

CITY OF WANNEROO  
DISTRICT PLANNING SCHEME NO. 2  
AMENDMENT NO 155

Prepared By



For

LANDCORP

October 2016

*Planning and Development Act 2005*

**RESOLUTION TO ADOPT AMENDMENT TO  
LOCAL PLANNING SCHEME**

**CITY OF WANNEROO**

**DISTRICT PLANNING SCHEME NO. 2 - AMENDMENT NO. 155**

RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above local planning scheme by rezoning Lot 9340 Hickory Road, Quinns Rocks from 'Public Use' to 'Residential R20'.

The Amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

- a) It relates to a zone or reserve that is consistent with the objectives identified in District Planning Scheme No. 2 for that zone or reserve;
- b) It is consistent with the Metropolitan Region Scheme; and
- c) It is considered to have minimal impact on land in the District Planning Scheme No. 2 area that is not the subject of this proposed amendment.

Dated this ..... day of ..... 20.....

.....  
(Chief Executive Officer)

PLANNING AND DEVELOPMENT ACT 2005

CITY OF WANNEROO

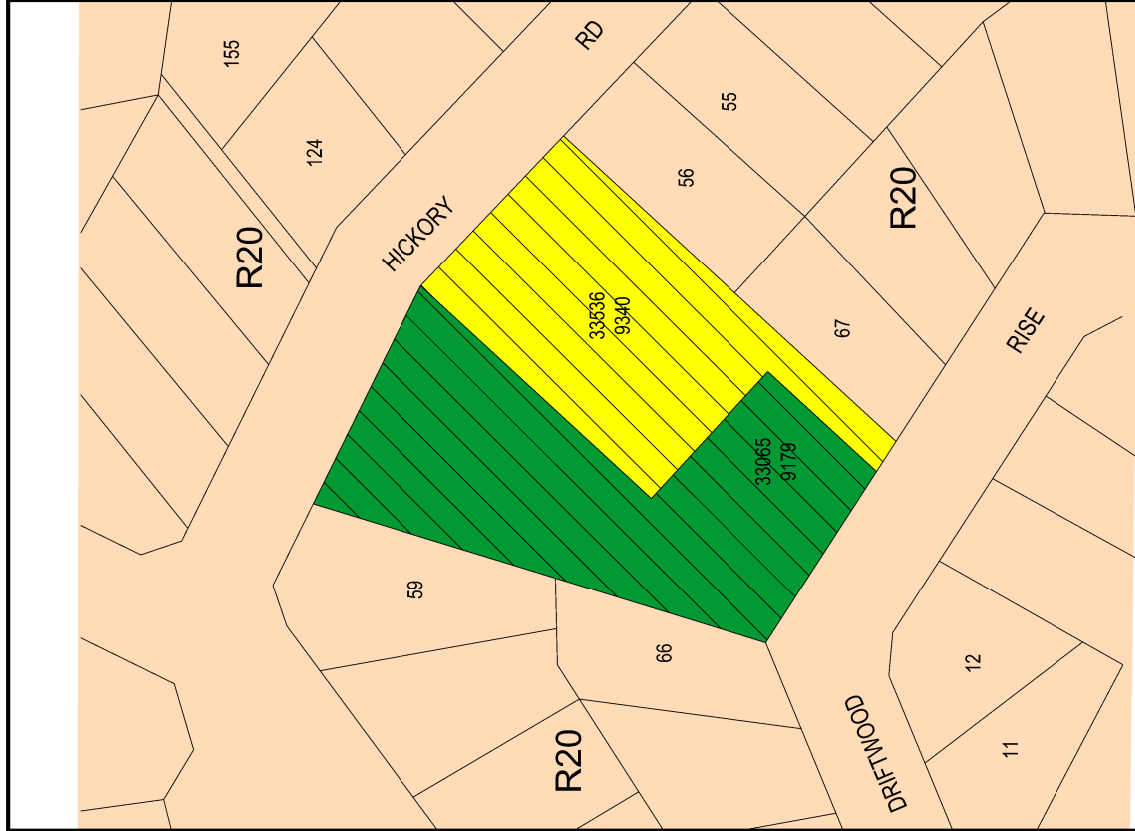
DISTRICT PLANNING SCHEME NO. 2 - AMENDMENT NO. 155

