



AMENDMENT NO. 2

TO THE

BANKSIA GROVE

AGREED STRUCTURE PLAN NO. 21A

RECORD OF AMENDMENTS MADE TO THE BANKSIA GROVE

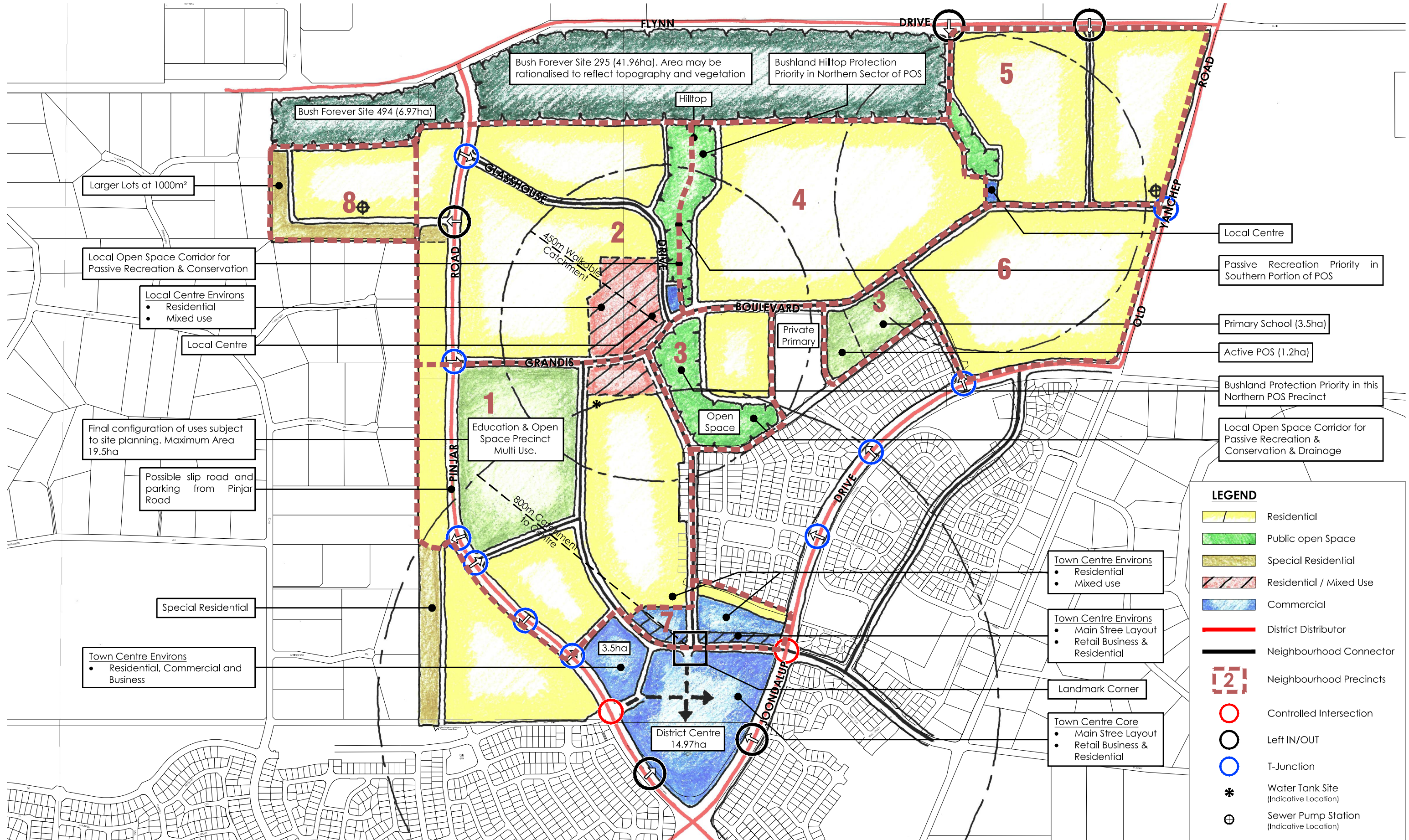
AGREED STRUCTURE PLAN NO. 21A

Amendment No.	Description of Amendment	Finally Endorsed by Council	Finally Endorsed by WAPC
1	<p>Relocates the eastern Primary School site to the west and collocates it with a new active Public Open Space Site;</p> <p>Consolidates the central and eastern local centres into one local centre zoned 'Commercial' and recodes the two former Local Centre areas from R60 to R30/R60; and</p> <p>Rezones the 'Commercial' land directly west of Glasshouse Drive from 'Commercial' to 'Mixed Use'.</p>	26.6.12	17.10.12
2	<p>Modifies Map 1 'Agreed Local Structure Plan' by rezoning a portion of the 'Special Residential' zone to 'Residential';</p> <p>Modifies Map 2 'Zoning Plan' by rezoning a portion of the 'Special Residential' zone to 'Residential';</p> <p>Modifies Map 3 'R-Code Plan' by recoding a portion the 'Special Residential (SR2)' area from 'Special Residential (SR2)' to 'R10'; and</p> <p>Inserts Clause 10.7 'Development Controls for R10 Coded Lots' into the Part 1 Statutory Planning Section.</p>		

**AMENDMENT NO. 2 TO THE
BANKSIA GROVE AGREED STRUCTURE PLAN NO. 21A**

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

1. Modifying Map 1 'Agreed Local Structure Plan' by rezoning a portion of the 'Special Residential' zone to 'Residential';
2. Modifying Map 2 'Zoning Plan' by rezoning a portion of the 'Special Residential' zone to 'Residential';
3. Modifying Map 3 'R-Code Plan' by recoding a portion the 'Special Residential (SR2)' area from 'Special Residential (SR2)' to 'R10'; and
4. Inserting an additional Clause 10.7 'Development Controls for R10 Coded Lots' into the Part 1 Statutory Section.



