

AMENDMENT NO. 1

TO

CAPRICORN NEIGHBOURHOOD CENTRE

AGREED STRUCTURE PLAN NO. 54

Agreed Structure Plan No. 54

This Amendment to the Agreed Structure Plan is prepared under the provisions of Part 9 of the City of Wanneroo District Planning Scheme No. 2

RECORD OF AMENDMENTS MADE TO THE CAPRICORN NEIGHBOURHOOD
CENTRE

AGREED STRUCTURE PLAN NO. 54

| Amendment No. | Description of Amendment | Finally Endorsed Council | Finally Endorsed WAPC |
|---------------|--|--------------------------|-----------------------|
| 1. | <ul style="list-style-type: none"> • Reduces minimum building height within the majority of the Village Centre to 1.5 storeys and deletes minimum building height in all other precincts. • Introduces an annotation on the structure plan to identify development that must be a minimum of 2 storeys and development that must contain a 2 storey element. • Reduces the ground floor minimum floor to floor height to 3.2m and upper levels minimum floor to floor height to 2.7m within the Village Centre Precinct. • Reduces the height of the accentuated façade of the supermarket to 5.2m within the Village Centre. • Reduces minimum weather cover along main street building facades to 90% within the Village Centre | | |

AMENDMENT NO. 1
TO
CAPRICORN NEIGHBOURHOOD CENTRE
AGREED STRUCTURE PLAN NO. 54

The City of Wanneroo, pursuant to Part 9 of District Planning Scheme No. 2, hereby amends the above Agreed Structure Plan by:

1. Replacing the existing Neighbourhood Centre Structure Plan with the Neighbourhood Centre Structure Plan provided in this report.
2. Amending Part 1 Section 9.3, "Village Centre Precinct" as follows:
 - (a) Replacing existing text under "Height" in "Design Provisions" to read as follows:

"Height

 - Minimum 1.5 storeys (i.e minimum 5.2m parapet walls to the front façade) except on lots identified on the structure plan which are to be a minimum of two storeys or contain a 2 storey element, as indicated on the plan
 - Maximum 4 storeys
 - Ground floor minimum floor to floor height of 3.2m (3.9m encouraged for cafes but not mandatory)
 - Upper levels minimum floor to floor height 2.7m.
 - Single storey permitted for the supermarket, subject to street frontages having an accentuated façade achieving a minimum height of 5.2m (excludes frontages to laneways, pedestrian access ways or car parks)."
 - (b) Replacing existing text in the fourth point under "Edge Provisions" in "Design Provisions" to read as follows:
 - "Main street building façades shall incorporate and maintain an awning, verandah or other weather cover. Such weather cover shall provide weather protection on the footpath along the street edge of the building for a minimum of 90% of the building frontage."
3. Amending text under "Height" in "Design Provisions" in Part 1 Section 9.4, "Park Avenue Precinct" as follows:

"Height

 - Maximum 3 storeys
4. Amending text under "Height" in "Design Provisions" in Part 1 Section 9.5, "Dunal Transition Precinct" as follows:

"Height

 - Maximum 3 storeys
5. Amending text under "Height" in "Design Provisions" in Part 1 Section 9.6, "Residential Transition Precinct" as follows:

"Height

- Maximum 3 storeys"

6. Part 2, page 12: amending text accompanying diagram as follows:
 - The line immediately under "Village Centre Precinct" to read "1.5 to 4 storeys, high ceilings"
 - The line immediately under "Park Avenue Precinct" to read "up to three storeys"
 - The line immediately under "Residential Transition" to read "up to three storeys"
7. Part 2, page 17:
 - a. rewording the first sentence of the second paragraph to read as follows:
 - "To reinforce the transition to the urban centre, up to three storey built form with low permeable fencing will add a sense of enclosure to the streets."
 - b. rewording the first sentence of the third paragraph to read as follows:
 - "The precinct will be developed for residential use and home businesses, with the potential for non-residential uses such as offices to evolve in the long term should the demand arise."

