

Proposed Amendment No.3 to the

BANKSIA GROVE

DISTRICT CENTRE AGREED
STRUCTURE PLAN NO.65



JUNE 2016

urbis

URBIS STAFF RESPONSIBLE FOR THIS REPORT WERE:

Director	Karen Wright
Associate Director	Megan Gammon
Consultant	Stewart Doran
Job Code	PA1193
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RECORD OF AMENDMENTS MADE TO THE CITY OF WANNEROO
AGREED STRUCTURE PLAN NO.65

AMENDMENT NO.	SUMMARY OF AMENDMENT	AMENDMENT TYPE	DATE APPROVED BY WAPC
3	1. Inserting new clause 5.0 – Table of Density Plans.		
	2. Inserting the following land use precinct at Part 1, Clause 8.1: <u>'Residential Precinct</u> <i>A range of medium to high density residential development through a variety of typologies. This precinct allows for an appropriate transition from the surrounding residential areas to a more consolidated built form within the core of the centre'.</i>		
	3. Inserting a new clause at Part 1, Clause 8.2.1: <u>'8.2.5 Residential Precinct</u> <u>Permitted (P Uses):</u> <i>Home business – Category , Single house</i> <u>Discretionary (D) Uses</u> <i>Aged or dependent persons dwelling, ancillary accommodation, bed and breakfast, caravan park, caretakers dwelling, child care centre, civic building, consulting room, display home centre, grouped dwelling, home business – cat 2, home business – cat 3, kindergarten, mast or antenna, multiple dwelling, nursing home, park, park home park, residential building, retirement village</i> <u>Advertised (A) Uses:</u> <i>Corner store, Place of worship</i>		
	4. Inserting a new clause at Part 1, Clause 12.1.4: <u>'Residential Precinct</u> <i>Local Development Plans (LDP's) may be prepared for residential areas coded R60/80 within the Residential Precinct, where there is an identified need to consider built form parameters in further detail, prior to subdivision and development (eg. adjoining public open space, at key entrances). LDP's shall consider a range of built form matters including (but not limited to) density, interface treatment, building orientation, fencing, window location and weather protection.</i>		

AMENDMENT NO.	SUMMARY OF AMENDMENT	AMENDMENT TYPE	DATE APPROVED BY WAPC
	<p>5. Amending Part 1, Clause 15.0 as follows:</p> <p><i>'The Mixed Use provisions of the R-Codes shall apply to mixed use developments, except as varied by this document, including the following:...'</i></p>		
	<p>6. Inserting new clause 19.0 – Bushfire Management:</p> <p><i>'Strategies to address bushfire management shall be in accordance with the Bushfire Management Plan prepared for the structure plan area'.</i></p>		
	<p>7. Amending Plan 1 – Structure Plan as follows:</p> <ul style="list-style-type: none"> - Realignment of Golf Links Drive extension (Jewel Way). - Reconfiguration of Employment Mixed Use Precinct. - Consolidation of Retail Core Precinct. - Introduction of new Residential Precinct. - Relocation of large format retail element. - Reconfiguration of stormwater drainage areas. 		
	<p>8. Amending Plan 2 – Zoning Plan as follows:</p> <ul style="list-style-type: none"> - Introduction of Residential Zone. - Consolidation of Mixed Use Zone. - Consolidation of Commercial Zone. 		
	<p>9. Amending Plan 3 – R-Code Plan as follows:</p> <ul style="list-style-type: none"> - Insert R60/80 coding over a majority of the Residential Precinct/Zone. - Insert R80 coded area at the northern intersection of Ghost Gum Boulevard and Joseph Banks Boulevard. - Insert R100 coded area on the western side of Ghost Boulevard, immediately south of Joseph Banks Boulevard. 		

1 Introduction

This report provides the background, context and justification for the proposed amendment (No.3) to the Banksia Grove District Centre Agreed Structure Plan No.65 (ASP 65).

1.1 CONTEXT AND BACKGROUND

ASP 65 was prepared in 2008 by the City of Wanneroo to guide land use and development within the Banksia Grove district centre. ASP 65 was adopted under the broader Banksia Grove Agreed Structure Plan 21A (LSP 21A) which established the area as a district centre to service the Banksia Grove community and surrounds.

ASP 65 in its current form places a strong emphasis on the delivery of mixed use development and higher residential densities (up to R160) over a majority of the centre. The vision and principles for ASP 65 were formulated on the basis of a transit oriented development (TOD), which typically encourages a high density mixed use community within walking distance of a train station. The location of the Banksia Grove district centre 5.5km from the nearest train station however compromises the ability for the centre to develop as a true TOD, and will limit the site's ability to support higher residential densities to the extent that is established by ASP 65.

Further, since the preparation of ASP 65, market drivers have shifted and current retail analysis concludes that demand for retail and commercial development will more than adequately be delivered within the 2 adjoining landholdings occupied by Coles and Woolworths, providing limited future commercial opportunities for Banksia Grove.

Economic analysis further suggests that the delivery of higher densities in this location is particularly limited given the above context. There are however, significant opportunities for greater diversity through delivery of small lot product and alternative styles of front loaded product which will assist in addressing affordability constraints.

1.2 PROPOSED AMENDMENT

Given the above context, this amendment seeks spatial modifications affecting Lot 9175 (the subject site) only. It is noted however, that the modification of specific provisions within Part One – Implementation Section may impact adjoining landholdings. A summary of the proposed modifications forming part of this amendment is provided below:

- Modification to Plan 1 (Structure Plan) to include:
 - A new Residential Precinct, with land use permissibility to reflect the Residential Zone of the City's DPS 2.
 - Consolidation of the Retail Core Precinct and Employment Mixed Use Precinct.
 - Consolidation of the main street (Ghost Gum Boulevard) to 100/150m.
 - Relocation of large format retail element to the south-east of the site, acknowledging the proposal for an ALDI store in this location (it is understood a development application has been lodged with the City of Wanneroo).
- Modification to Plan 2 (Zoning Plan) to include:
 - A Residential Zone over a majority of the subject site.
 - Modification to the extent of the Mixed Use and Commercial Zone.
- Modification to Plan 3 (Residential Density Coding Plan) to include the following:
 - Modify land directly adjoining Ghost Gum Boulevard to the north-west, from R160 to R100.
 - Modify land directly north of the Joseph Banks Boulevard/Ghost Gum Boulevard intersection from R160 to R80, as well as land north of Joseph Banks Boulevard, at the entrance from Joondalup Drive.

- Modify density coding elsewhere within Lot 9175 from R160, to R60/R80.
- Traffic and drainage improvements including:
 - Relocation of stormwater drainage to the northern side of Jewel Way (adjoining Pinjar Road) and a 'green' buffer between the commercial development in the district centre, and the Retail Core and Residential Precincts to the north.
 - A realigned Jewel Way (Golf Links Drive extension).
 - A dual-lane roundabout at the Pinjar Road/Jewel Way intersection.
- Modifications to Part 1 – Implementation Section to facilitate the above.

Specifically, this amendment seeks modifications to all components of ASP 65, including:

- Part 1 – Implementation Section.
- Plan 1 – Structure Plan.
- Plan 2 – Zoning Plan.
- Plan 3 – Density Plan.

This report and accompanying plans demonstrate that the proposal to amend the density coding from Residential R160 to R60/R80 (with pockets of R80 and R100) is consistent with the strategic and statutory planning framework of both the City of Wanneroo and the Western Australian Planning Commission (WAPC) and achieves the minimum density targets outlined in State Planning Policy No.4.2 (SPP 4.2).

Further, the consolidation of the main street (Ghost Gum Boulevard) and relocation of commercial uses on the subject land is consistent with the principles of SPP 4.2 which encourages consolidation of intensity and activity within the core of the centre. This amendment is based on contemporary planning principles and will facilitate the development of the residual portion of the centre to enable the completion of the district centre.

1.3 HISTORY, STATUS AND OPERATION OF ASP 65

ASP 65 was adopted under LSP 21A, the Carramar South/Tapping North Agreed Local Structure Plan (21B), Part 9 of the City of Wanneroo District Planning Scheme No. 2. ASP 65 ultimately guides land use and development within the Banksia Grove district centre.

ASP 65 was initially amended in 2014 to incorporate a 'drive-through food outlet' as an advertised 'A' land use within the Retail Core Precinct. It is understood a second amendment to modify ASP 65, and specifically Lot 140 (No. 81) Ghost Gum Boulevard, has recently been approved by the WAPC subject to modification. Amendment 2 proposes;

- Modifications to the precinct boundaries, to accommodate additional development in the Business Mixed Use Precinct area of Lot 140 (No. 81) Ghost Gum Boulevard.
- A new Residential Mixed Use Precinct area at the southern side of Joseph Banks Boulevard, having a mandatory two - storey and upper floor residential requirement.
- Relocation of large format retail component to deliver a concentrated core for the future Woolworths Stage 1 development, with a reduced town square element and removal of the requirement for mandatory upper floor residential component in this location.
- The preservation of existing major pedestrian and vehicular connections, the 'main street' extent and Town Square development.
- Various text modifications to Part 1 – Implementation Section, which we have acknowledged in this current amendment.
- Removal of staging requirement for residential development to be delivered in conjunction with retail development (retaining requirement for 2,000sq.m of residential development overall).

These modifications have been made to facilitate proposed retail development on Woolworth's landholding, resulting in a revised structure plan map.

Under the new *Planning and Development (Local Planning Schemes) Regulations 2015* (the Regulations), changes to the provisions for structure plans (and structure plan amendments) have come into effect.

As part of the Regulations, the planning process and status of structure planning has been modified to reflect structure plans as non-statutory documents with no effect over local planning schemes. Structure plans are now determined by the WAPC as the sole determining authority. Accordingly, this current amendment has had consideration to all regulation changes – this includes grandfathering provisions which will enable ASP 65 to operate in its current manner, albeit in an alternative format, subject to removal of statutory provisions.

We have also sought to minimise the changes proposed, acknowledging the indicative and conceptual nature of ASP 65. Notwithstanding, it is considered important to accurately reflect the development intentions of Banksia Grove in order to facilitate the timely development of the residential portions of the district centre.

2 Site Context

This section summarises the key site characteristics to provide the context and background to the proposed amendment.

2.1 REGIONAL CONTEXT

The Banksia Grove district centre is located within the north-west corridor of the Perth Metropolitan area, approximately 28km north of the Perth central business district, and 5.5km north-east of the Joondalup City Centre.

The site is bound to the south-east by Joondalup Drive and south-west by Pinjar Road, both designated as 'Other Regional Roads' under the Metropolitan Region Scheme (MRS). The site is located in proximity to the proposed extension of Flynn Drive to the north as well as the proposed East Wanneroo Bypass to the east. The site is connected to public transport via existing bus services running along Joondalup Drive. The site is located approximately 5km from the Currambine passenger rail station (forming part of the Perth to Butler rail line).

The location is characterised by low-medium density residential development with a lack of variation in lot type. From this regional context, the subject land is suited to accommodate increased density and housing diversity due to its status as a district centre, locational advantages, and proximity to existing services and amenities.

A site context plan is outlined in **Figure 1**, overleaf.

2.2 SITE DETAILS

This structure plan amendment relates to a portion of Lot 9175, the details of which are provided in **Table 1** and **Figure 2** below.

TABLE 1 – LOT DETAILS

LOT	PLAN	ADDRESS	AREA	PROPRIETOR
Part Lot 9175	406027	313k Flynn Drive	12.5274 ha (116.11 ha)	Housing Authority

Refer to **Appendix A** for Certificate of Title and survey information for all abovementioned lots. There are 2 additional lots associated with the district centre, as outlined below. These lots are not proposed to be modified as part of this amendment.

TABLE 2 – ADJOINING LOT DETAILS

LOT	PLAN	ADDRESS	AREA	PROPRIETOR
3801	72320	1001 Joondalup Drive	1.0921 ha	Coles Group Property Developments Ltd
140	75740	81 Ghost Gum Boulevard	4.6000 ha	Housing Authority - Caveat to Fabcot Pty Ltd (Woolworths)

FIGURE 1 – SITE CONTEXT PLAN (SOURCE: URBIS 2016)

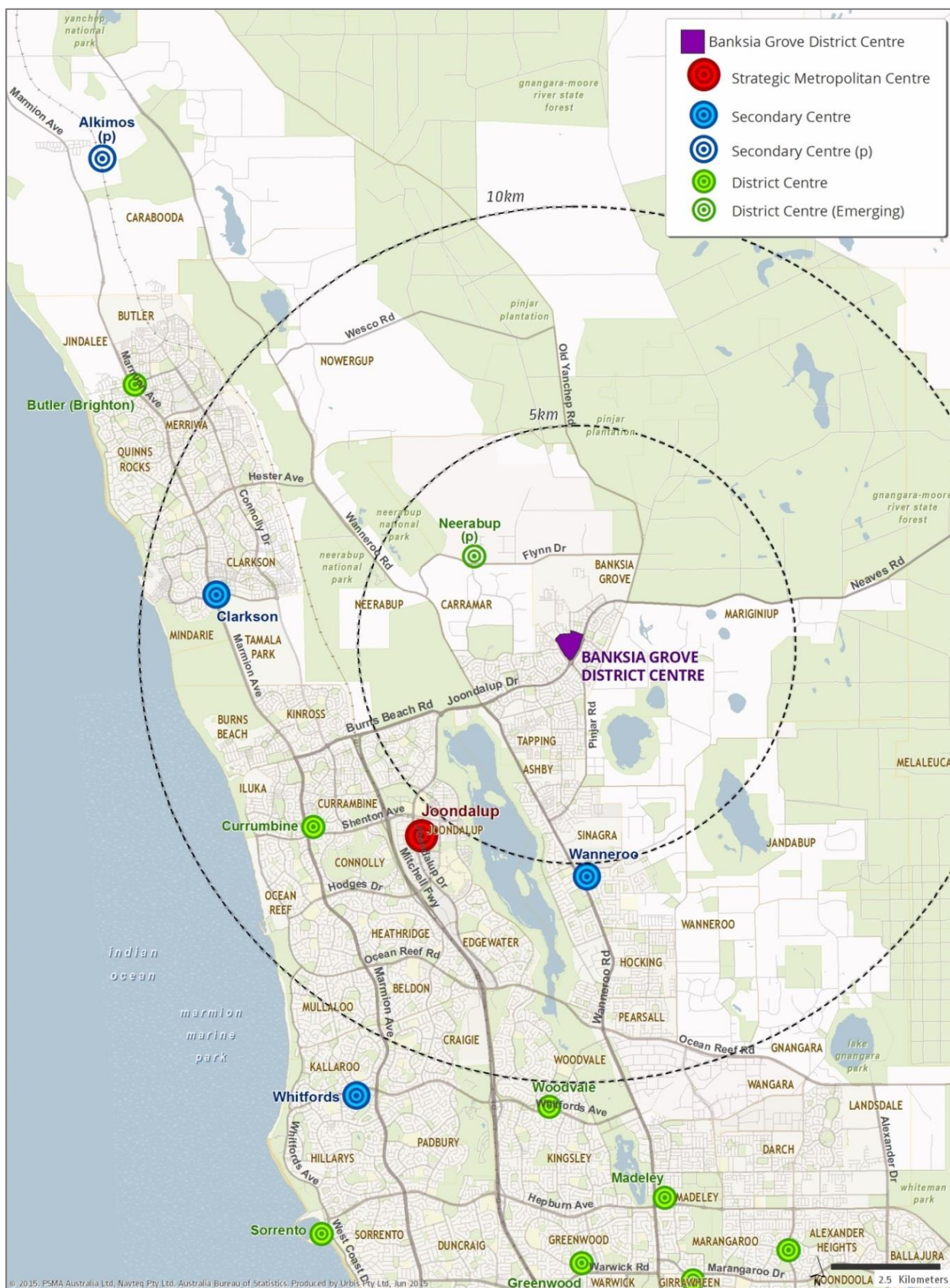
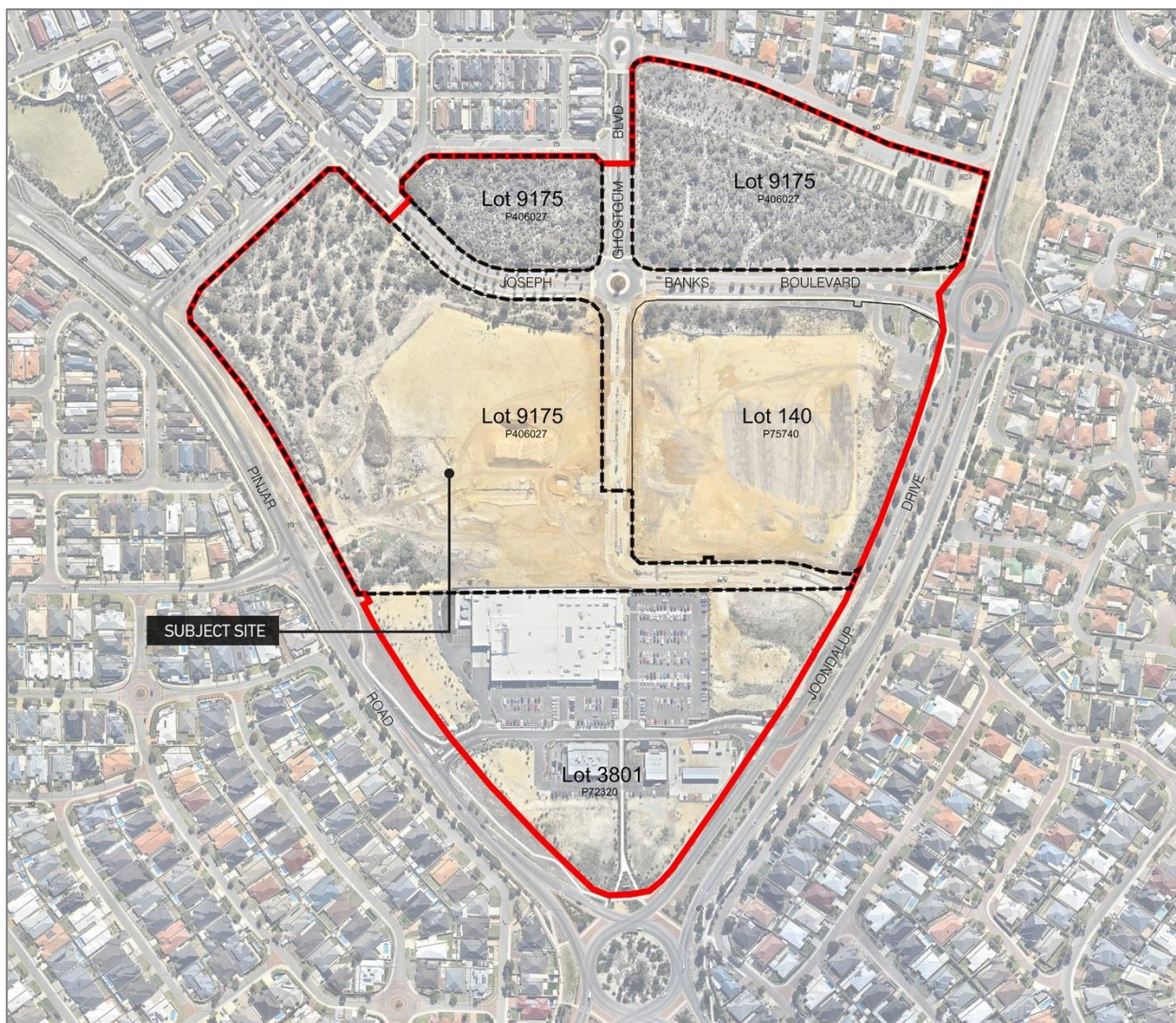


FIGURE 2 – SUBJECT SITE (SOURCE: URBIS 2016)



2.3 LOCAL CONTEXT

The surrounding locality comprises a predominately built-out residential suburban area with future commercial development proposed within the district centre. The Carramar Village centre (designated as a neighbourhood centre) is the closest retail use, located approximately 1.3km south west of the subject site. Higher order retail uses are located at both Joondalup as well as Wanneroo Central.

The broader centre is irregular in shape. The southern lot is curved due to the orientation of both Joondalup Drive and Pinjar Road. The subject site is generally a large flat plain, with a contour range from 80m falling to 70m towards the southern portion of the site. The site is separated by an internal east-west access road (Joseph Banks Boulevard).

Existing shopping centre improvements (Banksia Village Shopping Centre) incorporating a Coles supermarket and associated shop tenancies located on the southern portion of the district centre. The presence of surrounding retail and commercial uses (including higher order uses at the Joondalup City Centre) has, and will continue to, have a critical influence on the extent of additional floorspace that can be accommodated at Banksia Grove. This acknowledges the existing Coles Stage 1 (and future Stage 2) development and the proposed Woolworths development. This context is further described in **Section 3** of this report.

2.4 LAND USE

The district centre currently comprises improvements on Lot 3801 only, which comprises the Banksia Grove Village Shopping Centre and specifically the following:

- Coles supermarket.
- McDonald's Restaurant.
- Hungry Jacks Restaurant.
- Shell Petrol Station and Coles Express.
- A number of speciality and food retailers.
- At-grade carparking and servicing areas.

The remaining 2 lots comprises primarily cleared land, however the north and north-western portion of Lot 9175 comprises remnant vegetation. An aerial plan of the district centre is provided in **Figure 3**, below.

FIGURE 3 – SITE OVERVIEW (SOURCE: NEARMAP/URBIS 2016)



3 Economic Context

This section describes the economic context of the site which has informed the preparation of this amendment, both from a retail and residential market analysis perspective.

3.1 RETAIL MARKET ANALYSIS

A Retail Market Assessment report was prepared by Urbis in 2015. The assessment concludes that the Coles and Woolworths landholdings could accommodate the potential range of retail uses supportable at the Banksia Grove district centre.

The potential range of uses within the balance of the landholdings would need to be limited to ancillary and office/commercial uses. However, if other retail uses were not developed within the Coles or Woolworths landholdings there may be some retail development potential. A summary of other key outcomes of this analysis, which have informed this amendment, are provided below:

- There is market potential for development of between 37,000sq.m and 50,000sq.m of retail and commercial uses within the district centre. The higher development yield is based on the inclusion of a discount department store (DDS) anchored retail centre. The lower development yield reflects the inclusion of a smaller supermarket based retail centre.
- Excluding a Masters hardware store the development potential would be a lower 23,000sq.m and 36,500sq.m.
- The district centre encompasses a land area of approximately 25ha of which around 20.5ha would be available for development (excluding an allowance for internal roads).
- Excluding a Masters store, the excess land area is estimated at between 9.5ha (including a DDS anchored centre) and 13.6ha (including a supermarket anchored centre).
- Including a Masters store, the excess land area is estimated between 6ha and 10ha.

The assessment reveals limited opportunity for increased retail/commercial expansion over the majority of the district centre. There is however, limited demand for other retail uses which is accommodated through the proposed location of the Commercial Zone, as described in **Section 5**.

3.2 RESIDENTIAL MARKET ANALYSIS

A Residential Market Analysis was further prepared by Urbis in 2015. The key findings of this analysis are outlined below:

- The existing dwelling stock in Banksia Grove has generally been single residential dwellings and compared to other estates, the proportion of small lot product (<250sq.m) has been reasonably low. This lack of diversity in housing stock is likely to mean that there is an opportunity for some medium density product but caution needs to be taken on the level of market depth.
- Urbis aligned the Banksia Grove district centre against the demand drivers for apartments and existing demographics within the catchment area. The results indicate that there are a number of key areas where Banksia Grove does not rate well and in particular will not support high rise high density development.
- It is recommended that residential development in and around the town centre be focused on small lot product and medium density apartment development (up to 3 storeys). Focus should also be put into increasing the level of amenity within and around the town centre area with high quality open space to service the higher density product.
- The relatively low median house price in Banksia Grove provides a challenge for the price points for apartments and any development should be focused on one and two bedroom apartments with the 2 bedroom apartments being priced at \$350,000 to \$375,000 which is at the lower end of developments within Perth.

- To assist in addressing affordability constraints within the area there is the opportunity to introduce small lot product in the form of flutes style lots. There could also be the opportunity to explore alternative styles of front loaded small lot product which have been seen on the east coast. It will be important that this style of product is offered as house and land packages and if new product is explored, then examples of the housing style are built as a display first.

The above analysis provides an indication on the type of residential demand viable within the Banksia Grove district centre. This amendment has been prepared based on input from this analysis.

4 Envisaged Development

4.1 DESIGN REVIEW AND MASTER PLAN

A non-statutory Master Plan has been prepared to guide the preparation of this amendment and the subsequent subdivision process for the residual portion of the centre (excluding Coles and Woolworth's landholdings). The Banksia Grove Master Plan, whilst focussing primarily on the subject lot, considers the entire district centre (fixed and proposed elements) in order to provide a level of rigour and reality to the design.

The preparation of the above master plan incorporated the following components and process:

- **Opportunities and Constraints Analysis** – Urbis prepared an opportunities and constraints analysis report highlighting the context and potential of the subject site. This report included a detailed literature review of the planning framework, a retail and residential market analysis and a review of the site's locational characteristics.
- **Stakeholder Meetings** – Urbis undertook a number of key stakeholder meetings (Coles, Woolworths and Housing Authority) in order to brief each stakeholder on the process being undertaken, and consult and invite feedback into the master plan design.
- **Design Workshops** – Design workshops were held between the City of Wanneroo and the Department of Planning in order to guide the Master Plan design and present design concepts initiating early feedback.
- **Development Scenarios** – Based on outcomes from the above workshops, a number of development scenarios were prepared, and through further design analysis, the preferred scenario formed the basis for the master plan.

The master plan was prepared in relation to the following vision and key principles, which informed the elements and strategies incorporated within the Master Plan.

'The Banksia Grove district centre offers residential living opportunities within close proximity to a vibrant retail, commercial and community centre, with amenity and convenience at its doorstep. Pockets of medium density residential development and landmark buildings close to the core and at key entrances provide a sense of arrival and intensity.'

Diverse housing opportunities are set alongside an active urban street comprised of mixed uses. The centre offers high quality public open space and a central focus around amenity to support the local resident and visitor population'.

- **Place and Community** – to deliver medium density residential development and a range of housing typologies within a developing district centre which accommodates a range of retail, commercial and community uses.
- **Amenity and Sense of Place** – to deliver a high quality public realm comprising public open space, a central main street and town square.
- **Central Focus** – to facilitate development intensity in the core of the centre and a suitable land use mix to generate activation and vibrancy.
- **Interface** – to provide suitable and amenable interfaces between residential and commercial land uses, particularly servicing areas, through both high quality design and landscaping treatments.
- **Movement** – to provide a legible and well-connected centre through promoting pedestrian movement within and around the centre, and enhancing key arrivals.

The key elements and outcomes derived from the master plan are outlined in **Figure 4** below, with a copy of the master plan map provided at **Appendix B**.

FIGURE 4 – MASTER PLAN ELEMENTS (SOURCE: URBIS 2015)



5 Proposed Modifications to ASP 65

This section describes the modifications proposed to ASP 65, which are reflected on the schedule of amendments and amended plans (provided at **Appendix C**). A tracked version of the ASP 65 document is also provided at **Appendix D**, to clearly highlight the text modifications proposed. Note this document also highlights the modifications proposed as part of Amendment No.2 to ASP 65.

5.1 SUMMARY OF MODIFICATIONS

The proposed modifications relate to the extent of Lot 9175 within the district centre only and comprise the following:

- Modification to Plan 1 (Structure Plan) to include:
 - A new Residential Precinct, with land use permissibility to reflect the Residential Zone of the City's DPS 2.
 - Consolidation of the Retail Core Precinct and Employment Mixed Use Precinct.
 - Consolidation of the main street (Ghost Gum Boulevard) to 100/150m.
 - Relocation of large format retail element to the south-east of the site, acknowledging the proposal for an ALDI store in this location (it is understood a development application has been lodged with the City of Wanneroo).
- Modification to Plan 2 (Zoning Plan) to include:
 - A Residential Zone over a majority of the subject site.
 - Modification and reduction to the extent of the Mixed Use and Commercial Zone.
- Modification to Plan 3 (Residential Density Coding Plan) to include the following:
 - Modify land directly adjoining Ghost Gum Boulevard to the north-west, from R160 to R100.
 - Modify land directly north of the Joseph Banks Boulevard/Ghost Gum Boulevard intersection from R160 to R80, as well as land north of Joseph Banks Boulevard, at the entrance from Joondalup Drive.
 - Modify density coding elsewhere within Lot 9175 from R160, to R60/R80.
- Traffic and drainage improvements including:
 - Relocation of stormwater drainage to the northern side of Jewel Way (adjoining Pinjar Road) and a 'green' buffer between the commercial development in the district centre, and the Retail Core and Residential Precincts to the north.
 - A realigned Jewel Way (Golf Links Drive extension).
 - A dual-lane roundabout at the Pinjar Road/Jewel Way intersection.
- Modifications to Part 1 – Implementation Section to facilitate the above.

These modifications are discussed in detail in the sections below. It is important to highlight that this amendment has assumed all recommended modifications to ASP 65 as part of Amendment 2.

5.2 PROPOSED MODIFICATIONS TO PRECINCTS (PLAN 1)

5.2.1 INTRODUCTION OF RESIDENTIAL PRECINCT

Under the existing ASP 65, the subject site includes 4 precincts on Plan 1 – Structure Plan, including Retail Core, Interface Mixed Use, Residential Mixed Use and Business Mixed Use. Given the context described in earlier sections and to reflect the ultimate development outcome being pursued on site, a new Residential Precinct is proposed to be introduced into ASP 65 and allocated to a majority of the subject site, with the exception of areas close to the core as depicted on the updated Plan 1. The intent for the Residential Precinct (proposed to be included within Section 8.1 of ASP 65) is as follows:

‘A range of medium to high density residential development through a variety of typologies. This precinct allows for an appropriate transition from the surrounding residential areas to a more consolidated built form within the core of the centre’.

This approach is proposed to facilitate achievable densities given the site context and market factors whilst still reflecting a reasonable level of intensity for a district centre and achieving the minimum residential density targets set out in SPP 4.2. This approach is required to allow single dwellings (as a permitted ‘P’ use) within a majority of the subject site and to clearly establish the intent for the area, which is residential-focused. On this basis, it is considered that residential development within the district centre will be solely delivered within Banksia Grove’s landholding, with no residential development likely be pursued on adjoining landholdings (occupied by Coles and future Woolworths).

