

14 August 2023

Our Ref: C2461-02

Chief Executive Officer
City of Vincent
PO Box 82
LEEDERVILLE WA 6902

Attention: Planning Services

Dear Sir

**PROPOSED REFURBISHMENT OF EXISTING SERVICE STATION
LOTS 16, 18, 700 & 701 (#41-45) ANGOVE STREET, NORTH PERTH**

Hidding Urban Planning acts for OTR 208 Pty Ltd, the owner of Lots 16, 18, 800 & 701 (#41-45) Angove Street, North Perth (**Subject Land**).

The subject land is currently improved with an existing Service Station that has been in place for decades.

We have been engaged to submit an Application for Development Approval for proposed refurbishment works to the existing service station development. The application is for "Works" only.

Accordingly, please find attached signed application forms giving consent for the application to be made.

1. Site Details

This development application refers to Lots 16, 18, 700 & 701 (#41-45) Angove Street, North Perth the details of which are provided in **Table 1** below.

Table 1: Legal Description of Land

Lot	Plan	Vol/Folio	Area	Address	Proprietors
16	1874	1002/114	386m ²	45 Angove Street, North Perth	OTR 208 Pty Ltd
18	1874	1002/113	268m ²	41-43 Angove Street, North Perth	OTR 208 Pty Ltd
700	302447	1002/114	132m ²	41 Angove Street, North Perth	OTR 208 Pty Ltd
701	302447	1002/113	221m ²	41 Angove Street, North Perth	OTR 208 Pty Ltd

The Certificates of Title for each of the lots are attached at **Annexure 1**.

The subject site has a total land area of 1007m² and comprises a service station (with motor vehicle repair workshop) and a residential dwelling.

The site has a total frontage of approximately 35.82m to Angove Street and a truncation of 4.1m and a frontage of 18.65m to Woodville Street.

An Aerial Photograph of the subject site is included at **Figure 1**.



Figure 1: Aerial Photograph (City of Vincent)

2. Proposed Refurbishment Works

The proposed works to the existing service station include:

1. New shopfront works to north elevation, including painting and cladding of exterior walls, new entry doors and new shopfront windows in place of existing roller doors.
2. Replacement of the fuel canopy in same location.
3. Fill in existing roller door on eastern elevation adjacent to Woodville Street, and paint over walls.
4. Existing roof to be painted.
5. Fill in existing window on southern elevation, and paint over walls.
6. Replacement of fuel bowzers and underground fuel tanks.
7. Replacement of existing pylon sign along Angove Street.
8. Demolition of rear existing shed and replace with two (2) staff car parking bays accessed from the rear lane.
9. Installation of a new 2.1m high refuse enclosure.
10. Creation of five (5) customer car parking bays.

The internal areas of the building will be fitted out, however this doesn't require development approval.

The plans of the proposed works are included at **Annexure 2**.

The proposed refurbishment works are aimed at improving the existing development, which is currently in a poor state, and will enable the existing service station to recommence trading for the benefit of the local community and businesses.

All existing crossovers will be retained as they are. The existing dwelling on the western part of the site adjacent to Angove Street will be retained. Any re-use of the existing dwelling on the land may be the subject of a separate application if it is required.

Signage for the service station will be the subject of a separate application to be submitted at a future time.

3. Planning Considerations

3.1 Zoning & Land Use

The existing "Service Station" development and use has been approved in the past and the approval remains valid. The existing buildings will remain as they are but will be upgraded and refurbished as shown on the plans.

The land is currently zoned "District Centre" under the City of Vincent Local Planning Scheme No. 2 (LPS2).

The existing "Service Station" use remains approved, and no non-conforming use issue exists at the time of this application.

The "Service Station" use is defined in Division 2 of Part 6 of LPS 2 as:

"means premises other than premises used for a transport depot, panel beating, spray painting, major repairs or wrecking, that are used for –

- (a) the retail sale of petroleum products, motor vehicle accessories and goods of an incidental or convenience nature; or*
- (b) the carrying out of greasing, tyre repairs and minor mechanical repairs to motor vehicles."*

Accordingly, the land use definition still correctly applies to the approved, existing development.

As the application involves "Works" only and due to the fact that the Service Station use is already approved, the land use itself is not required to be considered.

3.2 Built Form Policy

The City's LPP7.1.1 Built Form Policy applies to all development within the City of Vincent, however given that this application is for the refurbishment of an existing service station development, the application of all of the policy provisions is not appropriate. It is considered that the improvements to the existing facility complies with the intent of the policy to maintain and enhance amenity and to provide quality design of development.

3.3 Amalgamation Policy

The City's LPP7.5.19 Amalgamation Policy requires the amalgamation of land when planning applications are received and approved and where the subject development straddles two or more lots. As there are currently four lots and there is development that straddles lot boundaries, amalgamation will be required.

An Amalgamation Application will be submitted to the WAPC shortly after approval is granted.

3.4 Car Parking Policy

The City's LPP7.7.1 Car Parking Policy does not have a car parking requirement for a "Service Station" land use, and therefore, the car parking requirement is at the discretion of the City. It is considered that the proposed five (5) customer car parking bays, the two (2) staff bays and the parking locations at the bowzers (total four (4)) is adequate for the existing service station use and is an increase on the current development.

