

20 February 2026

Chief Executive Officer
City of Wanneroo
23 Dundobar Road
WANNEROO WA 6065

Attention: Planning Department

**PROPOSED NEIGHBOURHOOD SHOPPING CENTRE AND CHILD CARE PREMISES
LOT 9000 (NO.2) CLARKSON AVENUE, TAPPING
CITY OF WANNEROO**

We are pleased to be submitting our proposal for a neighborhood center at 2 Clarkson Ave, Tapping, for an application for approval to commence development. The Drawing Package being submitted includes a cover page with artistic impressions, a coloured site Plan with data sheet summary of areas, four external/street elevations, and four internal elevation/sections. We are also submitting an acoustic analysis and a traffic impact statement in support of the proposal.

The proposed development is generally in accordance with the current planning framework and responds to the specific character of the site as well as the clients brief. The general arrangement of the site plan provides visual and physical links from the adjacent roads while active uses at these interfaces blends the public realm into the center via strong pedestrian and vehicular pathways.

The childcare, supermarket and restaurant buildings' uses are nominated but the remainder of the tenancies are speculative multi use buildings with preferred café restaurant uses at the site entry points. Other expected uses include consulting rooms, Pharmacy, allied health, specialty stores, hair and beauty salons and cafes. The complementary uses and alternate transport methods justify the reduction in parking provided resulting in a well-balanced site plan with very accessible treed parking areas that are not too expansive.

Comments were received from the Design Review Panel held in November last year, and the plans have been amended in response to the feedback, I have also attached a written response to the DRP comments. I have also attached a High Order Planners Overview from Steve Pandeveski.

The proposed development represents an orderly, well-considered and policy-consistent neighbourhood activity centre that will provide meaningful local services and employment opportunities while respecting the amenity of surrounding residential areas. It is therefore respectfully submitted that the proposal warrants favourable consideration by the City.

Should you have any queries or require further information / clarification regarding this matter please do not hesitate to contact me on 9440 9299 or michaels@vespoli.com.au.

Yours faithfully,

Michael Stewart

A handwritten signature in black ink, appearing to read 'Michael Stewart', with a stylized flourish at the end.

PLANNING NOTE

PROPOSED SHOPPING CENTRE AND CHILD CARE PREMISES LOT 9000 (NO.2) CLARKSON AVENUE, TAPPING CITY OF WANNEROO

The purpose of this Planning Note is to provide a “high order” overview of the planning framework applicable to the proposed neighbourhood shopping centre and child care premises development located at Lot 9000 (No. 2) Clarkson Avenue, Tapping, and is provided to supplement the application information provided by the applicant to the City for consideration and determination by the City.

PROPOSED DEVELOPMENT SUMMARY

Overall

- A total of five (5) predominantly single storey buildings with a total of approximately 5,000m² of floor area (including the child day care building).
- A mix of uses including 'shop', 'child care premises', 'restaurant / café', 'liquor store – small', 'office' and 'medical centre'/'consulting rooms'.
- On-site parking for approximately one-hundred and ninety-two (192) cars is provided (acknowledging that an additional thirteen (13) embayed parallel on-street parking bays exists within the Corvus Rd road reserve).
- The provision of sheltered on- site bicycle parking, and end of trip facilities for staff •
- A small outdoor gathering space (a plaza area) provided along the Corvus Rd frontage (where the proposed access road into the development intersects with Corvus Rd).
- On-site landscaping areas totaling 2,126m² (being over 13% of the site area), in addition to verge landscaping.

IGA Building (Building 1)

- The total IGA building area is approximately 1,150m² and includes a small liquor shop of approx. 100m², approximately 230m² of storage at the “back of house” and a small mezzanine office area, plant room and staff facilities of approximately 100m² over the fairy fridge and freezer storage in the north west corner of the building and under the main roof.

Child Care Premises

- The child care premises building area is approximately 800m² on a single level, and is intended to cater for a maximum of 102 children ranging in age from 0 to 5 years.
- An outdoor play area of approximately 800m² is also proposed. This area will be positioned so that it is visually and acoustically screened from nearby residential uses by the proposed buildings and or screen walls.

- The normal hours of operations proposed for the child care premises is between 6.30am and 6.30pm, Monday to Friday (closed on public holidays), however the outdoor play area will open no earlier than 7am (weather permitting).

Central – Northern Building (Building 2)

- A total building area of approximately 1,270m² (inclusive of a combined total area of approximately 250m² for incidental storage at the rear of individual tenancies).
- This is a single storey multi-tenancy building intended to accommodate a mix of uses including 'shop', 'restaurant / café', 'office' and 'medical centre' / 'consulting rooms'.

Southern Building (Building 3)

- A total building area of approximately 1,720m² (inclusive of a combined total area of approximately 340m² for incidental storage at the rear of individual tenancies).
- This is a single storey multi-tenancy building intended to accommodate a mix of uses including 'shop', 'restaurant / café', 'office' and 'medical centre'/'consulting rooms'.
- A plaza area with outdoor seating is also proposed.

