



AMENDMENT NO. 15

TO THE

EAST WANNEROO CELL 2 (SINAGRA)

AGREED STRUCTURE PLAN NO. 4

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

1. Rezone –

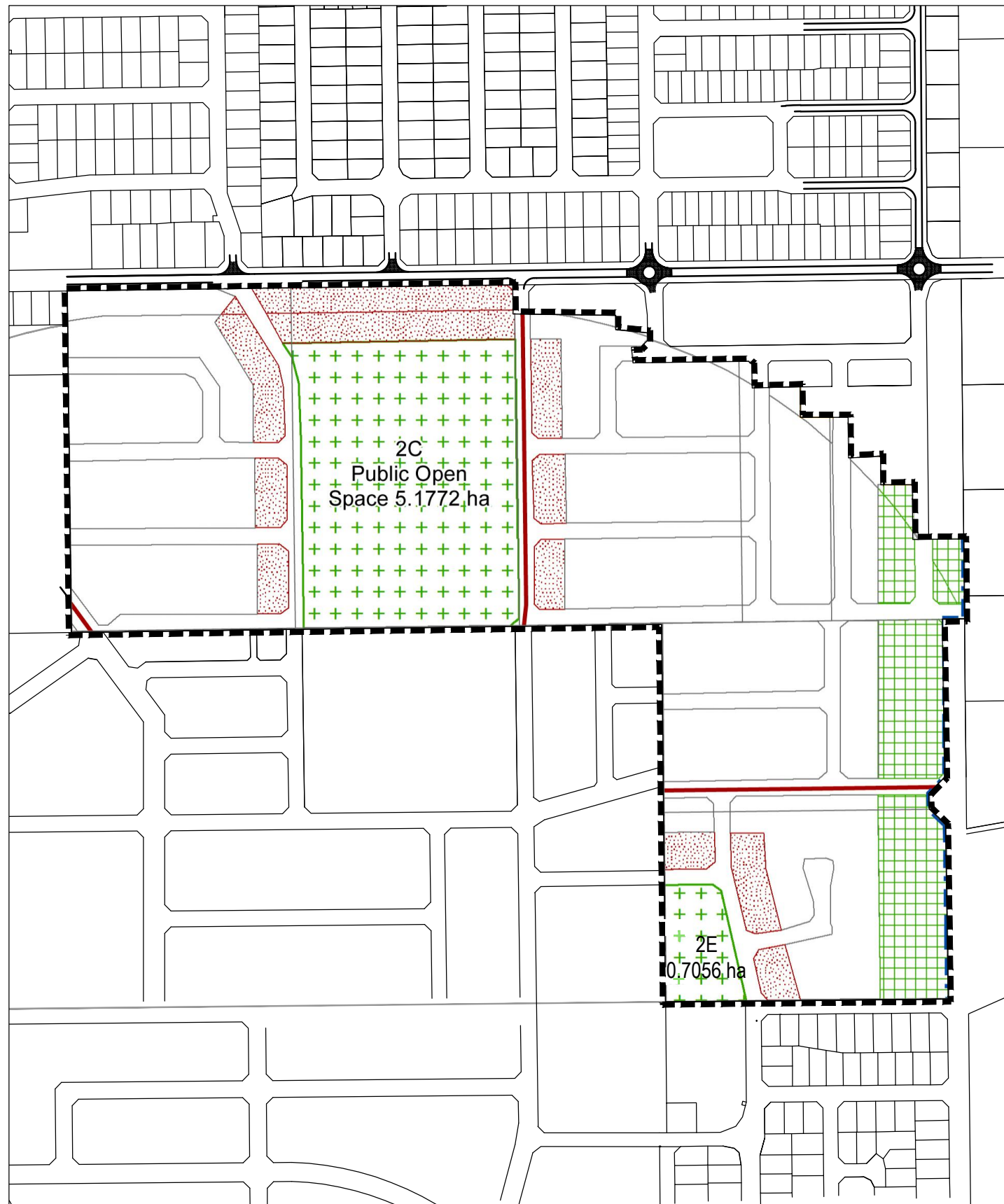
- Portions of Lot 9529 Polygala Way, Sinagra from Special Residential to Residential Precinct; and