Larger Lots at 1000m²

Local Open Space Corridor for Passive Recreation & Conservation

- Local Centre Environs
- Residential
 - Mixed use

Local Centre

Final configuration of uses subject to site planning. Maximum Area 19.5ha

Possible slip road and parking from Pinjar Road

Special Residential

- Town Centre Environs
- Residential, Commercial and Business

Bush Forever Site 295 (41.96ha). Area may be rationalised to reflect topography and vegetation

Bushland Hilltop Protection Priority in Northern Sector of POS

Bush Forever Site 494 (6.97ha)

Hilltop

450m Walkable Catchment

GRANDIS BOULEVARD

BOULEVARD

1 Education & Open Space Precinct Multi Use.

Open Space

800m Catchment to Centre

Private Primary

3.5ha

District Centre 14.97ha

Local Centre

Passive Recreation Priority in Southern Portion of POS

Primary School (3.5ha)

Active POS (1.2ha)

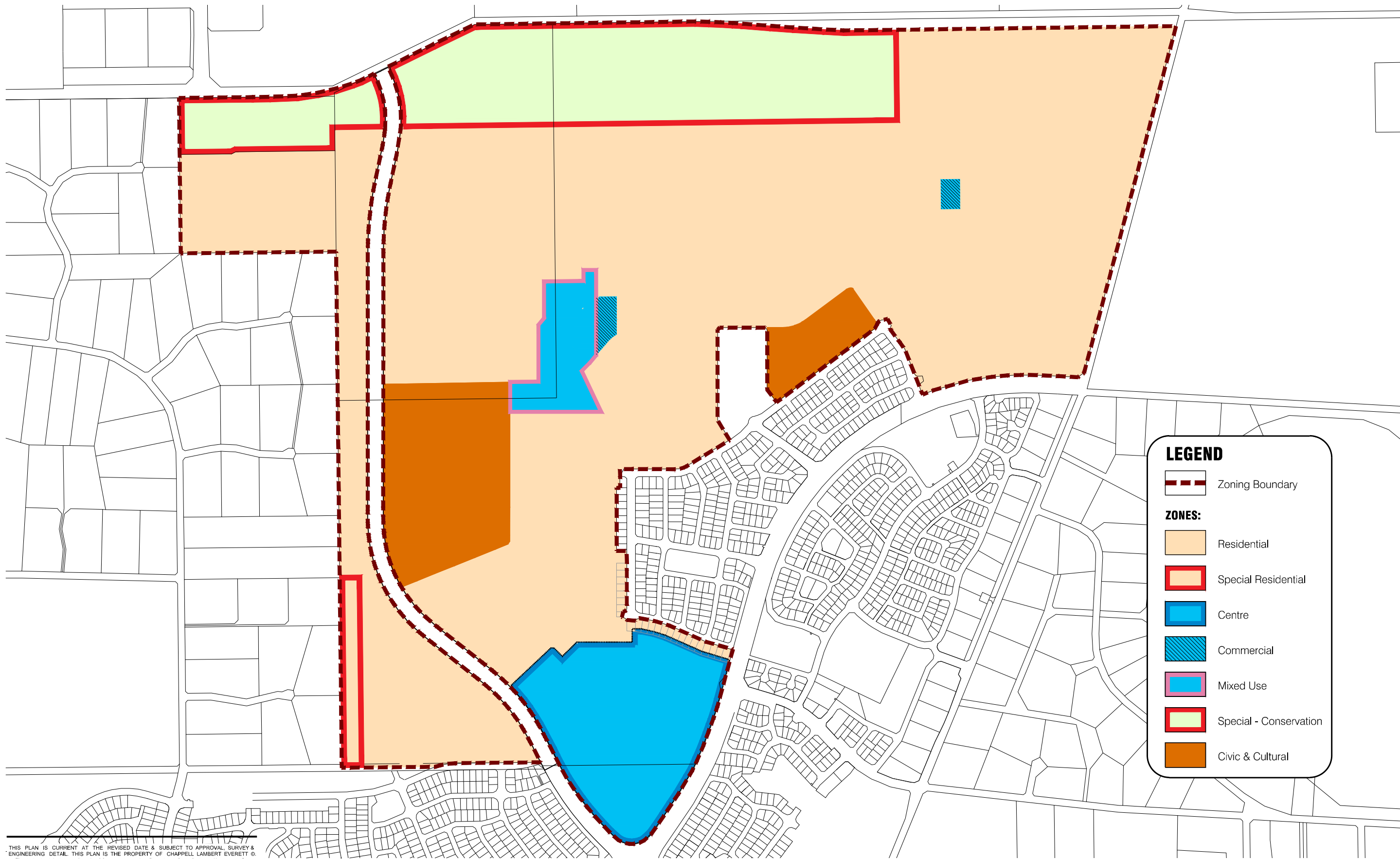
Bushland Protection Priority in this Northern POS Precinct

Local Open Space Corridor for Passive Recreation & Conservation & Drainage









LEGEND

- Residential
- Public open Space
- Special Residential
- Residential / Mixed Use
- Commercial
- District Distributor
- Neighbourhood Connector
- Neighbourhood Precincts
- Controlled Intersection
- Left IN/OUT
- T-Junction
- Water Tank Site (Indicative Location)
- Sewer Pump Station (Indicative Location)
- Town Centre Environs
 - Residential
 - Mixed use
- Town Centre Environs
 - Main Street Layout
 - Retail Business & Residential
- Landmark Corner
- Town Centre Core
 - Main Street Layout
 - Retail Business & Residential