CERTIFIED THAT AMENDMENT NO. 1 TO CAPRICORN NEIGHBOURHOOD
CENTRE
AGREED STRUCTURE PLAN NO. 54

WAS ADOPTED BY

RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING

COMMISSION ON

Signed for and on behalf of the Western Australian Planning
Commission

.....

an officer of the Commission duly authorised by the Commission
pursuant to section 24 of the Planning and Development Act 2005 for
that purpose, in the presence of:

..... Witness

..... Date

AND BY

RESOLUTION OF THE COUNCIL OF THE CITY OF WANNEROO
(or as otherwise delegated under section 9.1 of its Delegated Authority
Register)

WANNEROO ON

AND THE SEAL OF THE MUNICIPALITY WAS PURSUANT
TO THE COUNCIL'S RESOLUTION HEREUNTO AFFIXED IN THE

PRESENCE OF:

.....

Mayor, City of Wanneroo

.....

Chief Executive Officer, City of Wanneroo

..... Date

EXPLANATORY REPORT

**CAPRICORN NEIGHBOURHOOD CENTRE AGREED
STRUCTURE PLAN**

AMENDMENT NO. 54

Background

The LSP was adopted by Council in February 2009 and endorsed by the WAPC in October 2009. The first stage subdivision, comprising 12 superlots, was approved on 2 December 2010 (WAPC Ref: 142360). CVJV are currently in the process of completing designs and plan to market the lots in the coming months.

Following more detailed consideration of the development planned for the first stage, and given the time that has elapsed since the LPS was adopted, it has become apparent that the following design provisions set out in Part 1 – Statutory Section require some modification.

Detail

1. Building heights

Existing LSP: Within all precincts (except Senior Living and Service Station Precincts) minimum of 2 storeys.

Proposed Amendment: Within the Village Centre Precinct minimum 1.5 storey (ie. minimum 5.2m height parapet walls to the front façade) except on lots identified on the structure plan which are to be a minimum of two storeys or contain a 2 storey element as indicated on the plan; within all other precincts no minimum height.

Justification:

Built Form Variation

Based on feedback from prospective developers, it appears it will be difficult in the Yanchep market to achieve the extent of two-storey mixed use/apartments as stipulated in the existing LSP. Accordingly, it is proposed to relax the building height requirements in the Neighbourhood Centre as follows:

1. Minimum 1.5 storeys within the Village Centre Precinct, with a mandatory two storey height requirement in two key locations; and
2. No minimum height requirements in all other precincts.

The 1.5 storey requirement in the Village Centre Precinct will ensure accentuated parapet walls to front façades, creating the appearance of taller buildings in the commercial area, enabling the built form to contribute to the streetscape. It should be noted that popular high activity inner-city centres such as Mount Lawley (image 1 and 3), Leederville (image 2), Nedlands (image 4), South Perth (image 5) and Cottesloe (image 6) are predominantly single storey, with some elements of

accentuated facades. In review of the images of the abovementioned centres, it is apparent that an increase in height is not necessarily required to produce attractive and active centre locations.



Image 1: Beaufort Street, Mt Lawley – Mixture of 1 and 2 storey development.



Image 2: Oxford Street, Leederville – Predominantly single storey with front parapet (1.5 storeys)



Image 3: Beaufort Street, Mt Lawley – Mixture of 1 and 2 storey developments.



Image 4: Hampden Road, Nedlands – Largely single storey development



Image 5: Angelo Street, South Perth – Largely single storey development



Image 6: Napoleon Street, Cottesloe – Largely single storey development

In addition to the above, it is proposed that a two-storey building will be mandated on one of the sites facing the Village Square and that a two-storey corner element, in the form of a viewing tower, clock tower, upper floor studio or similar will be mandated on another site, at the entry of the Neighbourhood Centre (as depicted on the proposed Neighbourhood Centre Structure Plan). It should also be noted that two storey development will still be encouraged by the proponent as part of the sales process on all other sites and that the 1.5 storey minimum does not preclude the potential for development of up to 4 storeys now or in the future. The likely result will reflect a town centre that develops in a more organic fashion, producing a wider variety of building heights, adding interest to the streetscape and readability of the neighbourhood centre.

Compliance with Yanchep Two Rocks District Structure Plan

The proposed amendment to the prescribed building height does not affect the floorspace targets of the Yanchep-Two Rocks District Structure Plan. The Neighbourhood Centre LSP and its associated floorspace and employment targets have always assumed that all retail and commercial uses are on the ground floor. The floorspace and employment targets are therefore unaffected by the proposed relaxation and will be achieved regardless of the height of buildings.

