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6 May 2021

Chris Leigh
A/Director Planning and Community Development
City of Joondalup
PO Box 21
JOONDALUP WA 6919

Dear Chris,

PROPOSED CHANGE OF USE & MINOR EXTERNAL ALTERATIONS - LOT 6 (37) ENDEAVOUR ROAD, HILLARYS

Urbis, on behalf of our client Scentre Group is pleased to submit this application for a change of use and minor external alterations to the existing Warehouse at Lot 6 (37) Endeavour Road, Hillarys. The change of use will provide for a new Liquor Store, Shop (x 2), Bulky Goods Showroom and Motor Vehicle Repair.

To assist the City with their determination of this application, please find enclosed as part of this application:

- City of Joondalup Application for Development Approval Form.
- MRS Form 1 Application.
- A copy of the Certificate of Title in Appendix A.
- A copy of the proposed development plans in Appendix B.
- Proposal's Traffic Statement prepared by SLR Consulting in Appendix C

As a change of use application, with understand this application will generate a fee of [REDACTED] excl GST. Please send an invoice to [REDACTED] c/o Scentre Group, and we will coordinate payment of the application fee.

SITE DETAILS

The proposed change of use relates to Lot 6 (37) Endeavour Road, Hillarys in the City of Joondalup (Subject Site). The subject site is approximately 19.8km north west of the Perth CBD, within the Whitfords Activity Centre. The subject site is adjacent to the Westfield Whitfords City Shopping Centre and other adjacent commercial tenancies.

Lot 6 on D071688 has an area of 2.8731ha. Refer to **Figure 1** for an aerial plan and **Figure 2** for a cadastral plan.

Proposed Change of Use - Lot 6 (37) Endeavour Road, Hillarys



Figure 1 Aerial Plan and Development Area

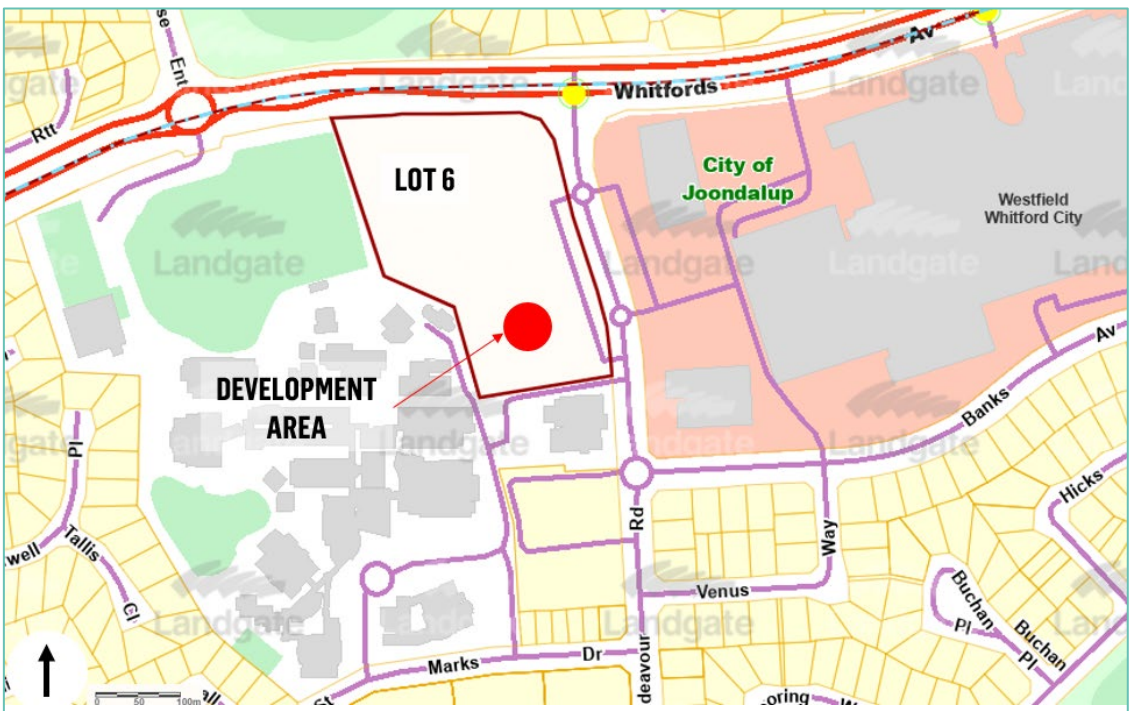
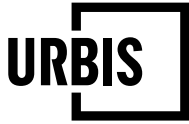