Although the approach of including land use permissibility within the structure plan isn’t supported by the new Regulations (instead requiring consistency with zones in the Scheme), it is noted that grandfathering provisions allow this approach to continue under existing structure plans prepared prior to the Regulations coming into effect (including ASP 65). For this reason, land use permissibility for the new Residential Precinct is proposed to be included however, will reflect the Residential Zone contained within DPS 2. These uses are as follows (note all uses not listed below are prohibited ‘X’ uses):

TABLE 3 – PROPOSED RESIDENTIAL ZONE AND PRECINCT – LAND USE PERMISSIBILITY

PERMITTED USES	DISCRETIONARY USES		ADVERTISED USES
Home business – Cat 1	Aged or dependent persons dwelling	Home business – Cat 2	Corner store
Single house	Ancillary accommodation	Home business – Cat 3	Place of worship
	Bed and breakfast	Kindergarten	
	Caravan park	Mast or Antenna	
	Caretakers dwelling	Multiple dwelling	
	Child care centre	Nursing home	
	Civic building	Park	
	Consulting room	Park home park	
	Display home centre	Residential building	
	Grouped dwelling	Retirement village	

5.2.2 MODIFICATION TO OTHER PRECINCT BOUNDARIES

To align the precinct boundaries with the proposed change to zoning (described in Section 5.3), it is proposed to realign other precinct boundaries to reflect the introduction of the Residential Zone. On this basis, the amendment proposes to undertake the following modifications:

- Consolidation of Retail Core Precinct to the area immediately abutting Ghost Gum Boulevard to the east (from Jewel Way to Ghost Gum Boulevard) and commercial area to the south-east corner of the site.
- Reconfiguration of Employment Mixed Use Precinct to the area immediately north of the Coles supermarket (proposed as an ALDI store and sleeved retail).

This approach is proposed to distinguish between the primarily residential areas and areas with opportunity for retail/commercial and mixed uses. From a land use perspective, the land use permissibility's under the respective Retail Core and Employment Mixed Use Precincts will remain as per ASP 65, noting however that the Scheme prevails to the extent of inconsistency with each respective zone. The modified precincts are illustrated in the revised Plan1 at **Appendix C**.

5.3 PROPOSED MODIFICATION TO ZONING PLAN (PLAN 2)

The proposed modifications to the zoning framework (Plan 2) are described as follows:

- Introduction of Residential Zone – Under the existing ASP 65, the subject site is included within both a Commercial and Mixed Use Zone of Plan 2 – Zoning Plan. In order to facilitate the modification to the density proposed, this amendment seeks to rezone the site on Plan 2 from primarily a Mixed Use Zone to a Residential Zone, with consolidated areas close to the core retained in both a Mixed Use and Commercial Zone.
- Consolidation of Mixed Use Zone - In order to facilitate the proposed medium to high density residential development (R60/R80) over a majority of the landholding and to distinguish between this development and the retail core, this amendment proposes to rationalise the extent of Mixed Use Zone to the area within the core of the centre.
- Consolidation of Commercial Zone – the extent of Commercial zoning is also proposed to be consolidated on the subject site to the area immediately west of the proposed main street and town square, fronting Ghost Gum Boulevard to the east, proposed future Jewel Way (Golf Links Drive extension) to the north and the existing Coles supermarket to the south. To ensure consistency with the treatment of road reserves within the existing ASP 65, the Commercial zone incorporates the eastern extent of Jewel Way (western extent accommodated within Residential zone).

Given the commercial realities explained in **Section 3**, the extent of commercial development proposed to be delivered in the short term within the subject site is contained within this consolidated area only, in addition to the significant floorspace being delivered on adjoining landholding (Coles and Woolworths developments).

5.4 MODIFICATION TO RESIDENTIAL DENSITY CODING (PLAN 3)

This application further seeks to modify the density shown on Plan 3 – R-Code Plan from R160 to predominantly R60/R80 over the subject site, with pockets of higher density development (R80 to R100) at key areas within the centre core and at the entrance from Joseph Banks Boulevard and Joondalup Drive to frame the centre and provide a sense of arrival. A revised Plan 3 – R-Code Plan is provided at **Appendix C**, depicting the amended densities proposed.

The proposed modification to the residential density coding is consistent with the site and broader context and market, whilst still achieving the minimum residential density targets set for district centres under SPP 4.2 and the overarching principles of ASP 65. This modification will facilitate the development of the residual portion of the centre to deliver a consolidated district centre which allows for an appropriate transition from the surrounding low to medium density residential areas.

A split zoning of R60/R80 is being pursued to enable flexibility through the subdivision phase to allocate final densities as part of the subdivision of the subject site (through approval of a density guide plan). Local Development Plans (LDP's) will also be implemented, where appropriate, to guide built form outcomes over the subject site, particularly in respect to land use, interface treatment, building orientation, fencing, window location and weather protection.

To ensure this level of detail is undertaken in certain circumstances, a provision is proposed to be included within ASP 65 at Clause 12.1.4. This clause requires LDP's to be prepared in some circumstances (eg. such as adjoining public open space, and at key entrances) prior to subdivision and development. Further, a new clause 5.0 has been included which requires a density plan to be approved prior to subdivision, to allocate specific densities to the R60/80 areas.

A flexible approach to the layout and zoning is proposed through a robust road network and street block configuration which supports a variety of built form outcomes which will be determined at the detailed design (LDP and/or subdivision) and development application stage. Whilst subject to further investigation, a zoning at R60/R80 (and R80-R100 within appropriate areas) could deliver a diverse variety of housing typologies, such as:

- Green title single residential (front and rear loaded) (R60).
- Small lot product (flute style lots) (R60/R80).
- Grouped housing (R80).
- Micro-lots 80sq.m (R80).
- Apartments (R80-R100).

5.5 BUILT FORM AND DESIGN STANDARDS

To reflect the change in R-Coding as explained in the above section, Section 15.0 of ASP 65 will be amended to remove reference to all residential development being subject to the mixed use (R-AC0) provisions of the R-Codes. Instead, the applicable R-coding and provisions will apply (R60/R80, R80 and R100), with split coded areas (R60/80) to be determined through a density plan at the subdivision stage. Specifically the wording at clause 15.0 has been amended to apply the mixed use provisions of the R-Codes to mixed use development only.

Consistent with the deemed provisions of the Regulations in respect of activity centre plans, ASP 65 will retain the variations from the R-Codes as set out in Section 15.0 in respect of site cover, outdoor and communal space, boundary walls and privacy, design for climate protection and incidental development. Further built form standards relevant to specific sites will be implemented through the preparation of LDP's in certain circumstances, as discussed above.

5.6 CONSOLIDATION OF MAIN STREET AND RELOCATION OF LARGE FORMAT RETAIL USE

This amendment seeks to consolidate the extent of the main street to the area shown on the revised Plan 1 Structure Plan, provided at **Appendix C**. The general location and treatment of the centre core is established by ASP 65 as the area where the 3 landholdings converge, with a central town square and main street extending north up Ghost Gum Boulevard to Joseph Banks Boulevard (and south within the Coles landholding).

In order to achieve consolidation and activation of the main street, this amendment proposes to relocate the large format retail use to the south-east corner of the subject site, directly abutting the existing Coles supermarket to the south and adjacent to the proposed town square within the Woolworths landholding, enabling greater exposure to the centre core and a consolidation of activated retail uses. This relocation is aligned with the proposal for an ALDI store (with retail sleeving) in this location.

Key principles set out in Part One (clause 7.0) relating to this large format retail use is as follows:

- *'A central north-south Main Street and Town Square providing an active public realm and a focus for commercial and community activity.*
- *A concentrated 'retail core' around the Main Street and Town Square providing for a range of street-based uses'.*

The relocated retail use will deliver a concentrated core comprising the existing Coles supermarket, proposed Woolworths supermarket, the proposed large format retail use on the subject land including future proposed retail sleeving directly to the north. This concentration of activities will promote pedestrian traffic and sense of scale and intensity within the core of the centre.

Under the proposed scenario, the modified Plan 1 – Structure Plan achieves a more efficient utilisation of land in the centre core area rather than diluting retail activity northwards. The proposed modification retains a sufficient land area to accommodate the intended retail use in the ultimate development scenario. In order to achieve activation, it incorporates retail sleeving to Ghost Gum Boulevard and proposed Jewel Way to the north, reflecting the City's recommendation for all large format uses about 2,000sq.m to include retail sleeving to the main street (as introduced by Amendment 2 to ASP 65).

5.7 VEHICLE AND PEDESTRIAN CONNECTIVITY

5.7.1 REALIGNED JEWEL WAY (GOLF LINKS DRIVE EXTENSION)

As part of this application, the extension to Jewel Way (previously referred to as the Golf Links Drive extension) will be realigned north of the proposed large format use to allow for the consolidation of proposed retail uses (ALDI store) closer to the main street and provide a street interface and division between the retail uses and residential uses to the north.

This realignment is the result of a comprehensive design review (Master Plan) process which saw considerable merit in realigning this road to achieve a suitably configured retail block able to accommodate both the larger format retail element and finer grain retail which has exposure to both the main street and Jewel Way. Further, by realigning the road, it enables retail use to be directly adjoining the rear façade of the existing Coles supermarket, which is desirable from an interface and design perspective.

Broader vehicle movement will generally be maintained as per ASP 65, however acknowledging the potential need for some refinement as part of the detailed design process. Whilst some refinement in terms of road alignment and configuration will be required through subdivision, in recognition of the conceptual nature of ASP 65, the internal road alignments have generally been maintained.

5.7.2 PINJAR ROAD/JEWEL WAY (GOLF LINKS DRIVE) INTERSECTION

The current ASP 65 illustrates the intersection of Pinjar Road/Jewel Way as a signalised intersection. In recognition of Main Roads WA's current position of supporting roundabouts instead of 4-way intersections, this amendment has been prepared on the basis that this intersection will be controlled via a dual-lane roundabout.

To inform this modified intersection treatment, KC Traffic and Transport has undertaken a series of traffic models in order to assess this proposed intersection treatment for the year 2026, with the PM peak selected as the peak traffic flow (traffic memo provided at **Appendix E**).

This analysis confirms that a dual-lane roundabout is the preferred option as it will provide an improved level of service in comparison to a signalised intersection. The dual-lane roundabout is shown to have a better Level of Service however pedestrian and cyclist safety needs to be considered. The attached memo outlines that Main Roads WA's preference for current roundabout design is to limit vehicular speeds to less than 50kph on the approach to the intersection. Provided that pre-deflection is applied that reduces the operating speed to 50kph, the desirable radius can be brought down to 12m with a circulating width of 9m (sized for rigid truck). This design will be confirmed through the detailed design phase in consultation with Main Roads WA.

5.7.3 PEDESTRIAN MOVEMENT

Principal pedestrian routes depicted on the current ASP 65 have been based on a highly legible and walkable environment, encouraging cross-movement through the various landholdings. Principal pedestrian routes depicted on the current ASP 65 have been maintained, notwithstanding some revisions may occur through the detailed design phase. In particular, the revised location of the large format retail component is considered to be more desirable and cohesive with both the proposed town square, main street and principle pedestrian routes shown and will limit any undesirable pedestrian links.

It is noted that these routes are indicative only and obviously subject to the final street block layout. On this basis, whilst it is acknowledged that the specific routes will be refined through the detailed design basis, that there is no need for any modification in this regard, noting specific movements will be required to be addressed as part of the future subdivision design stage.

5.8 LANDSCAPING

As part of this application, Emerge Associates has provided updated landscape plan concepts, which address the modifications to the town square, main street, and the relocated Jewel Way POS/drainage connection (provided at **Appendix F**).

These plans include the following public interface elements to be incorporated into the district centre:

- **Main Street**
 - Various street trees.
 - Alternating pavement type and colour to create shared spaces.
 - Bollard barriers and public seating.
 - Bike racks.
 - Lighting.
 - Various street side planting.
- **Jewel Way POS/drainage**
 - Custom shelter and picnic benches.
 - Shrub and tree planting.
 - Retaining walls to drainage swale.
 - Various street trees.
 - Irrigated turf.

5.9 SERVICING CONSIDERATIONS

5.9.1 EARTHWORKS

As a result of existing drainage catchments, roads and development levels within the district centre, an integrated approach to bulk earthworks will be required. Through the detailed design stage (LDP and/or subdivision), a number of items will need to be considered to ensure an amenable interface with the main street and appropriate level change across the site.

5.9.2 PUBLIC OPEN SPACE AND STORMWATER DRAINAGE

In order to facilitate the realignment of the extension of Golf Links Drive (referred to as Jewel Way), the relocation of stormwater drainage to the northern side of Jewel Way (adjoining Pinjar Road) is required, in addition to the inclusion of a 'green' buffer along Jewel Way, and the existing planned POS/drainage on the southern side of Jewel Way.

Based on stormwater modelling by Cossill and Webley (refer **Appendix G**), the modifications to POS/stormwater drainage will comprise the following:

- The relocation of stormwater drainage to the northern side of Jewel Way, in addition to the planned POS/drainage on the southern side of Jewel Way satisfies the City of Wanneroo's latest design requirements for increased downstream drainage infrastructure for the overall district centre.

- The majority of the internal catchments will be guided to the northern POS/drainage, while the southern side will account for a small portion of Jewel Way, and drainage from Pinjar Road.
- The inclusion of a 'green' buffer between the commercial development in the district centre, and the mixed use/residential development to the north of the realigned Jewel Way will provide the opportunity to incorporate 'upstream' urban water infiltration measures.

The above information highlights an improvement in general POS/drainage requirements within the district centre from the existing measures proposed as part of the current ASP 65.

5.10 BUSHFIRE MANAGEMENT

A portion of the subject site is bushfire prone based on Department of Fire and Emergency Services Mapping (dated May 2016). Accordingly, a Bushfire Management Plan (BMP) has been prepared for the site by Milestone Certifiers (refer **Appendix H**).

Based on this BMP, the predominant portion of the structure plan area is identified as having an indicative low bushfire hazard level (BAL), post-development. However, a small portion of land to the north-east corner of the site is identified as having a moderate rating.

This area is designated as a residential precinct, and will be subject to BAL ratings being determined at or after subdivision, and where required, demonstrate compliance with the standards of AS3959 Construction of Buildings in Bushfire Prone Areas. Further, the BMP identifies effective bushfire hazard mitigation measures incorporated within the structure plan, as follows:

- The Joondalup Road reserve provides a protection zone between future development on the site, and the remaining bushfire threat post-development.
- The proposed landscape siting, and design elements are considered to minimise the future bushfire impact.
- The proposed internal road layout, and connectivity network are considered to be consistent with safe access for vehicles, and emergency service appliances during a bushfire event.
- A reticulated water supply is available, and will enable people, property, and infrastructure to be defended from bushfire.

Based on the above, the identified bushfire hazard to the north-east of the structure plan area may be effectively managed, and the proposed amendment to ASP 65 is able to achieve the required bushfire mitigation measures, and solutions.

6 Planning Assessment

This section describes the extent of alignment of the structure plan amendment with the relevant State and local planning framework.

6.1 STATE PLANNING FRAMEWORK

6.1.1 METROPOLITAN REGION SCHEME

The subject land is zoned 'Urban' under the MRS, which is defined as follows:

'areas in which a range of activities are undertaken including residential, commercial, recreational and light industry'.

The amendment will facilitate a range of residential and commercial land uses to complement the existing retail, commercial and community development which currently exists within the district centre. This is consistent with the Urban zoning of the site.

6.1.2 DIRECTIONS 2031 AND BEYOND

Directions 2031 and Beyond was released by the Western Australian Planning Commission (WAPC) in August 2010. This is the highest level strategic spatial plan establishing a vision for the future expansion of the Perth and Peel area, which is expected to grow from 1.65 million people to 2.2 million people by 2031.

Banksia Grove is located within the north-west sub-region, which is anticipated to see a 39% population increase to 2031, along with an additional 65,000 dwellings, 69,000 additional jobs and an employment self sufficiency of 60%. The Banksia Grove district centre is noted as an emerging district centre (referenced as Neerabup).

This amendment is considered to meet the overall objectives of Directions 2031 and Beyond, as outlined below:

- The revised residential density will assist in providing greater housing diversity in the local and surrounding area as well as additional flexible and affordable living opportunities within a locational context that provides a high level of amenity.
- Notwithstanding the lowering of densities, the district centre will provide ample local job opportunities and contribute to the local economic market, reflective of its role as a district centre.
- Delivering a local urban expansion providing an increased number of residential dwellings.
- Promoting responsible and sustainable development of land.
- Ensuring the sustainable economic development and accessibility to employment given the level of local employment within the sub-region and based on current retail analysis.

6.1.3 DRAFT NORTH-WEST SUB-REGIONAL PLANNING FRAMEWORK (PERTH AND PEEL @ 3.5 MILLION)

The Draft North-West Sub-Regional Planning Framework (Perth and Peel @ 3.5 Million) is a supplementary document to Directions 2031 released by the WAPC in May 2015. The framework details future residential development, employment, future infrastructure and protection of environmental assets for the north-west sub-region, which encompasses the cities of Joondalup and Wanneroo.

Banksia Grove (Neerabup) is identified as a district centre within the framework, and will assist in meeting the employment self-sufficiency targets for the sub-region. The framework attributes the delivery of infill dwellings in strategic locations, through a consolidated urban form as key to encouraging the regeneration of existing centres and capitalise on employment opportunities.

The proposed amendment is considered to respond to the framework's overall objectives for the north-west sub-region, and provide sustainable development outcomes which aim to consolidate employment opportunities and deliver much needed housing diversity.

6.1.4 STATE PLANNING STRATEGY 2050

The State Planning Strategy 2050, released by the WAPC in 2014, seeks to build a strategic planning capacity and capability around a state planning vision for the State's population to double to 5.4 million people by 2050.

The proposed amendment is consistent with the Strategy's vision, in providing both housing density in appropriate locations and greater diversity integrated with a range of mixed land uses to stimulate the local economy and provide employment opportunities, as is promoted within activity centre environments.

6.1.5 STATE PLANNING POLICY (SPP) NO.5.4 – ROAD AND RAIL TRANSPORT NOISE AND FREIGHT CONSIDERATION IN LAND USE PLANNING

SPP 5.4 provides a set of guidelines to protect people from unreasonable levels of transport noise, and in turn protect major transport corridors and freight operations from incompatible urban encroachment.

The subject site is bound by 2 major 'Other Regional Roads' being Joondalup Drive, and Pinjar Road. Notwithstanding the proposed change in densities (from R160 to R60/R80), it is noted that the current ASP 65 anticipated residential uses adjoining both regional roads and that matters regarding road noise would have been considered as part of the original ASP 65.

It is considered that noise mitigation measures may be required to be implemented as a condition of subdivision or via LDP's, as already required by Part 1, Clause 12.5 of ASP 65. This includes glazing treatment and building design requirements and materials.

6.1.6 SPP NO.4.2 – ACTIVITY CENTRES FOR PERTH AND PEEL

SPP 4.2 sets the broad planning requirements for the planning and development of new activity centres, and the redevelopment and renewal of existing centres in the Perth and Peel regions. SPP 4.2 identifies Banksia Grove (referenced as Neerabup) as a district centre.

The proposed amendment is consistent with the overarching principles of SPP 4.2 in that it represents a significant consolidation, integration and intensification of land uses aligned with a district centre in order to provide a greater local community focus in the provision of services, facilities and employment opportunities. The following table illustrates the broad consistency of the amendment against the key objectives and provisions of SPP 4.2.

TABLE 4 – ASSESSMENT AGAINST KEY OBJECTIVES OF SPP 4.2

OBJECTIVE	ASSESSMENT
Objective 1 - Distribute activity centres to meet different levels of community need and enable employment, goods and services to be accessed efficiently and equitably by the community.	The proposed amendment seeks to provide a consolidated centre core with a range of retail and other uses consistent with that expected for a district centre under SPP 4.2, to provide for the daily and weekly needs of the local catchment.
Objective 2 – Apply the activity centre hierarchy as part of a long-term and integrated approach by public authorities and private stakeholders to the development of economic and social infrastructure.	The amendment will maintain the continued operation of the centre as a district centre. This process continues to receive significant investment and input by a range of stakeholders and agencies.

OBJECTIVE	ASSESSMENT
Objective 3 – Plan activity centres to support a range of retail and commercial premises and promote a competitive retail and commercial market.	The amendment will provide for an intensified retail and commercial offering within the core of the centre which will promote a competitive retail environment with neighbouring centres. The amendment will continue facilitate the delivery of a full range of goods and services expected at a district centre.
Objective 4 – increase the range of employment in activity centres and contribute to the achievement of sub-regional employment self-sufficiency targets.	<p>Whilst it is noted the Banksia Grove district centre currently provides (and is proposed to provide) substantial employment-based land uses, it is acknowledged that, at least initially, the site will accommodate less intensive commercial activity on the subject lot than originally envisaged under ASP 65.</p> <p>Notwithstanding, the existing and proposed employment-based land uses is considered to be appropriate for a district centre of this size and will provide significant opportunities for local employment and promote community access to commercial services and facilities – even with the rezoning of the site.</p> <p>The range of commercial and community/civic employment opportunities will offer a level of employment diversity within the activity centre.</p>
Objective 5 – Increase the density and diversity of housing in and around activity centres to improve land efficiency, housing variety and support centre facilities.	<p>The proposed amendment seeks to deliver primarily medium to high density (R60/R80) residential development with provision of higher densities (R80-R100) at key locations including in proximity to the centre core and at key entrances to the centre.</p> <p>The amendment will facilitate a significant improvement in the housing diversity in the area, which is currently dominated by single residential housing. In this regard, a range of housing typologies can be facilitated under the densities proposed, including front and rear loaded single dwelling lots, small lot product (flute lots), micro lots (80sq.m), as well as grouped dwellings and multiple dwellings. The provision of medium to high densities across the centre will support centre facilities and will provide improved land efficiency compared to surrounding low density residential areas.</p>
Objective 6 – Ensure activity centres provide sufficient development intensity and land use mix to support high frequency public transport.	The amendment will consolidate the intensity of retail uses within the district centre, with the relocation of large format retail elements to within the centre core, to interface with the proposed main street and town square. This, together with proposed land uses fronting Jewel Way will support the provision of high frequency bus services in the area.
Objective 7 – Maximise access to activity centres by walking, cycling and public transport while reducing private car trips.	<p>The amendment provides for high frequency bus services along the main street and Jewel Way, connecting to the existing bus services running along Joondalup and Pinjar Road.</p> <p>The consolidation of the main street will also deliver a more intense and walkable environment, providing an amenable and quality public</p>

OBJECTIVE	ASSESSMENT
	realm which will facilitate pedestrian and cyclist movement.
Objective 8 – Plan activity centre development around a legible street network and quality public spaces.	<p>The amendment maintains a key objective of ASP 65 which is to create a high quality public realm through delivery of a main street and town square. The relocation of land uses proposed by this amendment and the consolidation of density near this core area will encourage concentrated activation and provide a focal point for the district centre.</p> <p>A level of flexibility will be retained in ASP 65 and will be delivered during the detailed design stage through incorporating a simple road structure which encourages pedestrian flow and provides opportunities to access the residential area without the need to traverse the main street.</p>
Objective 9 – Concentrate activities, particularly those that generate high numbers of trips, within activity centres.	The amendment provides for the intensification of the centre core, and the consolidation of the main street to 100/150 metres which will allow for a concentration of higher intensity uses, framed by increased density and a suitable built form product
5.2.2 (2) – Higher-density housing should be incorporated within and immediately adjacent to activity centres to establish a sense of community and increase activity outside normal business hours.	Higher density housing (R80-R100) sites have been located at key entry points and within the central core of the centre. This will assist in facilitating additional activity outside hours and a greater sense of community.

6.1.6.1 TYPICAL CHARACTERISTICS ASSESSMENT

Table 3 of SPP 4.2 sets out the typical characteristics relevant all levels in the activity centre hierarchy. An assessment of the amendment against the key characteristics relevant to a district centre are summarised in **Table 5** below.

TABLE 5 – TYPICAL CHARACTERISTICS ASSESSMENT

TYPICAL CHARACTERISTIC	ASSESSMENT
<p>Main Role/Function</p> <ul style="list-style-type: none"> - Focus on servicing the daily and weekly needs of residents. - Smaller scale catchment providing a community focus for services, facilities and job opportunities that reflect the need of the catchment. 	<p>The proposed amendment will enhance Banksia Grove's role as a district centre through facilitating the development of the residual portion of the centre. The nature and mix of land uses are considered to be aligned with the function of a district centre in that it will service a smaller scale local catchment, providing opportunities for job creation, whilst still delivering ample residential development to meet State targets.</p>
<p>Transport Connectivity and Accessibility</p> <ul style="list-style-type: none"> - Focal point for bus network. 	<p>The existing centre is serviced via bus services on Joondalup Drive. The amendment, whilst not departing from ASP 65, will ultimately provide high frequency bus services along the main street and Jewel Way (Golf Links Drive extension) to provide a legible connection to the Joondalup train station.</p>

TYPICAL CHARACTERISTIC	ASSESSMENT
<p>Typical Retail Types</p> <ul style="list-style-type: none"> - Discount department store/s. - Supermarkets. - Convenience goods. - Small scale comparison shopping. - Personal services. - Some specialty shops. 	<p>This amendment does not seek to alter the typical retail types of the district centre, which will be primarily delivered on the 2 adjoining landholdings occupied by Coles/ISPT and Woolworths (in addition to the ALDI store and proposed sleeved retail on the subject site).</p> <p>In this regard, it is noted the Coles supermarket and ancillary retail currently exists and there is an application currently being considered for Stage 1 of the Woolworths development which incorporates another supermarket, ancillary retail, showroom development and some community facilities.</p>
<p>Typical Office Development</p> <ul style="list-style-type: none"> - District level office development. - Local professional services. 	<p>The amendment does not seek to alter the typical office development of the district centre. The delivery of additional office uses will be subject to market demand.</p>
<p>Future Indicative Service Population (Trade) Area</p> <ul style="list-style-type: none"> - 20,000 – 50,000 persons 	<p>The amendment will increase the future indicative service population (trade) area given the introduction of increased residential development and inclusion of additional commercial/retail uses. This, together with the additional development proposed on the 2 adjoining landholdings, will appropriately service the district catchment.</p>
<p>Walkable Catchment for Residential Density Target</p> <ul style="list-style-type: none"> - 400m 	<p>All residential development within ASP 65 will be located within a 400m walkable catchment to the high frequency bus services provided within the core of the district centre.</p>
<p>Residential Density Target (Per Gross Hectare)</p> <ul style="list-style-type: none"> - Minimum – 20 - Desirable – 30 	<p>Based on the proposed introduction of the Residential Zone and increased residential development as part of this amendment (assessed as an average density of R60), the proposed amendment will exceed the desirable residential density target.</p> <p>The application of a R60/R80 and up to R100 is equivalent to 2 to 3 times the minimum and desirable targets outlined in SPP 4.2 and therefore is aligned with this requirement.</p>
<p>Diversity Performance Target</p> <ul style="list-style-type: none"> - 20% mix of land uses 	<p>Based on existing and proposed development, the retail and 'mix of land uses' is proposed as follows:</p> <ul style="list-style-type: none"> - Shop/retail (including existing Coles and ancillary retail), proposed Woolworths Stage 1 development (5,200sq.m), proposed ALDI store and sleeved retail = approximately 12,000sq.m (Note this does not include the Coles Stage 2 development). - Other land uses (including proposed bulky goods – 9,000sq.m, proposed child care, aquatic centre and office/recreation uses) = approximately 11,000sq.m. <p>Utilising the above assumptions, the district centre will significantly exceed the diversity performance targets for a district centre outlined in SPP 4.2.</p>

6.2 LOCAL PLANNING FRAMEWORK

6.2.1 CITY OF WANNEROO DISTRICT PLANNING SCHEME NO.2

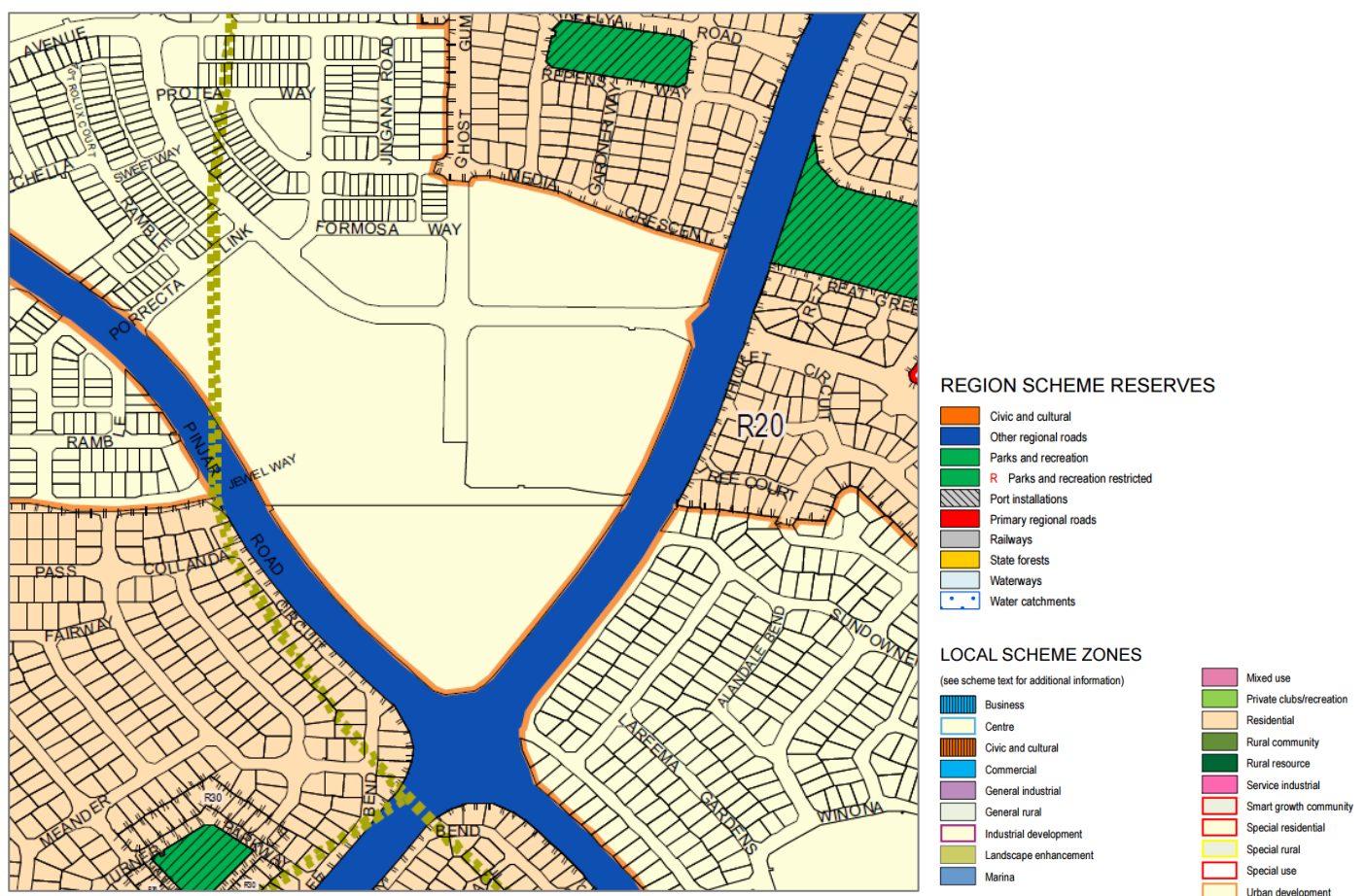
The Banksia Grove district centre is located within an Urban Development Zone of the City's District Planning Scheme No.2 (DPS 2) as shown in **Figure 5** below, which requires land use and development to be guided by an agreed structure plan. In response, the subject site is guided by LSP 21A (over the broader Banksia Grove area) and ASP 65 which covers the district centre only.