Western - Free standing Restaurant Building

- A single storey building intended to accommodate a 'restaurant' use (or similar) with a total area of approximately 360m² (inclusive of a 120m² kitchen area).

SUMMARY OF KEY CONSIDERATIONS

In support of the proposed development the following summary of key consideration is provided:

DPS 2 – Zoning and Landuse

Zoning

- The proposed development is consistent with the 'Commercial' zoning of the land, and the objectives of the zone.
- The proposed configuration of building bulk and height is respectful to existing neighbouring land uses and is compatible with existing adjacent streetscapes.

Landuse

- All of the proposed uses are capable of being approved under the Scheme.

State Planning Policy (SPP) 4.2 – Activity Centres

- The proposal, being a Neighbourhood Activity Centre, is consistent with the objectives of the SPP.
- The proposal satisfies the intended outcomes of the SPP.

- The proposal satisfies specific SPP measures, such as being consistent with local scheme zoning, a local structure plan and local development plan.
- The proposal is also aligned with the roles and characteristics of a Neighbourhood Centre as contained in Appendix 1 of the SPP – 'Activity Centre Hierarchy – Roles and Characteristics'.

Local Structure Plan

- Agreed Structure Plan (ASP) No.3 – East Wanneroo Cell 1 (Tapping and Asby), is the applicable local structure plan.
- ASP No.3 defers to the DPS2 zoning maps as the primary zoning provision (and therefore land use provision) applicable to the land.
- As previously mentioned, the proposed development is consistent with the 'Commercial' zoning of the land, and its respective objectives and land use provisions.

Local Development Plan

- Endorsed Local Development Plan No.2 – East Wanneroo Cell 1 (Wanneroo Road and Clarkson Avenue, Tapping), is the applicable local development plan.
- The proposed development has been prepared having regard for the provisions contained within the applicable local development plan, including (inter alia) the on-site distribution of building bulk, preferred vehicle access points, east-west pedestrian linkage opportunities through the site, and a plaza space adjacent to Corvus Road.

Acoustic Assessment

- Given the proximity of sensitive residential uses to the proposed development, Herring Storer Acoustics was commissioned to undertake an acoustic assessment of noise emissions.
- The objective of the assessment was to determine the potential for noise to be received by noise sensitive premises adjoining the proposal, and to evaluate compliance with the requirements of the Environmental Protection (Noise) Regulations 1997.
- The Acoustic assessment concludes that the noise emissions from the proposed development, would be 'deemed to comply' with the requirements of the Environmental Protection (Noise) Regulations 1997 at all times.
- To ensure the proposed development's continued compliance with the Regulations, the acoustic assessment recommends seven (7) actions. The development will implement the seven (7) recommended actions.

Traffic Impact Assessment

- Having regard for the WAPC Transport Impact Assessment (TIA) guidelines, Transcore was commissioned to undertake an assessment of the proposed development and its impact on the existing, surrounding transport network.

- The assessment concludes that the proposed development would generate approximately 3,248 trips per day (both inbound and outbound) with approximately 265vph, 262vph and 343vph during AM, Saturday PM and weekday PM peak hours, respectively.
- The proposed parking provision of 205 bays (inclusive of existing Corvus Road parking), combined with the staggered use of those bays due to non-overlapping peak periods, multipurpose or shared trips, excellent public transport connectivity, and robust pedestrian and cycling infrastructure, presents a well-rounded justification for the anticipated parking requirements of the development.
- The proposed development layout has been assessed with respect to the movements of service vehicles and swept path analysis confirms that the proposed entry and egress arrangements and the site layout facilitate safe and efficient vehicle circulation.
- The SIDRA Network analysis undertaken confirms satisfactory operation of existing and proposed crossovers on Clarkson Avenue and Corvus Road for post-development and 10 years post-development scenarios.
- The findings of the assessment are supportive of the proposed development, as submitted.

Response to the DRP

- The proposed development was presented to the Design Review Panel (DRP) at its meeting held on 27 November 2025 (Item 4.1).
- Minutes of the aforementioned meeting, including a design review report and recommendations against the 10 Design Principles contained in State Planning Policy 7.0 – Design of the Built Environment were provided to the applicant via email dated 5 December 2025. The following is a response to the matter raised by the DRP:

Context and Character

- The development plans have been amended so as to improve visual and physical permeability through the site. All shop fronts and individual tenancies are directly accessible via a public street or an on-site communal pedestrian space.
- The Corvus Road crossover and driveway incorporates elevated paving to indicate a "shared zone" with pedestrians. Furthermore, the Corvus Road frontage of the propose development incorporates a small "plaza area" with landscaping, alfresco eating opportunities, and significant street facing glazed shop fronts encouraging community engagement in a manner consistent with the City's endorsed LDP for the land.
- The IGA building has been designed as (and provides for) the intended landmark feature identified by the LDP. It aligns the anchor tenant (i.e. IGA) closely with the identity of the centre and will improve the visibility of the landmark feature, as viewed from Wanneroo Road, if compared to a location further east, say the child day care centre. The landmark feature in this location will better assist with way finding and exposure to the nearest road carrying the highest vehicle volume and ensures the height of the child care building better reflects the scale of adjacent residential buildings.
- Glazing, materials, and colours have been augmented along the child care and IGA building street frontages for the purpose of increasing passive surveillance and interaction with the adjoining streets.

