



DISTRICT PLANNING SCHEME No. 2

Amendment No. 138

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME

CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO. 2 - AMENDMENT NO. 138

RESOLVED that the Council, in pursuance of Section 75 of the Planning and Development Act 2005, amend the above local planning scheme by:

Amending Schedule 2 – Section 1 (Clause 3.20) – Additional Uses to insert the following:

NO	STREET/LOCALITY	PARTICULARS OF LAND	ADDITIONAL USE AND CONDITIONS (WHERE APPLICABLE)
1 – 36	869 Connolly Drive, Merriwa	Lot 908	Place of Assembly <u>Condition:</u> Development Application for ‘Place of Assembly’ to be subject to advertising, in accordance with DPS No. 2 requirements

Dated this 16th day of September 2014

.....
CHIEF EXECUTIVE OFFICER

PLANNING AND DEVELOPMENT ACT 2005

CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO 2 - AMENDMENT NO. 138

SCHEME AMENDMENT REPORT

Introduction

The City of Wanneroo seeks the Western Australian Planning Commission's support and the Hon. Minister's approval for a Local Scheme Amendment to allow a variety of activities falling under the definition of 'Place of Assembly' to be carried out on Lot 908 (No. 869) Connolly Drive, Merriwa, by including the site in Schedule 2 – Section 1 (Clause 3.20) - Additional Uses of DPS 2.

Site

The subject site is located at Lot 908 (869) Connolly Drive, corner Jenolan Way, Merriwa and is 1.616 hectares in area. The site is bound by Connolly Drive to the East and Jenolan Way to the north, and the Royal Australian Air Force Association (RAAFA) Cambrai Village retirement village to the south and west. The site is in close proximity to a number of residential amenities including local shops, recreation reserves and public transport. The site is currently vacant and owned by Whitford Church.

A plan showing the location of the subject site is included as **Attachment 1**.

Planning Framework

Metropolitan Region Scheme (MRS)

Under the MRS, the subject site is zoned 'Urban'. Connolly Drive is designated as an 'Other Regional Road' reserve, but the reserve does not encroach on the site. The Urban Zone under the MRS is appropriate for the proposed development of the site.

City of Wanneroo District Planning Scheme No. 2 (DPS 2)

City of Wanneroo DPS 2 is a land use based statutory Scheme which was gazetted in 2001. Under DPS 2, the site is zoned 'Residential R20'. There are a number of other sites adjoining the subject site that are zoned 'Mixed Use', 'Civic and Cultural' and 'Commercial'.

Proposal and Land Use Appropriateness

Whitford Church envisions the site as a community centre, from which it can operate a range of community programs and church services, creating a community hub. These activities include:

- A small-scale, low-cost op-shop to be operated by Whitford Church and will not be an independent commercially operated shop;
- Ancillary offices for the Whitford Church staff that will be based on the site, and these will not be leased externally;
- A small cafe, intended to only be used in conjunction with other services and programs on-site, and will not be commercially operated or leased separately;
- After-school youth groups, tutoring, computer classes for seniors, free counselling services, parenting and marriage courses and other similar activities from the site; and
- A small village green to include a multi-purpose sports area to provide an active space for members of the community to use that will be managed by the Church.

The City of Wanneroo considers that these intended future land uses are part of to the operation of the site by Whitford Church and are land uses that fall within the definition of the

'Place of Assembly'.

'Place of Assembly' as defined under DPS 2 means:

"premises where the public assemble or go for any cultural, religious, recreational, sporting or other activity save that where the scale of development proposed is greater than can be reasonably accommodated in any area, the use shall be dealt with as a 'Special Place of Assembly'".

As 'Place of Assembly' is a prohibited 'X' use within a 'Residential' zone under DPS 2, an amendment to DPS 2 is necessary to allow 'Place of Assembly' to be developed on the subject site.

Therefore, the proposal seeks to amend DPS 2 by inserting the additional use of 'Place of Assembly' into Schedule 2 – Section 1 (Clause 3.20) - Additional Uses for the site.

Prior to a 'Place of Assembly' being developed on the site, a detailed Development Application(s) is required. It is also proposed, by way of condition, to require any Development Application for 'Place of Assembly' to be advertised in accordance with Clause 6.7 of DPS 2.

Conceptual Masterplan

A Masterplan was prepared to support the Amendment and was used in extensive community consultation undertaken by the applicant and attended by the City of Wanneroo Councillors and Officers and various stakeholders.

Refer to **Attachment 2** for the Conceptual Masterplan.