Part 4 of the deemed provisions within the Regulations sets out the requirements in respect to amending a structure plans, noting it separate amendments into 2 streams – minor and major, with the key difference being the requirement to advertise. Specifically, the deemed provisions state:

'Despite subclause (2), the local government may decide not to advertise an amendment to a structure plan if, in the opinion of the local government and the Commission, the amendment is of a minor nature'.

In response to the above, the proposed amendment is not considered to materially alter the intent of ASP 65 or cause any detriment to nearby landowners. However in recognition that the amendment is proposing to modify the density, outside of an area specifically identified under the City's Local Housing Strategy, and therefore it may be advertised for public comment in accordance with Clause 9.5 of the City's DPS 2. The amendment has been prepared in accordance with the deemed provisions of the Regulations.

FIGURE 5 – SCHEME MAP EXTRACT (SOURCE: WAPC 2015)



6.2.2 URBAN DEVELOPMENT ZONE

The purpose of the Urban Development Zone is to provide for the orderly and proper planning of larger areas of land in an integrated manner within the context of the wider region. The overall objectives of the Urban Development Zone are as follows:

- a) *'Designate land for future urban development.'*
- b) *'Provide for the orderly planning of large areas of land for residential and associated purposes through a comprehensive structure planning process.'*
- c) *'Enable planning to be flexible and responsive to changing circumstances throughout the development stages of the area.'*

The amendment is not considered to compromise the district centre in achieving any of the above objectives. The centre will be developed for urban purposes and will continue to be guided by the subdivisional and development requirements of ASP 65. The amendment aims to facilitate development within the centre and is in response to economic context of the centre from a retail demand perspective, which is consistent with objective (c).

6.2.3 BANKSIA GROVE AGREED LOCAL STRUCTURE PLAN NO. 21A

Planning for the subject site and immediate surrounds is governed by LSP 21A. Under the provisions of LSP 21A, the subject site is currently zoned as 'Centre'. The objectives of this zone in relation to the activity centre are as follows:

- a) *To establish an accessible and amenable 'main street' based district centre based on transit oriented design principles to best serve the commercial, social and employment needs of the community and act as a focus for community activity and interaction.*
- b) *Create a robust urban framework within and around centres which enhances the opportunity for mixed use local based employment and active focal points.*

Key strategies to achieve these objectives are provided within LSP 21A as follows:

- *Develop a vibrant centre incorporating best practice 'main street' design and sustainability principles.*
- *Promote multimodal access, through location on higher order roads, public transport, pedestrian and cycle routes.*
- *Maximise on-street parking.*
- *Incorporate a diversity of land uses.*
- *Incorporate vertical as well as horizontal mixed-use integration.*
- *Concentrate higher residential densities in and around centres to maximise catchment, access to centres, reduce car dependence, and increase after hour's surveillance and use.*
- *Provide for the location of a 0.5ha multi-purpose community facility.*
- *Make provision for telecommunication infrastructure and cater for a wide range of employment categories.*

The vision and principles for LSP 21A are formulated on the principles of a transit oriented development which typically encourages a high density mixed use community within walking distance of a train station. The location of the Banksia Grove district centre 5.5km from the nearest train station however compromises the ability for the centre to develop as a true TOD development, and will limit the site's ability to support higher residential densities as established by ASP 65. This, together with current market drivers has hindered the development of Banksia Grove's landholdings to date.

The proposed amendment to ASP 65 will enhance the objectives as outlined above through the consolidation of the proposed main street and delivery of mixed use development and appropriate higher densities (R80-R100) in specific locations. The intent of this amendment is to provide mixed use development within the centre core, activating the street and surrounding locality. The additional amount of residential development over the subject site will allow for a natural transition from the low density residential development to the north into the retail core of the activity centre.

6.2.4 LOCAL PLANNING POLICIES

Table 6 outlines the local planning policies applicable to this proposed amendment and a summary of how this amendment responds to each.

TABLE 6 – LOCAL PLANNING POLICY ASSESSMENT

LPP	ASSESSMENT
<p>2.1 – Residential Development</p> <p>LPP 2.1 establishes the standards for the assessment and determination of residential development against the performance criteria of the residential design codes (R-Codes) within the City of Wanneroo.</p>	<p>Given this amendment seeks to introduce an additional amount of residential development over the subject site (albeit at a lower density), and ASP 65 seeks variation to the R-Codes in relation to setbacks, it is considered that all future residential development will have consideration for this policy.</p>
<p>3.1 – Local Housing Strategy</p> <p>LPP 3.1 provides a framework for implementing the Local Housing Strategy 2005 and recommendations for land identified for increased residential density within the City of Wanneroo.</p> <p>The Strategy places an emphasis on increasing the residential density and housing choice in existing and planned residential areas that have existing access to services and amenities, are close to retail and employment nodes, public transport services, major arterial routes, education institutions, community facilities and areas which offer a level of amenity to residents.</p>	<p>The subject site is not located within any of the 6 housing precincts identified within the LPP. It is noted that the broader Banksia Grove locality is identified for standard urban greenfield development with a predominately R20 standard residential model.</p> <p>Part 9 deals with the consideration of proposals which are outside of the 'housing precincts'. The policy states that where the subject land is within a structure plan approved under DPS 2, the application for amendment of that structure plan must include an assessment of how the proposal meets the following:</p> <ul style="list-style-type: none"> i. is appropriate within the broader planning framework provided by the Structure Plan; ii. satisfies the criteria of this Policy relating to Housing Precinct designation and densities; iii. more generally supports the objectives and recommendations of the Local Housing Strategy and the Smart Growth Strategy. <p>A detailed assessment in respect of the above is therefore provided in Section 6.2.5 below.</p>
<p>3.2 – Activity Centres</p> <p>LPP 3.2 provides guidance for the planning and development of activity centres in the City of Wanneroo. The policy identifies Banksia Grove as a district centre.</p>	<p>A range of provisions and objectives relevant to SPP 4.2 and structure plans within the City of Wanneroo are detailed within this policy. The following are relevant to this amendment:</p> <ul style="list-style-type: none"> ▪ <i>Achieve a legible and efficient pedestrian and vehicle network within activity centres and maximise opportunities for sustainable transport options, while minimising the need for private vehicle trips.</i> ▪ <i>Develop quality spaces designed to encourage pedestrian use. Encourage a robust and adaptable built form that can facilitate intensification and generational change of use over time. Use landscaping to mitigate adverse environmental impacts and provide aesthetic value.</i> ▪ <i>Provide access to a range of employment opportunities. Create environments that provide opportunities for the development of strategic level employment in higher</i>

LPP	ASSESSMENT
	<p><i>order centres.</i></p> <ul style="list-style-type: none"> ▪ <i>Provide higher density housing and integrate residential development within the walkable catchment of activity centres.</i> <p>The subject amendment is consistent with the above principles and overall provisions within LPP 3.2 by providing a consolidated centre core, broader housing diversity, and improvements to public transit and pedestrian connectivity. This will facilitate development of the centre in line with the intent of a district centre.</p>
3.6 – Employment Policy	Refer Section 6.2.6.
<p>4.2 – Structure Planning</p> <p>LPP 4.2 expands on the provisions outlined within Part 9 of DPS 2, which deals with structure plans and detailed area plans. The following objectives of this policy, outlined below, are relevant to this amendment.</p> <ul style="list-style-type: none"> ▪ <i>Refine and clarify the structure plan and structure plan amendment process to provide a robust, streamlined and consistent assessment process.</i> ▪ <i>Establish an agreed structure plan revocation process that allows for structure plans to be updated in a streamlined manner, providing for better planning outcomes in established areas.</i> 	<p>The policy expands on Clause 9.7 of DPS 2 and details the requirements when considering whether to waive public notification of a structure plan amendment.</p> <p>As outlined above the subject amendment is not considered to materially alter the intent of the Agreed Structure Plan or cause any detriment to nearby landowners, however recognises that it may be advertised for public comment in accordance with Clause 9.5 of the City's DPS 2, given the extent of the prescribed modifications.</p>
<p>4.3 – Public Open Space</p> <p>LPP 4.3 guides the planning, provision, location, design, development and interim maintenance of POS within the City of Wanneroo.</p>	<p>The public open space provided is generally consistent with the extent of public open space provided as part of the existing ASP 65, albeit an additional area for stormwater drainage is identified north of Jewel Way. Overall, the extent of POS is considered suitable for a district centre environment, also in considering the existing POS provided in the wider catchment.</p>
<p>Smart Growth Strategy 2005</p> <p>The City's Smart Growth Strategy accepts that population within the City of Wanneroo will continue to grow as a result of natural population growth, immigration and regional population shifts. The strategy aims to implement a more sustainable approach to development through the integration of environmental, social and economic values and considerations.</p> <p>A range of principles are detailed under the Strategy which is of relevance to the proposed amendment:</p> <ul style="list-style-type: none"> ▪ <i>Lifestyle and housing choice – encourage the provision of a variety of housing types and enhancement of lifestyle options;</i> ▪ <i>Effective use of land and infrastructure –</i> 	<p>The proposed amendment is consistent with the above principles and the overall strategic direction of the Smart Growth Strategy by providing a greater range of housing typologies and choice within a locality that is generally lacks housing diversity as outlined within the City of Wanneroo's Local Housing Strategy.</p> <p>Ultimately the consolidation and intensification of the centre core and retail elements of ASP 65 is considered to be the most efficient use of land and infrastructure that will support the economic and environmental health of the district centre and surrounding locality.</p>

LPP	ASSESSMENT
<p><i>supports the effective use and development of land and buildings for the benefit of the local area; and</i></p> <ul style="list-style-type: none"> ▪ <i>Long term health of the environment – promotes development that has minimum environmental impact, together with practices that conserve and enhance natural areas.</i> ▪ <i>Long term economic health – smart growth supports opportunities that enhance industry growth and promote job creation within our region.</i> 	

6.2.5 LOCAL PLANNING POLICY 3.1 – LOCAL HOUSING STRATEGY

The proposed amendment is consistent with Part 9 of the Strategy (which deals with proposals outside of housing precincts) as detailed below:

i. Is appropriate within the broader planning framework provided by the structure plan

The amendment is consistent with the broader planning framework for the immediate locality and surrounds. The modification to provide primarily medium density (R60/R80) residential development is aligned with a centre which is not served by rail transit, and the surrounding locality which comprises predominately lower density (R20/R30) residential development. The provision of R60/R80, with appropriate levels of diversity, is appropriate for a centre of this scale.

There are a number of key locations within the structure plan area (within the centre core and at the entrance from Joondalup Drive) which have been identified for higher density (R80 – R100) residential development which can facilitate more intense housing typologies (e.g. apartments). This is consistent with the objectives within the Strategy and responsive to the sites proximity to existing infrastructure, public transport and public open space areas.

ii. Satisfies the criteria of this policy relating to Housing Precinct designation and densities

The housing precinct boundaries and densities have been based on the application of criteria included in the Strategy. This criterion supports increased density up to R60, given access and proximity to retail, public transport, public open space, and various community facilities.

Given the subject site's location within a district centre, the modification to residential density is generally consistent with the provisions outlined within the Strategy in that it will achieve an R60/R80 density code, the policy requires (amongst other things) that sites are located within 400m of neighbourhood and town centres. It is acknowledged that the subject site satisfies these criteria for R60 and above residential density coding, and applies a density coding more consistent with the district centre nature of the locality.

It is considered that a density coding of R160 across the majority of the subject site is unrealistic given the parameters of this criteria. The subject site is located approximately 5.5km from the nearest railway station and away from higher order (secondary and strategic metropolitan) centre. On this basis, higher densities (R160) would not be as sustainably supported (either now or in the future) as effectively as what is proposed as part of this amendment.

- iii. *More generally supports the objectives and recommendations of the Local Housing Strategy and the Smart Growth Strategy.*

The amendment is considered to be consistent with the overall strategic aspirations and objectives of the Strategy. The amendment will contribute towards a more sustainable community by making the most efficient use of land within an existing district centre. The proposed densities will provide an effective transition from the surrounding low to medium density residential areas surrounding the subject site. Further consideration within the context of the Smart Growth Strategy is **Table 6** above.

6.2.6 LOCAL PLANNING POLICY 3.6 – EMPLOYMENT POLICY

LPP 3.6 establishes a framework to encourage and retain local employment within the City and ultimately the north-west corridor. Whilst it is noted the Banksia Grove district centre currently provides (and is proposed to provide) substantial employment-based land uses, it is acknowledged that, at least initially, the site will accommodate less intensive commercial activity on the subject lot than originally envisaged under ASP 65.

The following demonstrates the justification for the proposed amendment and to illustrate the significant commercial development taking place in the district centre and broader locality to meet the objectives of LPP 3.6.

Within the district centre, the following is currently (or proposed to be) provided, which will provide substantial employment-based land within the centre. This will provide significant opportunities for local employment and promote community access to commercial services and facilities – even with the proposed structure plan amendment.

- Existing Banksia Grove Village –
 - Approximately 4,900sq.m of retail floorspace (comprising Coles supermarket, ancillary retail, 2x fast food outlets and food/beverage uses).
- Proposed Woolworths Supermarket –
 - Approximately 5,200sq.m of retail floorspace (Woolworths supermarket including liquor store, and ancillary retail).
 - Bulky goods/showroom uses (9,000sq.m).
 - Child care centre (550sq.m).
 - Aquatic Recreation Centre (450sq.m).
 - Office uses (500sq.m).
 - Future pad sites (for commercial and community purposes).
- Lot 9175 (subject site) – this amendment incorporates a Commercial zoned area to accommodate future proposed shop uses (including a 1,500sq.m ALDI store and 200sq.m of shop uses). The Mixed Use area to the north adjoining Ghost Gum Boulevard also has capacity to accommodate finer grain retail and office uses at ground level.

Based on the above existing and known proposed, approximately 12,000sq.m of retail floorspace is anticipated within the centre (and over 11,000sq.m other uses), which will not be impacted by this amendment. This level of floorspace is considered appropriate and adequate for a district centre particularly in this context, where there is ample existing and proposed retail and commercial floorspace to cater for the local catchment. These nearby commercial developments include:

- Wanneroo Central (secondary centre – 5km south) – including a Coles, K-Mart, Best and Less and Supa IGA.
- Lakeside Joondalup (strategic metropolitan centre – 5.5km south-west) – recent expansion to approximately 96,000sq.m NLA of retail floorspace, including a Myer department store, ALDI store, new dining precinct and 95 new specialty stores.

- Ocean Keys Centre (8m east) – recently redeveloped to approximately 37,000sq.m including a Coles and Woolworths, K-Mart, Target and numerous new specialities, and casual dining precinct.
- Carramar Village (1.3km south-west) – approximately 5,400sq.m GFA, including Woolworths, and 14 specialty stores.
- Proposed Flynn Drive, Neerabup – proposed future district centre.

Overall, it is considered that this amendment does not comprise the overall objectives of this policy which is to promote employment based land uses in the north-west corridor.

7 Conclusion

This report outlines the background, context, and justification for the proposed amendment (No.3) to ASP 65. It demonstrates that the proposed modifications to ASP 65 are consistent with the local context of the district centre, market demand, and aligned with the strategic and statutory planning framework of both the City of Wanneroo and the WAPC.

Importantly, the principles of ASP 65 have been maintained, particularly in relation to retaining the central north-south main street and providing a consolidated, active public realm and a focus for commercial and community activity. It also promotes medium and high residential densities, albeit in a different form that originally contemplated under the existing ASP 65.

This amendment is based on contemporary planning principles and will facilitate the development of the residual portion of the district centre. This will allow significant opportunities for greater diversity in Banksia Grove through delivering of small lot product and alternative styles of front loaded product which will assist in addressing affordability constraints.

Overall, it is considered this amendment has considerable merit and it is respectfully requested both the City of Wanneroo and WAPC consider this rationale in assessing and making a determination on the proposal. Urbis, on behalf of Banksia Grove, would like to thank the City and Department of Planning for their involvement and contribution to date on this matter.

Appendix A

Certificate of Title and Sketch

WESTERN



AUSTRALIA

REGISTER NUMBER 140/DP75740	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME
2812FOLIO
94

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 140 ON DEPOSITED PLAN 75740

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

HOUSING AUTHORITY OF 99 PLAIN STREET, EAST PERTH
(AF M311066) REGISTERED 19 JUNE 2013

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. *COVENANT BURDEN CREATED UNDER SECTION 150 P&D ACT TO CITY OF WANNEROO - SEE DEPOSITED PLAN 75740
2. *M311065 RESTRICTIVE COVENANT TO CITY OF WANNEROO - SEE DEPOSITED PLAN 75740 REGISTERED 19.6.2013.
3. *M604207 CAVEAT BY FABCOT PTY LTD LODGED 9.4.2014.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP75740.
PREVIOUS TITLE: 2812-93.
PROPERTY STREET ADDRESS: 81 GHOST GUM BVD, BANKSIA GROVE.
LOCAL GOVERNMENT AREA: CITY OF WANNEROO.
RESPONSIBLE AGENCY: DEPARTMENT OF HOUSING (SSHC).

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING L404387

WESTERN



AUSTRALIA

REGISTER NUMBER 9175/DP406027	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

RECORD OF CERTIFICATE OF TITLE UNDER THE TRANSFER OF LAND ACT 1893

VOLUME
2880FOLIO
940

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 9175 ON DEPOSITED PLAN 406027

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

HOUSING AUTHORITY OF 99 PLAIN STREET, EAST PERTH

(AF N060454) REGISTERED 4 AUGUST 2015

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR DRAINAGE PURPOSES TO CITY OF WANNEROO - SEE DEPOSITED PLAN 406027 AS CREATED ON DEPOSITED PLAN 75303
2. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR SEWERAGE PURPOSES TO WATER CORPORATION - SEE DEPOSITED PLAN 406027 AS CREATED ON DEPOSITED PLAN 75303
3. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR WATER PURPOSES TO WATER CORPORATION - SEE DEPOSITED PLAN 406027 AS CREATED ON DEPOSITED PLAN 75303
4. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR SEWERAGE PURPOSES TO WATER CORPORATION - SEE DEPOSITED PLAN 406027 AS CREATED ON DEPOSITED PLAN 75740
5. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR ELECTRICITY PURPOSES TO ELECTRICITY NETWORKS CORPORATION SEE DEPOSITED PLAN 406027 AS CREATED ON DEPOSITED PLAN 401449
6. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR SEWERAGE PURPOSES TO WATER CORPORATION - SEE DEPOSITED PLAN 406027 AS CREATED ON DEPOSITED PLAN 401449
7. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR WATER PURPOSES TO WATER CORPORATION - SEE DEPOSITED PLAN 406027 AS CREATED ON DEPOSITED PLAN 401449
8. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR DRAINAGE PURPOSES TO CITY OF WANNEROO - SEE DEPOSITED PLAN 406027 AS CREATED ON DEPOSITED PLAN 402984
9. *EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR SEWERAGE PURPOSES TO WATER CORPORATION - SEE DEPOSITED PLAN 406027 AS CREATED ON DEPOSITED PLAN 402984
10. *G090548 CAVEAT BY CITY OF WANNEROO - AS TO PORTION ONLY LODGED 1.2.1996.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.

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Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

END OF PAGE 1 - CONTINUED OVER

RECORD OF CERTIFICATE OF TITLE

REGISTER NUMBER: 9175/DP406027

VOLUME/FOLIO: 2880-940

PAGE 2

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP406027.
PREVIOUS TITLE: 2876-359.
PROPERTY STREET ADDRESS: 313K FLYNN DR, BANKSIA GROVE.
LOCAL GOVERNMENT AREA: CITY OF WANNEROO.
RESPONSIBLE AGENCY: DEPARTMENT OF HOUSING (SSHC).

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING
L462850

WESTERN



AUSTRALIA

REGISTER NUMBER 3801/DP72320	
DUPLICATE EDITION 3	DATE DUPLICATE ISSUED 25/3/2015

RECORD OF CERTIFICATE OF TITLE UNDER THE TRANSFER OF LAND ACT 1893

VOLUME
2804FOLIO
583

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 3801 ON DEPOSITED PLAN 72320

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

COLES GROUP PROPERTY DEVELOPMENTS LTD OF 800 TOORAK ROAD, HAWTHORN EAST, VICTORIA
(T M194815) REGISTERED 25 FEBRUARY 2013

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. *M157783 NOTIFICATION CONTAINS FACTORS AFFECTING THE WITHIN LAND. LODGED 16.1.2013.
2. M891470 LEASE TO DOME COFFEES AUSTRALIA PTY LTD OF 219 RAILWAY PARADE, MAYLANDS AS TO PORTION ONLY. EXPIRES: SEE LEASE. REGISTERED 21.1.2015.
3. M891471 LEASE TO THI PHIEU TIEU, KHiet MINH NGUYEN, BOTH OF 18 DANDENONG WAY, ALEXANDER HEIGHTS AS TO PORTION ONLY. EXPIRES: SEE LEASE. REGISTERED 21.1.2015.
4. M891472 LEASE TO TRIVMAN PTY LTD OF 7 ROSINSKI CIRCLE, TAPPING AS TO PORTION ONLY. EXPIRES: SEE LEASE. REGISTERED 21.1.2015.
5. M891473 LEASE TO GS LEASING PTY LTD OF LEVEL 1, 71 LONGUEVILLE ROAD, LANE COVE, NEW SOUTH WALES AS TO PORTION ONLY. EXPIRES: SEE LEASE. REGISTERED 21.1.2015.
6. M891474 LEASE TO ANDREW STENT OF 7 MYRA PLACE, SHELLEY AS TO PORTION ONLY. EXPIRES: SEE LEASE. REGISTERED 21.1.2015.
7. M891475 LEASE TO PERTH GP PTY LTD OF CARE OF BM&Y, 230 ROKEBY ROAD, SUBIACO AS TO PORTION ONLY. EXPIRES: SEE LEASE. REGISTERED 21.1.2015.
8. M891476 LEASE TO PERTH DIAMOND NAILS PTY LTD OF CARE OF GORDON QC DU & ASSOCIATES PTY LTD, UNIT 3, 9 COBBLER PLACE, MIRRABOOKA AS TO PORTION ONLY. EXPIRES: SEE LEASE. REGISTERED 21.1.2015.
9. M891477 LEASE TO W&D TRADING PTY LTD OF 29 CASTLEDENE WAY, TAPPING AS TO PORTION ONLY. EXPIRES: SEE LEASE. REGISTERED 21.1.2015.
10. M891478 LEASE TO PRIME ENTERPRISE HOLDINGS PTY LTD OF UNIT 1, 12 BROLO COURT, O'CONNOR AS TO PORTION ONLY. EXPIRES: SEE LEASE. REGISTERED 21.1.2015.
11. M891479 EASEMENT TO CITY OF WANNEROO FOR RIGHT OF CARRIAGEWAY PURPOSES - SEE DEPOSITED PLAN 403237 REGISTERED 21.1.2015.
12. *M924411 CAVEAT BY ISPT PTY LTD LODGED 26.2.2015.

END OF PAGE 1 - CONTINUED OVER

RECORD OF CERTIFICATE OF TITLE

REGISTER NUMBER: 3801/DP72320

VOLUME/FOLIO: 2804-583

PAGE 2

13. *N007227 CAVEAT BY CITY OF WANNEROO AS TO PORTION ONLY LODGED 22.5.2015.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.

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-----END OF CERTIFICATE OF TITLE-----

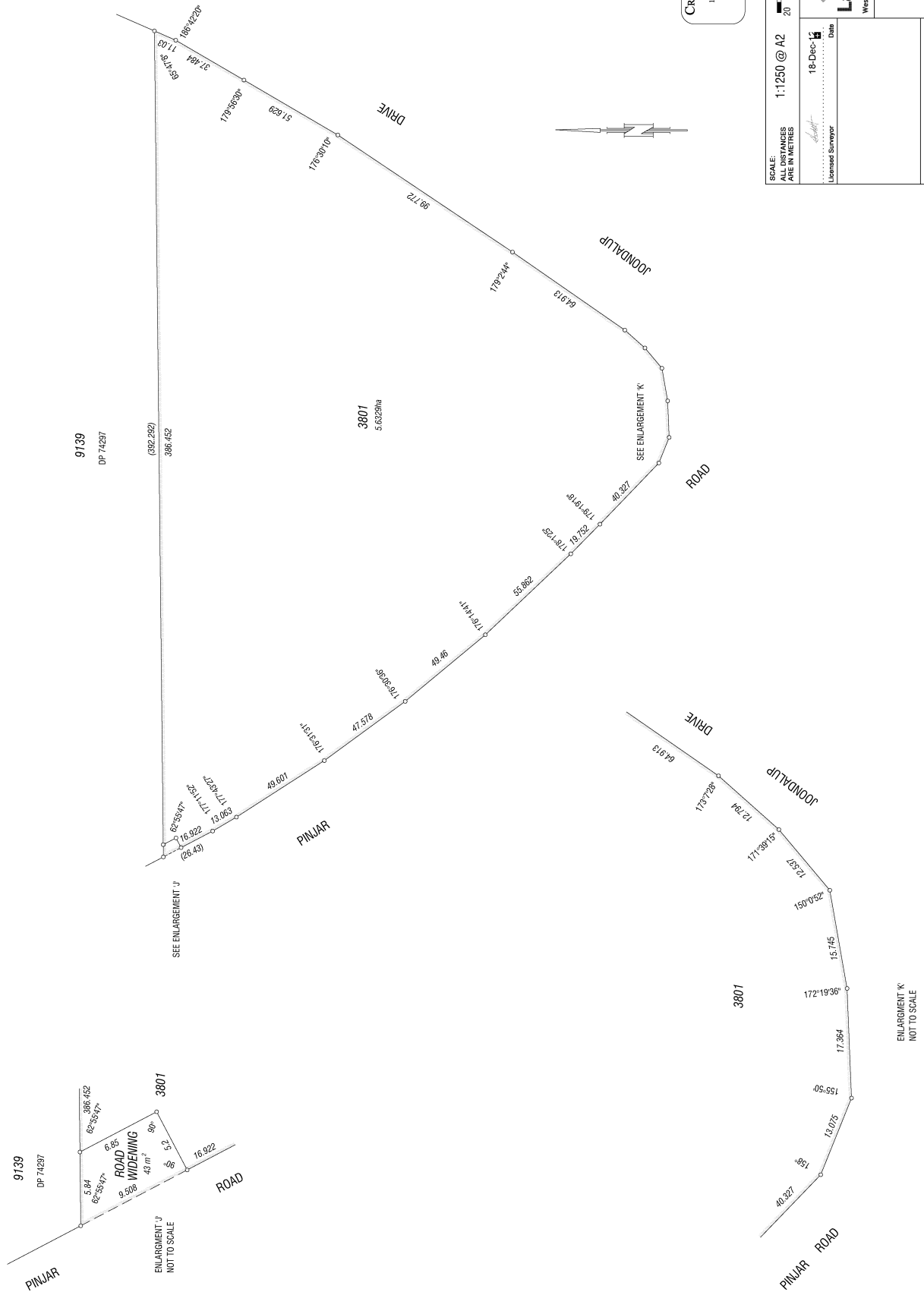
STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP72320.
PREVIOUS TITLE: 2775-982.
PROPERTY STREET ADDRESS: 1001 JOONDALUP DR, BANKSIA GROVE.
LOCAL GOVERNMENT AREA: CITY OF WANNEROO.

HELD BY LANDGATE
IN DIGITAL FORM ONLY.

FOR HEADING SEE SHEET 1
FOR INTERESTS AND NOTIFICATIONS SEE SHEET 1



CROSSLAND & HARDY PTY LTD
177 RAILWAY PARADE, MAYLANDS 6051
TEL 08 9272 2214 FAX 08 9270 1547
EMAIL: landgate@crossland-hardy.com.au
AUSTRALIAN LAND INFORMATION AUTHORITY

SCALE: ALL DISTANCES ARE IN METRES	1:1250 @ A2	18-Dec-16	Date
Landgate Western Australian Land Information Authority		Licensee Surveyor	
SHEET 2 OF 3		VERSION 3	

HELD BY LANDGATE
IN DIGITAL FORM ONLY.