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

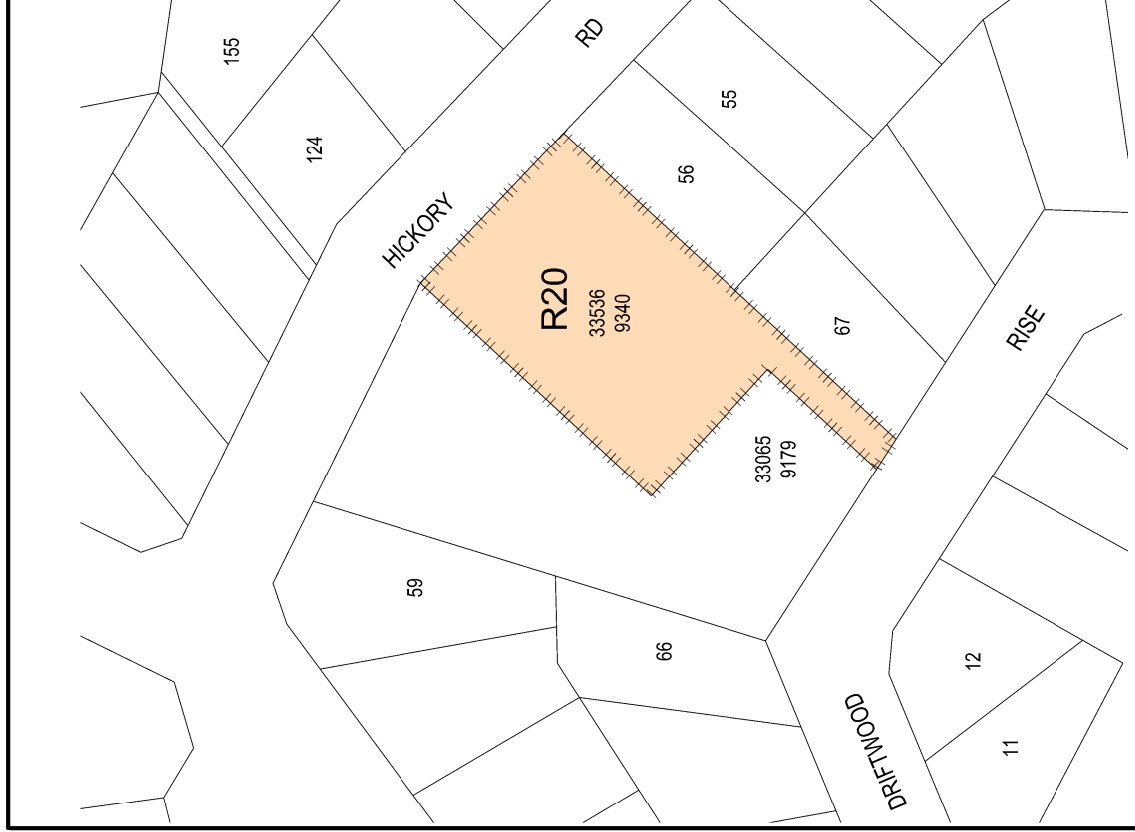
1. Rezoning Lot 9340 Hickory Road, Quinns Rocks from "Public Use" to "Residential R20" and amending the Scheme Map accordingly.

# CITY OF WANNEROO TOWN PLANNING SCHEME No. 2

## -Amendment No.155



EXISTING ZONING



SCHEME (AMENDMENT) MAP

**LEGEND**

LOCAL SCHEME RESERVES

- Public Use
- Parks and Recreation

LOCAL SCHEME ZONES

- Residential

SCALE 1:1500

# SCHEME AMENDMENT REPORT

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SCHEME AMENDMENT MAP

TRANSPORT IMPACT ASSESSMENT



- a. This Amendment would be a 'spot' recoding to a higher density and Administration does not support this, as it is considered to be adhoc and not orderly and proper planning. Administration is considering the recoding of the Quinns Rocks area in a comprehensive manner to ensure good design outcomes, and consistency of approach to the development of the area;
- b. A R40 coding could potentially lead to a Grouped Dwelling or Multiple Dwelling development which is considered to be inconsistent with the existing surrounding area which has been developed as predominantly Single Dwellings; and
- c. By allowing a R40 coding there is the potential to set an undesirable precedence which may encourage other recoding proposals in the locality.

In consideration of the above, this local scheme amendment seeks to reclassify Lot 9340 Hickory Road, Quinns Rocks from 'Public Use' to 'Residential R20'. The Report provides the context under which this application for reclassifying is proposed and rationale for the proposed local scheme amendment.

## 2 SITE CONTEXT

### 2.1 SUBJECT LAND DESCRIPTION

The subject site is located in the locality of Quinns Rocks in the City of Wanneroo. Lot 9340 is unencumbered Crown Land under the management of the Water Corporation. The lot description and area of the land parcel is set out in Table 1 below. **Figure 2** shows the existing aerial and cadastral view of the lot.

