPOSED DEVELOPMENT

2.1. OVERVIEW

The Edith Cowan University Health Centre Yanchep is funded jointly by Edith Cowan University, the Western Australian State Government and Australian Government. The new Centre aims to address significant health issues within the regional community by providing an integrated and multidisciplinary health centre in the Yanchep City Centre, with sufficient culturally secure service offerings, to educate, manage and treat the causes and symptoms of these health issues.

The ECU Health Centre Yanchep will ultimately comprise two separate buildings, summarised as follows:

- **ECU Health Centre Yanchep – West**, located at 15 Ikara Lane, and subject to this development application; and
- **ECU Health Centre Yanchep – East**, being the existing medical centre building located at 101 Booderee Road.

Whilst the ECU Health Centre Yanchep will comprise both sites, this development application is limited to the proposed building within 15 Ikara Lane only. Both lots are under the ownership of ECU.

The new multidisciplinary ECU Health Centre Yanchep West will provide a range of intervention and prevention services, including healthy eating and lifestyle programs, mental health promotion and treatment services, chronic disease management, medication management, counselling and psychological services, nurse practitioners, and community health services. The proposed uses are consistent with the areas surrounding uses, and will provide an important service, including health care, education, and community facilities for the local and passing community.

Table 2 below outlines details of ECU Health Centre – West.

Table 3 - Proposal Overview

Component	Description	Note
Land Use	The proposed land use is 'Medical Centre'.	Refer to Section 3.3.1 of this report for a discussion on land use categorisation.
Building Design	<p>A two storey development is proposed, comprising approximately:</p> <ul style="list-style-type: none"> ▪ Ground floor GFA: 892m² ▪ First floor GFA: 815sq.m <p>The total floor area is approximately 1,707sq.m</p>	See Appendix B for development plans

Component	Description	Note
Operation	<p>The centre will establish a multidisciplinary health centre potentially accommodating the following:</p> <ul style="list-style-type: none"> ▪ General practice ▪ Pharmacy ▪ Allied health services ▪ Nursing and Midwifery services 	N/A
Vehicle Access	<p>Vehicle access will be via Ikara Lane. This will be a shared vehicle access point with the adjacent ECU Health Campus – East at 101 Booderee Road.</p> <p>The crossover is designed to accommodate standard vehicles.</p>	Refer Appendix D for Traffic Impact Statement
Car Parking	The development will provide a total of 70 car parking bays on site.	Refer to Section 3.3.2 of this report for a parking assessment.
Landscaping	<p>A total of 344.5sq.m of landscaping is provided on site, comprising 10.1% of the total site area.</p> <p>19 trees are also proposed within the car parking areas and Yancheop Beach Road frontage.</p>	Preliminary landscape plans are provided in the architectural plan set at Appendix B.
Waste Storage and Management	<p>A bin store of approximately 16sq.m is provided within the south west corner of the building, fronting Ikara Lane. The intent is for the bins to be taken out and collected from Ikara Lane.</p> <p>Waste will be collected by a private contractor, as required based on the waste generation rates. As waste generation rates will be subject to the future tenants, a detailed waste management plan will be provided once tenants are confirmed.</p>	A Waste Management Plan will be provided prior to occupation.

Component	Description	Note
	As a result, we request a condition is placed on the approval requiring a waste management plan to be provided prior to commencement of the development.	
Materials	<p>The following materials will be used on the north and east revelations of the proposed development.</p> <ul style="list-style-type: none"> ▪ Glazing ▪ Anodized Brushed ▪ Rammed Limestone ▪ Landscaping 	See Appendix B for development plans
Signage	<p>Proposed Signage includes the following:</p> <ul style="list-style-type: none"> ▪ Edith Cowan University 'ECU' 	See Appendix B for Development Plans including the proposed signage.