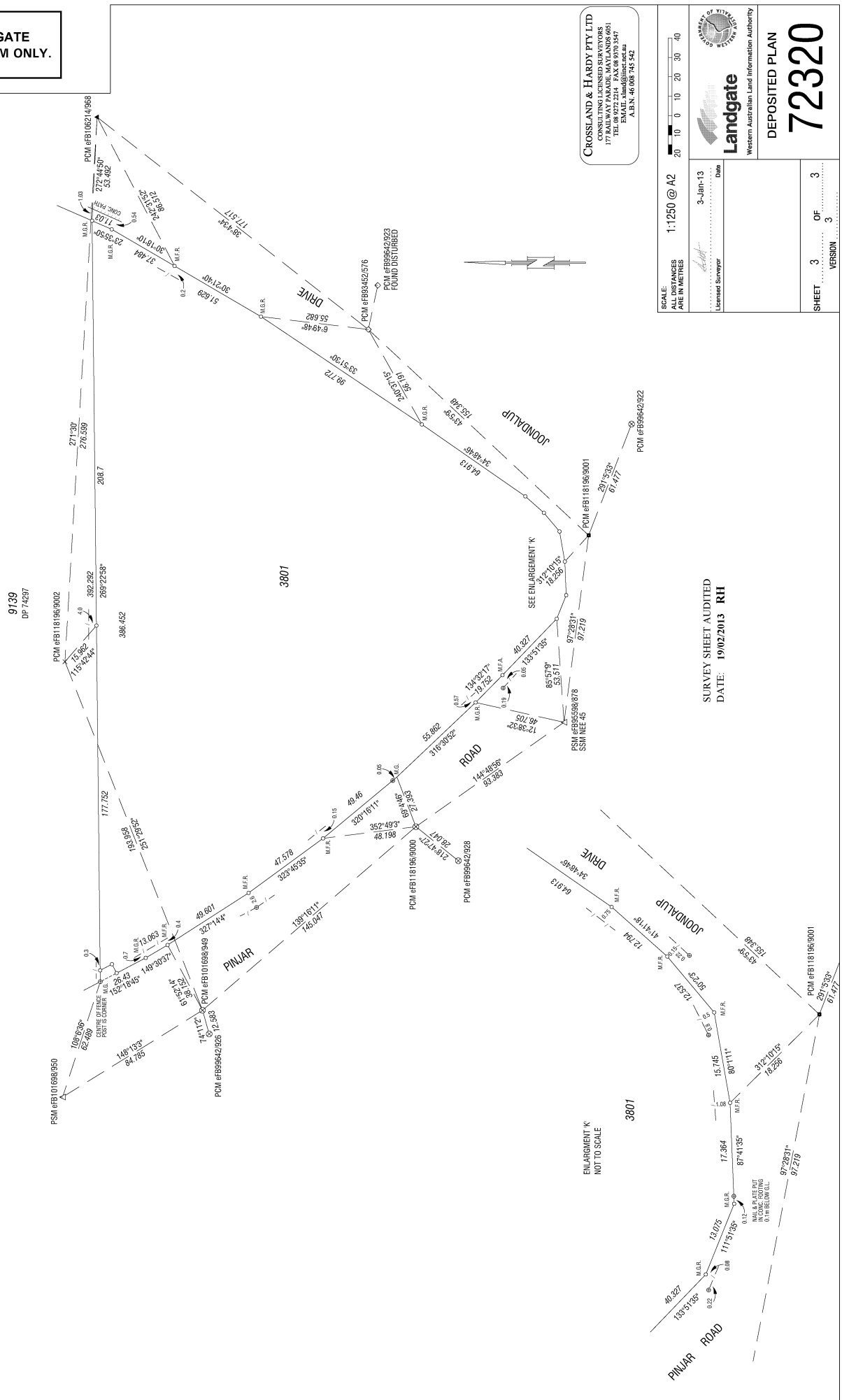
SURVEY INFORMATION ONLY


SURVEY SHEET

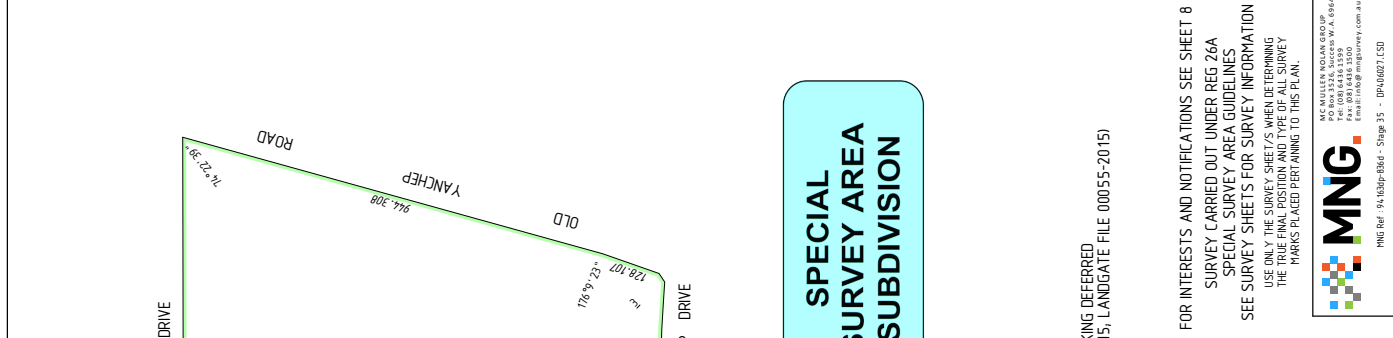
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SPECIAL SURVEY AREA GUIDELINES
BEARING DATUM - ASSUMED
PSMS ARE CONCRETE MONUMENTS WITH HATCH COVER

FOR HEADING SEE SHEET 1
FOR INTERESTS AND NOTIFICATIONS SEE SHEET 1

- LEGEND
- × BURIED SPIKE (0.3 DEEP)
 - ◇ DRILL HOLE IN CONCRETE
 - ◇ S.I.P SET IN CONCRETE
 - CONCRETE NAIL IN PATH
 - STEEL CHAIN IN BOTTOM
 - STEEL FENCE POST
 - WIRE FENCE
 - RED PEG (UNLESS OTHERWISE SPECIFIED)



TYPE	FREEHOLD	S.S.A.	YES
PURPOSE	SUBDIVISION		
PLAN OF	LOTS 3338-3368 3454-3456, 9175, ROADS, COVENANTS AND RESTRICTIVE COVENANT		
FORMER TENURE	LOT 9174 ON DP 405127 C.T. 2876-359		
LOCAL AUTHORITY	CITY OF MANDUR		
LOCALITY	CARRAMAR BANKSIA GROVE		
D.O.L. FILE	D.O.L. FILE		
FIELD RECORD	10554, 106052		
<p>SURVEYOR'S CERTIFICATE - REG 54</p> <p>I, Stuart L. A. TORODE hereby certify that this plan is accurate and is a correct representation of the -</p> <p>(a) "survey, and/or records,</p> <p>(b) "calculations from measurements recorded in the field records,</p> <p>(c) "diagrams (if applicable)</p> <p>used in the preparation of this plan and that it complies with the relevant written laws in relation to which it is lodged.</p> <p><i>Stuart Torode</i> 2015.07.10 12:08:39 +0800 DATE</p>			
LODGED	17691866		
DATE	13-July-2015 \$2751.00		
FEE PAID	ASSESS No.		
I.S.C.	8-JULY-2015		
RF	EXAMINED		
DATE	17.7.2015		
WESTERN AUSTRALIAN PLANNING COMMISSION			
FILE	144.923		
<p>Delegated under S. 16 P&O Act 2005</p> <p>DATE 05-Aug-2015</p>			
IN ORDER FOR DEALINGS			
SUBJECT TO Sections 150, 165 and 168(1)(2) P & O Act Sections 70A and 136D TLA			
<p>FOR INSPECTOR OF PLANS AND SURVEYS</p> <p>DATE 4.8.2015</p>			
APPROVED REG26A (1), (4)			
DATE 4/8/2015			
INSPECTOR OF PLANS AND SURVEYS			
IS: 18 Licensed Surveyors Act 1989			
 <p>GOVERNMENT OF WESTERN AUSTRALIA</p>			
DEPOSITED PLAN			
406027			
SHEET 01 OF 08 SHEETS			
PLUS SURVEY SHEET 150			
VERSION 1			



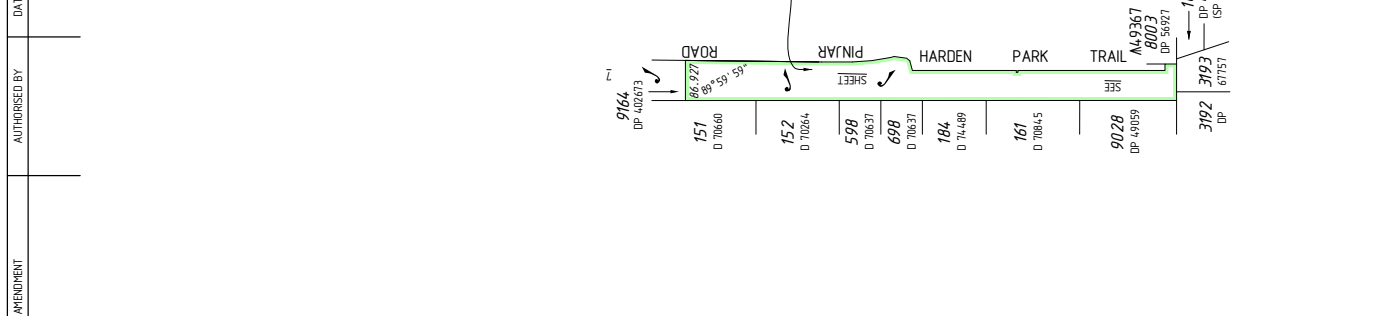
HELD BY LANDGATE IN DIGITAL FORMAT ONLY
LIMITED IN DEPTH TO 60.96 METRES

SPECIAL SURVEY AREA SUBDIVISION

REG 26A(1) - FINAL MARKING DEFERRED
(APPROVAL ID D088-15 DATED 4 JUNE 2015; LANDGATE FILE 00055-2015)

FOR INTERESTS AND NOTIFICATIONS SEE SHEET 8
SURVEY CARRIED OUT UNDER REG 26A
SPECIAL SURVEY AREA GUIDELINES
SEE SURVEY SHEETS FOR SURVEY INFORMATION
USE ONLY THE SURVEY SHEET/S WHEN DETERMINING
THE TRUE FINAL POSITION AND TYPE OF ALL SURVEY
MARKS PLACED PERTAINING TO THIS PLAN.

MCG MULLER NOLAN GROUP
PO Box 33336, Stirling W.A. 6164
Ph: (08) 9488 1500
Email: info@mcgnolan.com.au
MNG Ref: 94/160p-BB4 - Stage 35 - DP406027.LSD



FOR HEADING SEE SHEET 1
FOR INTERESTS AND NOTIFICATIONS
SEE SHEET 8





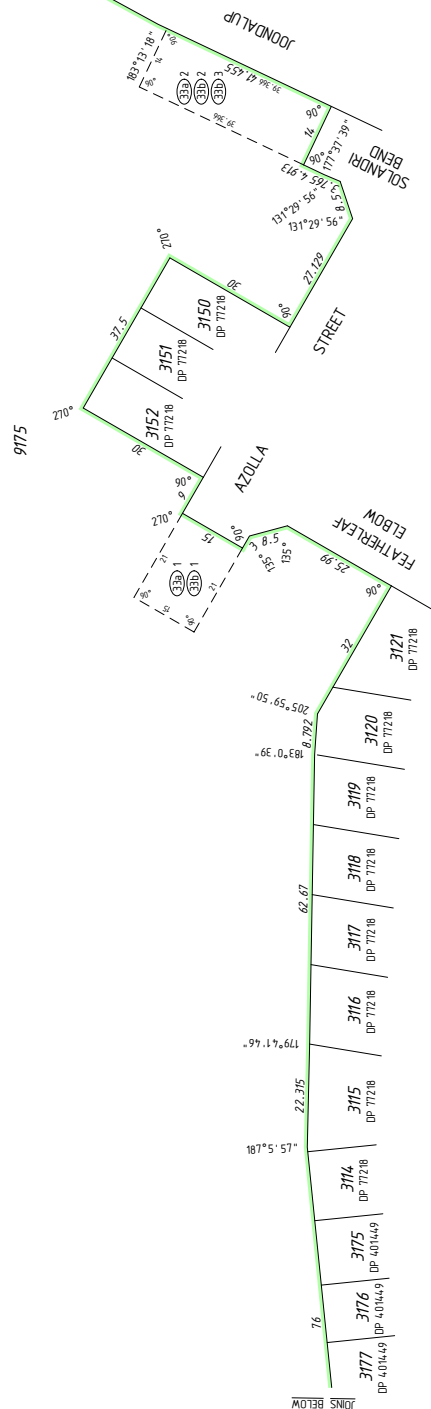
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 DATE
 LICENSED SURVEYOR


DEPOSITED PLAN
406027
 SHEET 02 OF 08 SHEETS
 VERSION 1

SURVEY CARRIED OUT UNDER REG 26A
 SPECIAL SURVEY AREA GUIDELINES
 SEE SURVEY SHEETS FOR SURVEY INFORMATION
 USE ONLY THE SURVEY SHEET/S WHEN DETERMINING
 THE TRUE FINAL POSITION AND TYPE OF ALL SURVEY
 MARKS PLACED PERTAINING TO THIS PLAN.

HELD BY LANDGATE IN DIGITAL FORMAT ONLY

SURVEY CARRIED OUT UNDER REG 26A
SPECIAL SURVEY AREA GUIDELINES
SEE SURVEY SHEETS FOR SURVEY INFORMATION
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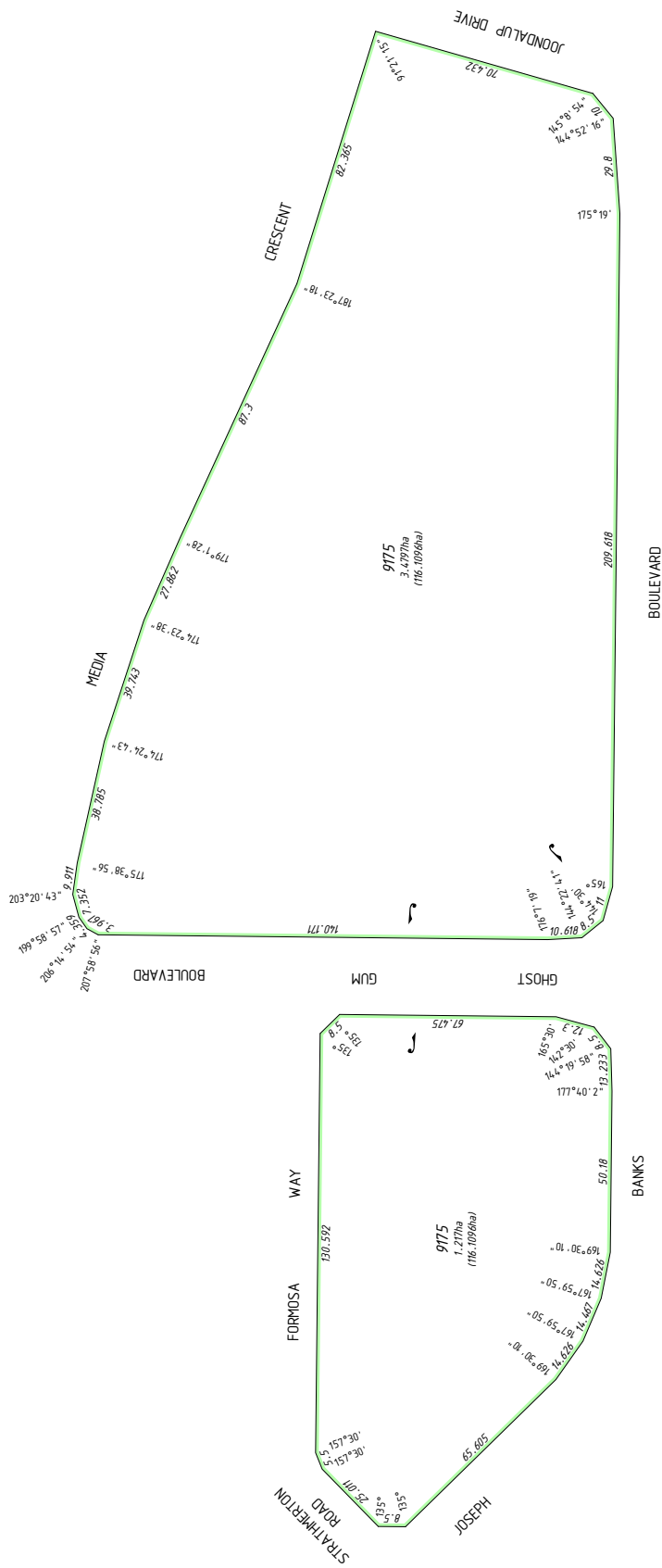
DEPOSITED PLAN

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SHEET 03 OF 08 SHEETS
VERSION 1

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FOR INTERESTS AND NOTIFICATIONS
SEE SHEET 8



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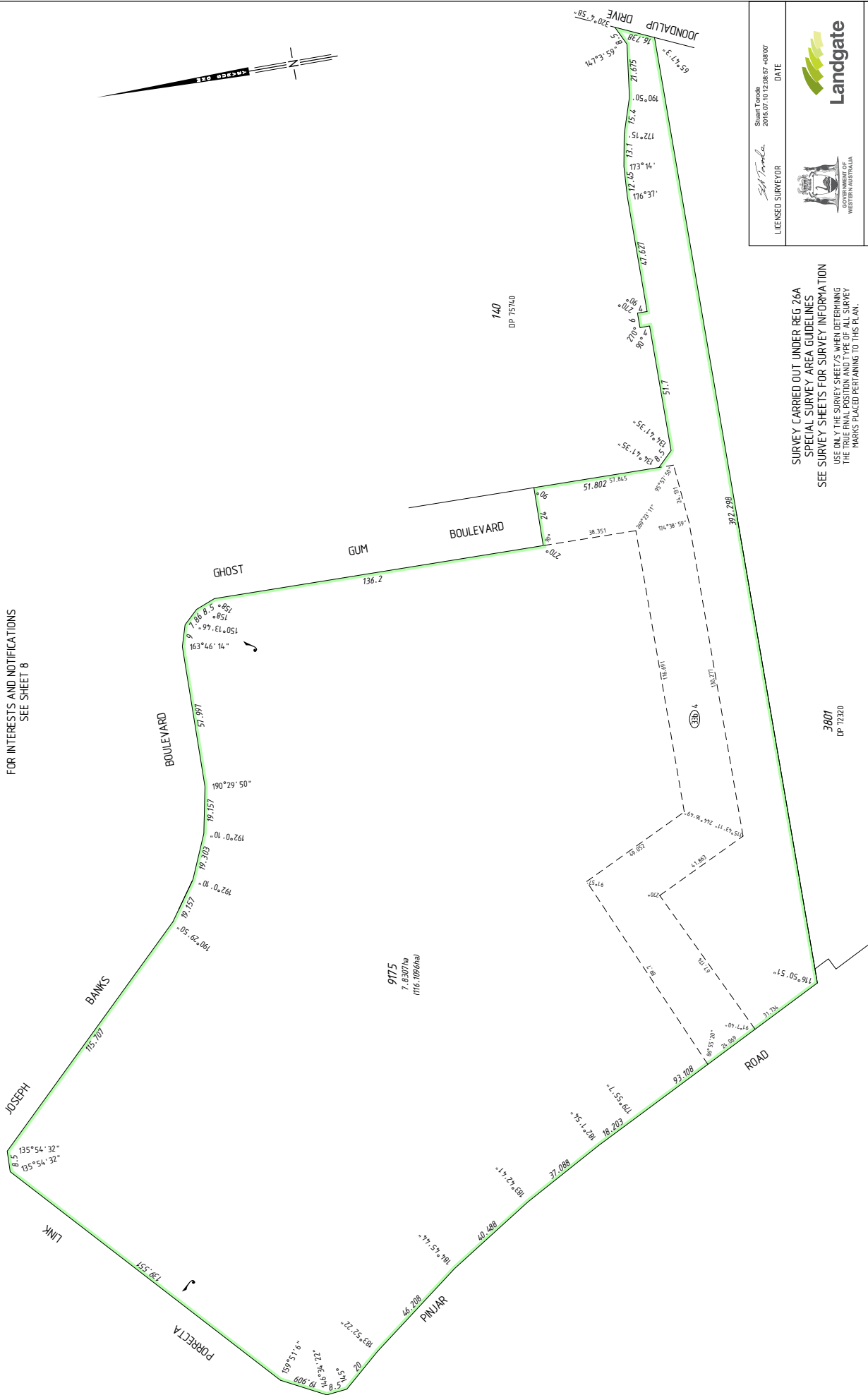


DEPOSITED PLAN
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SHEET 04 OF 08 SHEETS
VERSION 1



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FOR HEADING SEE SHEET 1
FOR INTERESTS AND NOTIFICATIONS
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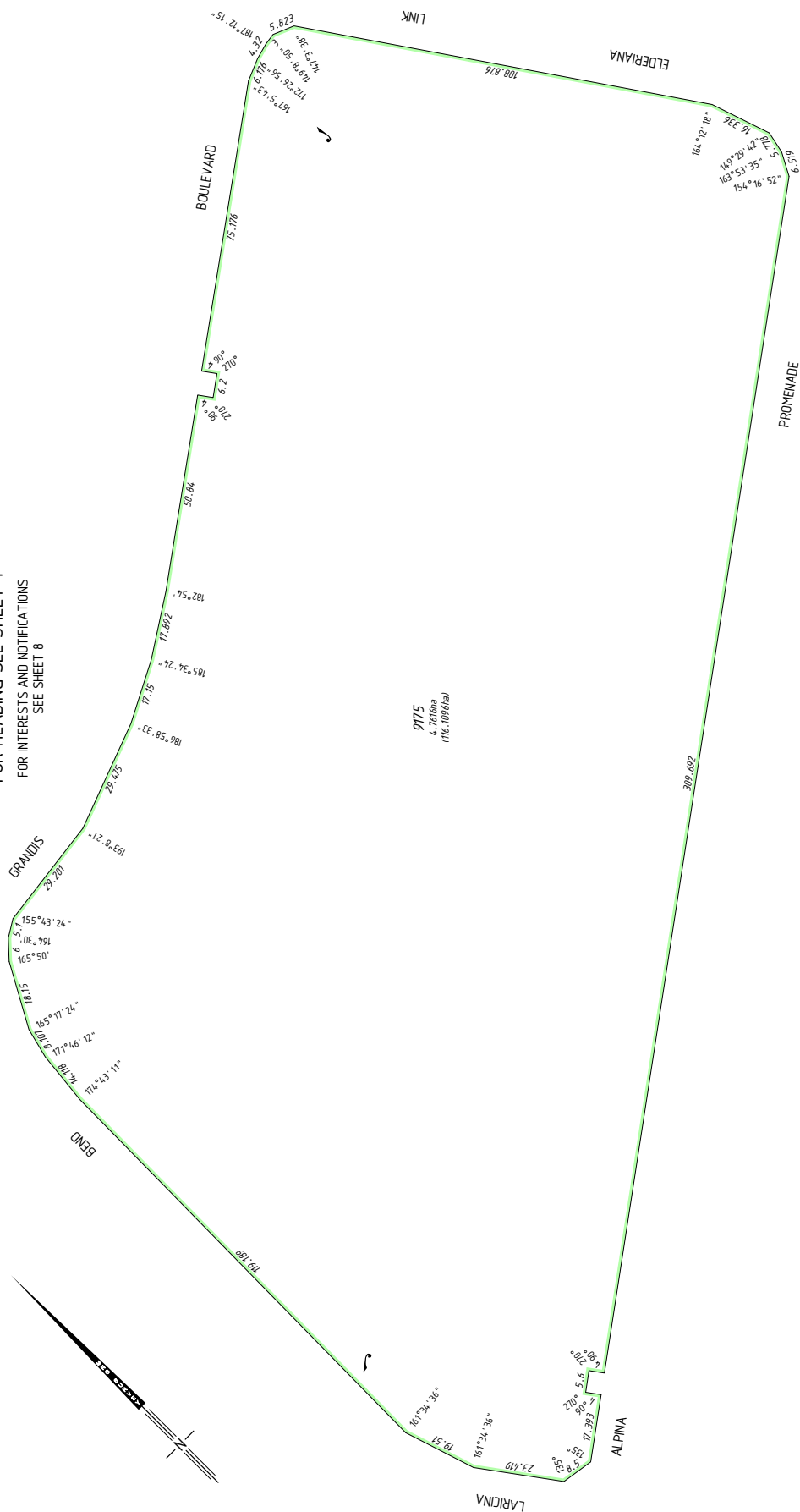

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DEPOSITED PLAN
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 SHEET 05 OF 08 SHEETS
 VERSION 1



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SEE SHEET 8



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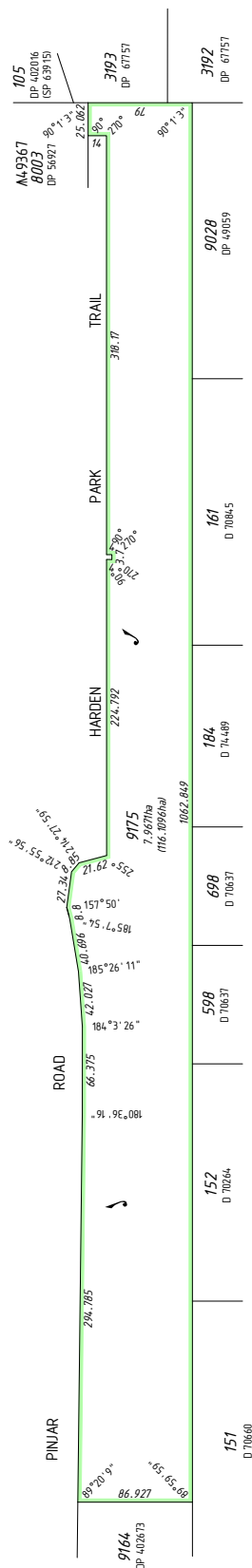
SHEET 06 OF 08 SHEETS
VERSION 1

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FOR HEADING SEE SHEET 1
FOR INTERESTS AND NOTIFICATIONS
SEE SHEET 8



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SPECIAL SURVEY AREA GUIDELINES
SEE SURVEY SHEETS FOR SURVEY INFORMATION
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THE TRUE POSITION OF ANY PROPERTY
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SHEET 07 OF 08 SHEETS
VERSION 1



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INTERESTS AND NOTIFICATIONS

SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
(3B) 1 (3B) 2	EASEMENT (Drainage)	SEC 167 OF THE P & D ACT REG 33 (a)	DP 75303	LOT 9175	CITY OF WANNEROO	
(3B) 1 (3B) 2	EASEMENT (Sewerage)	SEC 167 OF THE P & D ACT REG 33 (b)	DP 75303	LOT 9175	WATER CORPORATION	
(3B) 3	EASEMENT (Water Supply)	SEC 167 OF THE P & D ACT REG 33 (b)	DP 75303	LOT 9175	WATER CORPORATION	
(3B) 4	EASEMENT (Sewerage)	SEC 167 OF THE P & D ACT REG 33 (b)	DP 75303	LOT 9175	WATER CORPORATION	
(3B) 4	EASEMENT (Electricity Supply)	SEC 167 OF THE P & D ACT REG 33 (c)	DP 75303	LOT 9175	ELECTRICITY NETWORKS CORPORATION	
(3B) 10	EASEMENT (Sewerage)	SEC 167 OF THE P & D ACT REG 33 (b)	DP 401449	LOT 9175	WATER CORPORATION	
(3B) 9	EASEMENT (Water Supply)	SEC 167 OF THE P & D ACT REG 33 (b)	DP 401449	LOT 9175	WATER CORPORATION	
(3B) 4	EASEMENT (Drainage)	SEC 167 OF THE P & D ACT REG 33 (b)	DP 402984	LOT 9175	CITY OF WANNEROO	
(3B) 5	EASEMENT (Sewerage)	SEC 167 OF THE P & D ACT REG 33 (b)	DP 402984	LOT 9175	WATER CORPORATION	
(A) (B)	RESTRICTIVE COVENANT	SEC 1360 OF THE TLA DOC N060453	THIS PLAN & DOC N060453	ALL LOTS EXCEPT 9175	ALL LOTS EXCEPT 9175	NO ROAD VEHICLE ACCESS TO AND FROM ADJACENT ROADS AND FROM ADJACENT ROADS
(C) (D)	COVENANT	SEC 150 OF THE P & D ACT	THIS PLAN	LOTS 3338-3354	CITY OF WANNEROO	
(C) (D)	COVENANT	SEC 150 OF THE P & D ACT	THIS PLAN	LOTS 3355-3368	CITY OF WANNEROO	
	NOTIFICATION	SEC 70A OF THE TLA	DOC N060451	LOTS 3350-3359, 3454-3456		FIRE MANAGEMENT PLAN
	NOTIFICATION	SEC 165 OF THE P & D ACT	DOC N060452	LOTS 3353-3356, 3454-3456		PROXIMITY TO SAND EXTRACTION LOCATION

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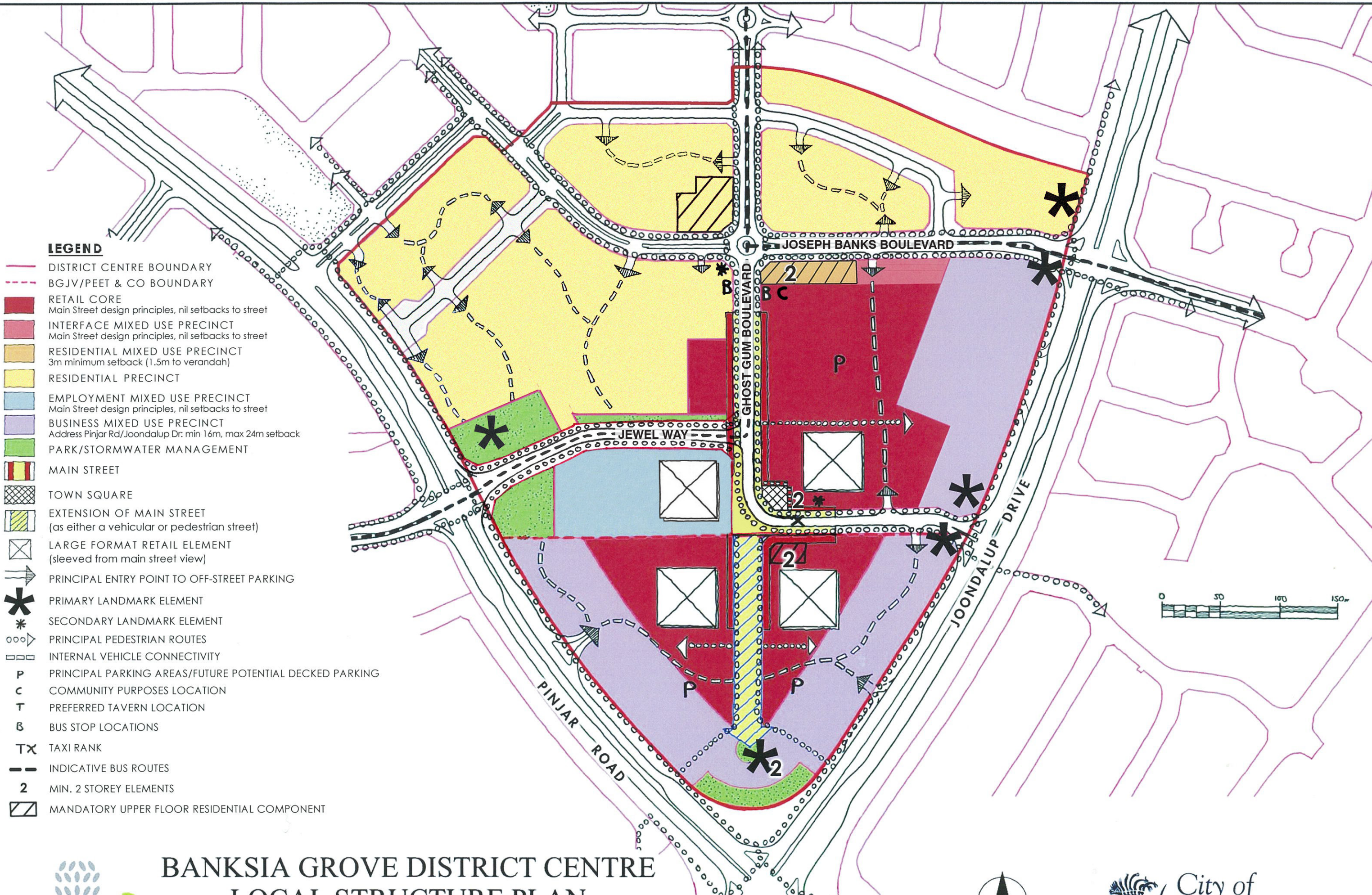
Appendix B