Table 1. Land description and area of lots comprising subject site

Lot#	Address	CT#	Plan#	Area
9340	11 Hickory Road, Quinns Rocks	LR3047/350	P10527	2753m <sup>2</sup>



Figure 2 Subject Site shown in red (Source: Landgate)

### 2.2 SURROUNDING CONTEXT

The subject site is situated within an existing residential area and shares a boundary with land that is reserved for recreation to the north-west and west, and with existing dwellings to the south-east. The subject site also has frontages to Hickory to the north east and Driftwood Rise to the south west.

The surrounding residential properties are currently zoned R20 and predominately single houses on lots ranging in size from 799m<sup>2</sup> up to 1515m<sup>2</sup> with most around 800m<sup>2</sup>.



The subject site is located approximately half a kilometre from the coast and 1 kilometre from both Marmion Avenue and the Quinns Rocks Shopping Centre. **Figure 3** shows the surroundings in proximity to the subject land.



*Figure 3. Surrounding land use context of the subject site [red]*

### 3 SITE DESCRIPTION

#### 3.1 TOPOGRAPHY

The subject site and adjoining POS features a hill that rises sharply to approximately 5 metres above the level of Hickory Road and the residences to the south east and approximately 8m above the level of Driftwood Rise and the adjoining residences to the north west. Figure 4 shows the current general contours of the land and its surroundings. The topography of the site presents some challenges for redevelopment, however it is not considered to be insurmountable.



Figure 4 Topography of the subject site (Source: Water Corporation 2015)

### 3.2 VEGETATION & FLORA

The site contains a scattered mixture of native and exotic species including grass, weeds, coastal shrubs and trees. There are sandy clear areas around the site, particularly at the top of the hill. It is considered that the site has limited ecological value.

#### 3.2.1 Threatened Ecological Communities (TECs) & Rare Flora

A desktop study indicates that no known instances of Declared Rare or Priority Flora and no TECs are known to occur within a 10km buffer of the subject site.

### 3.3 ACID SULPHATE SOILS

The development site is categorised as no risk for acid sulphate soils. **Figure 5** mapping shows the ASS mapping category over the subject site.



Figure 5 Acid Sulphate Soils mapping for Quinns Rocks (Source: WA Atlas, 2012)

### **3.4 SERVICING**

The subject site is capable of being serviced for water with reticulated services in both Hickory Road and Driftwood Rise. Reticulated sewer is also available in both streets, however a short extension may be required if connection to the Hickory Road service is necessary.

Lot 9340 is also capable of being serviced by electricity, communications and gas with services in both adjoining streets. Information from 'Dial Before You Dig' indicates that there is communications infrastructure located within the middle of the lot. Further investigation, prior to any redevelopment, is required to determine if this infrastructure will require relocation or removal.

### **3.5 INDIGENOUS HERITAGE**

A search of Department of Aboriginal Affairs Aboriginal Heritage Enquiry System indicates that the subject site has no known indigenous heritage value.

## 4 KEY PLANNING FRAMEWORK

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### 4.1 DIRECTIONS 2031

Directions 2031 establishes the vision for the future growth of the Perth and Peel regions. It provides a framework in which population growth is to be accommodated. Directions 2031 seeks a 50 per cent improvement on current infill residential development trends of 30 and 35 per cent; and, has set a target of 47 per cent or 154,000 of the required 328,000 dwellings as infill development. Directions 2031 also seeks a 50 per cent increase in the current average residential density of 10 dwellings per gross urban zoned hectare. This proposal seeks to make more efficient use of urban zoned land in accordance with the vision for target densities set by Directions 2031 by providing urban infill.

### 4.2 METROPOLITAN REGION SCHEME

The subject land is zoned 'Urban' under the Metropolitan Region Scheme.

### 4.3 LIVEABLE NEIGHBOURHOODS

Liveable Neighbourhoods is the Western Australian Planning Commission's operational policy for the design and assessment of structure plans and subdivisions. Liveable Neighbourhoods considers it appropriate for the location of higher residential densities in and around areas of high amenity, such as public open spaces, in order to take advantage of the adjoining site's amenity and to promote opportunities for passive surveillance.

### 4.4 CITY OF WANNEROO DISTRICT PLANNING SCHEME 2

The subject land is currently zoned 'Public Use' under the City of Wanneroo District Planning Scheme No. 2. The proposal is to reclassify the subject land from 'Public Use' to 'Residential R20', as shown on the proposed Scheme Amendment Plan included in this report.