It should be noted however that the Masterplan is indicative only and is being advertised as part of the Scheme Amendment to illustrate to the wider public the intention for the site and the land uses proposed. However, the Masterplan holds no statutory weight for future development and detailed design will be submitted as part of a Development Application(s) for 'Place of Assembly'.

Community Consultation

As part of the planning for the proposed Scheme Amendment, consultation was undertaken with key stakeholders. The key objectives that were considered when consulting with the local residential community were:

- (a) Seek to inform local residents of the proposal;
 - Provide information about Whitford Church and their role in communities and what they currently offer at other locations.
 - Ensure there is clarity on what is being proposed and its benefits.
 - Provide information about how this proposal has the potential to contribute to a true community hub for the Merriwa community.
- (b) Seek feedback from local residents prior to lodging the scheme amendment;
 - Seek community and key stakeholder feedback on what they like about this proposal and also suggestions from their perspective as to what could be improved.

- Seek to understand the priority of services being proposed.
- (c) Seek to resolve any concerns or issues as a result of the feedback;
- Understand if there are any community and key stakeholder concerns and what might be done to resolve these issues (if possible).

Consultation was undertaken via a series of meetings and community workshops, and there was a high degree of community support for the proposal.

Traffic Impact Assessment (TIA)

A TIA was prepared and submitted by KC Traffic and Transport, based on the site being developed in accordance with the indicative masterplan.

The TIA calculated that the proposal will generate approximately 1,156 additional vehicular movements per day, and a peak hour generation of 139 vehicle movements. Of these vehicle movements, 30% would be attracted from north and north-east along Connolly Drive, 55% from south and east along Connolly Drive, and 15% will be attracted from west along Jenolan Way.

The TIA concluded that based on these figures, the existing road network is adequate to accommodate the proposal.

The City's Traffic and Transport Team has indicated that the existing road network is capable of supporting the increased traffic as a result of the envisaged development. Access to the site would be assessed during the Development Application process.

Orderly and Proper Planning

Orderly and proper planning requires that new development be a logical and efficient extension to existing development and consistent with the planning vision established for the area. The proposed Scheme Amendment is considered to be in accordance with the principles of orderly and proper planning and is summarised as follows:

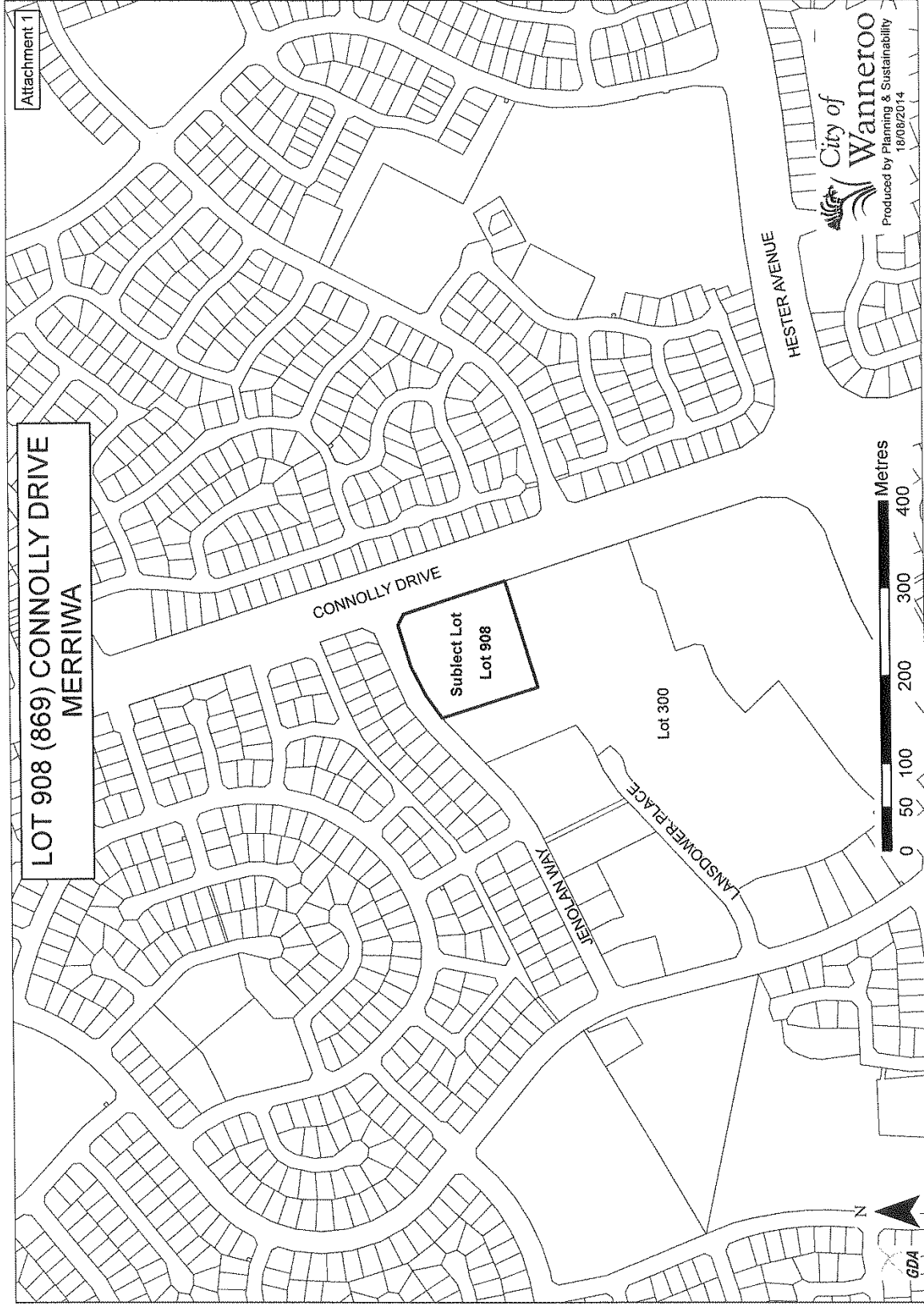
- The proposal is consistent with the objectives and intent of the City's Strategic Plan to provide for greater community facilities and services;
- The site is contextually appropriate for the proposed additional uses as it is in close proximity to residential amenities such as local shops, recreation reserves and public transport which will compliment the community services intended for the site;
- The concept masterplan for the site has been designed having due regard to the adjoining RAAFA residential estate to ensure continuity with the estate and prevent any adverse impacts;
- The proposal and envisaged future development will not have any undue effects on the amenity of the surrounding area; and
- The proposed Scheme Amendment will assist to realise the conceptual master plan, which will in turn significantly improve the provision of community services and facilities within the City of Wanneroo.