Banksia Grove District Centre Master Plan (Urbis 2016)



Appendix C

Proposed Structure Plan Amendment Maps



LEGEND

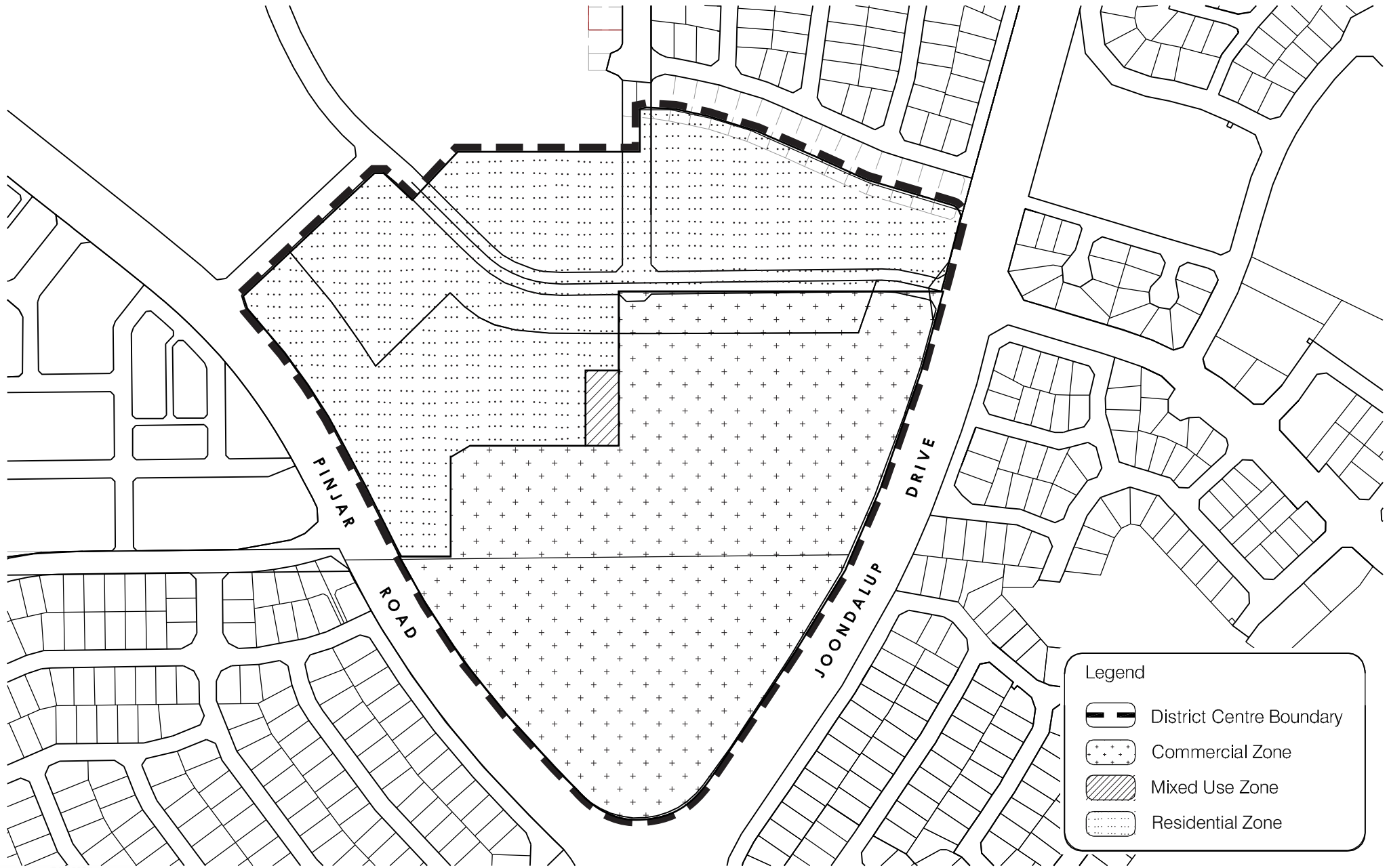
- DISTRICT CENTRE BOUNDARY
- BGJV/PEET & CO BOUNDARY
- RETAIL CORE
Main Street design principles, nil setbacks to street
- INTERFACE MIXED USE PRECINCT
Main Street design principles, nil setbacks to street
- RESIDENTIAL MIXED USE PRECINCT
3m minimum setback (1.5m to verandah)
- RESIDENTIAL PRECINCT
- EMPLOYMENT MIXED USE PRECINCT
Main Street design principles, nil setbacks to street
- BUSINESS MIXED USE PRECINCT
Address Pinjar Rd/Joondalup Dr: min 16m, max 24m setback
- PARK/STORMWATER MANAGEMENT
- MAIN STREET
- TOWN SQUARE
- EXTENSION OF MAIN STREET
(as either a vehicular or pedestrian street)
- LARGE FORMAT RETAIL ELEMENT
(sleeved from main street view)
- PRINCIPAL ENTRY POINT TO OFF-STREET PARKING
- PRIMARY LANDMARK ELEMENT
- SECONDARY LANDMARK ELEMENT
- PRINCIPAL PEDESTRIAN ROUTES
- INTERNAL VEHICLE CONNECTIVITY
- P PRINCIPAL PARKING AREAS/FUTURE POTENTIAL DECKED PARKING
- C COMMUNITY PURPOSES LOCATION
- T PREFERRED TAVERN LOCATION
- B BUS STOP LOCATIONS
- TX TAXI RANK
- INDICATIVE BUS ROUTES
- 2 MIN. 2 STOREY ELEMENTS
- MANDATORY UPPER FLOOR RESIDENTIAL COMPONENT

BANKSIA GROVE DISTRICT CENTRE LOCAL STRUCTURE PLAN CITY OF WANNEROO PLAN 1: STRUCTURE PLAN

AMENDMENT No.3

June 2016

981-159G



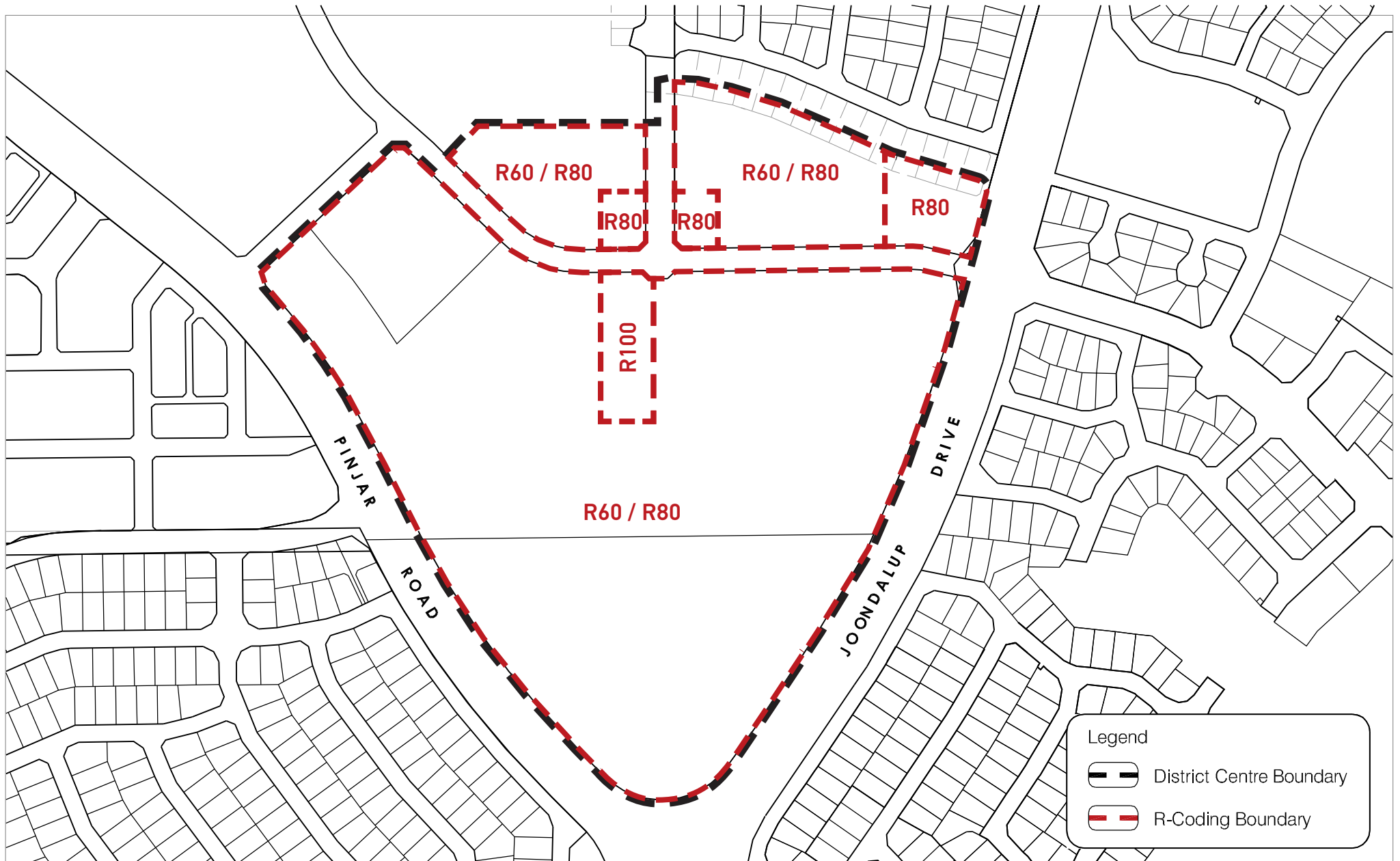
Legend

- District Centre Boundary
- Commercial Zone
- Mixed Use Zone
- Residential Zone



**BANKSIA GROVE DISTRICT CENTRE
LOCAL STRUCTURE PLAN
CITY OF WANNEROO
PLAN 2: ZONING PLAN**





**BANKSIA GROVE DISTRICT CENTRE
LOCAL STRUCTURE PLAN
CITY OF WANNEROO
PLAN 3: R-CODE PLAN**



Appendix D

Tracked Copy of ASP 65

**BANKSIA GROVE DISTRICT CENTRE
LOCAL STRUCTURE PLAN No. 65**

PART ONE

STATUTORY IMPLEMENTATION PLANNING SECTION

This document was adopted under the Banksia Grove Agreed Local Structure Plan (21A) and Carramar South / Tapping North Agreed Local Structure Plan (21B) and Part 9 of the City of Wanneroo District Planning Scheme No.2 and by the Western Australian Planning Commission.

CERTIFIED THAT AGREED STRUCTURE PLAN No. 65:
BANKSIA GROVE DISTRICT CENTRE

WAS ADOPTED BY
RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING
COMMISSION ON 7 OCTOBER 2010

Signed for and on behalf of the Western Australian Planning Commission

.....

an officer of the Commission duly authorised by the Commission pursuant to
section 16 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 40.2 of its Delegated Authority
Register)
ON 26 AUGUST 2010

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

RECORD OF AMENDMENTS MADE TO THE
BANKSIA GROVE DISTRICT CENTRE
LOCAL STRUCTURE PLAN

Amendment No.	Description of Amendment	Finally Endorsed Council	Finally Endorsed WAPC
1	Include 'Drive-Through Food Outlet' as an (A) land use within the Retail Core Precinct	21 March 2014	16 May 2014

1.0 LOCAL STRUCTURE PLAN AREA

The Local Structure Plan Area is the land contained within the inner edge of the thick red line shown on the Structure Plan Map (Plan No. 1) which includes Lot 9030 Pinjar Road, Banksia Grove and the southern portion of Lot 9021 Pinjar Road, Banksia Grove.

2.0 STRUCTURE PLAN CONTENT

This Structure Plan comprises:

- a) ~~Statutory~~ Implementation section (Part 1);
- b) Explanatory section (Part 2); and
- c) Detailed Area Plans (if any).

Comment [MG1]: Modification in accordance with Amendment 2.

3.0 INTERPRETATION

The words and expressions used in this Structure Plan shall have the respective meanings given to them in the District Planning Scheme No. 2 (the Scheme) or, where not defined in the Scheme, as set out hereunder.

'The Centre' shall mean the Banksia Grove District Centre.

'The City' shall mean the City of Wanneroo. _____

4.0 OPERATION DATE

In accordance with sub-clause 9.8.1 of the Scheme, this Structure Plan shall come into operation on the later date when it is either certified by the Commission pursuant to sub-clause 9.6.3 of the Scheme or adopted, signed and sealed by the Council under sub-clause 9.6.5 of the Scheme.

5.0 TABLE OF DENSITY PLANS

<u>Density Plan No.</u>	<u>Area of density plan application</u>	<u>Date endorsed by WAPC</u>

~~5.0 RELATIONSHIP WITH THE SCHEME~~

~~In accordance with clause 9.8 of the Scheme:~~

- ~~a) The provisions, standards and requirements specified under Part 1 of this Structure Plan shall have the same force and effect as if they were provisions, standards or requirements of the Scheme.~~
- ~~b) In the event of there being any inconsistencies or conflict between the provisions, standards or requirements of the Scheme and the provisions, standards or requirements of this Structure Plan applicable to Zones and Residential Density Codes, then the provisions, standards or requirements of this Structure Plan shall prevail.~~

Comment [MG2]: Deletion in accordance with Amendment 2.

~~6.0 ZONES, RESERVES AND RESIDENTIAL DENSITY CODES~~

~~The Zoning Map (Plan No. 2) and Residential Density Code Map (Plan No. 3) delineate and depict the zones, reserves and residential density codes applicable to the structure plan area according to the legend thereon.~~

~~The zones, reserves and residential density codes designated apply to the land as if they were incorporated in the Scheme.~~

~~All provisions, standards and requirements applicable to the zones, reserves and residential density codes in the Scheme shall apply unless specific provision is made to the contrary in this Structure Plan.~~

The Zoning Map (Plan No. 2) and Residential Density Code Map (Plan No. 3) delineate and depict the zones, reserves and residential density codes applicable to the structure plan area according to the legend thereon. All provisions, standards and requirements applicable to the zones, reserves and residential density codes in the Structure Plan shall apply, unless otherwise specified in the Scheme.

Comment [MG3]: Modification in accordance with Amendment 2.

7.0 PRINCIPLES

The plan is based on the following principles:

- A central north-south Main Street and Town Square providing an active public realm and a focus for commercial and community activity;
- A concentrated 'retail core' around the Main Street and Town Square providing for a range of street-based uses;

- Other commercial and mixed uses extending along the Main Street alignment and cross streets, complementing the Main Street function;
- Medium and high density residential uses fringing the north of the Centre;
- Landmark building elements and location of icon buildings at key entry points to assist in legibility and creating a memorable space.

8.0 LAND USE

8.1 Land Use Precincts

Land uses within the Centre shall contribute towards the provision of:

Residential Precinct

A range of medium to high density residential development through a variety of typologies. This precinct allows for an appropriate transition from the surrounding residential areas to a more consolidated built form within the core of the centre.

Retail Core Precinct

A range of retail, recreational, civic and commercial activity within the *Retail Core*, concentrated around the Main Street and Town Square;

Interface Mixed Use and Residential Mixed Use Precincts

A range of residential and complementary, lower impact commercial uses in the *Interface* and *Residential Mixed Use* precincts. As a transition zone between the Retail Core and residential areas to the north, the precincts provide for a gradual reduction of commercial activity away from the Centre core.

Employment Mixed Use Precinct

A range of offices, consulting rooms and mixed use around the periphery of the Main Street and Town Square within the *Employment Mixed Use Precinct* to provide for predominantly non-shop commercial and mixed use developments which contribute to the service and employment functions of the Centre and support the Main Street environment without undermining the concentration of activity within the core;

Business Mixed Use Precinct

A range of less intensive commercial activities such as showrooms and service stations along Joondalup Drive and Pinjar Road in the *Business Mixed Use* precinct.

The Precinct boundaries defined on the Structure Plan map are indicative only, to the extent that where development in any one precinct is proposed to encroach into another, it may be deemed acceptable by the City where demonstrated it will not

detract from the objectives and intent for each Precinct and the overall Structure Plan.

Land uses straddling lot boundaries are to be consistent with orderly and proper planning of the Banksia Grove District Centre and shall demonstrate compliance with the relevant precinct objectives, as outlined within this section.

Comment [MG4]: Modification in accordance with Amendment 2.

8.2 Land Use Permissibility

Notwithstanding the provisions of Plan No. 2 – Zoning Plan, land use permissibility shall accord with the following:

8.2.1 RESIDENTIAL PRECINCT

Permitted (P) Uses:

Home business – Cat 1, Single House.

Discretionary (D) Uses:

Aged or Dependent Persons' Dwelling, Ancillary Accommodation, Bed & Breakfast, Caravan Park, Caretaker's Dwelling, Cattery, Civic Building, Consulting Room, Display Home Centre, Grouped Dwelling, Home Business – Cat 2, Home Business – Cat 3, Kindergarten, Mast or Antenna, Multiple Dwelling, Nursing Home, Park, Park Home Park, Residential Building, Retirement Village.

Discretionary, subject to Advertising (A) Uses:

Corner Store, Place of Worship.

8.2.2 RETAIL CORE PRECINCT

Permitted (P) Uses:

Art Gallery, Bakery, Bank, Beauty Parlour, Cinema, Civic Building, Consulting Room, Corner Store, Costume Hire, Department Store*, Hairdresser, Home Business (Categories 1-3), Laundromat, Liquor Store, Lunch Bar, Medical Centre, Multiple Dwelling, Office, Pharmacy, Restaurant, Shop, Supermarket *, Take-Away Food Outlet, Theatre, Veterinary Consulting Room, Video Hire,

Discretionary (D) Uses:

Aged or Dependent Persons Dwelling, Amusement Facility / Parlour, Auction Room, Child Care Centre, Club (Non Residential), Dry Cleaning Premises, Education Establishment, Grouped Dwelling, Hall, Hotel, Kindergarten, Market, Mast or Antenna, Park, Place of Assembly, Place of Worship, Private Recreation, Public Exhibition

Facility, Reception Centre, Recreation Centre, Residential Building, Showroom +, Stall – General, Tavern, Telecommunications Infrastructure, Veterinary Hospital

Discretionary, subject to Advertising (A) Uses:

Cinema Complex, Night Club, Drive-Through Food Outlet

8.2.28.2.3 MIXED USE EMPLOYMENT PRECINCT

Permitted (P) Uses :

Art Gallery, Bank, Beauty Parlour, Civic Building, Consulting Room, Hair Dresser, Home Business (Categories 1-3), Medical Centre, Multiple Dwelling, Office, Shop**, Veterinary Consulting Room

Discretionary (D) Uses:

Child Care Centre, Education Establishment, Group Dwelling, Hall, Hotel, Mast or Antenna, Park, Place of Assembly, Place of Worship, Public Exhibition Facility, Reception Centre, Recreation Centre (Fitness Centre only), Restaurant, Telecommunications Infrastructure, Veterinary Hospital

8.2.38.2.4 INTERFACE MIXED USE PRECINCT

Permitted (P) Uses:

Aged or Dependent Persons Dwelling, Bank, Beauty Parlour, Consulting Room, Corner Store, Hairdresser, Home Business (Category 1 -2), Laundromat, Lunch Bar, Multiple Dwelling, Office, Shop**, Veterinary Consulting Room

Discretionary (D) Uses :

Art Gallery, Auction Room, Bakery, Child Care Centre, Dry Cleaning Premises, Grouped Dwelling, Hall, Home Business (Category 3) Kindergarten, Mast or Antenna, Medical Centre, Park, Place of Worship, Pharmacy, Recreation Centre, Single House

Discretionary, subject to Advertising (A) Uses:

Cinema, Club (Non-Residential), Reception Centre, Restaurant, Takeaway Food Outlet.

8.2.48.2.5 RESIDENTIAL MIXED USE PRECINCT

Permitted (P) Uses:

Aged or Dependent Persons Dwelling, Bank, Beauty Parlour, Consulting Room, Corner Store, Grouped Dwelling, Hairdresser, Home Business (Category 1), Laundromat, Multiple Dwelling, Office, Single House

Discretionary (D) Uses:

Art Gallery, Child Care Centre, Dry Cleaning Premises, Hall, Home Business (Category 2-3, Kindergarten, Mast or Antenna, Park, Place of Worship, Shop**, Telecommunications Infrastructure, Veterinary Consulting Room

8.2.58.2.6 BUSINESS MIXED USE PRECINCT

Permitted (P) Uses :

Auction Room, Child Care Centre, Civic Building, Funeral Parlour, Home Business (Category 1-3), Kindergarten, Medical Centre, Office, Showroom, Veterinary Consulting Room

Discretionary (D) Uses:

Art Gallery, Bank, Car Wash, Club (Non Residential), Convenience Store, Dry Cleaning Premises, Education Establishment, Group Dwelling, Hall, Hardware Store, Laundromat, Laundry, Lunch Bar, Mast or Antenna, Multiple Dwelling, Park, Place of Assembly, Place of Worship, Plant Nursery, Private Recreation, Public Exhibition Facility, Reception Centre, Recreation Centre, Restaurant***, Service Station, Telecommunications Infrastructure, Veterinary Hospital, Video Hire

* indicates in designated Large Format locations;

** indicates only in accordance with 9.2 of the Structure Plan;

*** where located on an internal street (ie not on Joondalup Drive or Pinjar Road);

+ Small scale, consistent with Main Street form and function only.

All other uses defined by the Scheme are 'X' (not permitted).

9.0 SHOP RETAIL FLOORSPEACE

9.1 Shop Retail Floorspace Volume

'Shopping Floorspace' (as defined by the Metropolitan Centres Policy) shall be limited to 20,000m² NLA though retail tenancies representing an extension to Main Street and

complying with Clause 9.2 below may be approved by the Council additional to this limit in accordance with Clause 5.4 of the Metropolitan Centres Policy (which allows up to 1,000m² NLA additional to this cap if provided in Main Street form). The 20,000m² is to be apportioned between the two major landowners as follows:

- 12,500m² Shop NLA on Lot 9102 Pinjar Road, Banksia Grove (i.e. Banksia Grove Joint Venture landholdings, as identified in the Structure Plan); and
- 7,500m² Shop NLA on Lot 9030 Pinjar Road, Banksia Grove (i.e. Peet Limited (as trustees for the Yatala Unit Trust), as identified in the Structure Plan)."

9.2 Shop Retail Floorspace Location

Shop floorspace shall be contained within the 'Retail Core' except, at the discretion of Council, in the following circumstances:

- Where consistent with the definition of 'Showroom and Lunch Bar' in the Scheme, and located in the Business Mixed Use Precinct; or
- Where:
 - Shop floor area does not to exceed 100m² for any individual tenancy;
 - The shop forms part of a Mixed Use development comprising a residential component equal to or greater in floor space area than the shop use; and
 - The shop retail uses are contained within the Employment Mixed Use Precinct or the Interface Mixed Use Precinct and extend the Main Street form; and
 - Retail uses outside the Retail Core do not cumulatively represent more than 2,500m² in any given year.

10.0 ACCESS

10.1 Vehicle Access

Parallel on-street parking shall be provided wherever possible along the Main Street and cross-streets.

A bus layover bay shall be located on the extension of Golf Links Drive into the Centre.

A taxi stand shall be located on the Main Street or abutting the Community Purposes site.

Vehicle access points into sites from private roads should generally be restricted to those points nominated on Plan No. 1. Temporary access may be permitted in early stages where permanent access points are not available.

Street design shall accord with the Western Australian Planning Commission's Livable Neighbourhoods Policy and any relevant engineering standards.

10.2 Pedestrian & Cyclist Access

Pedestrian and cyclist access into the Centre shall be provided in accordance with Plan No. 1 and through:

- The provision of on-site cycle facilities in accordance with Clause 4.16 of the Scheme;
- The provision of Dual Use Paths and Cycle Lanes / Paved Shoulders around the perimeter of the Centre and capacity for on-street cycling on streets through the Centre; and
- The provision of footpaths along all streets and abutting 'Internal Vehicle Connectivity' routes nominated on Plan No. 1.

10.3 Parking

Parking provision shall be in accordance with the Scheme, though concessions may be approved where reciprocal use is provided (excluding for residential components, which must provide dedicated bays, in accordance with the R-Codes).

11.0 PARKS AND PUBLIC SPACES

11.1 Streets, Town Square and Forecourts

The streets (particularly the Main Street and its southern extension) and town square are important public spaces and shall be treated as such.

The southern extension of the Main Street shall provide:

- An integrated extension of the Main Street form and function;
- A high quality public space and through-route; and
- Good passive surveillance and security measures to allow its continued operation after dark.

Smaller semi-public spaces in the form of forecourts and small squares may be provided as an entry point to buildings where they provide a high degree of pedestrian amenity, a visual focal point and entrance to the abutting building.

Buildings adjoining public and semi-public spaces shall provide good passive surveillance of them through the location of significant doorways and windows (major openings) to adjoining uses. In the case of residential development, surveillance shall be provided from habitable rooms.

11.2 Pedestrian Routes

Provision of pedestrian routes connecting the Main Street to parking areas designated on Plan 1 may be considered where:

- The route provides a direct and open mid-block access route from a nominated parking area to the Main Street; and
- Tenancies abutting both the route and the street are orient to and are provided with primary access to the street.

11.3 Landscape and Streetscape Design

Landscaping and streetscaping within the public domain (i.e. streets, plazas and public open space) are to be of a high standard as per a Landscape and Streetscape Master Plan approved by the City prior to subdivision and / or development stage. The Plan shall establish a planting and streetscape theme for the Centre, hierarchy of spaces, palette of plants and finishes and shall nominate key features. With the exception of accent and shade trees, plants shall comprise waterwise and predominantly native species. Landscape and streetscape design should take into account the image of the Centre, maintenance issues, water usage and hardiness.

The Scheme's minimum 8% of site area landscape requirement shall not apply within the Centre.

Designated drainage areas shall be developed as landscaped swales providing visual amenity in addition to their drainage function.

12.0 BUILDING DESIGN

12.1 Setbacks

12.1.1 All Areas

- All buildings abutting a public street shall address that street and provide pedestrian access from that street;

12.1.2 Non- Residential – (Core Retail Precinct, Employment Mixed Use Precinct, Interface Mixed Use Precinct & Along Main Street)

- Front & Side Setbacks: Mandatory Nil except:
 - Above ground floor where setbacks of up to 6m are acceptable;
 - Where necessary to provide a forecourt (at the discretion of Council); or
 - To provide for a Pedestrian Route in accordance with Clause 11.2.
 - Buildings developed within areas identified as 'Main Street' on the Structure Plan map shall be two – storey developments, or feature two – storey façade heights.
 - 90% of building facades adjacent to the Main Street or public domain shall incorporate awnings.
 - Glazing at ground floor level shall comprise at least 70% of the building frontage, as a proportion of the total ground floor elevation.
 - At least 50% of the glazed area on each shop front shall remain unobscured, facilitating surveillance of the street, activation and visual interaction.
 - Larger floorspace tenancies that exceed 1,000m² such as supermarkets or discount department stores shall be screened behind smaller tenancies fronting the main street and shall provide pedestrian access from the main street and not directly from the car park.

Comment [MG5]: Modification in accordance with Amendment 2.

12.1.3 Residential (R60) – Residential and Interface+ Mixed Use Precincts

Front Setback	Minimum (m)	Maximum (m)	Average (m)
Porch, Balcony, verandah, or the equivalent	1.5	3.0	Not applicable
Dwelling	2.0	4.0	Not Applicable
Rear Setbacks	Minimum	Maximum (m)	Average (m)
Dwelling (abutting 6.0 m laneway)	0.5	Not Applicable	Not Applicable
Dwelling (abutting 5.0m laneway)	1.0	Not Applicable	Not Applicable

12.1.4 Business Mixed Use Precinct

- Front Setback: Minimum 16.0m, Maximum 24.0m setback to Joondalup Drive and Pinjar Road to allow for interconnected parking and access. Variations to this may be applied at intersections to allow buildings u to the street to establish landmark elements.

12.1.4 Residential Precinct

- Local Development Plans (LDP's) may be prepared for residential areas coded R60/80 within the Residential Precinct, where there is an identified need to consider built form requirements in further detail, prior to subdivision and development (eg. adjoining public open space and at key entrances) LDP's shall consider a range of built form matters including (but not limited to) density, interface treatment, building orientation, fencing, window location and weather protection.

12.2 Building Height

Minimum two storey buildings shall be provided where nominated on Plan No. 1.

12.3 Landmark Elements

Primary Landmark Elements (buildings, spaces or features such as public art) shall be provided at the locations designated on Plan No. 1. These shall address the intersection on which they are located, provide a high degree of architectural quality and civic interest and, in the case of built form, be a minimum of 2 storeys in height.

Secondary Landmark Elements shall be provided at key locations, as depicted on Plan No. 1. These shall generally be created through the use of massing, height and/or a pronounced architectural feature to establish a clear and attractive point of focus.

12.4 Fencing

With the exception of residential development, no boundary fencing shall be permitted within the Centre, except where required to screen storage areas and bin enclosures.

Parking areas shall not be divided by fencing, and no fencing shall interrupt vehicle and pedestrian connectivity routes (except as required under law as the minimum requirement to avoid creation of a permanent right of carriageway).

12.5 Noise Attenuation

Developments involving a residential component shall:

- Use 10mm glazing or double-glazing for all residential windows and glazed doors in facades abutting non-residential uses, the Main Street zone or other probable significant noise source;
- Use appropriate materials between floors, walls, ceilings and doors to minimise noise transfer; and
- Make provision for air conditioning plant, and ensure that this is appropriately treated to minimise noise impact, particularly to residential areas.