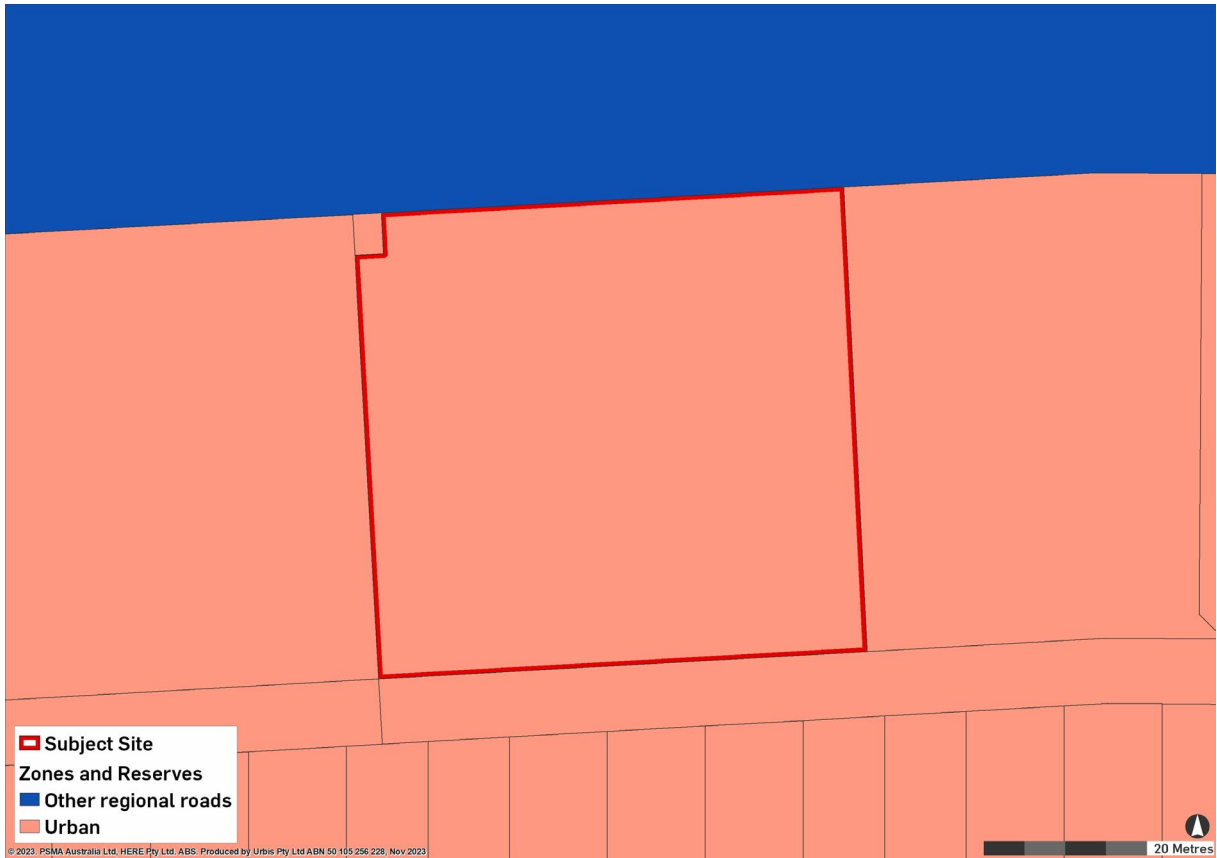
3. PLANNING ASSESSMENT

3.1. METROPOLITAN REGION SCHEME

The subject site is zoned 'Urban' under the Metropolitan Region Scheme (MRS) (Refer **Figure 5**) which is applied to areas in which a range of activities are undertaken, including residential, commercial, recreational, and light industry. The proposed development on site is entirely consistent with the intentions of the Urban zoning under the MRS.

The subject site fronts Yanchep Beach Road which is classified as 'Other Regional Road' under the MRS. Whilst this development does not currently seek access to Yanchep Beach Road, it is understood that the development shall be referred to the Department of Planning, Lands and Heritage (DPLH), in accordance with Instrument of Delegation DEL 2017/02.