Additional Information:

As explained in detail above, height is not necessarily required to create an attractive public realm and active town centres. Of more significance is the placement of land uses, width of tenancies, frequency of openings, windows, awnings, alfresco dining, wide footpaths, street trees, lighting and the design of public spaces. The controls addressing these design outcomes are already embedded in part 1 of the LSP, ensuring development in the Neighbourhood Centre will be above and beyond the minimum built form standards required by the city in other neighbourhood centre structure plans. These controls are explained in detail below.

Land Uses, zero front and side setbacks, wide footpaths and weather protection:

- The village centre precinct is the most urban and pedestrianised area of the LSP and the design controls embedded in part 1 of the approved LSP reflect this in terms of land uses, zero front and side setbacks, wide footpaths and weather protection.

Edge Conditions

- Awnings (image7) - Part 1 of the LSP ensures that weather protection is provided along the frontage of all buildings in the village precinct, to encourage walking through the Neighbourhood Centre.
- Main Entrances (image 7) – Part 1 of the LSP also ensures that main entrances are legible, well defined and address the primary street frontage.



Image 7: Weather protection along street fronts and well defined main entrances improve streetscape and public life.

- Alfresco Dining (image 8 & 9) - Part 1 of the LSP prescribes that alfresco dining, street stalls and other activities that spill onto the road verge shall be located to maintain a clear, unobstructed passage for pedestrians.



Image 8: Alternate alfresco dining locations can maintain unobstructed pedestrian access



Image 9: Alternate alfresco dining locations can maintain unobstructed pedestrian access

- Windows (Image 10) - Part 1 of the LSP prescribes that building facades to the primary street and, where applicable, pedestrian access ways, shall comprise and maintain at least 50% transparent window area at ground floor area. This improves the connection between businesses and street life, and is suitable for retail, commercial and office uses.



Image 10: Extensive window glazing on ground floor improves the connection between businesses and street life

- Corner Buildings (Image 11) – Part 1 of the LSP prescribes that all corner buildings shall have a well articulated elevation that addresses all frontages.



Image 11: Corner buildings that address all frontages improve the public realm and avoid the creation of 'dead' walls and fencing.

Climate Responsive Design (Image 12)

- Part 1 of the LSP prescribes a number of measures for the incorporation of climate responsive design, including measures to allow for shading in summer and solar access in winter, minimising energy use.



Image 12: Shading in summer and solar access in winter to minimise energy use

Privacy (Image 13)

- Privacy has been addressed through the provisions in part 1, however it has also been prescribed that privacy measures shall not compromise the provisions of good surveillance to streets, lanes and pedestrian access ways. The resultant built form will result in an innovative resolution ensuring privacy and surveillance outcomes are achieved.



Image 13: Privacy screening that maintains surveillance opportunities

Open Space (Image 14)

- Part 1 of the LSP encourages roof terraces, sun decks and roof gardens which can further enhance 1.5 storey development, as shown in the example below.



Image 14: Potential for roof terraces on single storey

Adaptability (Image 15)

- Part 1 of the LSP ensures the adaptability of buildings within the Village Centre allowing them to respond to changes of use and dwelling size over time.