LEGEND

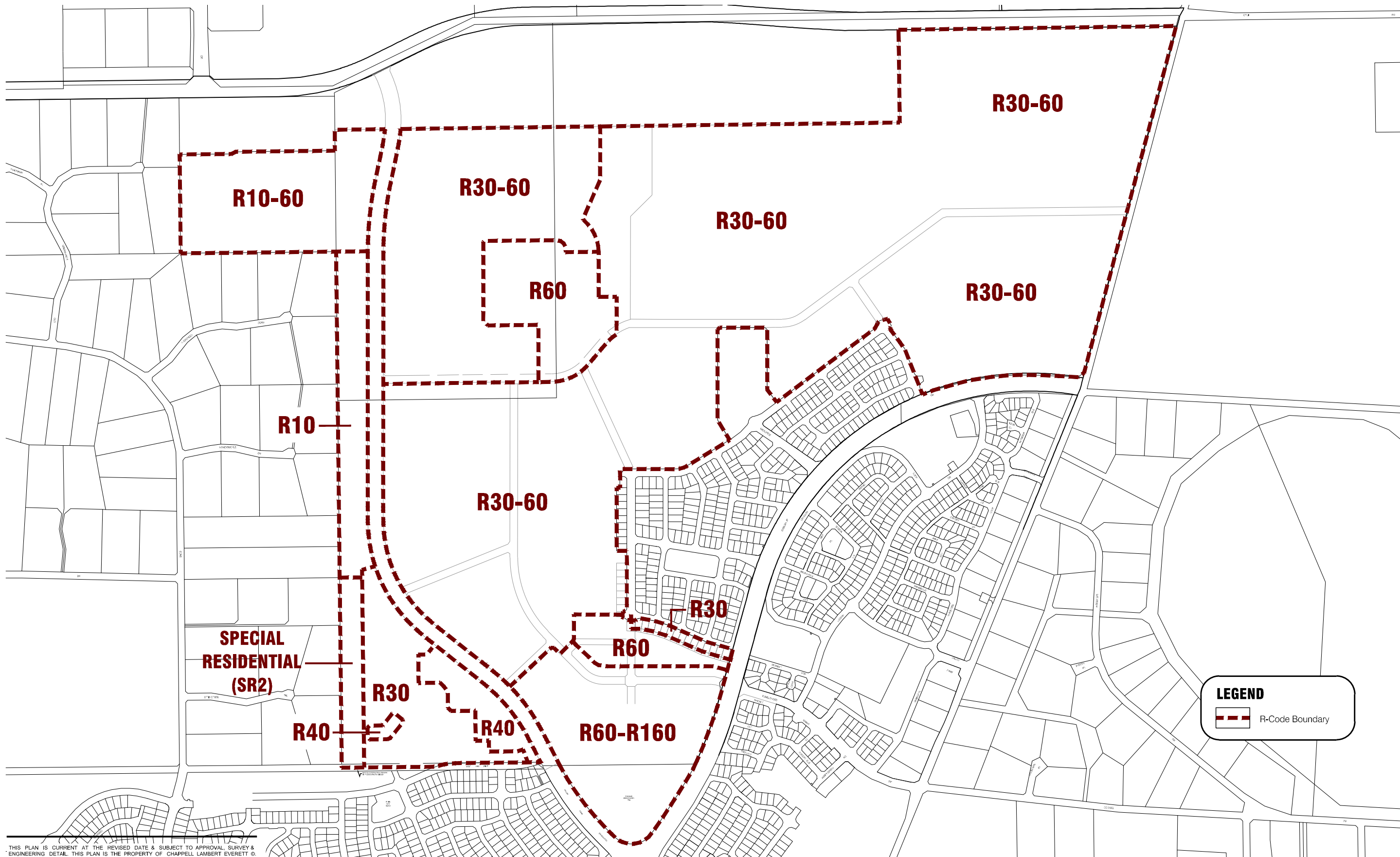
-  Zoning Boundary
- ZONES:**
-  Residential
-  Special Residential
-  Centre
-  Commercial
-  Mixed Use
-  Special - Conservation
-  Civic & Cultural

THIS PLAN IS CURRENT AT THE REVISED DATE & SUBJECT TO APPROVAL SURVEY & ENGINEERING DETAIL. THIS PLAN IS THE PROPERTY OF CHAPPELL LAMBERT EVERETT ©.

BANKSIA GROVE
 CITY OF WANNEROO
 AGREED LOCAL STRUCTURE PLAN No.21A
 MAP 2: ZONING PLAN



LEVEL 2-36 HOWLAND STREET SUBIACO WA 6008 PO BOX 796 SUBIACO WA 6904
 phone: (08) 9382 1233 fax: (08) 9382 1127 email: admin@cleplan.com.au
 26.02.2015 981-260D-01



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BANKSIA GROVE


CITY OF WANNEROO

AGREED LOCAL STRUCTURE PLAN No.21A

MAP 3: R-CODE PLAN



LEGEND

 R-Code Boundary



LEVEL 2-36 ROWLAND STREET SUBIACO WA 6008 PO BOX 796 SUBIACO WA 6904
 phone: (08) 9382 1233 fax: (08) 9382 1127 email: admin@cleplan.com.au
 26.02.2015 981-261B-01

This amendment to Agreed Structure Plan No.21A inserts the following clauses into the Part 1 – Statutory Planning Section:

10.7 Development Controls for R10 Coded Lots

The following development controls are only applicable to lots designated by a single R10 coding as per Map 3: R-Code Plan and do not apply to lots with a coding range of R10 – R60.

10.7.1 Minimum Lot Sizes

Notwithstanding the provisions of Table 1 of the R-Codes, the minimum lot size shall be 1,500m².

10.7.2 Building Setbacks

Notwithstanding the provisions of Table 1 of the R-Codes, no building shall be constructed closer than 15 metres to the primary street boundary or within 10 metres of the rear boundary.

10.7.3 Frontage Requirements

All dwellings shall have their primary frontage to the western boundary.

10.7.4 Vehicle Access

No vehicle access shall be permitted from Pinjar Road.

10.7.5 Bushfire Protection

A Bushfire Management Plan shall be prepared at subdivision stage. Bushfire protection zones and construction standards shall be in accordance with the Bushfire Management Plan endorsed by the City. Compliance with the Bushfire Management Plan is to be demonstrated through the building permit process.

CERTIFIED THAT AMENDMENT NO. 2 TO THE BANKSIA GROVE AGREED STRUCTURE PLAN NO.
21A
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 8.1 of its Delegated Authority Register)

ON

Signed for and on behalf of the City of Wanneroo in accordance with the Local
Government Act 1995, Clause 9.49 A. (1) (b)

.....

Director, Planning and Sustainability, City of Wanneroo

..... Date

PART 2 - EXPLANATORY REPORT

AMENDMENT NO. 2 TO THE

BANKSIA GROVE AGREED STRUCTURE PLAN NO. 21A



Prepared by:



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March 2015

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1.0 INTRODUCTION

The Banksia Grove Agreed Structure Plan No. 21A (the Banksia Grove ASP) was adopted by the Western Australian Planning Commission (WAPC) on 16 June 2010 subject to modifications. Since that time the ASP has served as the key planning framework that has coordinated subdivision and development within Banksia Grove. A total of approximately 2,000 – 2,500 lots have been endorsed within the ASP area to date, and the Estate is now nearing its final stages of development.

The Banksia Grove ASP covers a 338.5ha portion of land within Banksia Grove which is predominantly zoned 'Urban Development' under the City of Wanneroo's District Planning Scheme No.2 (DPS2). Pursuant to clause 3.14.3 of DPS2, a structure plan is required to be prepared over land zoned 'Urban Development' prior to the City considering development or subdivision. At the time of the original lodgement of the Banksia Grove ASP the structure plan boundary extended beyond the area of land zoned 'Urban Development' to include land on the western periphery of the Banksia Grove ASP area which is zoned 'Special Residential – SR2' under DPS2. The provisions relevant to this 'Special Residential – SR2' zoned land, in accordance with DPS2, restrict subdivision of the land to a minimum lot size of 5000m². At the time that the Banksia Grove ASP was prepared, it was intended that this area of land would be rezoned under DPS2 from 'Special Residential' to 'Urban Development', as outlined in Part 1.6.2 of the original Part 2 – Explanatory Report. Consequently, the land was included within the Banksia Grove ASP, however, a scheme amendment to facilitate the rezoning was not subsequently progressed.