Figure 5 - MRS Map

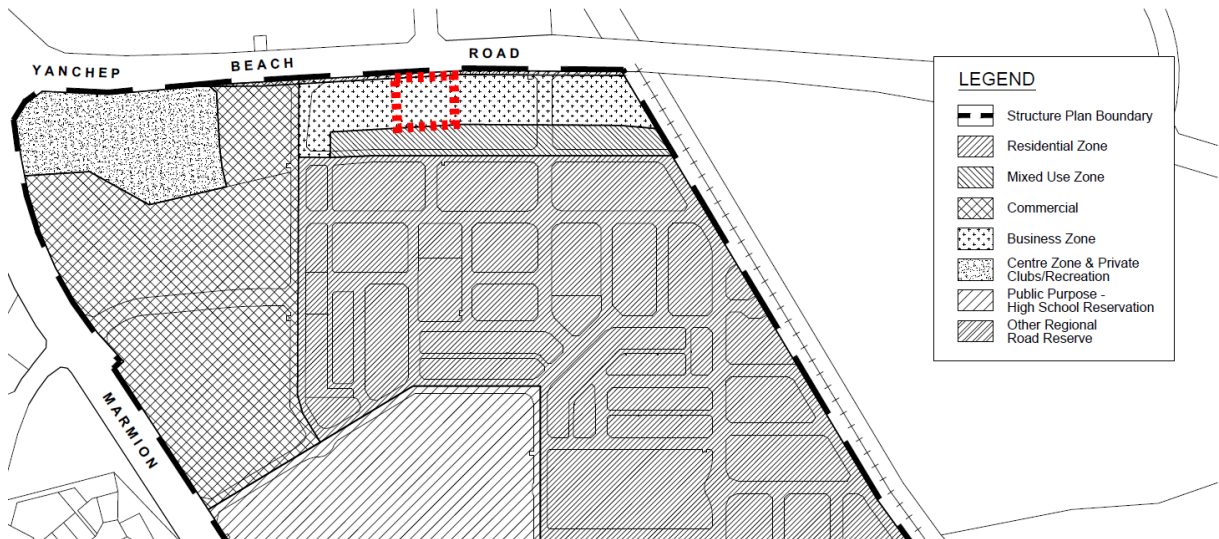


3.2. LOT 1 AND 102 YANCHEP BEACH ROAD LOCAL STRUCTURE PLAN

The Lot 1 and 102 Yanchep Beach Road Local Structure Plan (LSP) was approved by the WAPC in November 2007, and was most recently amended in November 2021. The subject site is identified within the 'Business' zone under Plan 1 & 2 of this LSP (Refer **Figure 6**). The applicable density is R80/100 under Plan No. 3.

The Structure Plan contains no development standards relevant to the proposed development and is consistent with the provisions of the Structure Plan.

Figure 6 - LSP Zoning Map



3.3. CITY OF WANNEROO DISTRICT PLANNING SCHEME NO.2

3.3.1. Zoning and Land Use Permissibility

Under the City of Wanneroo District Planning Scheme No.2 (DPS2), the subject site is zoned ‘Urban Development’. Development and subdivision within the ‘Urban Development’ zone is to be in accordance with an approved structure plan, with the relevant structure plan being the Lot 1 and Lot 102 Yanchep Beach Road Structure Plan No. 40 (addressed in Section 4.1 above). As noted in Section 4.1 above, the site is located within the ‘Business’ zone under the structure plan.

Under Schedule 17 of DSP2, where a site is identified as ‘Business’ under a structure plan, the equivalent scheme zone is ‘Service Commercial’ outside of an activity centre.

At this stage of the project, the final tenancy arrangements for the health campus are not confirmed. However, the development is most likely to accommodate multiple allied health professional services, and as a result is best categorised as a ‘Medical Centre’. ‘Medical Centre’ is defined under DPS2 as:

Medical Centre: Means premises other than a hospital used by 3 or more health practitioners at the same time for the investigation or treatment of human injuries or ailments and for general outpatient care.

‘Medical Centre’ is a ‘P’ use within the ‘Service Commercial’ zone, meaning the use is permitted.

3.3.2. Development Requirements

The following Table 4 outlines development requirements for the proposed uses, including carparking.

Table 4 Development Requirements

REQUIRED	PROVIDED	
Clause 4.14.1 (Table 2) - Vehicle Parking		
<p>Medical Centre - 5 per practitioner plus 7 per 100m² of pharmacy</p>	<p>With 70 bays provided on site, the Health Campus is able to accommodate up to 14 practitioners on site.</p> <p>At this stage of the project, the future tenants for the building have not been confirmed. To enable flexibility to adapt to potential future needs, it is requested that a condition is placed on the approval similar to the following:</p> <p><i>This approval enables up to 14 practitioners to be accommodated within the development. In the event that additional practitioners are proposed, the applicant is to provide a further car parking analysis to demonstrate sufficient parking will continue to be provided on site.</i></p>	<p>✓</p>
9. Setbacks for Non-Residential Development		
<p>9.1 - Non residential buildings shall be set back as follows:</p> <p>a) Street boundary – 6 metres;</p> <p>b) Side and rear boundaries – Nil.</p>	<p>The building is setback 8.2m from Ikara Lane, and 25m from Yanchep Beach Road.</p> <p>A nil setback is provided to the western boundary. The eastern boundary contains parking and the vehicle access point.</p>	<p>✓</p>
<p>9.6 - All buildings constructed on a lot adjoining a Right-of-Way shall be setback a minimum of 1.5 metres from the Right-of-Way</p>	<p>A 8m setback is provided to Ikara Lane.</p>	<p>✓</p>
10. Building Facades for Non-Residential Development		
<p>10.1 high standard of architectural design and constructed in brick, masonry and/or plate glass or other approved material</p>	<p>All materials selected for the façade are high quality and durable. The development represents a high architectural design, prepared by registered architects T&Z Architects.</p>	<p>✓</p>
<p>10.2 integrated panels for the purpose of signage placement</p>	<p>All signage is integrated into the buildings design.</p>	<p>✓</p>