Figure 2 - Cadastral Plan

Proposed Change of Use - Lot 6 (37) Endeavour Road, Hillarys



EXISTING USE

The subject site is currently occupied by existing commercial tenancies across two separate buildings. The building in the north of the site is occupied by a number of smaller commercial and retail tenancies surrounded by car parking. The remainder of the site is the former Bunnings Warehouse which is currently vacant.

PROPOSAL

This application is for a change of use and minor external alterations to the existing warehouse on the subject site. The proposed change of use is to replace the existing 'warehouse/hardware store' use with the following uses:

- Tenancy no. 1A – Auto Masters (Motor Vehicle Repair)
- Tenancy no. 1B Better Pets and Garden (Bulky Good Showroom and Shop Greater than 500m² NLA)
- Tenancy no. 1C – Supercheap Auto (Shop Greater than 500m² NLA)
- Tenancy no. 1D – Dan Murphy's (Liquor Store Large)
- Tenancy no. 1E – Mitre 10 (Bulky Goods Showroom)

These proposed tenancies and their locations are displayed in **Appendix B** of this letter.

The proposal will result in the existing single-use building being segregated into five individual tenancies. The change of use will result in minor external alterations to accommodate doors, windows and other external treatments to create the individual tenancies as follows:

- Proposed entrances
- Raised pedestrian path
- Signage zones identifying the location of individual tenant signage
- Minor extension of pedestrian path awning
- Shopfront parking realignment to form parallel bays

No larger-scale structural alterations are being proposed as a part of this application

1.1. HOURS OF OPERATION

The indicative hours of operation for the uses based on similar stores of this nature are listed in Table 1. It is requested that hours of operation remain flexible in response to individual tenancy operation requirements.

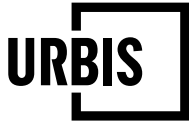


Table 1 – Indicative Proposed Hours of Operation

Tenancy & Use	Tenancy 1A Motor Vehicle Repair	Tenancy 1B Shop	Tenancy 1C Shop	Tenancy 1D Liquor Store Large	Tenancy 1E Bulky Goods Showroom
Hours	Mon-Fri: 7:30am to 5:30pm Saturday: 8am to 5pm Sunday: 8am to 5pm	Mon-Fri: 8am to 5:30pm Saturday: 8am to 5:30pm Sunday: 8am to 5:30pm	Mon-Weds & Fri: 8:30 am to 5:30pm Thurs: 8:30am to 8pm Saturday: 8:30am to 5pm Sunday: 11am to 5pm	Hours of operation are as stipulated under the <i>Liquor Licensing Act</i> .	Mon-Fri: 8am to 5:30pm Saturday: 8am to 5:30pm Sunday: 9am to 5pm

PLANNING ASSESSMENT

As the proposal is mostly concerning a change of use, a very limited planning assessment has been provided due to the application scope.

The proposed external alterations, as listed above, are of minor value and do not impact the existing or future use of the site, or the surrounding amenity. The alterations listed are insignificant in relation to the activity centre and in this case, do not require planning approval.

The Whitfords Activity Centre Plan specifies a parking rate of 2.7 spaces per 100sq.m of GFA for development in the Endeavour Precinct. For the subject proposal, a parking requirement of approximately 273 spaces is calculated. The proposed parking supply exceeds the minimum requirement and is therefore compliant.

Signage zones have been identified on the elevations to ensure consistency with tenancy sign locations and size. It is requested that the approval be conditioned to allow further detail of individual tenancy signage to be submitted prior to occupation.