12.6 Servicing

Service goods, bin stores and drying courts, and access to these shall be provided in accordance with City of Wanneroo requirements, and shall be screened from view from public areas.

13.0 SUSTAINABILITY DESIGN REQUIREMENTS

All development proposals (excluding change of use or minor modifications) shall:

- Provide plumbing installations with a minimum 5 star water efficiency rating or such other higher rating required under separate legislation;
- Incorporate provision for water harvesting;

-
- Be accompanied by an energy efficiency plan proposing initiatives to reduce energy requirements and emissions (eg. passive solar design, insulation, automated climate and lighting control, use of photo voltaic cells etc).

14.0 BULK EARTHWORK AND DRAINAGE

Site levels shall not be altered from that approved at subdivision or development stage without the prior approval of Council.

15.0 RESIDENTIAL DEVELOPMENTS

The 'Mixed Use' provisions of the R-Codes shall apply to mixed use developments, except as varied by this document, including the following:

- Complete Site Cover is permitted (subject to provision of required Outdoor Living Areas and setbacks);
- Each dwelling shall be provided a useable outdoor space, a minimum of 6m² in area with a minimum dimension of 2m;
- No communal open space is required;
- Walls on Boundaries may extend up to 100% along both east and west boundaries and abutting laneways at ground level and 75% above ground level (subject to compliance with front setback, truncation and other requirements);and
- The Privacy, Design for Climate Protection and Incidental Development provisions of the Codes pertaining to Inner-City Housing will apply in place of those applicable to Mixed Use development.

16.0 STAGING

When each landowner makes application to construct all or any part of their retail NLA, then they must provide as part of that development, 40% of the land identified as 'Main Street' within their landholding, or a lesser extent assessed as being satisfactory to the City, and being inclusive of development of the 'Town Square' if applicable to the landholding.

~~When each landowner makes application to construct all or any part of their retail NLA, then they must provide as part of that development, the entire Main Street within their landholding.~~

Comment [MG6]: Modification in accordance with Amendment 2.

Concurrent with the development resulting in excess of 5,000m² retail NLA across the whole centre:

- Provision (temporary or permanent) for bus services shall be made through the design of a route and bus bay(s) in consultation with the Public Transport Authority;
- At least 1000m² of non-retail commercial shall be developed within the Centre;

~~• At least 2000m² residential shall be developed within the Centre;~~

Comment [MG7]: Modification in accordance with Amendment 2.

- At least one restaurant or tavern open after 5pm shall be developed within the Centre.

Concurrent with the development resulting in excess of 10,000m² of retail NLA across the whole centre:

- At least two opposing sides of Main Street are to be developed;
- The Town Square and development abutting at least one side shall be constructed;
- At least 2000m² non-retail commercial shall be developed within the Centre;
- At least 4000m² residential shall be developed within the Centre;

Prior to development resulting in excess of 15,000m² retail NLA across the whole centre:

- The Community Facility must be completed (or proportionate contributions made);
- At least 3000m² non-retail commercial shall be developed within the Centre;
- At least 6000m² residential shall be developed within the Centre;
- At least two restaurants and / or taverns open after 5pm shall be developed within the Centre.

Land identified as 'Main Street' within a landholding, that is not developed in the first stage of retail development, shall not be utilised for car parking as an interim land use, and shall be developed with a temporary form of landscaping in conjunction with the first stage of retail development.

Comment [MG8]: Modification in accordance with Amendment 2.

17.0 URBAN WATER MANAGEMENT PLAN

Prior to the subdivision and / or development stage, an Urban Water Management Plan shall be prepared by the developer(s) to the satisfaction of the City of Wanneroo, the Department of Water and the Water Corporation of Western Australia.

18.0 ABORIGINAL HERITAGE SITES

The Department of Indigenous Affairs (DIA) has advised that, at the development stage the developer(s) should notify the Aboriginal Community and any Native Title Claimants about the projects within the structure plan area.

19.0 BUSHFIRE MANAGEMENT

Strategies to address bushfire management shall be in accordance with the Bushfire Management Plan prepared for the structure plan area

Appendix E

Traffic Memo – Pinjar Road/Jewel Way Intersection (KCTT – June 2016)

08.06.2016

KC00213.010 L04 Pinjar Road RAB

Mr Andrew Todd
19 Hardy Street,
South Perth WA 6151

Attn: Mr Andrew Todd

**RE: Banksia Grove District Centre
Traffic Engineering Advice Relating to Pinjar Road / Jewel Way / Golf Links Drive Intersection**

Andrew,

Thank you for the opportunity to provide traffic engineering information in relation to the future design requirements for 4-way intersections. In November 2015, Main Roads WA published the Guideline document "Roundabouts and Traffic Signals – Guidelines for the Selection of Intersection Control". In this document there is perceived to be a general preference for Main Roads WA to move away from the provision of signalised intersections, favouring the use of roundabouts due to their lower crash rates and overall improved safety perspectives when the roundabout is designed in accordance with current standards.

To this end, KCTT ran a series of models for the intersection of Jewel Way, Pinjar Road and Golf Links Drive. The intersection was assessed for the year 2026, with the PM peak selected as the peak traffic flow. Two main options were examined – signals and dual lane roundabout. Each of these options was assessed in two variants – where Pinjar Road is upgraded in its full length and where there is only localised upgrade. The extent of upgrade impacts the performance of the signalised intersection more than the impact on the performance of the roundabout. It should be noted that signals operations can further be enhanced through optimisation of the phasing sequences, however this has not been completed as part of this analysis.

The dual lane roundabout is shown to have the better Level of Service when compared with the signalised intersection, however the dual lane roundabout can be argued as being less safe for cyclists than a signalised intersection, and there are perceived safety issues for pedestrians at roundabouts without protective pedestrian phasing. Main Roads WA's preference for current roundabout design is to limit vehicular speeds to less than 50kph on the approach to the intersection. Provided that pre-deflection is applied that reduces the operating speed to 50kph, the desirable radius can be brought down to 12m with a circulating width of 9m (sized for rigid truck). This design should be confirmed by the project engineers with vehicle swept paths showing the satisfactory operation of the required vehicles through the roundabout.

The following table shows the comparative analysis for the roundabout and signalised intersections: -

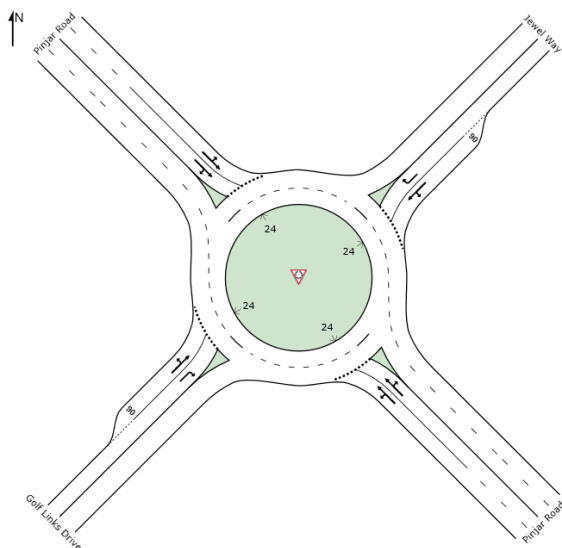
Table 1 - SIDRA Analysis of Intersection Options

Dual Lane Roundabout

SITE LAYOUT

Site: 2.7p+ V1RB [2.7p+ V1 RB Pinjar Road / Golf Links Drive - 2026 - PM - WD]

2.7p+ V1 RB Pinjar Road / Golf Links Drive - 2026 - PM - WD
Roundabout



LANE SUMMARY

Site: 2.7p+ V1RB [2.7p+ V1 RB Pinjar Road / Golf Links Drive - 2026 - PM - WD]

2.7p+ V1 RB Pinjar Road / Golf Links Drive - 2026 - PM - WD
Roundabout

Lane Use and Performance													
	Demand Flows Total veh/h	HV %	Cap. veh/h	Deg Satn vic	Lane Util. %	Average Delay sec	Level of Service	95% Back of Queue Veh	Dist m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
SouthEast: Pinjar Road													
Lane 1 ¹	727	2.0	1326	0.548	100	5.9	LOS A	3.5	26.2	Full	210	0.0	0.0
Lane 2	661	2.2	1206	0.548	100	7.5	LOS A	3.5	26.1	Full	210	0.0	0.0
Approach	1387	2.1		0.548		6.7	LOS A	3.5	26.2				
NorthEast: Jewel Way													
Lane 1 ¹	188	1.5	773	0.244	100	6.0	LOS A	1.2	8.6	Short	90	0.0	NA
Lane 2	88	1.5	569	0.155	100	11.4	LOS B	0.7	4.7	Full	90	0.0	0.0
Approach	277	1.5		0.244		7.7	LOS A	1.2	8.6				
NorthWest: Pinjar Road													
Lane 1 ¹	560	2.4	1064	0.526	100	7.4	LOS A	3.2	24.1	Full	245	0.0	0.0
Lane 2	495	3.7	941	0.526	100	8.7	LOS A	3.1	23.9	Full	245	0.0	0.0
Approach	1055	3.0		0.526		8.0	LOS A	3.2	24.1				
SouthWest: Golf Links Drive													
Lane 1	93	8.0	532	0.174	100	7.2	LOS A	0.7	5.2	Short	90	0.0	NA
Lane 2 ¹	329	1.5	861	0.383	100	10.7	LOS B	2.0	14.6	Full	130	0.0	0.0
Approach	422	2.9		0.383		9.9	LOS A	2.0	14.6				
Intersection	3141	2.5		0.548		7.7	LOS A	3.5	26.2				

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).
Roundabout LOS Method: Same as Signalised Intersections.
Lane LOS values are based on average delay per lane.
Intersection and Approach LOS values are based on average delay for all lanes.
Roundabout Capacity Model: SIDRA Standard.

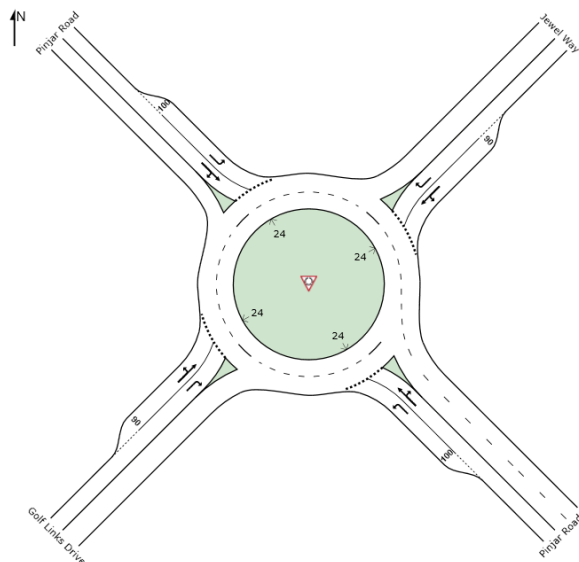
Summary – LOS A and B on all approaches.

Single Lane Roundabout with Deceleration Lanes

SITE LAYOUT

Site: 2.7p+ V2RB [2.7p+ V2 RB Pinjar Road / Golf Links Drive - 2026 - PM - WD]

2.7p+ V2 RB Pinjar Road / Golf Links Drive - 2026 - PM - WD
Roundabout



LANE SUMMARY

Site: 2.7p+ V2RB [2.7p+ V2 RB Pinjar Road / Golf Links Drive - 2026 - PM - WD]

2.7p+ V2 RB Pinjar Road / Golf Links Drive - 2026 - PM - WD
Roundabout

Lane Use and Performance													
	Demand Flows Total veh/h	HV %	Cap. veh/h	Des. Satn v/c	Lane Util. %	Average Delay sec	Level of Service	95% Back of Queue Veh	Dist m	Lane Config	Lane Length m	Cap. Adj. %	Prob. Block. %
SouthEast: Pinjar Road													
Lane 1	365	1.5	932	0.392	100	6.2	LOS A	2.1	15.0	Short	100	0.0	NA
Lane 2 ^a	1022	2.3	1330	0.769	100	8.0	LOS A	8.5	63.7	Full	210	0.0	0.0
Approach	1387	2.1		0.769		7.5	LOS A	8.5	63.7				
NorthEast: Jewel Way													
Lane 1 ^a	188	1.5	330	0.570	100	29.0	LOS C	5.7	41.2	Short	90	0.0	NA
Lane 2	88	1.5	248	0.357	100	26.3	LOS C	2.5	18.0	Full	90	0.0	0.0
Approach	277	1.5		0.570		27.6	LOS C	5.7	41.2				
NorthWest: Pinjar Road													
Lane 1	67	1.5	627	0.108	100	7.5	LOS A	0.4	3.0	Short	100	0.0	NA
Lane 2 ^a	987	3.1	1047	0.943	100	18.3	LOS B	18.8	142.7	Full	245	0.0	0.0
Approach	1055	3.0		0.943		17.6	LOS B	18.8	142.7				
SouthWest: Golf Links Drive													
Lane 1	93	8.0	329	0.281	100	13.4	LOS B	1.6	12.4	Short	90	0.0	NA
Lane 2 ^a	329	1.5	520	0.633	100	23.9	LOS C	6.7	48.9	Full	130	0.0	0.0
Approach	422	2.9		0.633		21.6	LOS C	6.7	48.9				
Intersection	3141	2.5		0.943		14.6	LOS B	18.8	142.7				

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Roundabout LOS Method: Same as Signalised Intersections.

Lane LOS values are based on average delay per lane.

Intersection and Approach LOS values are based on average delay for all lanes.

Roundabout Capacity Model: SIDRA Standard.

Summary – LOS A, B and C on all approaches

Page 4

Level of Service (LOS): Method: Delay (Mile/2000)
Late LOS values are based on average delay per lane.
Interchange and Approach LOS values are based on average delay for all lanes.
SIGNAL Standard Delay Model is used. Control Delay includes Geometric Delay.
Queue Accommodation Capacity (SIGNAL Standard) (Mile/2000)
WE (LOS) values are calculated for All Movement Classes of All Movement Mode Designations.

KCTT (trading as KC Traffic and Transport) || **ABN** 35 148 970 727 || **ph.** 08 9441 2700 || **e.** office@kctt.com.au ||
a. PERTH: Suite 7 No 10 Whipple Street Balcatta WA 6021 **BELGRADE:** Hilendarska 23, Beograd 15000

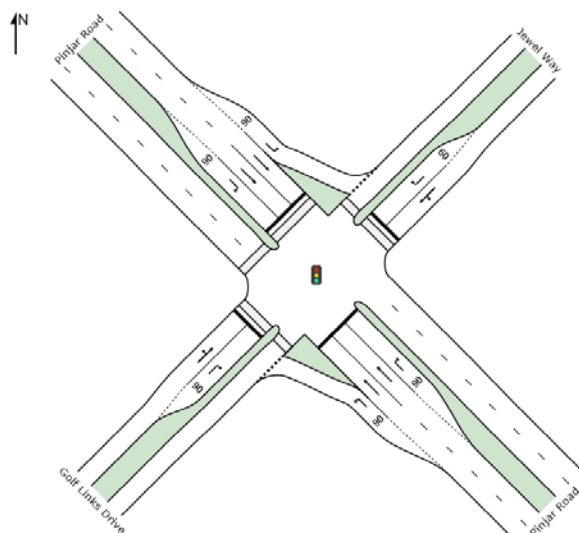
Dual Lane Signalised Intersection

SITE LAYOUT

Site: 2.7p+RB [2.7p+RB Pinjar Road / Golf Links Drive - 2026 - PM - WD - duplicated]

2.7p+RB Pinjar Road / Golf Links Drive - 2026 - PM - WD

Signals - Fixed Time Isolated



LANE SUMMARY

Site: 2.7p+RB [2.7p+RB Pinjar Road / Golf Links Drive - 2026 - PM - WD - duplicated]

2.7p+RB Pinjar Road / Golf Links Drive - 2026 - PM - WD

Signals - Fixed Time Isolated Cycle Time = 60 seconds (Practical Cycle Time)

Variable Sequence Analysis applied. The results are given for the selected output sequence.

Lane Use and Performance													
	Demand Flows Total veh/h	HV %	Cap. veh/h	Deq Satn v/c	Lane Util %	Average Delay sec	Level of Service	95% Back of Queue Veh	Dist m	Lane Config	Lane Length m	Cap Adj %	Prob Block %
SouthEast: Pinjar Road													
Lane 1	365	1.5	1450	0.252	100	7.9	LOS A	2.2	16.2	Short	90	0.0	NA
Lane 2	423	2.5	496	0.853	100	34.2	LOS C	16.1	121.8	Full	210	0.0	0.0
Lane 3	423	2.5	496	0.853	100	34.2	LOS C	16.1	121.8	Full	210	0.0	0.0
Lane 4	176	1.5	196	0.899	100	50.6	LOS D	7.2	52.6	Short	90	0.0	NA
Approach	1387	2.1		0.899		29.4	LOS C	16.1	121.8				
NorthEast: Jewel Way													
Lane 1	188	1.5	229	0.823	100	41.8	LOS D	7.1	52.0	Full	90	0.0	0.0
Lane 2	88	1.5	225	0.391	100	35.7	LOS D	2.9	21.3	Short	60	0.0	NA
Approach	277	1.5		0.823		40.2	LOS D	7.1	52.0				
NorthWest: Pinjar Road													
Lane 1	67	1.5	1284	0.052	100	8.0	LOS A	0.4	3.0	Short	90	0.0	NA
Lane 2	456	2.5	496	0.920	100	43.0	LOS D	19.9	150.5	Full	245	0.0	0.0
Lane 3	456	2.5	496	0.920	100	43.0	LOS D	19.9	150.5	Full	245	0.0	0.0
Lane 4	75	10.5	184	0.406	100	40.2	LOS D	2.5	19.8	Short	90	0.0	NA
Approach	1055	3.0		0.920		40.5	LOS D	19.9	150.5				
SouthWest: Golf Links Drive													
Lane 1	93	8.0	356	0.260	100	30.0	LOS C	2.8	21.1	Full	130	0.0	0.0
Lane 2	329	1.5	368	0.896	100	45.6	LOS D	13.6	88.9	Short	90	0.0	NA
Approach	422	2.9		0.896		42.2	LOS D	13.6	88.9				
Intersection	3141	2.5		0.920		35.8	LOS D	19.9	150.5				

Site Level of Service (LOS) Method: Delay (SIDRA). Site LOS Method is specified in the Parameter Settings dialog (Site tab).

Lane LOS values are based on average delay per lane.

Intersection and Approach LOS values are based on average delay for all lanes.

SIDRA Standard Delay Model is used. Control Delay includes Geometric Delay.

Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).

Summary – Approach Lane performance varies from LOS A to D with an overall intersection performance of LOS D.



Given the above information and the low vehicular speeds expected at this location, we believe in the longer term that Main Roads WA will require this intersection to be developed as a dual lane roundabout as opposed to a signalised intersection in accordance with their Guideline document released in November 2015.

If you have any further questions, please don't hesitate to contact us.

Regards,

A handwritten signature in black ink, appearing to read 'Colin Kleyweg'.

Colin Kleyweg



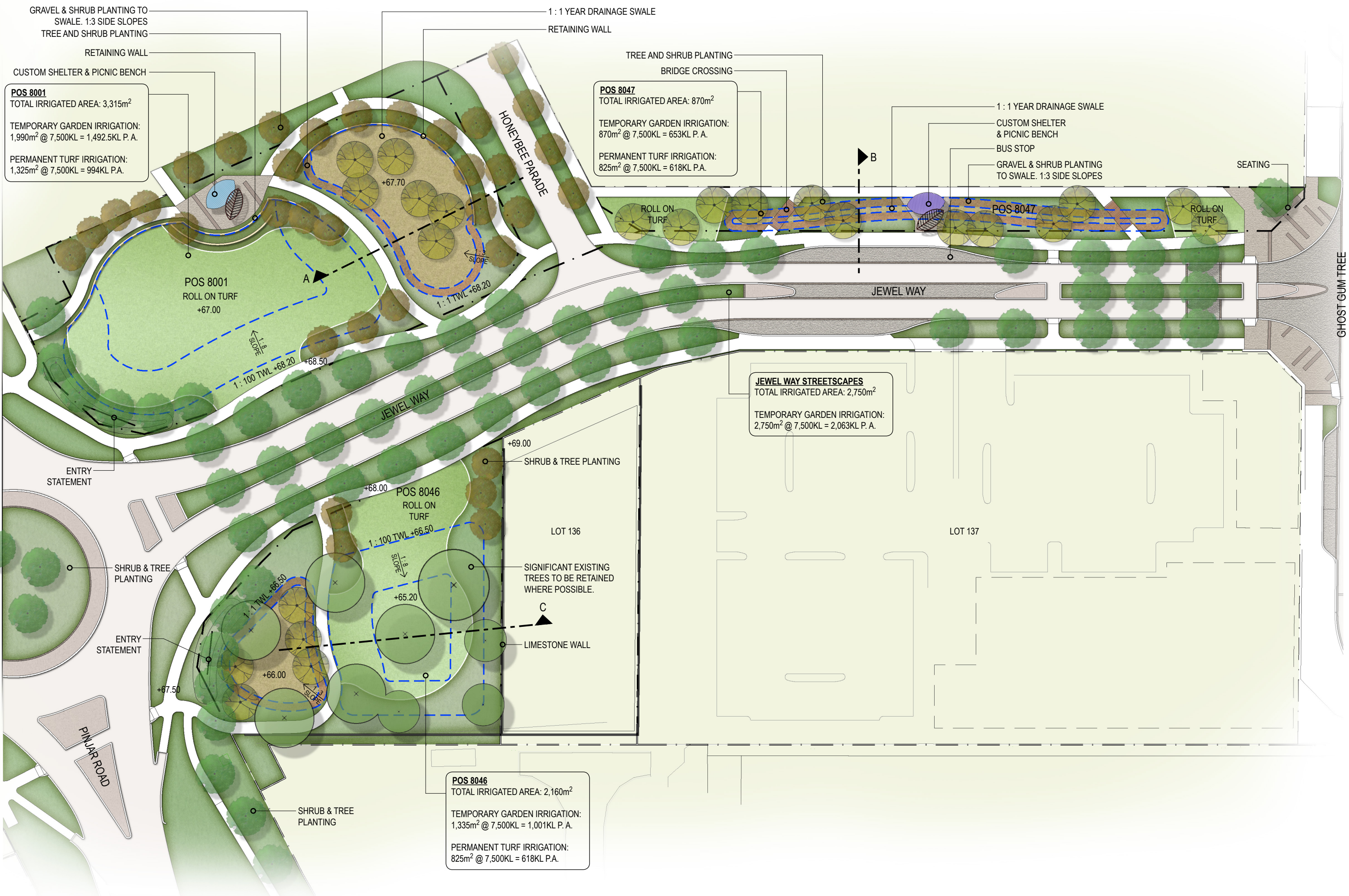
Managing Director / Executive Engineer

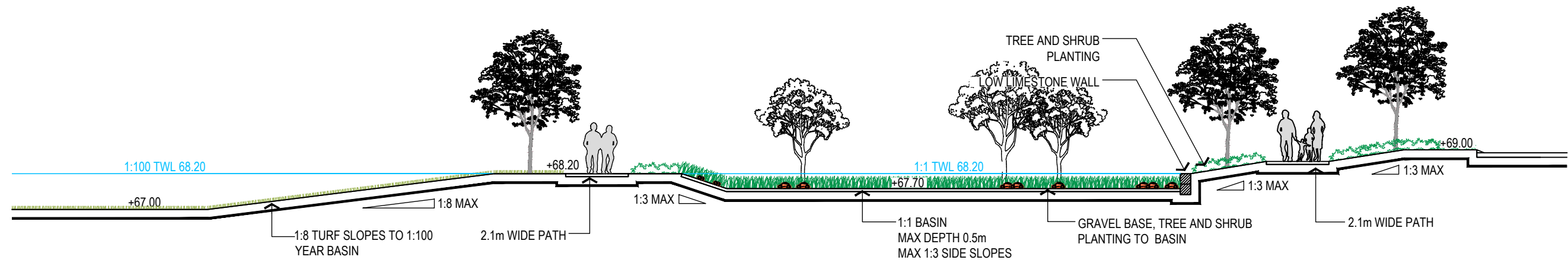
email: ckleyweg@kctt.com.au

website: <http://www.kctt.com.au>

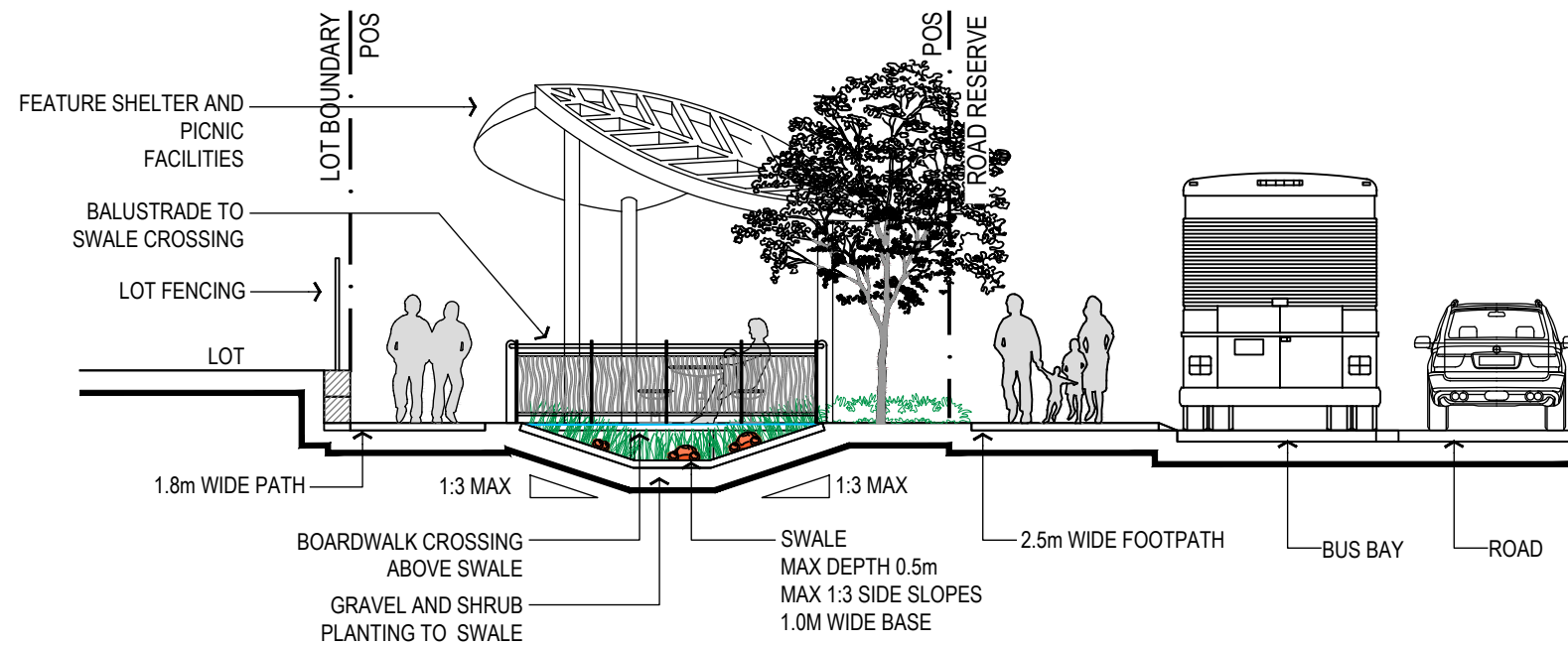
Appendix F

Landscape Concept Plans (Emerge 2016)

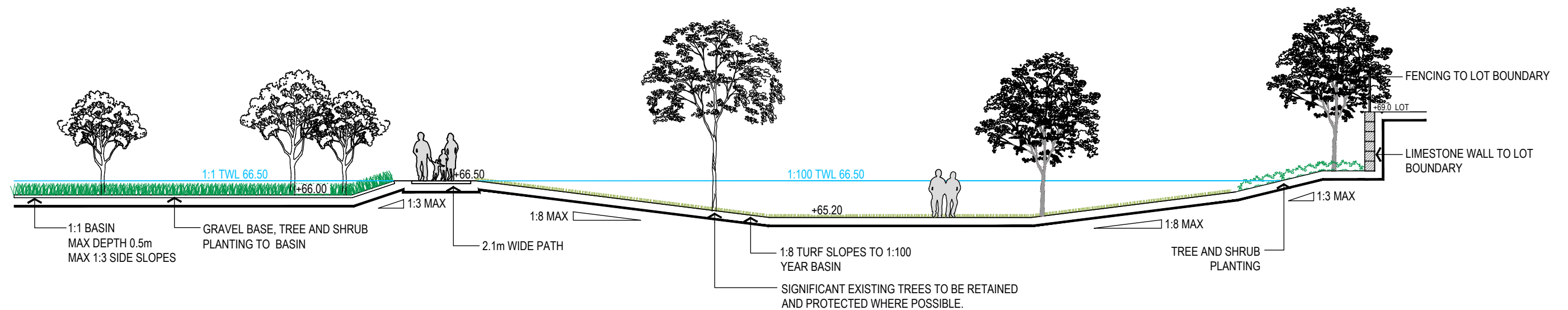




SECTION A
SCALE 1:150 @ A3



SECTION B
SCALE 1:100 @ A3



SECTION C
SCALE 1:150 @ A3



Appendix G

Stormwater Drainage Technical Note (Cossill and Webley – May 2016)

14th June 2016

Banksia Grove Development Nominees
PO Box 495
South Perth WA 6951

Level 2, 431 Roberts Road,
Subiaco WA 6008
PO Box 680 Subiaco, WA 6904
T (08) 9422 5800
E admin@cosweb.com.au
cosweb.com.au | ABN 52 151 509 273

Attention: Mr Tony Naughtin

Dear Tony,


**RE: BANKSIA GROVE - DISTRICT CENTRE – REVISED MASTERPLAN
ENGINEERING REVIEW**

On the 23rd May 2016, Urbis provided the final masterplan for the Banksia Grove District Centre (Drawing Reference PA1193-001) for Cossill & Webley review and provided comment on the Engineering rationale for the shift in the Jewel Way road alignment and modifications to stormwater drainage. We report as follows;

- i) The new tee intersection position is a much safer turning movement than where it was previously positioned (near the at the 90 degree bend)
- ii) The revised layout clearly provides a better delineation for a “main street” between the 90 degree bend and the intersection of Ghost Gum Boulevard & Jewel Way. The planned Aldi store now located on the southern boundary “bookends” the street on the western side with Jewel Way now defining the boundary and transition to different land use (see below).
- iii) The City of Wanneroo’s latest design requirements have increased the footprint of the required downstream drainage infrastructure for the overall District Centre. In addition to the planned POS/Drainage on the southern side of Jewel Way (with intersection of Pinjar Road) there is a need for an additional facility on the northern side. The majority of the internal catchments will make their way into the northern POS/Drainage, while the southern side accounts for a small portion of Jewel Way and drainage from Pinjar Road.
- iv) The inclusion of a “Green” buffer between the Commercial development in the District Centre and the Mixed Use/Residential development to the North of the realigned Jewel Way provided the opportunity to incorporate some “upstream” urban water infiltration measures.
- v) Discussions were held with the City of Wanneroo to progress the planned “open stream” concept to increase the upstream “close to source” infiltration. The City were supportive of the measures which were then incorporated into the landscape concepts.