- The proposed southern boundary building setback at 5m is over twice the setback that would be required for a residential building wall of that height and length (without major openings) under the R-Codes. The setback suitably mitigates amenity impacts on adjacent southern lots and houses. It is important to note that the proposed southern wall height has been reduced to 3.7m so as to lessen building bulk impact.
- The proposed free standing restaurant building footprint has been positioned further south so as to maximise the landscape to the solar active north elevation and the Wanneroo Road visually active west elevation.

Landscape

- A revised calculation of the proposed development landscaping indicates that over 2126m² of the site will be set aside as landscaping (i.e. approx. 13%). In addition the adjoining verge contains a further landscaping area of 1550m².
- The child care premises outdoor play area will be designed and configured by the service provider/occupant to meet the needs of its business. However, the City will note that design suggestions have been added to the outdoor play area on the development plan, such as "shaded soft fall sandpits and turf", "landscape" and "backdrop mural to wall", aligned with commentary made by the DRP.
- The proponent is not opposed to engaging a Landscape Architect to work on the "more public parts" of the proposal; however, request that detailed landscape plans be required as a condition of planning approval.

Built Form and Scale

- The DRP was generally satisfied with the built form and scale of the proposal. No further commentary is provided beyond that under 'Context and Character', above.

Functionality

- The buildings are designed so that roof services are provided with effective visual and acoustic screening (ref. sections on page A03.).
- The proposed sanitary facilities will be predominantly "shared staff facilities". Furthermore, underground water and waste water provisioning will be made for individual tenancies to add facilities if and as required (e.g. café, pharmacy, hair dresser, etc).

Sustainability

- The building form is robust, amendable, flexible and lends its self to future re-use, longevity and transitional land uses.
- The building will be designed and constructed to satisfy the National Construction Code, which contains strict provisions for energy and water use efficiency.

Amenity

- Soft landscaping has been increased to the public plaza area. Due to public liability and insurance implications the development has intentionally not included the provision of children play equipment within the proposed public plaza area.
- The 'cot rooms', proposed within the child care premises, are intentionally provided with no windows and openings. The child care provider seeks to control that environment for the benefit of the infants. Filtered and temperature regulated fresh air will be supplied, whilst controlled artificial lighting will also be provided, negating the need for windows.
- It is important to note that this is not a residential building and therefore does not require openings for light and ventilation purposes to habitable spaces. Lighting and ventilation will be artificial and mechanically controlled.
- Furthermore, the provision of shade to the child care premises outdoor play area is a positive and necessary element having regard for the need to protect young skin from the harsh sun. The large extents of vertical walls adjacent to the outdoor play area will assist with the provision of anchor points for the erection of shade sails, and could be utilised for backdrop murals and/or climbing walls, at the discretion of the service provider.

Legibility

- Pedestrian movement has been strengthened over the site with the southerly repositioning of the free-standing restaurant and a new covered pedestrian link from the child care premises to the IGA building.

Safety

- Glazing area to the Corvus Road and Clarkson Avenue building elevations has been substantially increased improving visual permeability from the streets, and passive surveillance of the streets.

Community

- The proposed development layout and configuration seek to extend the public realm from the street into the centre encouraging visual and physical penetration and providing opportunities for safe gatherings.

Aesthetics

- Additional glazing and varying material types, colours and textures have been added to the street elevations of the child care premises and IGA building.

CONCLUSION

In conclusion, the proposed neighbourhood shopping centre and child care premises development at Lot 9000 (No. 2) Clarkson Avenue, Tapping represents a well-considered and policy-aligned response to the planning framework applicable to the site. The development delivers a contemporary, mixed-use neighbourhood centre comprising five predominantly single-storey buildings with a diverse range of commercial, community and service-based uses that will meet the day-to-day needs of the surrounding catchment. The scale, form and layout

of the proposal have been carefully designed to respect adjoining residential areas, provide appropriate transitions in built form, and integrate positively with the existing streetscape.

The proposal is fully consistent with the Commercial zoning under District Planning Scheme No. 2 and aligns with the objectives and intended outcomes of State Planning Policy 4.2 – Activity Centres, particularly in its role and function as a Neighbourhood Activity Centre. It is also demonstrably consistent with Agreed Structure Plan No. 3 and Endorsed Local Development Plan No. 2.

Technical assessments confirm that the development can operate without unacceptable impacts on surrounding amenity or infrastructure. Importantly, the proposal has positively responded to feedback from the City's Design Review Panel, strengthening its contribution to the public realm and overall urban design quality.

Overall, the proposed development represents a logical, orderly and desirable form of development that accords with State and local planning policy, supports community needs, and warrants favourable consideration by the City.

Yours faithfully,



Steve Pandeovski
Town Planning & Development Advisor

6 February 2026