Given the above, the proposed Scheme Amendment is considered to be in accordance with the principles of orderly and proper planning.

Conclusion

The Amendment will allow the proposed additional use of 'Place of Assembly' to be developed on the subject site. The definition of 'Place of Assembly' under DPS 2 will enable a variety of community programs and services to be operated by Whitford Church from the site, which are described in this report and reflected in the Conceptual Masterplan.

Attachment 1 – Site Location



Attachment 2 – Conceptual Masterplan

Illustrative Master Plan

A02



Cafe

Multi-Purpose Centre

> MultiGen Center

Storytellers Circle
> Watercourt

Village Green
> Pavilion
> Sport Field

True North Court
> Outdoor Gatherings

Children's Centre



0' 30' 60' 120'
Scale: 1"=60'-0"

Figure 6 - Conceptual Master Plan



LEGEND

- MULTI-PURPOSE BUILDINGS
- OUTDOOR RECREATION
- LANDSCAPING
- POTENTIAL CARPARKING
- OUTDOOR COURTYARD
- CHILDRENS PLAY AREA
- COMMUNITY GARDEN

TEXT MODIFICATION PAGE

PLANNING AND DEVELOPMENT ACT 2005

CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO. 2 - AMENDMENT NO. 138

The City of Wanneroo under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005 hereby amends the above local planning scheme by:

Amending Schedule 2 – Section 1 (Clause 3.20) – Additional Uses to insert the following:

NO	STREET/LOCALITY	PARTICULARS OF LAND	ADDITIONAL USE AND CONDITIONS (WHERE APPLICABLE)
1 – 36	869 Connolly Drive, Merriwa	Lot 908	Place of Assembly <u>Condition:</u> Development Application for 'Place of Assembly' to be subject to advertising, in accordance with DPS No. 2 requirements

Adopted by resolution of the Council of the City of Wanneroo at the Ordinary meeting of the Council held on the 16th day of September 2014

.....

MAYOR

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CHIEF EXECUTIVE OFFICER

Adopted for final approval by resolution of the City of Wanneroo at the meeting of the Council held on the _____ day of _____ and the Common Seal of the City of Wanneroo was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....

MAYOR

.....

CHIEF EXECUTIVE OFFICER

Recommended/Submitted for final approval

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DELEGATED UNDER S.16 OF
PD ACT 2005

DATE

Final Approval Granted

.....

MINISTER FOR PLANNING

DATE