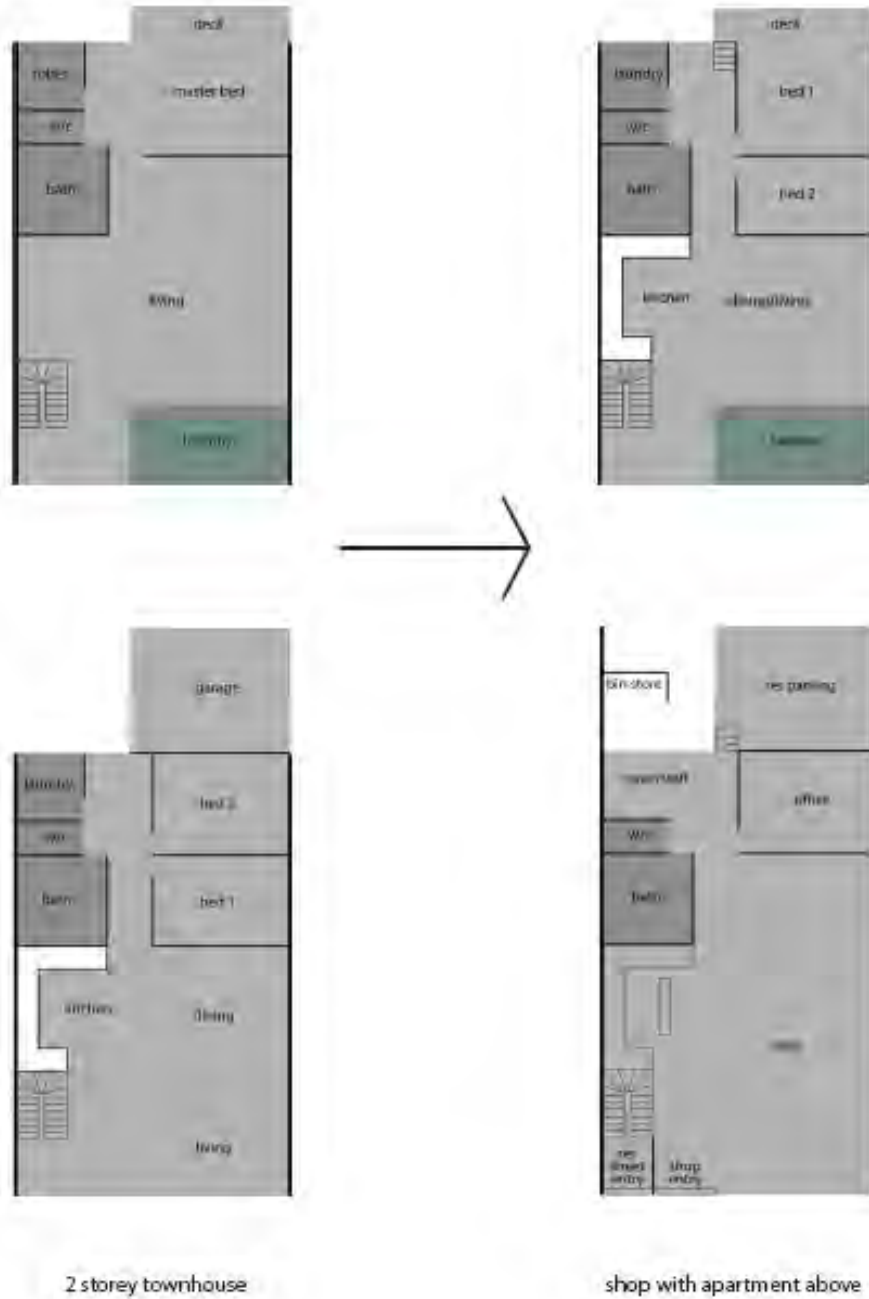


Image 15: Potential for building adaptability

Access and Parking (Image 16)

- It is embedded in Part 1 of the existing LSP that all parking areas shall be designed to complement the surrounding built form and integrate with the landscaping through use of vegetation, canopies, shade parking and alternative paving materials. Furthermore, all parking and vehicular access is required to be provided via rear laneways, ensuring parking does not interrupt the built form along the main street frontage.



Image 16: Parking integrated with the urban landscape

2. ***Ceiling heights***

Existing LSP: Within the Village Centre Precinct minimum 4m ground floor and 3.6m upper floors, within the Park Avenue and Dunal Transition Precincts minimum 3.6m ground floor and 3m upper floors.

Proposed Amendment: Within the Village Centre Precinct minimum 3.2m ground floor and 2.7m upper floors, 3.9m encouraged for cafes (not mandatory). No minimum floor to floor heights are required for the Park Avenue and Dunal Transition Precincts.

Justification: The purpose of the mandated ceiling heights was to ensure that buildings would be adaptable to many uses over time, particularly the ground floors. Following advice from architectural consultants it was concluded that the 3.2m minimum ceiling heights would offer the desired flexibility in land use and also ensure that the development of the retail and commercial sites remains cost effective.

The minimum floor to floor ceiling height requirements have been maintained only in the Village Centre Precinct where non-residential uses are permitted. The requirement is not considered necessary for the Park Avenue and Dunal Transition Precincts where only residential and home business uses are permitted. By relaxing this requirement, residential development in these precincts can also remain cost effective.

3. **Supermarket façade**

Existing LSP: Minimum 7.6m façade height to streets

Proposed Amendment: Minimum 5.2m façade height to streets

Justification: The purpose of the façade height was to ensure that the shopping centre, which is typically single storey, offers a sense of height to complement the scale of the adjacent village square. Advice from architectural consultants suggests that this scale would be achieved with a 5.2m façade, therefore can achieve the desired urban form and also ensure there are no prohibitively costly building requirements. It is vital that the shopping centre is constructed as soon as possible in order to attract a market for greater residential density within a walkable catchment of the neighbourhood centre.