2. Recode –

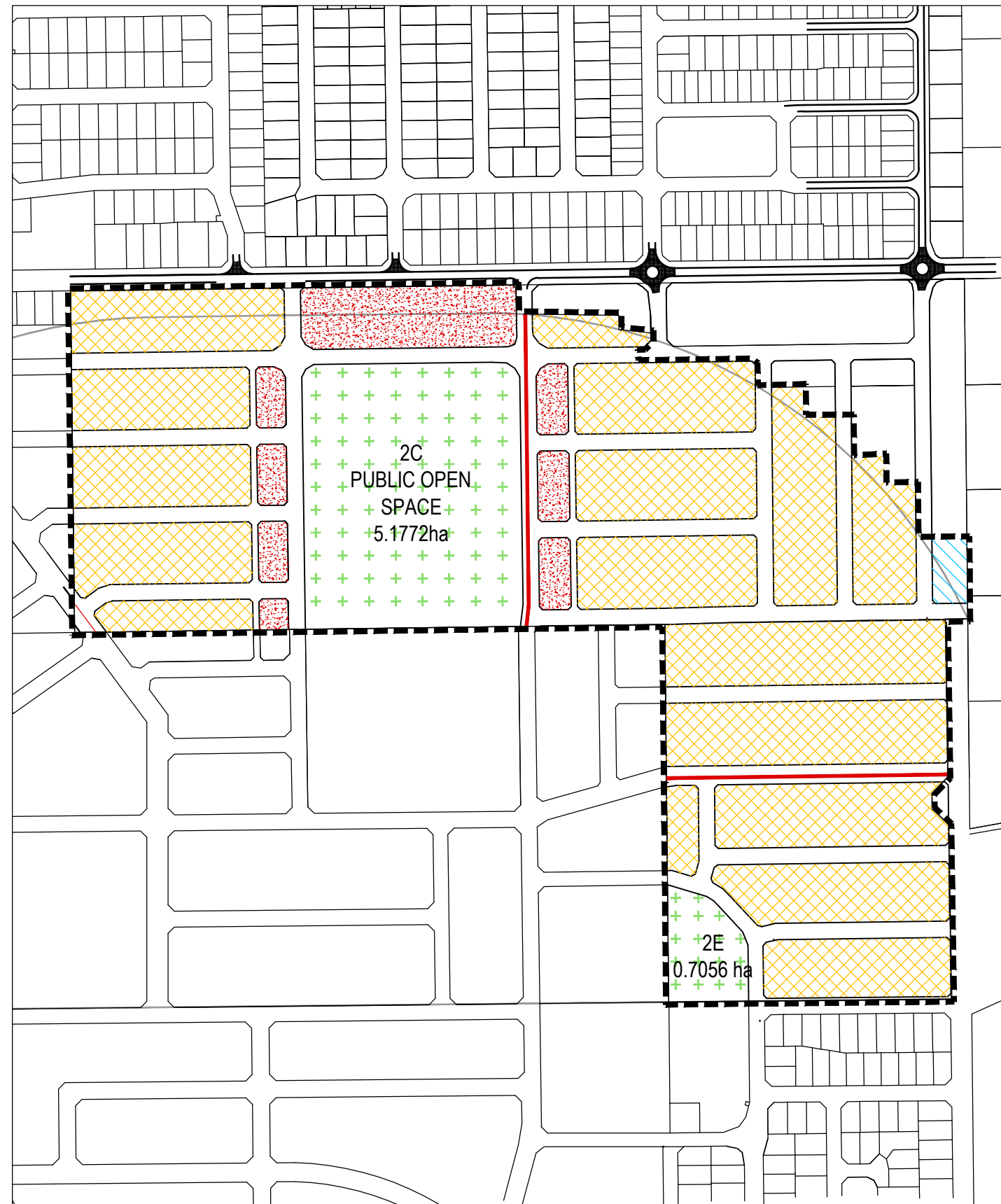
- Portions of Lot 20 Vincent Road and Lot 9531 Nandina Avenue, Sinagra from Residential R20 and R40 to Residential R25 and R40;
- Lot 9530 Lomandra Rise from Residential R20 to R25;
- Lot 9529 Polygala Way, Sinagra from Residential R20 and Special Residential with an average lot size of 5,000m² to R25 and R10; and
- Lots 12 and 13 Griffiths Road, Sinagra from Residential R20, R40 and Special Residential with an average lot size of 5,000m² to R25; and