We trust that the above comments are of assistance and meet your requirements. If you have any queries or would like to discuss the matter further please contact the undersigned.

Yours faithfully
COSSILL & WEBLEY PTY LTD



JAMES TAYLOR
Project Engineer

Appendix H

Bushfire Management Plan (Milestone Certifiers – June 2016)



BUSHFIRE MANAGEMENT PLAN

Local Structure Plan

Banksia Grove
District Centre
City of Wanneroo

Report Version: 1.1
June 2016

This report has been prepared by Red Stamp Pty Ltd, trading as:

Milestone Certifiers
Unit 7, 573 Canning Highway
Alfred Cove WA 6154

ABN: 40 127 451 889

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Disclaimer

This report has been prepared in good faith and is derived from sources believed to be reliable and accurate at the time of its publication. Nevertheless, this report is distributed on the terms and understanding that the author and Milestone Certifiers are not responsible for the results of any actions that are taken based on information in this report or for any error in or omission from this report.

1. Executive Summary

This Bushfire Management Plan (BMP) has been prepared following the assessment of the bushfire hazard to the site associated with the Banksia Grove District Centre Local Structure Plan (the structure plan) located within the City of Wanneroo, for the purpose of accompanying a proposal to amend the structure plan.

The subject site is within a designated bushfire prone area. The highest indicative Bushfire Hazard Level (BHL) that will apply upon completion of the structure plan is a Moderate rating for the north-east corner of the site, while the remainder will have an indicative Low rating. The location of the proposal is considered to be consistent with the protection of people, property and infrastructure.

The Joondalup Road reserve provides asset protection between future development on the site and the remaining bushfire threat upon completion. Landscaped areas in accordance with the structure plan are to be maintained for low bushfire threat. The adopted siting and design elements are considered to minimise the future bushfire impact.

The area in which the Moderate BHL rating will apply is designated as a residential precinct on the structure plan. Residential buildings to be constructed within this area, subject to Bushfire Attack Level (BAL) ratings being determined at or after subdivision, where required are to comply with the standards of AS3959 Construction of Buildings in Bushfire Prone areas. This construction compliance will further mitigate the bushfire risk to residential buildings.

The proposed internal road network of the structure plan exhibits connectivity, two way access and egress, and direct linkages to the arterial routes of Pinjar Road and Joondalup Drive. The proposed road layout and connectivity are considered to be consistent with safe access for vehicles and emergency service appliances during a bushfire event.

A reticulated water supply is available to the site and accessible for connection to firefighting hydrants. The available water supply will enable people, property and infrastructure to be defended from bushfire.

This BMP demonstrates that the identified bushfire hazard to the structure plan area may be effectively managed at the subdivision and development stages to achieve the required planning principals through a range of acceptable solutions.

2. Background Information

Milestone Certifiers has been commissioned to prepare this Bushfire Management Plan (BMP) for the site that is subject to the Banksia Grove District Centre Local Structure Plan (the structure plan) located within the City of Wanneroo, for the purpose of accompanying a proposal to amend the structure plan.

Proposal Description & Location

Structure Plan:	Banksia Grove District Centre City of Wanneroo
Subject lots:	Lot 9178, DP407427 (No. 131k Flynn Dr) Lot 140, DP75740 (No. 81 Ghost Gum Bld) Lot 3801, DP72320 (No. 1001 Joondalup Dr)
Location plan:	refer to Appendix B
Site Plan:	refer to Appendix C

Report Author

Author:	Jeremy Durston (BCom, GradCertDevPlan) Planning & Bushfire Consultant
Accreditation*:	BPAD Level 1
Accreditation No:	36525

* at the date of this report no Level 2 or Level 3 BPAD practitioners have been accredited in Western Australia.

Report Version

Version 1.0:	Bushfire Management Plan, dated 23 June 2016
Version 1.1:	Edits for clarity, 24 June 2016

Compliance Statement

I hereby state that this Bushfire Management Plan meets the requirements of State Planning Policy 3.7 Planning in Bushfire Prone Areas and the associated Guidelines for Planning in Bushfire Prone Areas.



Jeremy Durston

3. Compliance Framework

The following key legislation, policies, guidelines and other planning instruments have been addressed in the preparation of this Bushfire Management Plan (BMP).

Existing Bushfire Management Plans

No Bushfire Management Plan exists for the site.

Bushfire Prone Designation

The subject site has been designated as “Bushfire Prone” by the Fire and Emergency Services Commissioner, as identified on the Map of Bushfire Prone Areas issued by the Office of Bushfire Risk Management (OBRM).

State Planning Policy 3.7 – General Provisions

Through its stated policy measures, State Planning Policy 3.7 (SPP3.7) aims to meet the following objectives:

- Avoid any increase in the threat of bushfire to people, property and infrastructure. The preservation of life and the management of bushfire impact are paramount;
- Reduce vulnerability to bushfire through the identification and consideration of bushfire risks in decision-making at all stages of the planning and development process;
- Ensure that higher order strategic planning documents, strategic planning proposals, subdivision and development applications take into account bushfire protection requirements and include specified bushfire protection measures;
- Achieve an appropriate balance between bushfire risk management measures and, biodiversity conservation values, environmental protection and biodiversity management and landscape amenity, with consideration of the potential impacts of climate change.

Clause 6.2(b) Any strategic planning proposal, subdivision or development application in an area to which policy measure 6.2 (a) applies, that has or will, on completion, have a moderate BHL and/or where BAL-12.5 to BAL-29 applies, may be considered for approval where it can be undertaken in accordance with policy measures 6.3 (in the case of strategic planning proposals applications).

Clause 6.7 specifies that strategic planning proposals, subdivision or development applications which will result in the introduction or intensification of development or land use in an area that has or will, on completion, have an extreme BHL and/or BAL-40 or BAL-FZ will not be supported unless the proposal is considered to be minor development or unavoidable development.

Guidelines for Planning in Bushfire Prone Areas

The Guidelines for Planning in Bushfire Prone Areas (the Guidelines) assist in the interpretation of SPP 3.7's objectives and policy measures, and provide supporting information for policy implementation. Specifically, they assist in:

- Determining appropriate land use planning in relation to bushfire prone areas across the State of Western Australia;
- Specifying the requirements to be met at each stage of the planning process;
- Ensuring that necessary bushfire protection measures are incorporated into development.

State Planning Policy 3.7 – Strategic Planning Proposals

Clause 6.3 specifies information to accompany strategic planning proposals. Any strategic planning proposal to which policy measure 6.2 applies is to be accompanied by the following information in accordance with the Guidelines for Planning in Bushfire Prone Areas (the Guidelines):

- The results of a BHL assessment determining the applicable hazard level(s) across the subject land, in accordance with the methodology set out in the Guidelines (or, where the lot layout of the proposal is known, a BAL Contour Map to determine the indicative acceptable BAL ratings across the subject site);
- The identification of any bushfire hazard issues arising from the assessment; and
- Clear demonstration that compliance with the bushfire protection criteria in the Guidelines can be achieved in subsequent planning stages.

State Planning Policy 3.7 – Vulnerable & High-risk Land Uses

Specific policy measures apply to the hierarchy of planning proposals, including strategic planning proposals, and additional provisions apply to some land uses, for example those categorised as “vulnerable” or “high-risk” land uses.

The policy requirements for vulnerable or high-risk land uses are specified in clause 6.6, with 6.6.1 applicable to areas in which a Bushfire Attack Level rating of BAL-12.5 to BAL-29 has been assessed, and requiring development applications to be accompanied by an acceptable Bushfire Management Plan, emergency evacuation plan for proposed occupants and/or a risk management plan for any flammable on-site hazards. Clause 6.6.2 specifies that development applications for vulnerable or high-risk land uses in areas in which a Bushfire Attack Level rating of BAL-40 or BAL-FZ apply will generally not be supported.

City of Wanneroo

The City of Wanneroo Local Planning Scheme (LPS) includes deemed provisions including Part10A – Bushfire Risk Management of Schedule II introduced into the Planning & Development (Local Planning Scheme) Regulations 2015 via the Planning & Development (Local Planning Scheme) Amendment Regulations 2015.

4. Spatial Considerations of Bushfire Threat

Site Description

The site is located at the junction of Joondalup Drive and Pinjar Road in the City of Wanneroo. The site is located approximately 32km north of the Perth CBD and 8km north-east of Joondalup.

The location plan is included in Appendix B and site plan in Appendix C.

Land Uses

The land uses of the site currently include retail and mixed uses in the southern portion of the structure plan area. This includes an existing service station situated adjacent to Joondalup Drive (the location is included on the site plan in Appendix C). A service station is defined as a vulnerable land use in clause 5.6 of the Guidelines.

The central part of the site is predominately cleared land while the northern part contains areas of remnant vegetation. These areas are designated by the structure plan for development as additional retail, mixed use and residential areas and will include some public open space.

The future land uses of the site are indicated on the structure plan included in Appendix D.

Vegetation & Bushfire Fuels

The native vegetation in the southern and central parts of the site has been largely removed and/or landscaped to establish existing and future development. The remaining areas of original vegetation in the northern part of the site comprise Eucalypt and Banksia woodland interspersed with some examples of Casuarina (Sheoak) species.

The remnant vegetation is classified as Class B Woodlands. The associated bushfire fuel includes tree canopy fuel from 10m to 20m high, with associated bark and accumulated leaf litter. Intermediate vegetation includes newer growth trees and intermediate Banksia species. The elevated fuel layer includes a variety of shrubs and heath species to 1.5m in height and Grass-trees (Xanthorrhoea). The near-surface fuel layer is dominant and includes leaf litter, low shrubs and grasses.

One area of woodland vegetation located outside of the site boundary is relevant to the assessment of bushfire threat and has been incorporated. Smaller pockets of existing vegetation within the site boundary are excluded as a bushfire threat.

The site vegetation classification is indicated in Appendix E.

Topography

The site is undulating with elevations from 62m AHD at the southern boundary rising to 74m in northern parts over a horizontal distance of approximately 700m with an average slope of approximately 1°.

The effective slopes beneath the areas of remnant vegetation range from level ground to 2.5° measured over distances of 100m. The effective slopes are considered to potentially exert a minor influence on the bushfire threat to the site and the topography has been incorporated into the risk assessment.

The site topography and slope measurements are indicated in Appendix F.

Vehicular Access

The structure plan proposes a road network with internal connectivity, two way access and egress, and alternative linkages to the arterial routes of Pinjar Road and Joondalup Drive. This provides multiple access and egress options for vehicles and emergency service appliances.

The vehicle access routes are indicated in Appendix G.


Water Supply



The entire site of the structure plan will be provided with a reticulated water supply available for fire-fighting purposes. Fire hydrants will be to Water Corporation and Department of Fire and Emergency Services standards.



5. Assessment of Bushfire Risk

Vegetation Classification

All vegetation within 100 meters of the structure plan area has been identified and classified as either a bushfire threat or excluded as low-threat according to AS3959-2009. The classified vegetation is described as Class B Woodland, and following are photographs of representative areas. A map of classified vegetation is included in Appendix E.

Example 1	Classification: Class B Woodland	Example 2	Classification: Class B Woodland
			
Photo 1		Photo 2	

Example 3	Classification: Class B Woodland	Example 4	Classification: Class B Woodland
			
Photo 3		Photo 4	

Example 5	Classification: Class B Woodland	Example 6	Classification: Class B Woodland
			
Photo 5		Photo 6	

Structure Plan Changes to Classified Vegetation

According to the structure plan the classified vegetation located within the site boundary is in areas designated for future subdivision and residential development. Residential development will be excluded as a bushfire threat according to AS3959 under “non-vegetated” or “low threat” classifications. Any areas of remnant vegetation will be landscaped to also achieve the “low threat” exclusion. The area of classified vegetation external to the site and within 100m (i.e. Caledon Park) is expected to be permanent and will continue to pose a bushfire threat to the north-eastern part of the site.

Bushfire Hazard Level Methodology

The adopted methodology for rating the Bushfire Hazard Levels of the structure plan area is that provided by the Guidelines. This methodology rates bushfire hazards according to vegetation type and derives three potential hazard categories: low, moderate or extreme.

Hazard Level Characteristics	
Low	<ul style="list-style-type: none"> • devoid of standing vegetation (less than 0.25ha cumulative area); • areas which, due to climatic conditions or vegetation (e.g. rainforest), do not experience bushfire; • inner urban or suburban areas with maintained gardens and very limited standing vegetation (less than 0.25ha cumulative area); • low threat vegetation, including grassland managed in a minimal fuel condition (i.e. to a nominal height of 100mm), maintained lawns, vineyard and orchard; and • pasture or cropping areas with very limited standing vegetation that is shrubland, woodland or forest with an effective up slope on flat land or an effective down slope of less than 10 degrees, for a distance greater than 100m.
Moderate	<ul style="list-style-type: none"> • areas containing pasture or cropping with an effective down slope in excess of 10 degrees for a distance greater than 100m; • unmanaged grassland; • open woodland; • open shrubland; • low shrubs on areas with an effective up slope on flat land or an effective down slope of less than 10 degrees, for a distance greater than 100m or flat land; • suburban areas with some tree cover; and • forest and woodlands with a permanent grass understorey or at most, a scrub understorey structure consisting of multiple areas of <0.25ha and not within 20 metres of each other or single areas of <1ha and not within 100m of other scrub areas.
Extreme	<ul style="list-style-type: none"> • forests with a scrub understorey which is multi-tiered; • woodlands with a scrub understorey which is multi-tiered; • tall shrub; and • any area of vegetation not otherwise categorised as low or moderate.

Source: Guidelines for Planning in Bushfire Prone Areas, Appendix Two.

Existing Bushfire Hazard Levels

The site of the structure plan currently includes bushfire hazard ratings of low, moderate and extreme. Areas of low hazard include the existing development on the site (incorporating the existing service station high-risk land use), and areas of mineral earth cleared of vegetation. Areas of extreme hazard are the classified Woodland vegetation in the northern part of the site and within Caledon Park located to the north-east. A moderate hazard rating has been adopted for areas that would otherwise be assessed as low hazard except for their proximity (i.e. within 100m) of an identified extreme hazard.

The Bushfire Hazard Levels (pre-development) are included in Appendix H.

Bushfire Hazard Levels Post-development

The extreme bushfire hazard within the site will be removed as earthworks, development and landscaping occurs in the proposed residential precincts of the structure plan, and these areas will be managed in future for low bushfire threat. Caledon Park, located to the north-east of the site, will continue to represent a moderate hazard to part of the site in future.

The Bushfire Hazard Levels (post-development) are included in Appendix I.

The siting of the structure plan area will create a 52m horizontal distance between future development upon completion and the identified bushfire hazard remaining to the east of the Joondalup Road reserve. The road effectively provides asset protection between the site and the remaining bushfire hazard.

The effective asset protection area (post-development) is included in Appendix J.

The residual bushfire prone area (post-development) is included in Appendix K.

6. Proposal Compliance

SPP3.7 Objectives

The proposed structure plan meets the objectives of SPP3.7 as follows:

- Adopts preservation of life as paramount.
- Identifies bushfire risk and reduces vulnerability to bushfire.
- Adopts specific bushfire protection measures.
- Is responsive to the future preservation of Caledon Park.

SPP3.7 Policy Measures

This BMP addressed the following policy measures of SPP3.7:

- 6.2(a) Compliance with SPP3.7 required for BHL rating above Low.
- 6.2(b) Upon completion, BHL rating of moderate is acceptable subject to clause 6.3.
- 6.3(a) The results of a BHL assessment across the site are included.
- 6.3(b) Bushfire hazard issues have been identified.
- 6.3(c) Compliance with the bushfire protection criteria in the Guidelines is demonstrated in the following sections.

Bushfire Protection Criteria

The following assessment addresses the intent, performance principles and acceptable solutions of Appendix Four of the Guidelines for Planning in Bushfire Prone Areas.

Element 1: Location

Element Intent:

To ensure that strategic planning proposals, subdivision and development applications are located in areas with the least possible risk of bushfire to facilitate the protection of people, property and infrastructure.

Performance Principle P1:

The strategic planning proposal, subdivision and development application is located in an area where the bushfire hazard assessment is or will, on completion, be moderate or low, or a BAL-29 or below, and the risk can be managed.

Acceptable Solution A1.1 Development Location:

The strategic planning proposal, subdivision and development application is located in an area that is or will, on completion, be subject to either a moderate or low bushfire hazard level, or BAL-29 or below.

The assessed final BHL ratings of Low and Moderate for the proposal satisfies Acceptable Solution A1.1 Development Location.

Element 2: Siting and Design of Development

Element Intent:

To ensure that the siting and design of development minimises the level of bushfire impact.

Performance Principle P2:

The siting and design of the strategic planning proposal, subdivision or development application, including roads, paths and landscaping, is appropriate to the level of bushfire threat that applies to the site. That it minimises the bushfire risk to people, property and infrastructure, including compliance with AS 3959 if appropriate.

Acceptable Solution A2.1 Asset Protection Zone (APZ):

Every building is surrounded by an Asset Protection Zone (APZ), depicted on submitted plans, which meets the following requirements:

- a. Width: 20 metres measured from any external wall of the building or building envelope. Where the slope increases above 10 degrees, the APZ should be increased to ensure the potential radiant heat impact of a fire does not exceed 29kW/m^2 . Where a full 20 metre APZ is not possible, the APZ should be sufficient enough to ensure the potential radiant heat impact of a fire does not exceed 29kW/m^2 ;
- b. Location: within the boundaries of the lot on which the building is situated;
- c. Fine Fuel load: reduced to and maintained at two tonnes per hectare;
- d. Trees (crowns) are a minimum distance of ten metres apart. A small group of trees within close proximity to one another may be treated as one crown provided the combined crowns do not exceed the area of a large or mature crown size for that species;
- e. No tall shrubs or trees located within two metres of a building;
- f. No tree crowns overhang the building;
- g. Fences within the APZ are constructed using non-combustible materials (e.g. iron, brick, limestone, metal post and wire); and
- h. Sheds within the APZ should not contain flammable materials.

The proposed 52m horizontal distance between the site and the identified post-development bushfire hazard, in conjunction with site landscaping, is consistent with potential radiant heat impact of less than 29kW/m^2 . Combined with construction standards for residential buildings in accordance with AS 3959 -2009 where required, Asset Protection Zones for buildings subject to bushfire hazard will meet the requirements of Acceptable Solution A2.1 Asset Protection Zone.

Acceptable Solution A2.2 Hazard Separation Zone (HSZ)*:

Every building and its contiguous APZ is surrounded by a Hazard Separation Zone (HSZ), depicted on submitted plans, that meets the following requirements:

- Minimum width: 80 metres, measured from the outer edge of the APZ, for any vegetation classified in AS 3959 as forests, woodlands, closed shrub, open shrub, mallee/mulga and rainforest; OR 30 metres, measured from the outer edge of the APZ, for unmanaged grassland;
- Location: within the boundaries of the lot on which the building is situated or, where this is not possible or desirable, within the boundaries of the development precinct in which the building is proposed to be located; and
- Fine Fuel load (Dead Material <6mm diameter and <3mm for live material): reduced to and maintained at between five and eight tonnes per hectare for jarrah/marri dominated forest and woodlands, below 12-15 tonnes per hectare in mallee heath and below 15 tonnes per hectare in karri forest.

*Note A HSZ may not be required if the proposed construction meets the standard appropriate to the BAL for that location, and does not exceed BAL-29.

The requirement for a HSZ (in addition to the effective 52m asset protection zone) is considered unnecessary, provided construction of residential buildings complies with AS 3959 – 2009 where required.

Element 3: Vehicular Access

Element Intent:

To ensure that the vehicular access serving a subdivision/development is available and safe during a bushfire event.

Performance Principle P3:

The internal layout, design and construction of public and private vehicular access and egress in the subdivision/development allow emergency and other vehicles to move through it easily and safely at all times.

Acceptable Solution A3.1 Two Access Routes:

Two different vehicular access routes are provided, both of which connect to the public road network, provide safe access and egress to two different destinations and are available to all residents/the public at all times and under all weather conditions.

The proposed road network with internal connectivity, two way access and egress, and alternative linkages to Pinjar Road and Joondalup Drive provides the two access routes required under Acceptable Solution A3.1.

Acceptable Solution A3.2 Public Road:

A public road is to meet the requirements in Table 2, Column 1.

TECHNICAL REQUIREMENTS	1 Public road	2 Cul-de-sac	3 Private driveway	4 Emergency access way	5 Fire service access routes
Minimum trafficable surface (m)	6*	6	4	6*	6*
Horizontal clearance (m)	6	6	6	6	6
Vertical clearance (m)	4.5	N/A	4.5	4.5	4.5
Maximum grade <50 metres	1 in 10	1 in 10	1 in 10	1 in 10	1 in 10
Minimum weight capacity (t)	15	15	15	15	15
Maximum crossfall	1 in 33	1 in 33	1 in 33	1 in 33	1 in 33
Curves minimum inner radius (m)	8.5	8.5	8.5	8.5	8.5
*Refer to E3.2 Public roads: Trafficable surface					

The internal roads associated with the structure plan are to comply with the technical requirements under Acceptable Solution A3.2.

Acceptable Solution A3.3 Cul-de-sac (including a dead-end road):

A cul-de-sac and/or a dead end road should be avoided in bushfire prone areas. Where no alternative exists (i.e. the lot layout already exists and/or will need to be demonstrated by the proponent), the following requirements are to be achieved:

- Requirements in Table 2, Column 2;
- Maximum length: 200 metres (if public emergency access is provided between cul-de-sac heads maximum length can be increased to 600 metres provided no more than eight lots are serviced and the emergency access way is no more than 600 metres); and
- Turn-around area requirements, including a minimum 17.5 metre diameter head.

No Cul-de-sac roads are proposed.

Acceptable Solution A3.4 Battle-axe:

Battle-axe access leg should be avoided in bushfire prone areas. Where no alternative exists, (this will need to be demonstrated by the proponent) all of the following requirements are to be achieved:

- Requirements in Table 2, Column 3;
- Maximum length: 600 metres; and
- Minimum width: six metres.

No battle-axe access is proposed.

Acceptable Solution A3.5 Private driveway longer than 50 metres:

A private driveway is to meet all of the following requirements:

- Requirements in Table 2, Column 3;
- Required where a house site is more than 50 metres from a public road;
- Passing bays: every 200 metres with a minimum length of 20 metres and a minimum width of two metres (i.e. the combined width of the passing bay and constructed private driveway to be a minimum six metres);
- Turn-around areas designed to accommodate type 3.4 fire appliances and to enable them to turn around safely every 500 metres (i.e. kerb to kerb 17.5 metres) and within 50 metres of a house; and
- Any bridges or culverts are able to support a minimum weight capacity of 15 tonnes.
- All-weather surface (i.e. compacted gravel, limestone or sealed).

No private driveways longer than 50m are proposed.

Acceptable Solution A3.6 Emergency Access Way:

An access way that does not provide through access to a public road is to be avoided in bushfire prone areas. Where no alternative exists (this will need to be demonstrated by the proponent), an emergency access way is to be provided as an alternative link to a public road during emergencies. An emergency access way is to meet all of the following requirements:

- Requirements in Table 2, Column 4;
- No further than 600 metres from a public road;
- Provided as right of way or public access easement in gross to ensure accessibility to the public and fire services during an emergency; and
- Must be signposted.

No emergency access is proposed or required due to direct public road access.

Acceptable Solution A3.7 Fire Service Access Routes (perimeter roads):

Fire service access routes are to be established to provide access within and around the edge of the subdivision and related development to provide direct access to bushfire prone areas for fire fighters and link between public road networks for firefighting purposes. Fire service access routes are to meet the following requirements:

- Requirements Table 2, Column 5;
- Provided as right of ways or public access easements in gross to ensure accessibility to the public and fire services during an emergency;
- Surface: all-weather (i.e. compacted gravel, limestone or sealed)
- Dead end roads are not permitted;
- Turn-around areas designed to accommodate type 3.4 appliances and to enable them to turn around safely every 500 metres (i.e. kerb to kerb 17.5 metres);
- No further than 600 metres from a public road;
- Allow for two-way traffic and;
- Must be signposted.

Public roads provide the required access.

Acceptable Solution A3.8 Firebreak width:

Lots greater than 0.5 hectares must have an internal perimeter firebreak of a minimum width of three metres or to the level as prescribed in the firebreak notice issued by the local government.

All development, where required, will comply with the requirements of the annual Firebreak Notice issued by the City of Wanneroo to satisfy Acceptable Solution A3.8.

Element 4: Water

Element Intent:

To ensure that water is available to the subdivision, development or land use to enable people, property and infrastructure to be defended from bushfire.

Performance Principle P4:

The subdivision, development or land use is provided with a permanent and secure water supply that is sufficient for fire fighting purposes.

Acceptable Solution A4.1 Reticulated Areas:

The subdivision, development or land use is provided with a reticulated water supply in accordance with the specifications of the relevant water supply authority and Department of Fire and Emergency Services.

Connection of the site to a reticulated water supply meets Acceptable Solution A4.1.

7. Bushfire Risk Management Measures

AS3959 Construction of Buildings in Bushfire Prone Areas

The construction of any Class 1,2 or 3 building and any associated Class 10a building on any site subject to a bushfire hazard, where required will comply with the standards of AS3959 Construction of Buildings in Bushfire Prone Areas according to a bushfire attack level assessment applicable to the specific site. This measure is included in the schedule of strategies and responsibilities included in Appendix A.

Asset Protection Zones

Owners of buildings on sites subject to a remaining bushfire hazard upon completion of the structure plan, as determined by a bushfire attack level assessment, will be required to maintain an asset protection zone. This measure is included in the schedule of strategies and responsibilities included in Appendix A.

Local Government Firebreak Notices

Where required, landowners are to comply with the relevant local government firebreak notices as specified to meet the bushfire protection performance criteria. This measure is included in the schedule of strategies and responsibilities included in Appendix A.

8. Conclusion

The proposal is supported by the Low and Moderate BHL ratings to be achieved by the structure plan. The majority of the site upon completion of the structure plan will have a Low hazard rating. Further, the development has been designed to reduce the threat of bushfire in accordance with the applicable policy and planning requirements, whilst being responsive to the Caledon Park environment.

This Bushfire Management Plan demonstrates compliance with the relevant performance principles and acceptable solutions detailed in SPP3.7 and Appendix Four of the associated Guidelines. The mitigation strategies and associated responsibilities are attached in Appendix A.

As part of the subdivision and development processes, residential buildings on lots subject to residual bushfire hazard, where required will comply with the construction standards of AS3959, subject to an assessment of Bushfire Attack Level ratings.

Appendix A: Strategies & Responsibilities

The following table summarises mitigation strategies, responsible parties and time frames for completion.