### 4.5 CITY OF WANNEROO LOCAL HOUSING STRATEGY 2005

The Local Housing Strategy aims to guide the future form and types of housing within the City. It identifies an accelerating need for housing due to high projected population growth and a current lack of housing diversity, with separate dwellings making up 90% of dwelling types for the City.

Quins Rocks has also been identified within the Strategy as a suburb which is shifting away from being a predominantly holiday destination towards a suburb for established families. The City of Wanneroo acknowledge within the strategy that a need to increase infill development in order to retain significant bushland.

### 4.6 CITY OF WANNEROO SMART GROWTH STRATEGY 2007

The City of Wanneroo Local Planning Policy 4 Smart Growth Plan identifies the City's growing population and seeks to guide growth into more sustainably planned outcomes. The strategy's population forecast for 2021 is estimated to be approximately 217,000, representing an average annual population growth between 2011 and 2021 of approximately 7,000 people per year.

Key principles identified in achieving smart growth are; lifestyle and housing choices and effective use of land and infrastructure. Various strategies designed to achieve these goals are identified as:

- Promote a range of lot sizes to cater for different lifestyle choices.
- Promote a range of housing types in appropriate locations to meet current and future market demands.
- Provide a variety of quality lifestyle options.
- Optimise the use of infrastructure and assets.
- Revitalise areas to meet changing community needs
- Promote urban design that is responsive to the needs of the community. This is to include:
  - incorporating compactness and ease of navigation for vehicles and pedestrians into development plans
  - promoting buildings that cater for changes in community needs.
  - promoting distinctive and attractive urban design through diversity, land use and building detail
  - promoting urban design that encourages and nurtures local identity by responding to the unique qualities and physical characteristics of different sites

## 5 AMENDMENT RATIONAL

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It is proposed to reclassify the subject site from a 'Public Use' reserve to the 'Residential R20' zone to make use of currently unused vacant land. The 'Residential R20' zoning has been selected as it is consistent with the current density of surrounding land.

### 5.1 TRAFFIC

A Transport Impact Assessment has been prepared that confirms that the redevelopment of the subject site will not impact on existing traffic safety and movement and that the local access roads of Driftwood Rise and Hickory Road can accommodate the redevelopment of the subject site to a R20 density. Please see attached report for full details.

### 5.2 SERVICING

It is not anticipated that the scale of development will impact on the capacity of servicing infrastructure. As previously mentioned the reticulated sewer in Hickory Road may be required to be extended to service the resulting development. There should be existing capacity in the servicing infrastructure network to accommodate redevelopment to R20 of the subject site. The City's proposal to increase the density of the wider area from its current R20 to R40 indicates that there is capacity in the servicing network.

## 6 CONCLUSION

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It is considered that reclassification of the subject site from 'Public Use' to 'Residential R20' is in accordance with orderly and proper planning.

The topography of the site presents some challenges for redevelopment, however it is not considered to be insurmountable.

The proposed Residential R20 density and potential redevelopment of the subject site to R20 is not considered to have an adverse impact on the amenity of neighbouring and surrounding residential use.

At present the undeveloped condition of the existing subject site is more of an eyesore and detracts from the amenity of the streetscape. The proposal is therefore considered to have potential positive affect on local amenity, as it could improve the usability of the adjoining POS, introduce high quality housing and eliminate the unsightly (undeveloped) condition of the site, which can potentially attract anti-social behaviour and poses a bushfire risk.



**COUNCIL ADOPTION**

This Standard Amendment was adopted by resolution of the Council of the City of Wanneroo at the Ordinary Meeting of the Council held on the 11th day of October 2016.

.....  
MAYOR

.....  
CHIEF EXECUTIVE OFFICER

**COUNCIL RESOLUTION TO ADVERTISE**

By resolution of the Council of the City of Wanneroo at the Ordinary Meeting of the Council held on the 11th day of October 2016, proceed to advertise this amendment.

.....  
MAYOR

.....  
CHIEF EXECUTIVE OFFICER

**COUNCIL RECOMMENDATION**

This Amendment is recommended for [support with/without modification or not support] by resolution of the City of Wanneroo at the Ordinary Meeting of the Council held on the [number] day of [month], 20[year], and the Common Seal of the City of Wanneroo was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....  
MAYOR

.....  
CHIEF EXECUTIVE OFFICER

**WAPC RECOMMENDATION FOR APPROVAL**

.....  
DELEGATED UNDER S.16 OF  
PD ACT 2005

DATE .....

Approval Granted

.....  
MINISTER FOR PLANNING

DATE .....