REQUIRED	PROVIDED	
15. Storage and Rubbish Accumulation		
<i>15.1 Suitably enclosed and located in a position accessible to rubbish collection vehicles.</i>	A bin store area is integrated into the development. Waste will be collected from Ikara Lane, with the bins to be placed adjacent to Ikara Lane for collection.	✓
18. Bicycle Parking and End-of-Trip Facilities		
<i>18.1 The local government may require the provision of bicycle parking and end of trip facilities such as showers, change rooms and lockers in commercial developments.</i>	An end of trip area is provided at the ground floor within the north west corner of the building. This contains a shower, and is suitable to be used as a change room. Three bicycle racks are also provided adjacent to the building entrance.	✓
Clause 19 - Landscaping Requirements for Non-Rural and Non-Residential Development		
<i>19.1 A minimum of 8% of the area of a development site shall be set aside, developed, and maintained as landscaping</i>	The proposed development provides approximately 344.5m ² landscaped area, equating to 10.1% of the total site area.	✓
<i>19.2 When a proposed development includes car parking abutting a street, an area no less than 3m wide shall be set aside as landscaping</i>	A 3m landscaping strip is provided to Yanchep Beach Road	✓
<i>19.5 Shade trees provided at the rate of one tree for every four car parking bays</i>	With 70 bays provided on site, 18 trees are required. 19 trees are proposed within the site.	✓

3.4. CITY OF WANNEROO LOCAL PLANNING POLICIES

3.4.1. Signs Local Planning Policy 4.6 – LPP4.6

LPP4.6 pertains to any signage on development within the scheme area. Table 5 outlines proposed signage for the ECU Yanchep Health Centre and provides an assessment against the provisions of LPP 4.6.

Table 5 - LPP 4.6 Assessment

Signage Type	Requirement	Assessment	Complies
1x Wall Sign 	<p>Wall signs should:</p> <ul style="list-style-type: none"> ▪ <i>Be limited to maximum of one sign per tenancy, per street frontage.</i> ▪ <i>Not extend laterally beyond either end of the wall or protrude above the top of the wall.</i> ▪ <i>Not exceed 25 percent in aggregate area on any one wall to a maximum of 8 square metres.'</i> <p><i>Limited to one sign per lot.</i></p> <p><i>Limited to 1.2 square metres in area.</i></p>	<ul style="list-style-type: none"> ▪ The ECU wall sign is the only proposed signage for the development fronting Yanchep Beach Road ▪ The sign does not extend laterally beyond either end of the wall, nor does it protrude above the building parapet. ▪ The proposed 'Edith Cowan University' Wall sign is approximately 7.3m² and does not exceed the 25 per cent aggregate area, therefore is compliant with ▪ The sign is integrated with the design of the building and surrounding developments, therefore will not be detrimental to the amenity of the surrounding area the 	✓

4. STAKEHOLDER AND COMMUNITY CONSULTATION

ECU has undertaken engagement to gauge stakeholder and community perceptions and overall support for the ECU Health Centre Yanchep West. Refer to **Appendix D** for a copy of the Stakeholder and Community Consultation Report.

These stakeholder and community consultation sessions presented an opportunity to not only inform the vision of the new build, but also to build connections and trust with community members and health service providers in the Yanchep region. The consultation supports impactful decision making and community-informed facility design. The specific outcomes sought from this engagement were to:

- Gather community and stakeholder insight into service gaps in the far northern metropolitan corridor;
- Identify the health and wellbeing priorities of the Yanchep community; and,

- Contribute to the building design of the centre, and reflect the local landscape and cultural heritage.