This amendment to the Banksia Grove ASP proposes to rezone a portion of the 'Special Residential' land at the western edge of Banksia Grove to 'Residential' in order to facilitate further subdivision to a minimum lot size of 1500m².

A scheme amendment request to rezone this portion of land to 'Urban Development' has also been lodged concurrently within this Banksia Grove ASP amendment, and it is intended that the two processes will occur in parallel.

The intent of the Banksia Grove ASP amendment is to:

- Update the Banksia Grove ASP Maps consistent with the 'Urban Development' zone in accordance with DPS2;
- Designate a density code that will facilitate subdivision of the land into 1500m² lots; and
- Insert specific development control provisions into the Banksia Grove ASP to regulate development of these lots.

1.1 Proposed Modification to Banksia Grove ASP 21A

The purpose of this amendment to the Banksia Grove ASP is to:

- Modify Map 1 – ‘Agreed Local Structure Plan’ by rezoning a portion of the ‘Special Residential’ zone to ‘Residential’;
- Modify Map 2 – ‘Zoning Plan’ by rezoning a portion of the ‘Special Residential’ zone to ‘Residential’;
- Modify Map 3 – ‘R-Code Plan’ by recoding a portion the ‘Special Residential (SR2)’ area from ‘Special Residential (SR2)’ to ‘R10’; and
- Insert Clause 10.7 ‘Development Controls for R10 Coded Lots’ into the Part 1 Statutory Planning Section.

1.2 Site Description and Context

The area of land the subject of this structure plan amendment consists of a portion of lots 9164 and 9169 Flynn Drive, Banksia Grove (the land), refer Figure 1 – Site Plan. The land is bound by Pinjar Road to the east (constructed) and Moort Rise to the west (unconstructed). The land to north is zoned Residential R10 – R60 under the Banksia Grove ASP whilst the land to the south will remain within the ‘Special Residential – SR2’ zone.

The land is located on the western periphery of Banksia Grove between the main residential estate and the ‘Special Rural’ zoned land to the west within the suburb of Carramar. It is understood that the land currently acts as a transitional area and interface between the urban-type densities of Banksia Grove and the larger (2 – 2.5ha) ‘Special Rural’ zoned lots within the Carramar Estate.

Previous subdivision approvals have been issued over the land to create 5000m² lots in accordance with the current minimum lot area provisions of DPS2 (WAPC146580 and WAPC 147352) which are due to expire on 14 February 2017 and 29 January 2018 respectively. The 5000m² lots are yet to be created.

2.0 PLANNING FRAMEWORK

Metropolitan Region Scheme

The land is zoned ‘Urban’ under the Metropolitan Region Scheme (MRS) with the area to the east similarly zoned ‘Urban’ (refer Figure 2). The area abutting the western boundary within Carramar is zoned ‘Rural’ under the MRS.

This amendment to the Banksia Grove ASP, in conjunction with the scheme amendment to DPS2, will maintain an appropriate interface and edge between the ‘Urban’ and ‘Rural’ zones of the MRS through the implementation of minimum lot sizes of 1,500m² and specific development / built form controls.

District Planning Scheme No.2

As previously stated, a request to amend DPS2 has been lodged concurrently with the Banksia Grove ASP amendment to rezone the land from 'Special Residential' to 'Urban Development'. The current and proposed zoning under DPS2 is shown at Figures 3 and 4 respectively. For the purpose of this Banksia Grove ASP amendment it is therefore assumed that the land is zoned 'Urban Development' under DPS2 and subsequently relies on the ASP to designate the zoning and R-Coding. Early discussions with the City of Wanneroo have confirmed that the amendment to DPS2 as well as the amendment to the Banksia Grove ASP can be lodged, and will be assessed, concurrently.

The proposed R-coding of R10, combined with the development controls that are proposed to be inserted within the Part 1 – Statutory Planning Section will ensure retention of an appropriate transitional interface between the urban-type densities of the Banksia Grove Estate to the east and the 2 – 2.5 ha 'Special Rural' lots to the west within Carramar.

Banksia Grove Agreed Structure Plan No. 21A

The land is located within the Banksia Grove ASP area and the current zoning provisions of the Banksia Grove ASP are consistent with the land's 'Special Residential' zoning under DPS2.

The purpose of this amendment to the Banksia Grove ASP is to rezone the land to Residential R10 under the ASP. This amendment is in response to the concurrent amendment to DPS2, which will rezone the land to 'Urban Development', and provide the head of power for the ASP to apply to the land. The updated Banksia Grove ASP maps, when combined with the Part One development control provisions, will provide an effective framework that facilitates development of the land for 1,500m² residential lots. The development control provisions will ensure that an appropriate interface between the lower densities of the Carramar Estate to the west and the urban densities of the Banksia Grove Estate to the east.

3.0 PROPOSED AMENDMENT TO THE BANKSIA GROVE ASP No. 21A

The proposed amendment to the Banksia Grove ASP will allow for the land to be developed for residential purposes with a minimum lot size of 1,500m² as compared to the current minimum lot size requirements of 5,000m² prescribed under DPS2. This will allow for the land to be developed at a more appropriate density that makes subdivision of the land viable for the project, whilst still providing a suitable interface with the Carramar Estate to the west. The Preliminary Concept Plan (refer Figure 5) represents one possible way in which the land may be subdivided in accordance with this amendment to the Banksia Grove ASP.

As the Preliminary Concept Plan at Figure 5 demonstrates, the 1,500m² minimum lot size proposed by this amendment will maintain a balance between the medium density residential land to the east and the 'Special Rural' zoned land to the west. The current minimum lot size of 5,000m² is excessive to its function in maintaining a transitional area between Banksia Grove and the rural portion of Carramar. The 1,500m² minimum lot size proposed, combined with the additional development control provisions within Part 1 will achieve an identical planning

outcome to the current zoning (i.e. to ensure that this balance and interface is maintained) whilst facilitating development of the land at more appropriate and viable densities.

3.1 Residential R10 Coding

The R10 density coding has been selected as it most closely aligns with the 1,500m² lot size and the physical dimensions of the land. Given the fixed depth of the land at approximately 75m and the proposed 1,500m² lot sizes, the minimum frontage needs to be 20m, which is consistent with an R10 coding. Any coding at the lower density (R5) would require a minimum frontage of 30m (as per the R Codes) making the lots 2,250m² in area, thus impacting on the viability of developing the land for residential purposes, and therefore defeating the purpose of the amendment to the ASP.

