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Subject	Sustainability / Needs Assessment – Tavern, Baldivis North	



Purpose/ Intent

This paper provides a statement that effectively updates the Retail Sustainability Assessment for the Baldivis North Neighbourhood Centre Structure Plan prepared in accordance with SPP4.2 to account for proposed changes to incorporate a tavern in the Centre.

The statement outlines the key considerations and arguments which support the change to Baldivis North Neighbourhood Centre Structure Plan to accommodate a tavern on the site, including issues in relation to:

- State and local policy compliance.
- Market and commercial demand

Location

The Baldivis North Neighbourhood Centre is located on Nairn Drive 2km north of the Baldivis District Centre on Safety Bay Road, Baldivis in the City of Rockingham. The Baldivis North Neighbourhood Centre is planned to be located central to a significant and rapidly developing residential catchment.

Proposed changes to the Baldivis North Neighbourhood Centre Structure Plan add a site adjacent to the initially planned centre dedicated specifically for a tavern to complement the retail and community offer planned for Baldivis North community.

State Planning Policy 4.2 – Activity Centres for Perth and Peel (2010)

State Planning Policy 4.2 – Activity Centres Perth and Peel guides the preparation and review of local planning strategies, schemes, structure plans and development control as they pertain to the orderly planning and delivery of activity centres.

Although there is no specific reference in SPP4.2 to the role that Taverns play in centre hierarchies, the inclusion of a tavern in a planned allocated Neighbourhood Centre is implicit across the broad principles and objectives outlined in SPP4.2.

Specific relevant references that support and promote the inclusion of a Tavern within an allocated Neighbourhood Centre include but may not be limited to:

- Land uses that generate activity outside normal business hours (eg. hospitality and entertainment, community facilities, gymnasiums) should be in activity centres to generate additional evening and weekend activity and to take advantage of shared use of facilities such as car parking and public transport.
- Activity centres should have an appropriate mix of uses to encourage vibrant, diverse, interactive, and safe activity centres that are lively during the day and night and reduce the overall need to travel.

- the integration of activity centres with public transport, ensuring they contain a range of activities to promote community benefits through infrastructure efficiency and economic benefits of business clusters, and lower transport energy use and associated carbon emissions.
- Diversifying complementary land use in conventional retail-dominated and specialised (typically single use) centres is part of the challenge for integrating activity centres into the broader (sub)urban environment.
- Plan activity centres to support a wide range of retail and commercial premises and promote a competitive retail and commercial market.
- Increase the range of employment in activity centres and contribute to the achievement of sub-regional employment self-sufficiency targets.
- Ensure activity centres provide sufficient development intensity and land use mix to support *high-frequency* public transport.
- Maximise access to activity centres by walking, cycling and public transport while reducing private car trips.
- Concentrate activities, particularly those that generate high numbers of trips, within activity centres.
- The resulting centre boundary must contain sufficient land to deliver an appropriate degree of land use diversity for the relevant type and scale of centre.

Taverns are considered high trip generating land use, as reflected by the following statement and table - Restaurant, tavern, night club, reception area etc. >1,000 persons (seats) or > 2,000sqm gross floor area

These statements and references in SPP4.2 clearly confirm the expectation and intention for taverns to be included within Neighbourhood Centres.

City of Rockingham Local Planning Strategy (2015)

North Baldivis remains the only Neighbourhood Centre listed, delineated, and formally identified in the City of Rockingham Local Planning Strategy.

As per SPP4.2, the Local Planning Strategy does not specifically refer to a tavern's role within the centre hierarchy throughout the policy, but generally references the activity in the following statements:

- Encourage the provision of ancillary convenience uses co-located at suburban shopping centres, retailing and other, that are operated independently and separately of the core retailing within the shopping centres and frequently operate extended trading hours. Such uses include fast food outlets, restaurants, video rental, chemist shops within medical centres, convenience shops attached to service stations and the like.
- Table 1.1 on Page 4 of this report, taken from the *Metropolitan Centres Policy (2000)*, identifies ancillary uses (to the core shop/retail PLUC 5 floor area) appropriate at each level of the shopping centre hierarchy. The policy envisages larger offices, commercial, recreation and entertainment (cinemas etc.), administrative and community functions being concentrated at the larger centres. Ancillary uses would also include taverns, restaurants, medical centres, and fast-food outlets.

- Shopping Floorspace in the (Guidelines on Shopping floorspace Provision) table is as defined in Category 5 of the Planning and Land Use Codes (SHOP) but excludes Hotels, taverns, and night clubs, which fall within the Entertainment PLUC.

PLUC	ACTIVITY/LAND USE	WASLUC code
ENT	DRINKING PLACES (ALCOHOLIC BEVERAGES)	582
ENT	DRINKING PLACES (ALCOHOLIC BEVERAGES) HOTELS	5821
ENT	DRINKING PLACES (ALCOHOLIC BEVERAGES) TAVERNS	5822

As such the agreed retail floor space allocation listed for activity centres does not / should not include floor space for the tavern – although it may include the retail space (not including the driveway) associated with the display and sale of packaged purchase of liquor as part of any adjoining drive through liquor store.