Measure	Implementation		Maintenance	
	Responsible	Time Frame	Responsible	Time Frame
Amendments to BMP	Any amendments to this BMP are required to be approved by the relevant authority.			
Asset Protection Zone	Land owner	Prior to use of buildings	Land owner	Ongoing
Issue of Fuel Load Reduction and Fire Break Notice	Local Government	Annually	Local Government	Annually
Fuel Load Reduction and Fire Breaks	Land owner	Prior to 15th November each year	Land owner	Ongoing
Construction to AS 3959	Land owner	On construction of residential buildings	Land owner	Ongoing
POS Landscaping for low hazard	Developer	Prior to use of buildings	Local Government	Ongoing
Firefighting Water Hydrants	Developer	Prior to use of buildings	Water Corporation	Ongoing
Firefighting Services	DFES and Local Government	Ongoing	DFES and Local Government	Ongoing
Inspection and Issue of Works Orders	Local Government	Ongoing	Local Government	Ongoing

Schedule of Strategies & Responsibilities



Appendix B: Location

Banksia Grove District Centre

 Subject land



Landgate SLIP
Imagery June 2016

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**Appendix C:
Site Plan**

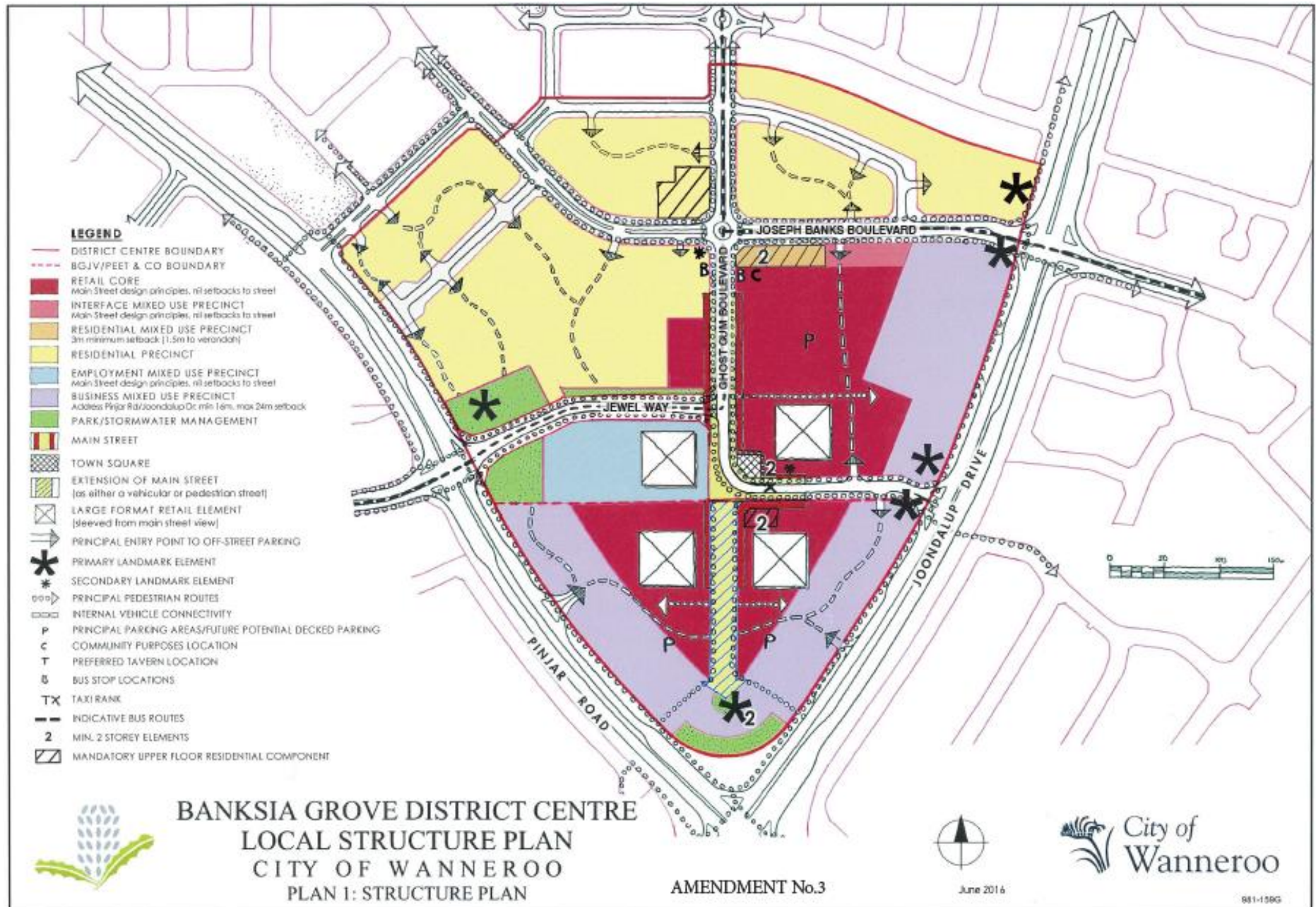
Banksia Grove District Centre

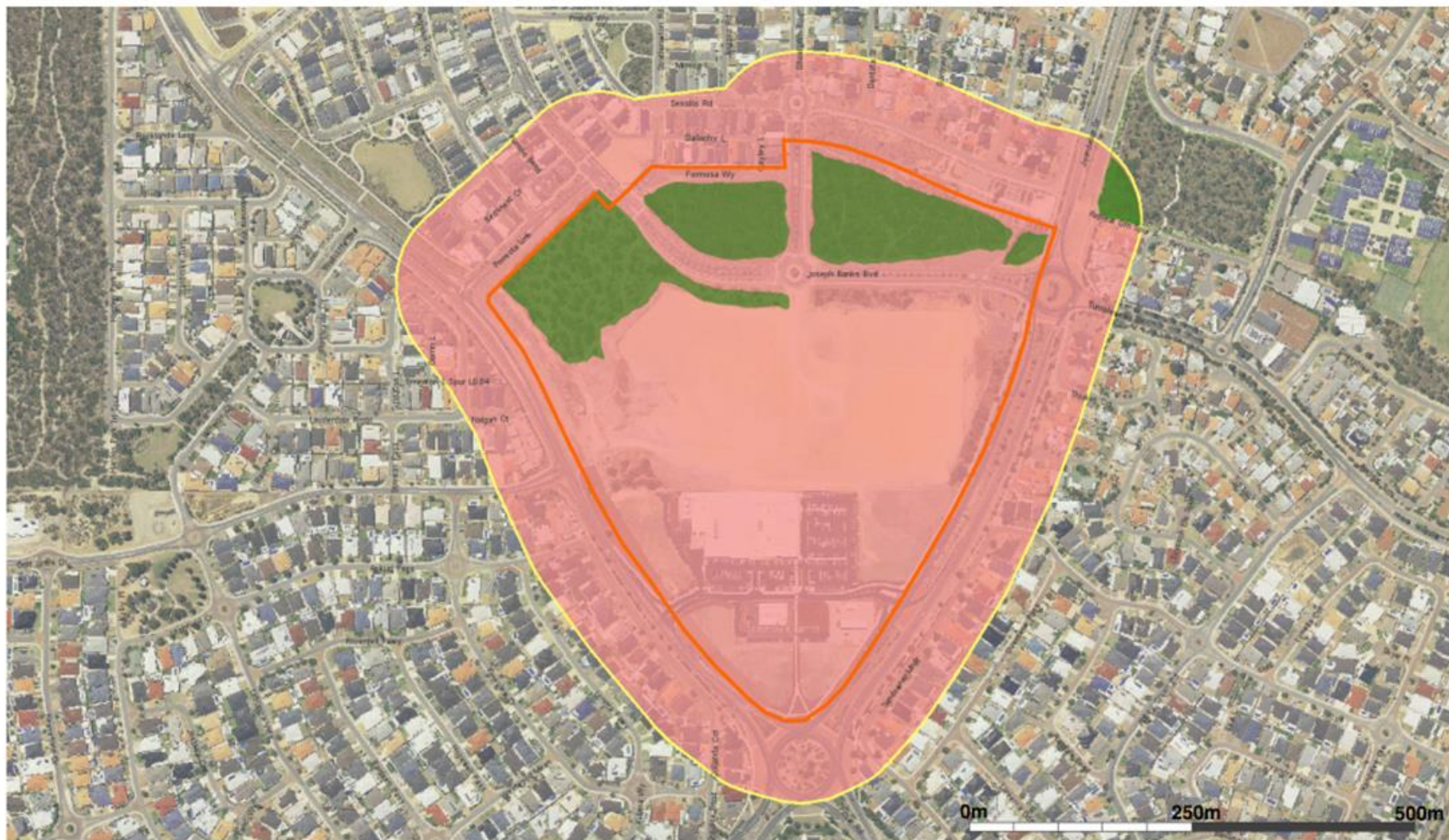
- Subject land
- 100m buffer surrounding development
- High-risk land use site (service station)



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Appendix D – Structure Plan





**Appendix E:
Vegetation Classification**

Banksia Grove District Centre

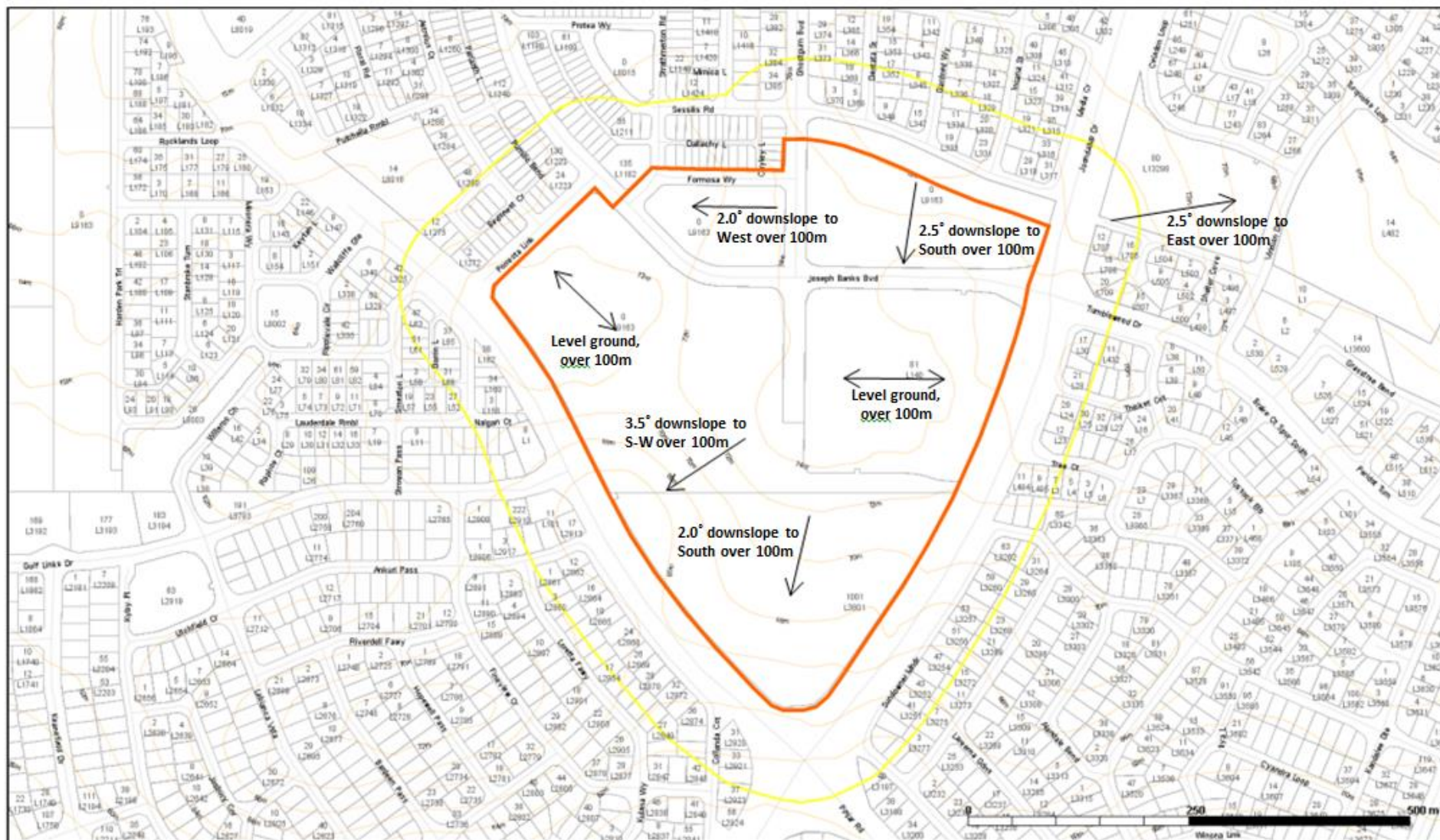
- Subject land
- 100m buffer surrounding development
- Class B Woodland vegetation
- Exclusions – low threat vegetation & non-vegetated



Landgate SLIP Imagery
June 2016

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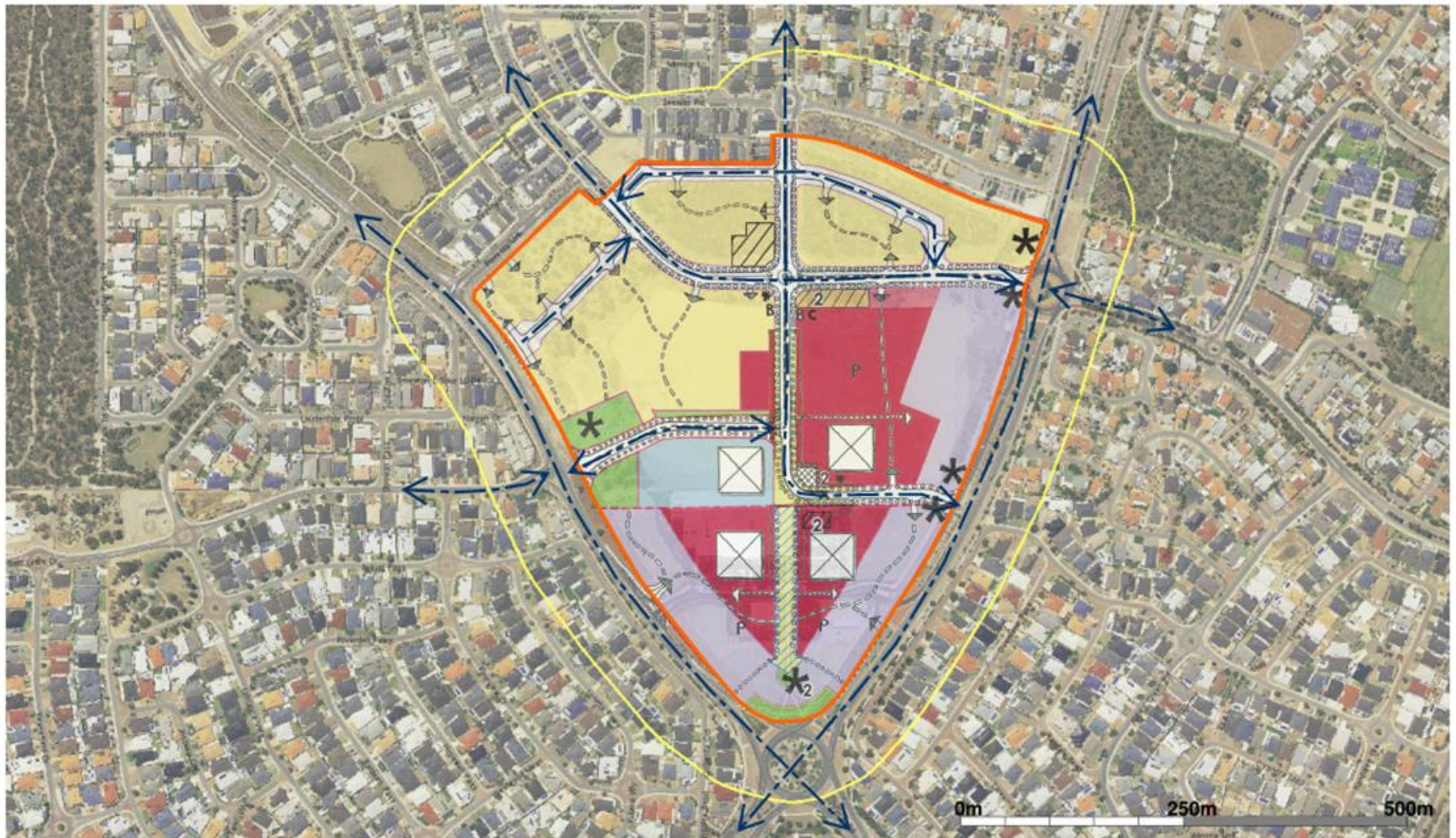
Appendix F: Topography & Slope

Banksia Grove District Centre

- Subject land
- 100m buffer surrounding development
- 2m contour intervals
- Slope direction & distance of slope measurement



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**Appendix G:
Vehicle Access**

Banksia Grove District Centre

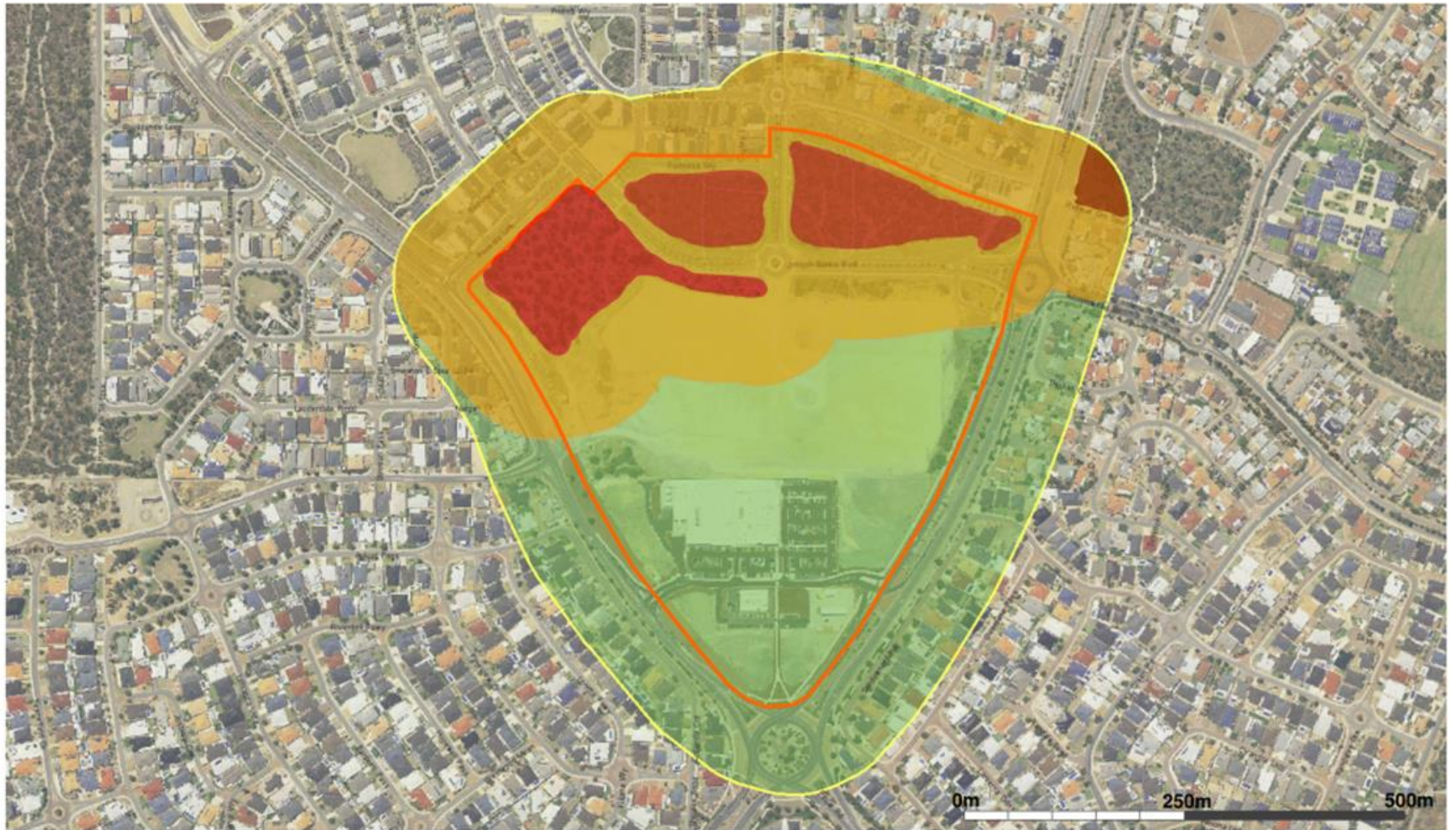
- Subject land
- 100m buffer surrounding development
- ➔ Vehicle access routes



Landgate SLIP Imagery
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Appendix H:
Bushfire Hazard, pre-development

Banksia Grove District Centre

- Subject land
- 100m buffer surrounding development

Bushfire Hazard Levels:

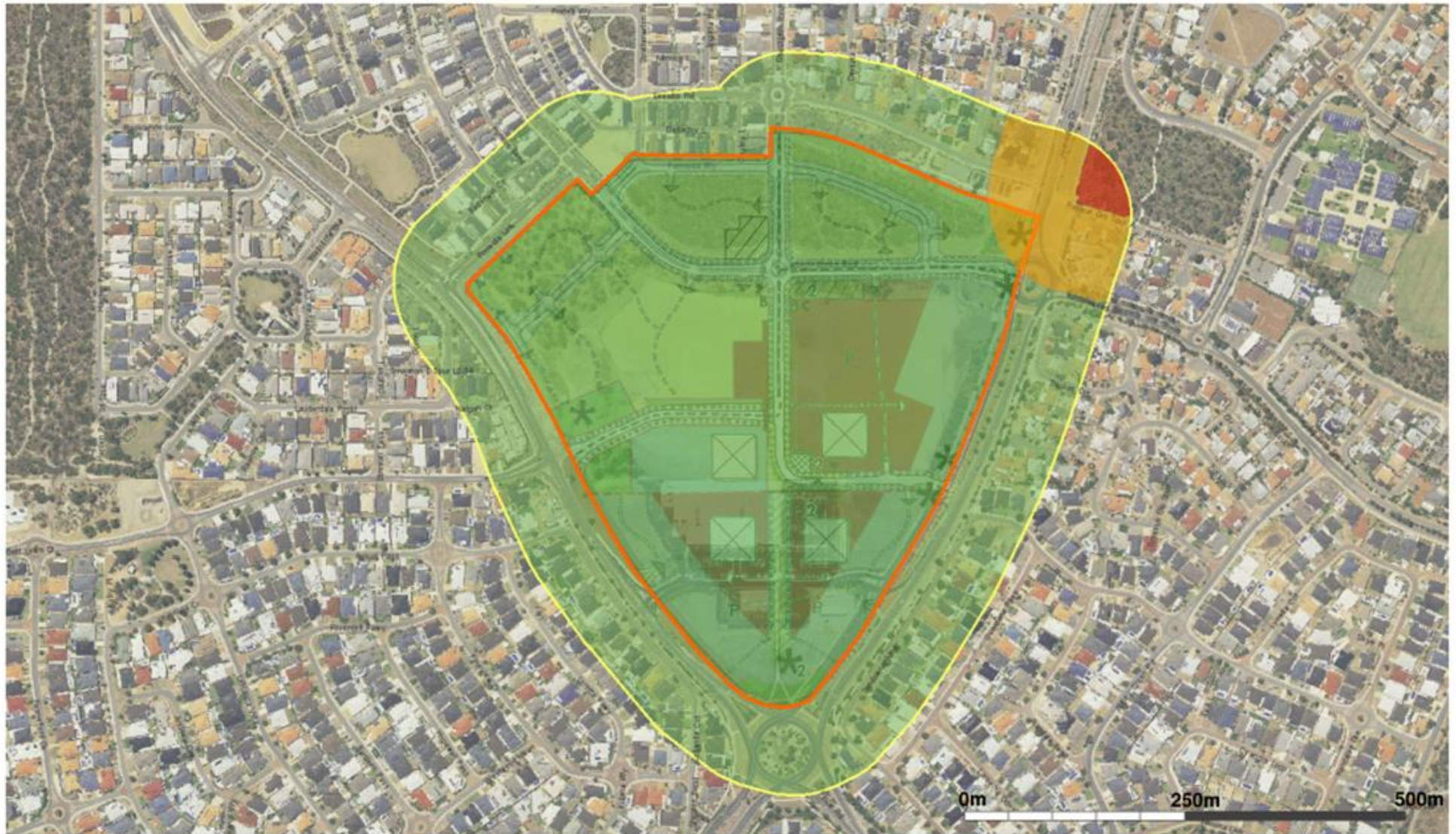
- Extreme
- Moderate
- Low



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Appendix I:
Bushfire Hazard, post-development

Banksia Grove District Centre

- Subject land
- 100m buffer surrounding development

Bushfire Hazard Levels:

- Extreme
- Moderate
- Low

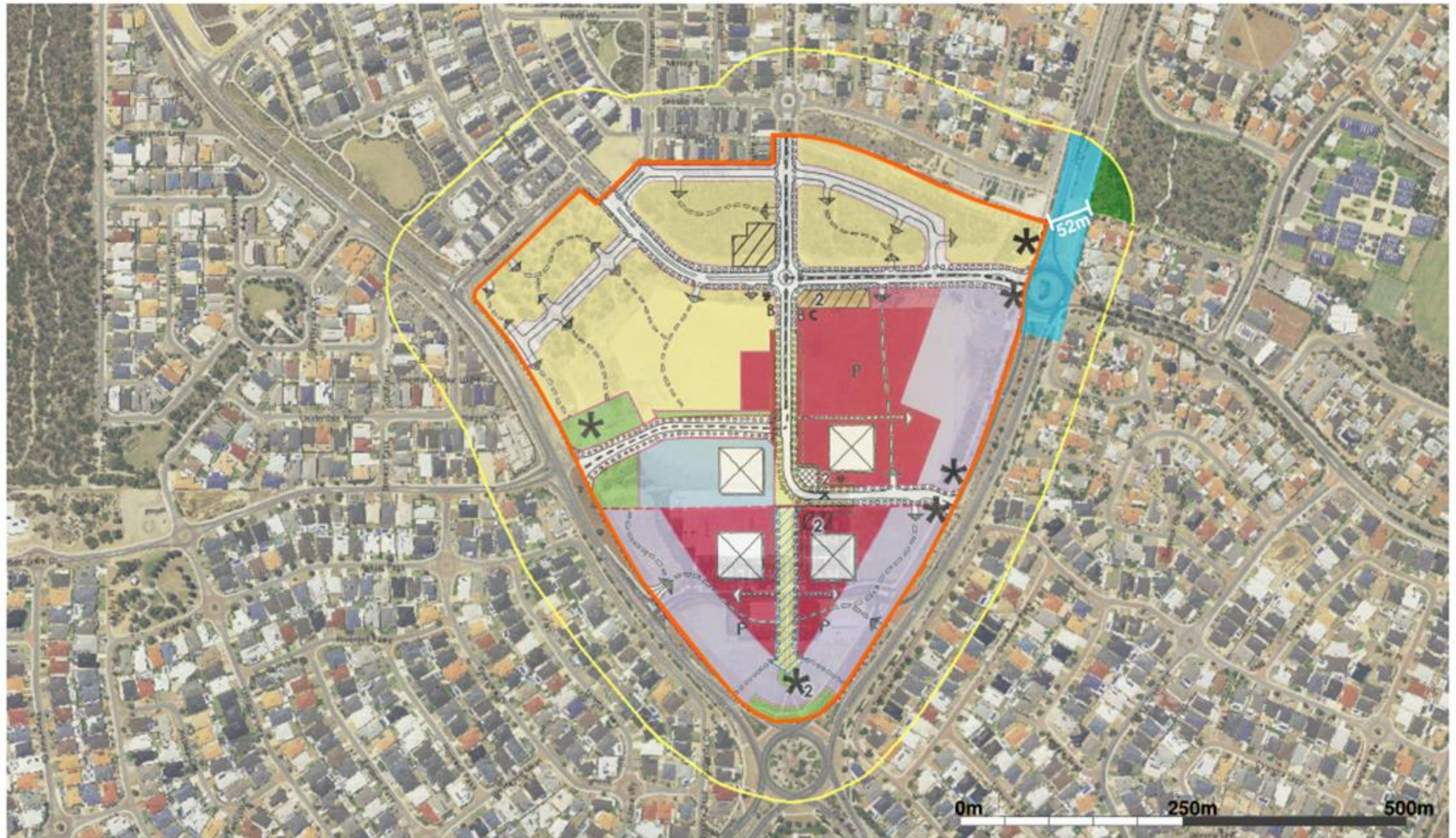


Landgate SLIP Imagery
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**Appendix J:
Asset Protection**

Banksia Grove District Centre

- Subject land
- 100m buffer surrounding development
- Class B Woodland vegetation
- Asset Protection area



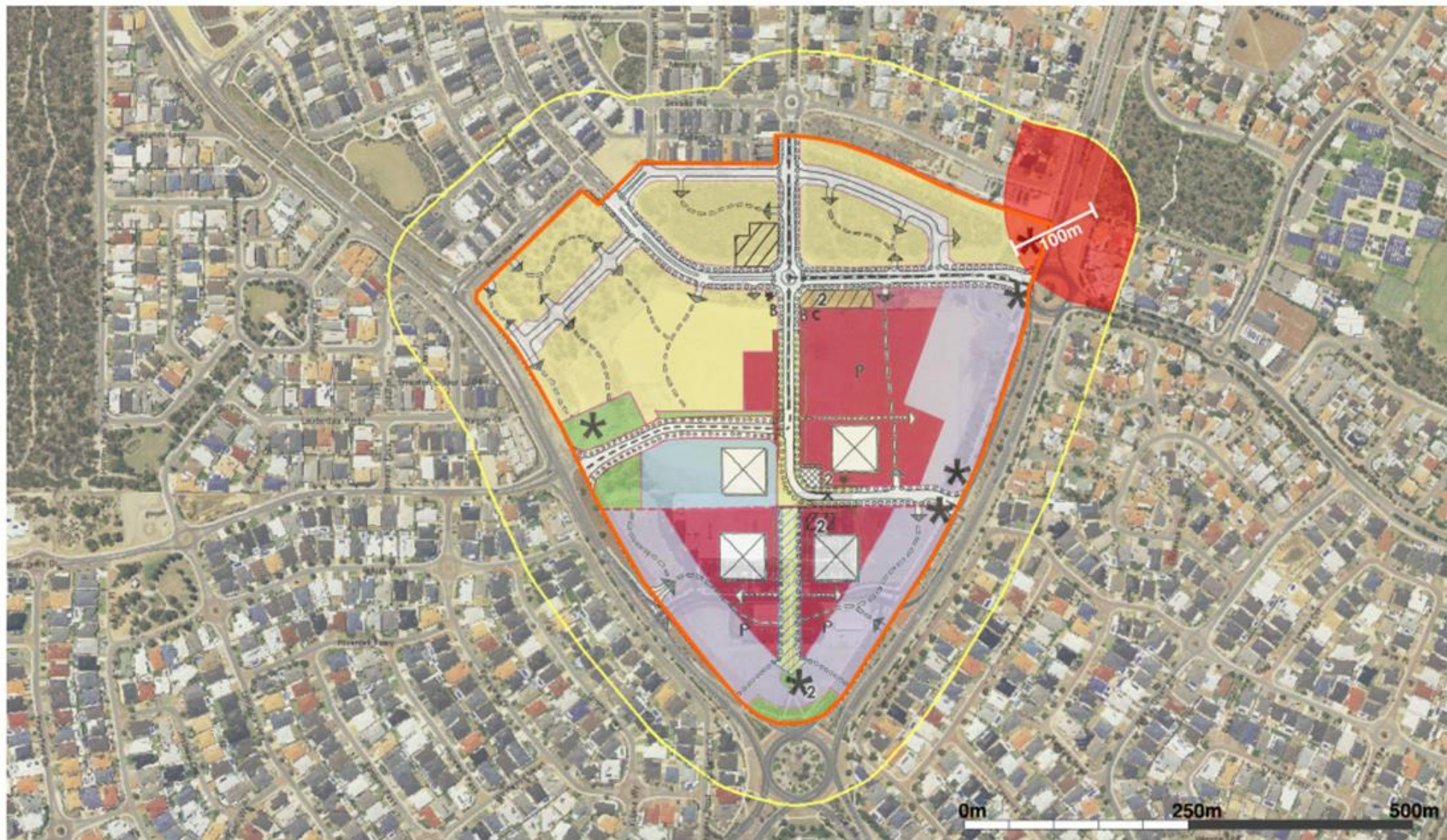
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Appendix K:
Bushfire Prone, post-development

Banksia Grove District Centre

- Subject land
- 100m buffer surrounding development
- Bushfire prone area



Landgate SLIP Imagery
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Sydney

Level 23/201, Sussex St
Sydney, NSW 2000
Tel: +61 2 8233 9900
Fax: +61 2 8233 9966

Brisbane

Level 7, 123 Albert Street
Brisbane, QLD 4000
Tel: +61 7 3007 3800
Fax: +61 7 3007 3811

Melbourne

Level 12, 120 Collins Street
Melbourne, VIC 3000
Tel: +61 3 8663 4888
Fax: +61 3 8663 4999

Perth

Level 1, 55 St Georges Terrace
Perth, WA 6000
Tel: +61 8 9346 0500
Fax: +61 8 9221 1779

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www.urbis.com.au
info@urbis.com.au

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