Table 1 of the R-Codes prescribe a minimum lot size of 875m² and average lot size of 1000m² for R10 lots. The landowner has no intention of subdividing the land into residential lots of less than 1,500m² and the R10 coding is the most appropriate coding available to facilitate this. In recognition of the landowner's intentions, a minimum lot area requirement of 1,500m² has been inserted within Part 1. With the exception of the increased minimum lot size and the minimum front and rear setbacks which are discussed in further detail below, all other development controls for the lots shall be in accordance with the standard R10 provisions of the R-Codes.

3.2 Front and Rear Building Setbacks

The transitional role that the land currently plays between the medium density Banksia Grove and 'Special Rural' zoned portion of Carramar is acknowledged and maintained as part of this ASP amendment.

Clause 3.19.3 (e) of DPS2 prescribes a minimum front setback of 15m and a minimum rear setback of 10m for the 'Special Residential' zone. To maintain continuity and the status quo with regards to streetscapes and views from adjoining properties, it is proposed to carry over these setbacks into the Part 1 Statutory Section of the ASP. Accordingly, clause 10.7 of the Banksia Grove ASP prescribes minimum front and rear building setbacks that are identical to the current scheme provisions for the 'Special Residential' zone.

The future residential lots will face west with their primary frontage to Moort Rise and the Special Rural zoned land beyond, and is a statutory requirement under part 10.7.3 of the updated Part 1 provisions. This interface with the Carramar Estate is important in maintaining the development outcomes that the previous 'Special Residential' zone facilitated. A 15m minimum (no average) setback shall therefore apply to the primary street to maintain the rural setting that currently exists with regards to the Carramar Estate to the west. This will ensure that the general rural feel is maintained and that buildings are not highly visible from the adjoining properties thereby minimising the potential for conflict with established residents in Carramar, consistent with the previous front setback controls under DPS2.

A minimum 10m building setback shall be maintained to the rear (Pinjar Road) boundary to minimise the impact on Pinjar Road and the residential land beyond. Although the interface with Pinjar Road and the medium density residential land to the east is considered less critical, an effort has been made to maintain the status quo and minimise the visual impact of the development of the land as viewed from Pinjar Road and established properties to the east. Further, the Part 1 Statutory Section stipulates that no vehicle access is permitted to Pinjar Road which further assists to ensure that the existing streetscape is maintained and that access to the existing higher order road is consolidated and rationalised.

3.3 Interface with Special Rural Lots

As previously stated, the 1,500m² lots that the proposed amendment to the Banksia Grove ASP will facilitate will assist in maintaining an appropriate interface between Banksia Grove to the east and Carramar to the west.

The potential impact on the Special Rural lots to the west will be negligible, particularly given that the land abuts only 6 lots, two of which have the dwellings approximately 390m from the common boundary with the subject land. Further, the Moort Rise road reserve of 14 metres in width, once constructed, will provide additional separation with the 'Special Rural' zoned land.

The north-west portion of Banksia Grove which is coded R10-60 under Map 3 of the Banksia Grove ASP also abuts the Carramar Estate. This area has been subdivided into lots that are approximately 1,000m² in area and that back on to the 'Special Rural' zoned lots. These lots have established a clear precedent and demonstrate that low density residential lots are an appropriate interface with 'Special Rural' zoned land. The proposed 1,500m² lots provide a more appropriate interface to the Carramar Estate than the 1,000m² lots described above, given that they will be larger in area, and have a constructed road between them and the 'Special Rural' zoned land.

3.4 Bushfire Protection

A Fire Management Plan (FMP) was prepared by Bushfire Safety Consultants to support the previous subdivision of the land at 5000m² lots. The FMP concluded that, through the implementation of prescribed building protection zones as well as other fire safety measures, the fire risk could be managed to allow residential development.

It is anticipated a FMP will be required as a condition of subdivision approval for any future application to subdivide the land into 1500m² lots.

3.5 Servicing

It is expected that the future development sites will be serviced by extending the existing infrastructure within the Banksia Grove Estate south to the land via the Moort Rise road reserve. A requirement to connect to essential service infrastructure is expected to be imposed as a condition of any subsequent planning approval.

It is the developers intent to earthwork the development sites once subdivision approval has been obtained and prior to the sale of any lots. Vegetation will be retained where possible except where necessary to facilitate these earthworks and the requirements for bushfire mitigation.