4. Conclusion

It is considered that the proposed refurbishment works to the existing service station development are minor and are aimed at improving the quality and amenity of the existing site. The improvements will provide enhanced services to the local community and a higher level of amenity for users.

We look forward to the City's timely assessment and approval of the application, in order for our client to complete the refurbishment works and recommence trading of the service station business.

Should you wish to discuss any part of this application, please do not hesitate to contact me on 0424 651 513.

*Proposed Refurbishment of Existing Service Station
Lots 16, 18, 700 & 701 (#41-45) Angove Street, North Perth*

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Yours faithfully

Nik Hidding
Director
HIDDING URBAN PLANNING

3 May 2024

Our Ref: C2461-03

Chief Executive Officer
City of Vincent
PO Box 82
LEEDERVILLE WA 6902

Attention: Mitchell Hoad – A/Manager Strategic Planning & Specialist Planner

Dear Sir

**PROPOSED REFURBISHMENT OF EXISTING SERVICE STATION
LOTS 18 & 701 (#41-43) ANGOVE STREET, NORTH PERTH**

Hidding Urban Planning continues to act for OTR 208 Pty Ltd, the owner of Lots 18 & 701 (#41-43) Angove Street, North Perth (**Subject Land**) in respect of the proposed refurbishment works to the existing Service Station.

In response to the City's request for further information dated 3 April 2024, please find **attached** a revised Site Plan and below information to assist the City in progressing the application.

Extent of Application:

The amended Site Plan now shows that all proposed works associated with the service station including car parking, landscaping and the bin store are now fully confined within Lots 18 and 701, leaving the remaining lots with no proposed works and all existing improvements retained. The lot boundaries are clearly defined.

The existing components on Lots 16 and 700 will not be used in association with the service station. They will simply remain vacant until a use is contemplated for these premises. For example, the existing residential building may be utilised in future as professional office suite, however this is entirely separate from the proposal. The site plan clearly shows that the application area is now relevant to Lot 18 and 701 only.

Use of Existing Building:

In respect of the use of the internal area of the existing building, it will be utilised to allow customers to pay for their fuel and to buy associated petroleum products and motor vehicle accessories.

In future, this area may be expanded to allow for a Convenience Store use, however this is not within the scope of the current application which is for upgrade works to the existing building. Whilst the internal area of the building is large, it is an existing building, so it is being utilised 'as is'. A proposal for a Convenience Store use will be the subject of a separate use application, and we note that such a use is a "P" Permitted use in the District Centre zone, and thus capable of approval. However, that should be set aside for now, as the current application is for "works" only. The whole premise of this application is to undertake exterior works and improvements to the building (and to fuel infrastructure) to enable the existing service station use to continue.

Fuel Canopy:

As shown on the amended Site Plan, the existing fuel canopy will be retained, with replacement cladding provided (as shown in previously submitted elevations). The fuel dispensers will be replaced, as the four (4) previous dispensers have been removed from the site (for site safety).

Landscaping:

In respect of the minor area of proposed landscaping, it does not seem appropriate or reasonable for the City to request a landscaping plan for this small area. The City can condition the requirement for planting species if required.

Waste Collection:

The refuse enclosure (Bin Store) is shown on the amended Site Plan with 2.1m high slatted refuse enclosure. Waste will be collected by private waste contractor using a suitable size vehicle to access the site on a needs basis.

Health:

In relation to health impacts, the proposed improvements will not cause any greater intensification of the existing fuel activities on the site. The use already exists and the number of bowzers will not increase. At this stage, VR1 vapour recovery systems will be provided and new underground fuel tanks will be installed. New fuel vents will be installed as shown on the plan.

These improvements to fuel infrastructure will ensure that the updated service station will be enhanced operationally, improving on the previous use. This is considered to improve the use from a health perspective.

Further, the updated service station will be required to obtain a new Dangerous Goods licence, with the licensing process reviewing all matters under the relevant legislation. The proposed refurbishment application is significantly different in scope than the previous JDAP Application which entailed a completely new facility.

Other Matters:

In relation to traffic and noise, it is considered that these matters are not relevant given the proposal is simply for refurbishments to an existing service station facility. However, we do not believe that these will be an issue in any event.

The City can condition on an approval the requirement to comply with the Noise Regulations and for the applicant to provide evidence of such compliance through the provision of an acoustic report, if required.

In respect of traffic, as the proposed refurbishment works do not greatly change the nature of the use, a Traffic Impact Statement (TIS) has not been prepared. It is considered that the proposed works represents 'Low Impact', and therefore, the proposed works do not meet the threshold under the WAPC Transport Impact Assessment Guidelines Vol 4 – Individual Developments to require the submission of a TIS. The revised site layout can be served by a fuel tanker (a small, 10.2m vehicle), waste collection and delivery vehicles, all while maintaining access to the fuel dispensers and car parking spaces for passenger vehicles. These have been checked.

In relation to amenity, it is considered that the proposed improvement works will improve the visual amenity of the site, which is currently derelict and in a state of disrepair. There have also been issues with respect to squatters and vandals accessing the site, so the redevelopment of the site in this respect will ensure this does not happen.

We now look forward to the application progressing to community consultation and ultimately, for a determination to be made.

Should you wish to discuss, please do not hesitate to contact me on 0424 651 513.

Yours faithfully

Nik Hidding /
Director
HIDDING URBAN PLANNING