Key learnings resulting from the engagement sessions are as follows:

- The stakeholders and community identified the need for an accessible health centre, providing a comprehensive range of health services. The five highest priority health service gaps were noted to be Sonography, Mental Health Services, Child and Maternal Health, Cancer Services and Chronic Disease Management.
- Easy access to the building was identified as a key need, including ambulance access, a pickup and drop off zone, free parking, a free CAT/shuttle bus service, and ACROD parking to enhance accessibility. Flexibility in the design was also identified as an important design factor.

This feedback has partially informed the ECU Health Centre Yanchep West designs to date, and will continue to inform design development as the project progresses to detailed design.

5. TECHNICAL CONSIDERATIONS

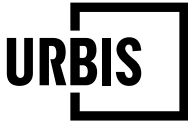
5.1. TRANSPORT IMPACT ASSESSMENT (TIA)

A TIA has been prepared by Urbii in support of the proposed development (refer **Appendix C**). This TIA has considered the ECU Health Centre as a whole (including both the east and west building), to ensure a robust measure of traffic and parking outcomes.

The key findings of the TIA are summarised as follows:

- The entire development is estimated to generate a total of 2,964 vehicles per day (vpd), with 296 and 252 vehicles per hour generated during the AM and PM peak hours respectively.
- The results of the SIDRA analysis indicate that the right turn movements from Kakuda Road and from Welwyn Avenue onto Yanchep Beach Road will operate at a level of service F in 2036, indicating that the intersections will operate over-capacity. The capacity constraints are observed with or without the development, indicating that the failing intersection is not caused by additional traffic generated by the ECU Health Centre.
- The TIA has identified and tested a scenario where intersection upgrades are completed to respond to the background traffic growth issues. A potential solution to the modelled future traffic congestion would also be providing a direct left-in/left-out crossover to Yanchep Beach Road. However, this is not currently part of the proposed development.
- The combined car parking demand for the entire ECU Health Centre (combined east and west) is expected to be 100 bays at peak demand, based on the generic parking demand calculations of the *ITE Parking Generation Manual 5th Edition*. With a total of 123 bays provided, the development provides sufficient car parking bays based on the typical operation of a medical centre.
- The site promotes good connectivity with the existing road, cycling and walking network. There is good access to nearby public transport services with the Yanchep Station project planned to further improve public transport in the locality.

Overall, the outcomes of the TIA must be considered in the context of the site, which is a rapidly expanding urban area. Whilst traffic modelling under the TIA has been completed up to 2036, the road



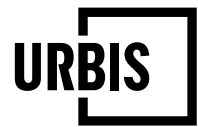
planning to support the future road design is still in infancy. It is expected that intersection upgrades will be completed to the road network to alleviate background traffic congestion, which will occur independent to the proposed development.

6. CONCLUSION

The proposed ECU Health Centre will contribute to the growth and enhancement of Yanchep and will diversify land uses within the area. The proposal will facilitate the development of quality community infrastructure in the area, providing local and passing community with an important service. The proposal demonstrates high levels of compliance with the relevant planning framework, noting the following key conclusions:

- The ECU Health Centre will provide essential health services to the rapidly expanding north west corridor of Perth, which is currently underserved by these facilities.
- The facility is best categorised as a 'Medical Centre' land use, which is permitted on the site and entirely appropriate for the location.
- The built form elements of the design are entirely compliant with the City's scheme requirements. Most notably, the development exceeds the minimum landscaping requirements, and provides sufficient car parking on site.
- The development has been informed by stakeholder and community engagement outcomes, which were undertaken by ECU. This exercise has reinforced the need for the ECU Health Centre.
- Whilst the traffic modelling has identified some points of future congestion, it is noted that the congestion is the result of background traffic growth, and road planning in this area is in a stage of transition to respond to this background growth. Overall, the development does not significantly contribute to this congestion.

Based on the above information and demonstrated compliance, we respectfully request the appropriate assessment of this application. Please do not hesitate to contact Rebecca Travaglione on the details below.



Yours sincerely,

A handwritten signature in black ink, appearing to be "Rebecca Travaglione". The signature is fluid and cursive, with a long horizontal stroke at the end.

Rebecca Travaglione

Senior Consultant

Ph. 0431 994 946

Email: rtravaglione@urbis.com.au