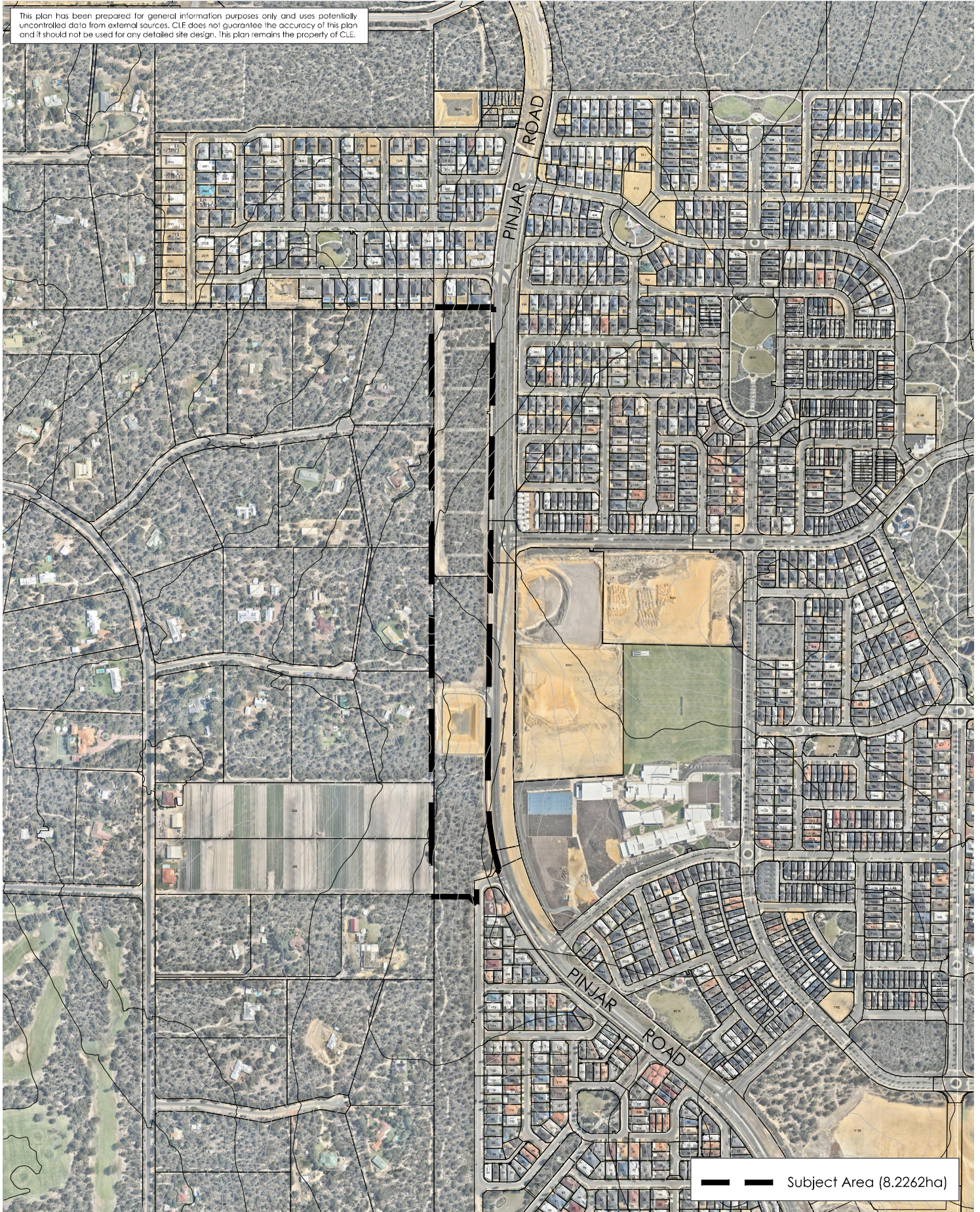
4 CONCLUSION

As demonstrated above, the 1,500m² residential lots that this amendment to the Banksia Grove ASP will facilitate will maintain an appropriate interface and transitional area between the urban-type densities of Banksia Grove and the 'Special Rural' zoned land within the Carramar Estate. Through a combination of development controls such as minimum lot sizes and minimum building setbacks, the 'status quo' will be maintained with regards to the built-form outcomes that the previous provisions of DPS2 allowed for. This will assist to minimise potential concerns with adjoining property owners as well as achieve the original development objectives for the land. Existing 1,000m² lots further north of the land that also abut Carramar Estate demonstrate that low density residential lots are an appropriate interface with 'Special Rural' zoned land. The proposed 1,500m² lots provide a more appropriate interface to the Carramar Estate than the 1,000m² lots described above, given that they will be larger in area, and have a constructed road between them and the 'Special Rural' zoned land.

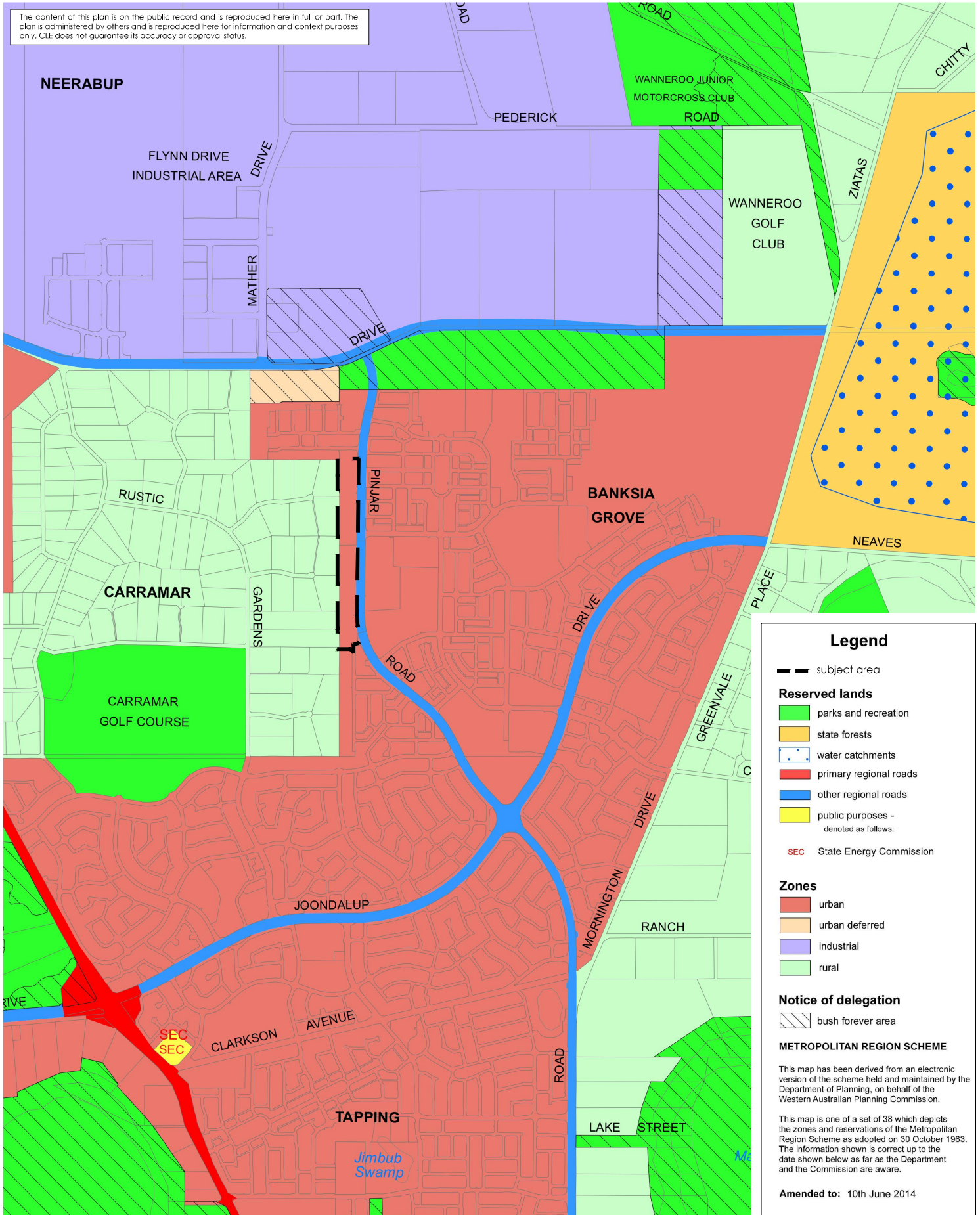
This amendment to the Banksia Grove ASP is a logical step forward in the planning framework that will allow for the land to be developed at a more appropriate density, making subdivision of the land viable for the project.