1.2. LAND USE PERMISSABILITY

In accordance with the City of Joondalup’s Local Planning Scheme No. 3 (LPS3), the subject site is zone ‘Centre’ (refer **Figure 3**).

Under LPS3, the objectives of Centre zones are:

“To designate land for future development as an activity centre. To provide a basis for future detailed planning in accordance with the structure planning provisions of this Scheme or the Activity Centres State Planning Policy”

The area has further been established as a Secondary Centre according to State Planning Framework and, in accordance with the zone objectives, the Whitfords Activity Centre Plan has been adopted to govern the area.

The subject site is located within the ‘Endeavour District’ (C-1) of the Whitfords Activity Centre Plan (refer Figure 4). Objectives of the district relate to the future provision of residential density, delivery of mixed-use buildings and a broad range of commercial uses.

In relation to the zone definition and objectives, table 3a of LPS3 stipulates additional land use permissibility for land within the Whitfords Activity Centre. For land within the ‘Endeavour District’, the classification of each proposed use is listed in **Table 2**. Each proposed use is classified as a “D” use or discretionary, stipulating that each is permitted subject to discretion by the local government.

The proposed change of use will provide for a diverse range of uses in an area that was previously occupied by a singular commercial use. The reuse of existing vacant infrastructure does not compromise the future intent of the Endeavour District. No significant infrastructure investment is proposed, with the proposal resolving an identifiable issue of vacant commercial space within the WACP.

Table 2 - Land Use Permissibility

Land Use	Liquor Store Large	Shop (Greater than 500m2 NLA)	Bulky Goods Showroom	Motor Vehicle Repair
Endeavour Zone Classification	“D”	“D”	“D”	“D”