Image 17: 5.2m façade on supermarket to complement surrounding development

4. **Weather cover**

Existing LSP: Within the Village Centre Precinct weather cover shall provide continuous weather protection on the footpath along the street edge of the building.

Proposed Amendment: Within the Village Centre Precinct weather cover shall provide weather protection on the footpath along the street edge of the building for a minimum of 90% of the building frontage.

Justification: Weather cover is extremely important in order to encourage walking through the neighbourhood centre. Whilst we intend to uphold this valuable requirement, it will offer greater flexibility to developers if only 90% of the frontage requires cover and will also allow for greater architectural variation and interest by breaking up the awning/ verandah details.



Image 18: 90% weather cover allowing architectural variation

Consultation

In accordance with City of Wanneroo Policy 4.2: Structure Plans, consultation with relevant government agencies and affected landowners, if any, is required to be detailed. The proposed changes are minor in nature resulting in slight changes to the built form outcomes proposed in the centre. None of the changes proposed will result in increased impacts on neighbouring properties, and no issues in respect of affect on amenity are envisaged. Much of the surrounding land remains in the ownership of the developer. Consequently, no formal comment has been sought or received from government agencies or neighbouring landowners.

Technical Requirements

It is a requirement of City of Wanneroo Policy 4.2: Structure Plans that a series of technical reports be provided with structure plans or structure plan amendments where necessary. Specifically, the policy refers to the following reports:

- Local Environmental Impact Assessment and Management Strategy
- Local Water Management Strategy
- Local Engineering Infrastructure Report
- Local Transportation Strategy
- Local Economic Strategy
- Local Community Development Strategy
- Local Heritage Strategy

These reports have been provided as part of the original Amendment to the City's District Planning Scheme, part of Capricorn Coastal Village Local Structure Plan No.44 and within the original Neighbourhood Centre Structure Plan which has been adopted by the City of Wanneroo and endorsed by the Western Australian Planning Commission. The minor changes proposed will have no discernible impact on the content or conclusions of these reports.

Comment

The proposed amendment to the minimum height requirements in the Neighbourhood Centre will not affect the quality of built form outcomes of the development and will not result in a less attractive or active centre. In addition, the 1.5 storey minimum does not inhibit the development of taller buildings and may result in increased variation in buildings types in the Neighbourhood Centre, adding interest and readability to the streetscape.

The associated amendment to ceiling heights will have no noticeable effect on the built form outcome of the centre, but will afford greater flexibility and cost effectiveness for developers. In addition, the associated reduction in the height of the supermarket façade prescribed in the existing part 1 will also achieve these objectives of improving flexibility and cost effectiveness, but within the reduced height of 5.2m there is still sufficient scope to create an architecturally interesting and accentuated façade. The reduction in awning coverage is considered relatively minor in nature.

There are sufficient controls already in place within Part 1 of the LSP to ensure the overall design outcomes for the neighbourhood centre are positive. These provisions are collectively over and above the minimum required to secure LSP approval and are more comprehensive than many other neighbourhood centres within Wanneroo. CVJV have also demonstrated a commitment to landscape and streetscape design within their development.

The LSP continues to satisfy relevant targets contained within the Yanchep Two Rocks District Structure Plan and exceeds all policy requirements for built form control. The proposed amendment therefore allows greater flexibility for developers to assist in delivering the Neighbourhood Centre in a timely manner and does not jeopardise the quality of built form outcomes.



LEGEND

- Structure Plan Boundary
- Precinct Boundary
- 1** Village Centre Precinct
- 2** Park Avenue Precinct
- 3** Dunal Transition Precinct
- 4** Residential Transition Precinct
- 5** Senior Living Precinct
- 6** Service Station Precinct
- No density code allocated (Refer Section 9.3)
- R60
- R40
- Public Open Space
- Minimum two storeys
- ✱ Two storey corner element (eg. clock tower, viewing tower, upper floor studio)
- Commercial street parking (minimum 228 bays)
- General street parking
- Bus Stop (indicative)
- Pedestrian Access Way
- Pedestrian Access Way or potential road (subject to detailed design of the land to the north)

With the exception of the reserves depicted on the plan, all land within this LSP is zoned 'Centre Zone'. This LSP fulfils the Scheme requirement for an LSP to be prepared.

