



Presentation Request Template

Regulation 40(3) and DAP Standing Orders 2012 cl. 3.5

Must be submitted no less than 72 hours before a meeting.

Presentation request guidelines

Persons interested in requesting to present to a DAP at a meeting must first consider whether their concern has been adequately addressed in:

1. other submissions on the application; or
2. the Responsible Authority Report.

Your request to present to the DAP will be determined by the presiding member based on individual merit and likely contribution to assist the DAP's consideration and determination of the application. Presentations should not exceed **five minutes** unless permitted by the Presiding Member.

Please complete the form and email it to the DAP Secretariat: daps@planning.wa.gov.au.

Presenter/s Details

Name/s	Ray Haeren or Kris Nolan
Business Name (if applicable)	Urbis Pty Ltd
Phone number	9346 0500
Email address	rhaeren@urbis.com.au

Meeting Details

LDAP/JDAP Name	Metro North-West Joint Development Assessment Panel
Meeting Date	3 December 2014
DAP Application Number (DAP/)	DAP/14/00580
Property Location	Lot 501 Whitford Avenue, Hillarys
Agenda Item Number	8.2

Is the presentation for or against the application?
Does the presentation request power-point facilities?

FOR	<input checked="" type="checkbox"/>	AGAINST	<input type="checkbox"/>
YES	<input type="checkbox"/>	NO	<input checked="" type="checkbox"/>

Brief summary of presentation

Presentation is in support of the Officer Recommendation for Item 8.2 of the 3 December Metro North-West Joint Development Assessment Panel. See attached for further information.

Written Document

In accordance with Standing Orders 2012, clause 3.5.2, the presentation request is to be accompanied by a written document setting out the substance of submission the presenter proposes to make.

Memo

To: Ms Karen Hyde
Cc:
From: Kris Nolan
Email: Knolan@urbis.com.au
Date: 30 November 2014
Subject: Summary of Presentation to Metro North-West Joint Development Assessment Panel – Minor Expansion to Westfield Whitford City.

Dear Ms Hyde

The following provides a summary of the presentation we wish to make at the 3 December Metro North-West JDAP meeting in relation to Agenda Item 8.2.

- We wish to speak in favour of the officer recommendation to approve the application subject to conditions.
- The application seeks to facilitate a redevelopment and minor expansion of the Westfield Whitford City Shopping Centre.
- The application does precede the finalisation of an Activity Centre Structure Plan but only seeks a net increase of 4,573m² NLA to the centre and therefore is not deemed to be major development. In accordance with SPP 4.2 Activity Centres for Perth and Peel, major development is defined as extensions to centres in excess of 5000m².
- It is our position, that in no way will this application undermine the Draft Whitford Activity Centre Structure Plan, which is currently the subject of State Administrative Tribunal proceedings.
- The critical issues considered during the assessment process were the extent of upgrades required to the Whitford/Marmion intersection and the need for and design of an acoustic wall to Whitford Avenue. Through consultation with technical officers at the City of Joondalup, Main Roads WA and the Department of Planning, these matters have been suitably resolved.
- We seek clarification/refinement on a number of conditions.

Regards



Kris Nolan
Associate Director



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Presenter/s Details

Name/s	David Caddy
Business Name (if applicable)	TPG Town Planning, Urban Design and Heritage
Phone number	9289 8300
Email address	david.caddy@tpgwa.com.au

Meeting Details

LDAP/JDAP Name	Metro North-West JDAP
Meeting Date	Wednesday, 3 December 2014
DAP Application Number (DAP/)	DAP/14/00580
Property Location	Lot 501 (470) Whitford Avenue, Hillarys
Agenda Item Number	Item 8.2

Is the presentation for or against the application?
Does the presentation request power-point facilities?

FOR
YES

☐
☐

AGAINST
NO

☒
☒

Brief summary of presentation

We understand the current DAP application proposes an additional 4,573.1m² NLA of retail floorspace, which will result in Whitford City Shopping Centre realising a total retail floorspace of 54,761.7m² NLA.

We note the Development Application (DA) Report states that the proposed increase in retail NLA is below the 'major development' threshold of 5000m² retail NLA that triggers the requirement for an activity centre structure plan under State Planning Policy 4.2 – Activity Centres for Perth and Peel.

TPG and Flint Moharich have reviewed the proposed DA from a planning and legal perspective and are in agreement that the Metro North-West JDAP should not approve the DAP Application as the proposed DA does not comply with the City of Joondalup's Local Commercial Strategy (LCS), where it states in Table 3 with respect to Whitford City:- "If expansion beyond 50,000m² Shop Retail floorspace is proposed, a Structure Plan and Retail Sustainability Assessment would be required. Mixed Use floorspace targets would also need to be met consistent with SPP 4.2".

As the proposed floorspace addition of 4,573.1m² NLA increases the total Shop Retail floorspace beyond 50,000m² to 54,761.7m², a Structure Plan and Retail Sustainability Assessment is required in accordance with the LCS. As neither of these documents have been submitted with the current proposal, we are of the opinion that the DA should not be considered.

We contend that a Structure Plan reflecting the current proposal should be prepared and lodged with the DA in the interests of orderly and proper planning and concern for the amenity of the locality in the short, intermediate and long term. The LCS itself notes that any expansion of the Whitfords floorspace will have flow on impacts in terms of traffic and transport as well as other infrastructure and servicing requirements.

In accordance with the requirements of the City's LCS, a Retail Sustainability Assessment (RSA) should be prepared to assess the potential economic and related effects of the proposed expansion of Whitford City Shopping Centre on the network of activity centres in the locality. The proposed retail expansion which is 'beyond 50,000m²' may result in an oversupply of Shop Retail floorspace within the catchment area.

With regards to the Mixed Use floorspace targets being met consistent with SPP 4.2, we note that the City's LCS states that, 'If the Whitfords City centre should expand to 50,001m², mixed uses would represent 34.9% so there would be a shortfall of other uses floorspace of approximately 6,700m² to meet a 40% target. For every proposed 100m² of Shop Retail floorspace thereafter, there would need to be an additional 67m² minimum of Mixed Uses floorspace in the proposal in order to be in alignment with the 40% other uses SPP4.2 diversity target for centres with over 50,000m² Shop Retail floorspace'.

The current Whitford City Shopping Centre DA proposes retail expansion only and therefore does not comply with the Mixed Use floorspace target consistent with SPP4.2.

Considering that the proposed DA does not comply with the requirements of the recently adopted LCS, and that the Mixed Use floorspace targets have not been met consistent with SPP 4.2, we respectfully request that the Metro North-West JDAP not approve the proposed Whitford City Shopping Centre DA.

Written Document

In accordance with Standing Orders 2012, clause 3.5.2, the presentation request is to be accompanied by a written document setting out the substance of submission the presenter proposes to make.

(See summary of presentation above)