Figure 3 - Local Planning Scheme Map

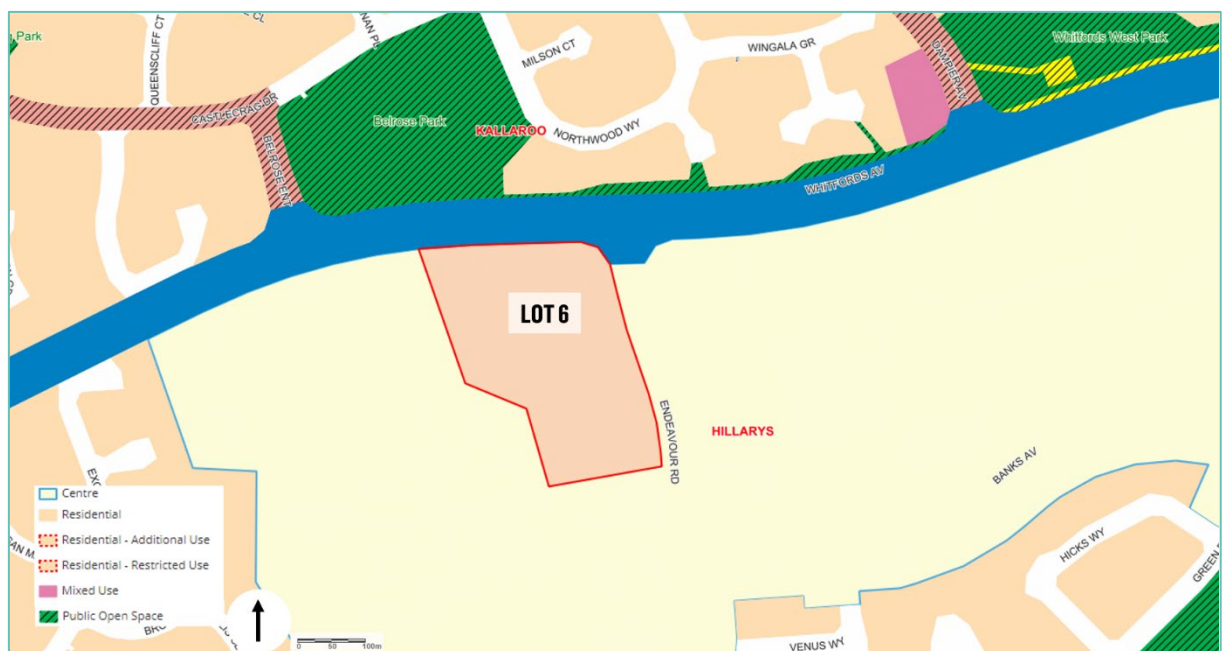
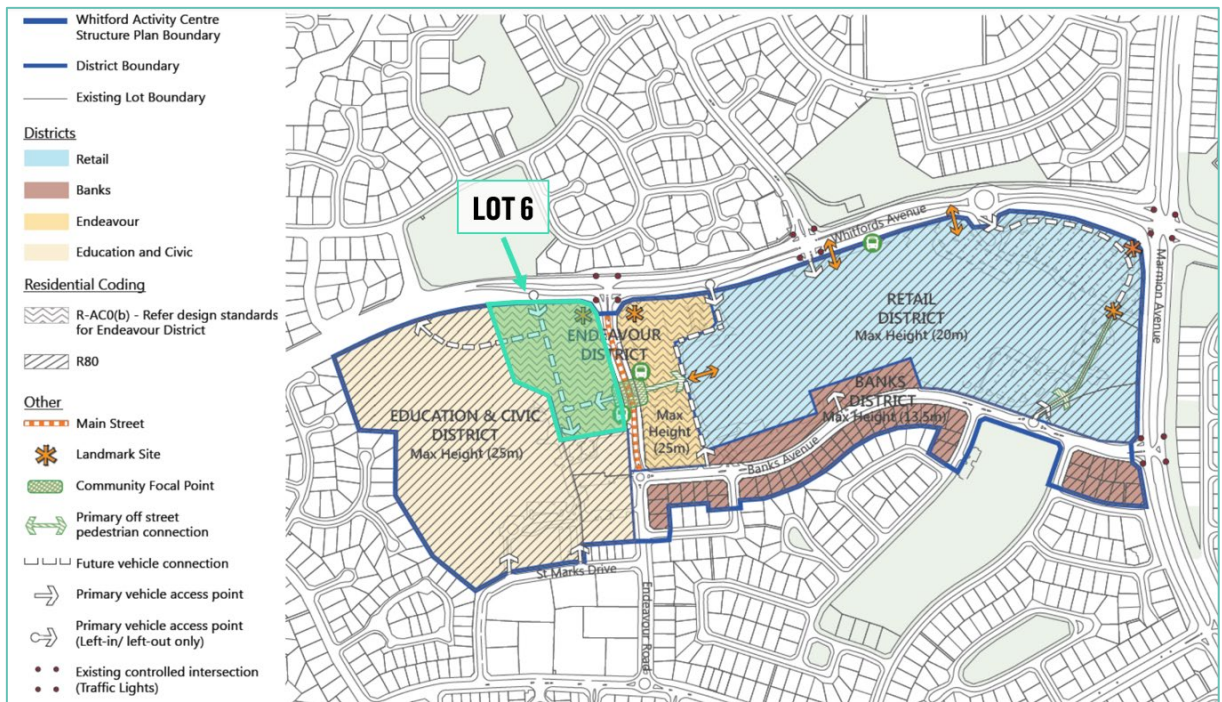


Figure 4 - Whitfords Activity Centre Plan Precinct Map

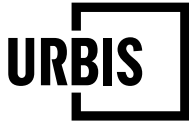


1.3. PARKING SUPPLY

The proposed change of use has resulted in no net change in the available car parking supply, subsequently retaining the total of 370 parking bays throughout the subject site. Whilst the assorted parking reconfigurations and deletion of isolated spaces will reduce parking in front of the building, the loss is offset by the proposed new 14 staff parking bays at the rear of the building.