FIGURES

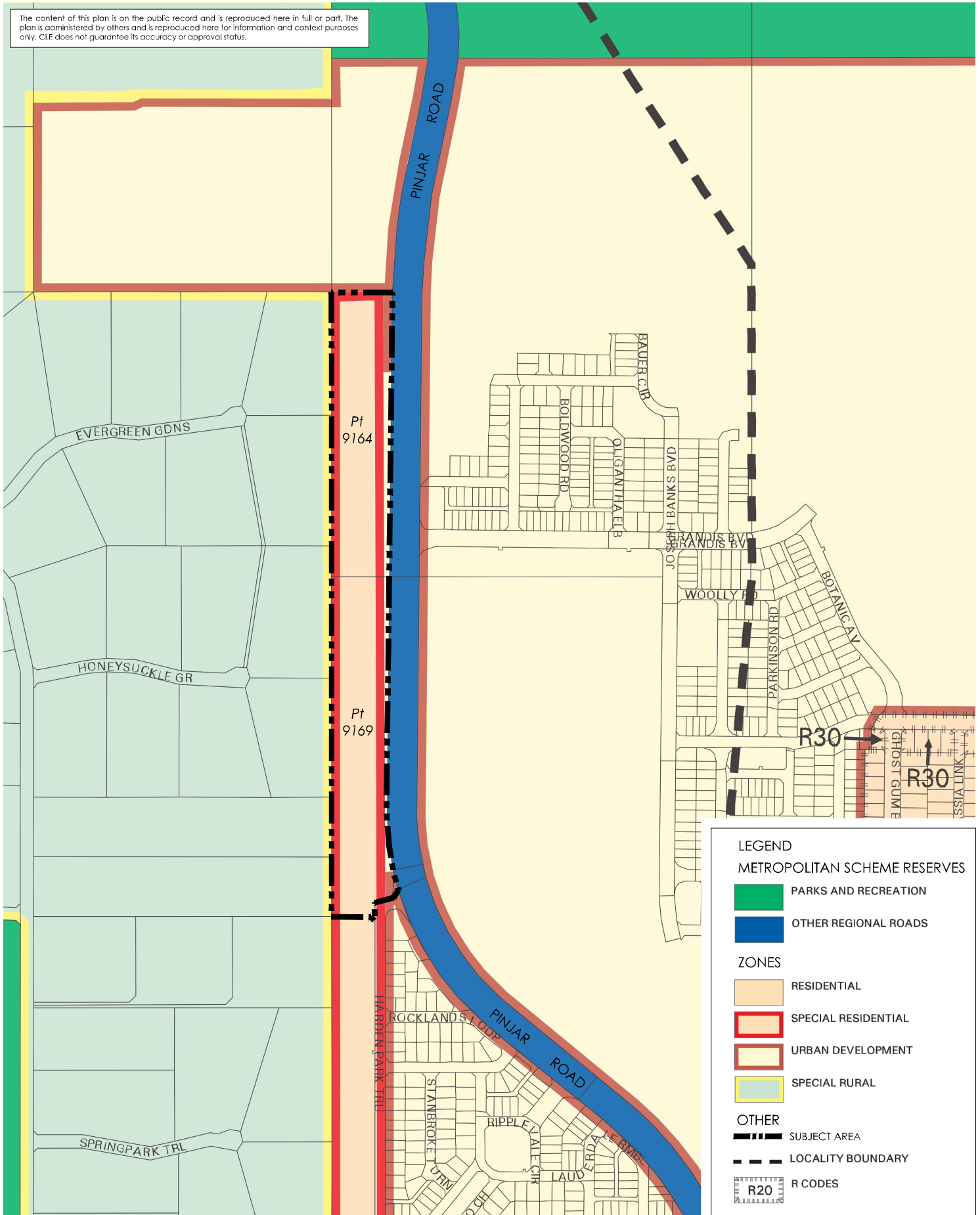
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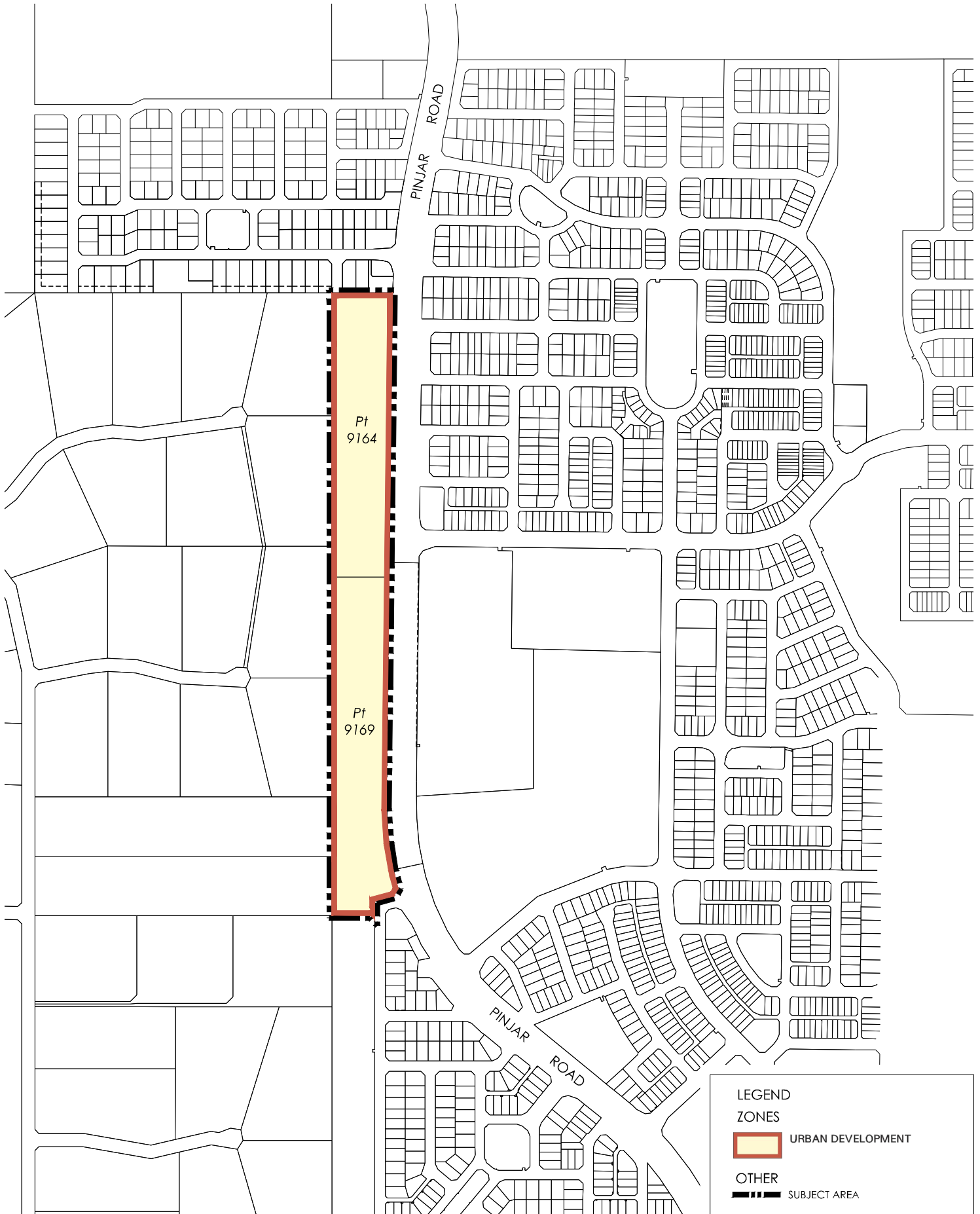