The inclusion of a tavern in a Neighbourhood Centre is one of the few activities or land uses that would satisfy the objectives and principles outlined above. In addition, a tavern's exclusion from shop/retail floor space allocations specifically defines taverns as an ancillary use and therefore confirms its role as a diverse activity to the retail sector.

Existing Taverns in Neighbourhood Centres

There are already many examples of taverns located in Neighbourhood Centres across the Perth Metropolitan Region establishing a clear existing commercial precedent. The table below highlights an extensive range of allocated Neighbourhood Centres which have relatively recently incorporated a tavern in accordance with state and local policy.

Tavern/Bar	Activity Centre	LGA
Subject site	Baldivis North NC	Rockingham
The Well Bar and Bistro	Wellard NC	Kwinana
The Quarie Bar and Brasserie	Success NC	Cockburn
Berrigan Bar and Bistro	South Lake	Cockburn
The Vale Bar and Brasserie	Yangebup	Cockburn
Port Kennedy Tavern	Palm Meadows	Rockingham
The Duke Bar and Bistro	Carramar	Wanneroo
The Ashby Bar and Bistro	Ashby	Wanneroo
The Greenwood Tavern	Greenwood	Joondalup
The Carine Glades Tavern	Carine	Joondalup

Commercial Demand

Traditional pubs have faced significant pressure over the past five years, due to changing consumer preferences. Pubs with larger floor space are increasingly making way for smaller bars and family-oriented taverns. Small bars are enjoying strong growth as new establishments continue to open initially in inner-city areas and more recently in urban and suburban environments.

They also benefit from the proximity to other cafes and restaurants and reciprocal car parking typically found in Neighbourhood centres. Neighbourhood Centre are also typically orientated on primary or arterial road networks – assisting with traffic and access to a broader community. Taverns typically have a catchment requirement consistent with supermarket and neighborhood center retail outlets, and a larger catchment than that offered by a smaller local centre retail offer.

There are subsequently limited opportunities for a tavern to be suitably located elsewhere in the North Baldivis District. Baldivis North Neighbourhood Centre is the only centre located centrally to the entire North Baldivis community with ready access to communities in each direction. The analysis of other taverns near higher order centres shows that a tavern in North Baldivis Neighbourhood Centre will be able to operate independently and with no detriment to bars/bistros located and planned in higher order centres elsewhere in Baldivis.

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As the only Neighbourhood Centre located centrally to the entire North Baldivis Catchment, it makes strong commercial sense to accommodate a tavern at Baldivis North Neighbourhood Centre.

As discussed above, there are many examples of taverns in Neighbourhood Centres throughout the Perth Metropolitan Region. These taverns listed below are in neighbourhood centres which have a similar distance / spatial relationship to taverns at higher order centres that Baldivis North Neighbourhood Centres has with Baldivis District centre. There is no need for Baldivis North Neighbourhood Centre to set a precedent regarding provision for a tavern within its boundaries.

Tavern/Bar	Activity Centre	Proximity to nearest DC/tavern
Subject site	BNNC	2km from Baldivis DC
The Well Bar and Bistro	Wellard NC	2km from Kwinana DC
The Quarie Bar and Brasserie	Success NC	3km from Cockburn RC
Berrigan Bar and Bistro	South Lake	2.5km from Cockburn RC
The Vale Bar and Brasserie	Yangebup	3km from Spearwood DC
Port Kennedy Tavern	Port Kennedy/ Palm Meadows	2.2km from Warnbro DC
The Duke Bar and Bistro	Carramar	1km from Banksia Grove DC
The Ashby Bar and Bistro	Ashby	2km from Wanneroo DC
The Greenwood Tavern	Greenwood	1.3km from Warwick RC
The Carine Glades Tavern	Carine	2km from Warwick RC

Summary

This statement of key considerations highlights that:

- A tavern represents an appropriate and suitable use for the Baldivis North Neighbourhood Centre.
- There is an established commercial and market demand for a tavern at the Baldivis North Neighbourhood Centre.
- A tavern at the Baldivis North neighbourhood Centre will not unduly impact on the sustainability of existing or planned taverns within the planned activity centre network.
- A tavern represents a desired diversity of commercial activity and contributes to the night-time economy and overall employment and economic sustainability of the Baldivis North District.
- A tavern represents a high trip frequency activity which is supported and encouraged for Neighbourhood centres in accordance with the relevant state and local planning policy.
- There is clear policy, market, commercial and planning evidence to support the proposed amendment to include a tavern at the planned Baldivis North Neighbourhood Centre.

I trust that this information assists with deliberations. Please advise how you wish to proceed.

Regards
Tactics4



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