A Traffic Statement has been prepared by SLR to support this change of use and concludes the following:

- The reconfigured traffic circulation and parking design is considered reasonable and is consistent with the Australian Standards. The modified parking arrangements will actually improve parking accessibility and pedestrian movement, especially for persons with a disability.
- The reconfigured parking arrangements will not alter the cumulative parking supply although there will be a minor redistribution of parking from the front of the building to the rear. This is considered reasonable in the context of the staff/customer mix. The parking post-reconfiguration parking supply exceeds the quantum required in accordance with the Whitford Activity Centre plan.
- The reconfigured development servicing arrangements at the rear of the building can accommodate individual loading for all but one of the proposed new tenancies. The modified arrangements are considered an improvement compared to the prior Bunnings use which was serviced by similar vehicle fleet. The reconfiguration does not rely on a change in site access or internal transit routes



- The reconfigured development is not anticipated to generate any incremental peak hour traffic movements beyond either that previously generated by the Bunnings use or that assumed by Cardno as part of the Whitford Activity Centre traffic analysis. Accordingly, no new or substantially different external traffic impacts are anticipated.

PLANNING PROCESS

Design Review

As discussed at our pre-lodgement meeting with Chris Leigh, the nature of the application being considered (change of use and minor external alterations) does not trigger the need for review by the City of Joondalup Design Reference Panel (DRP) which is triggered for the following applications:

- *All new building development within the City Centre with the exception of all single houses and developments of less than 10 grouped or multiple dwellings*
- *Major extensions to existing buildings in the City Centre that impact on the streetscape Major buildings development outside the City Centre including:*
 - *all multiple dwelling applications*
 - *grouped dwelling applications of five or more dwellings*
- *new commercial and / or mixed-use developments (excluding additions that do not significantly impact on the street or adjoining properties)*
- *any other development that has the potential to significantly alter the streetscape, adjoining properties or character of the locality as determined by the Director Planning and Community Development*

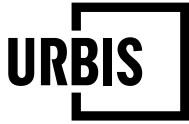
In response to the above criteria, the proposed change of use and minor external alterations will not result in any changes that would significantly impact the street or adjoining properties. All external modifications are to accommodate doors, windows and other external treatments to create the individual tenancies. On this basis, we trust this application will not be referred to the City's DRP.

Public Advertising

All land uses proposed as part of this application are classified as a "D" use or discretionary, meaning each is permitted subject to discretion by the local government. In accordance with the City's 'Planning Consultation Local Planning Policy' "*D' land uses will only be advertised where there is the potential for the use to impact on the amenity of adjoining properties, as determined by the City*".

We understand that the City has concerns regarding community interest with the proposed Liquor Store component. In this regard, the cumulative impacts of liquor will be appropriately assessed (quantitatively and qualitatively) through a Public Interest Assessment Report (PIAR) in accordance with Section 38 of the Liquor Control Act 1988 (LC Act). This is separate to the planning process, however it provides the appropriate opportunity for the community to have their say and provide comment.

The evaluation associated with a PIAR and suitability of a liquor store will be undertaken as part of the liquor licence application. The matters the licensing authority may have due regard to including (but not limited to):



- The harm or ill-health that might be caused to people due to the use of liquor
- The impact on the amenity of the locality in which the licensed premises is situated
- Whether any offence, disturbance or annoyance might be caused to people in the vicinity of the premises.

Whilst the impact on amenity rather than general social or community concern is a relevant planning consideration as outlined in the City's LPP, the sale of that liquor causes no amenity impacts to the locality being located in an identified activity centre and within close proximity to a large shopping centre.

Having regard to the local context, a large format liquor store within an activity centre is the most appropriate location and entirely consistent with the type of retail uses that should be established in Whitford City. For this reason, we don't believe this development application should be advertised to the public.

CONCLUSION

The proposed change of use is compliant with the statutory and strategic direction of the site as stipulated in state and local planning frameworks and will contribute to the wider function of the Whitfords Activity Centre. The tenancies created will provide commercial diversity to the locality and will utilise existing vacant infrastructure, in turn replacing a previous large scale single use warehouse.

It is respectfully requested that the City approve the proposed development with fair and reasonable conditions. Should you have any queries or wish to discuss this matter further, please do not hesitate to contact the undersigned.

Yours sincerely,

A handwritten signature in black ink, appearing to read "Michael Beigh".