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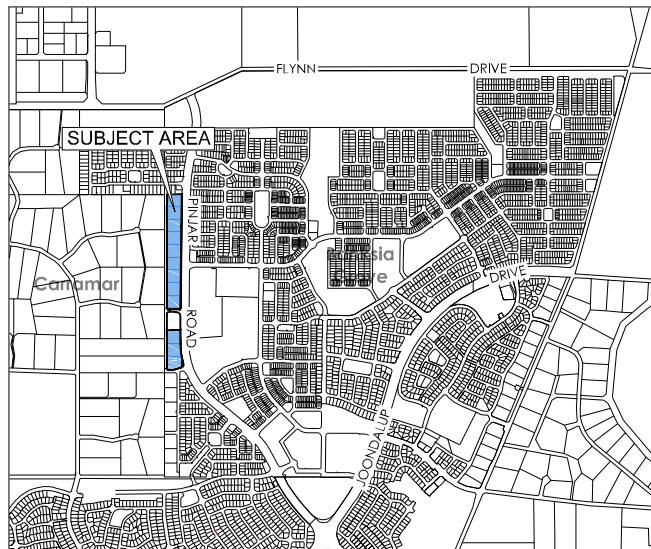
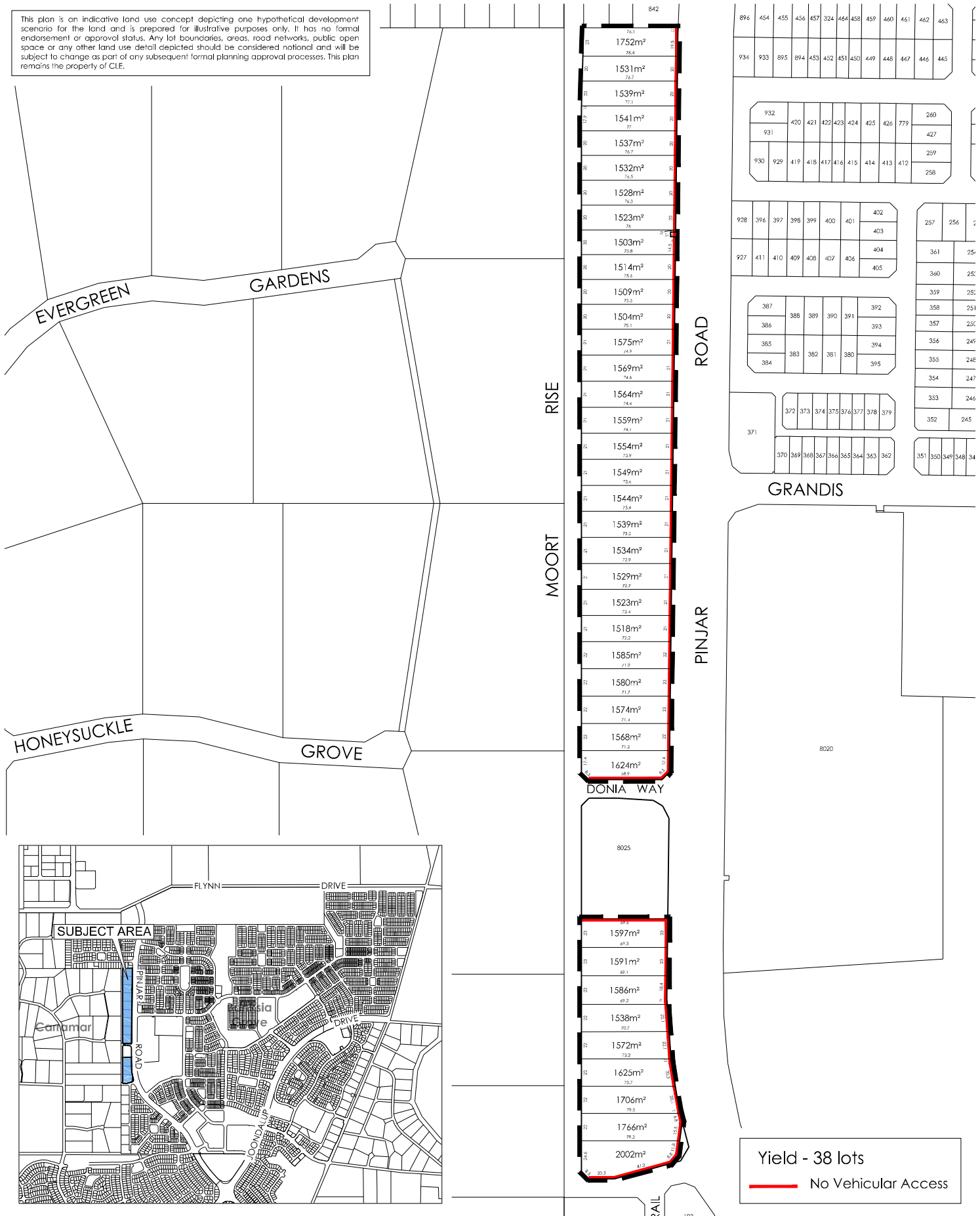


DISTRICT PLANNING SCHEME No.2 (PROPOSED)

Lot 9164 & Portion of 9169 Flynn Drive, Banksia Grove (Figure 4)



This plan is an indicative land use concept depicting one hypothetical development scenario for the land and is prepared for illustrative purposes only. It has no formal endorsement or approval status. Any lot boundaries, areas, road networks, public open space or any other land use detail depicted should be considered notional and will be subject to change as part of any subsequent formal planning approval processes. This plan remains the property of CLE.



Yield - 38 lots
 — No Vehicular Access