3. Modify the road network; and

4. Reconfigure the public open spaces areas.



EXISTING



PROPOSED

LEGEND

Amendment Area

Public Open Space

R10

R25

R40

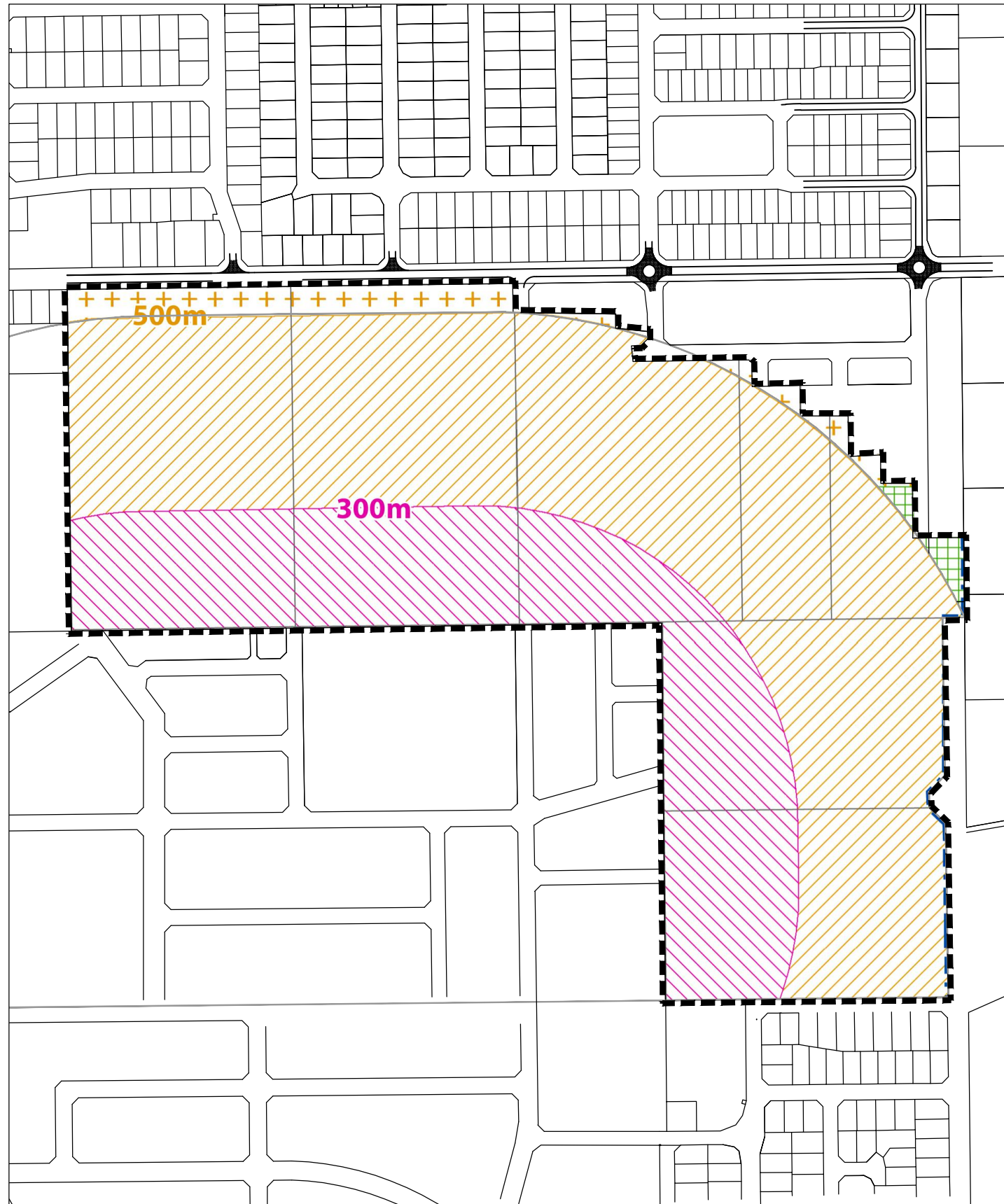
Special Residential

SCALE 1:5,000 @ A3
 DATE 23 October 2017
 FILE 171023 5038 Proposed Zoning Amendment Plan.dwg
 REVISION 1/DR/First Draft/08.09.2017

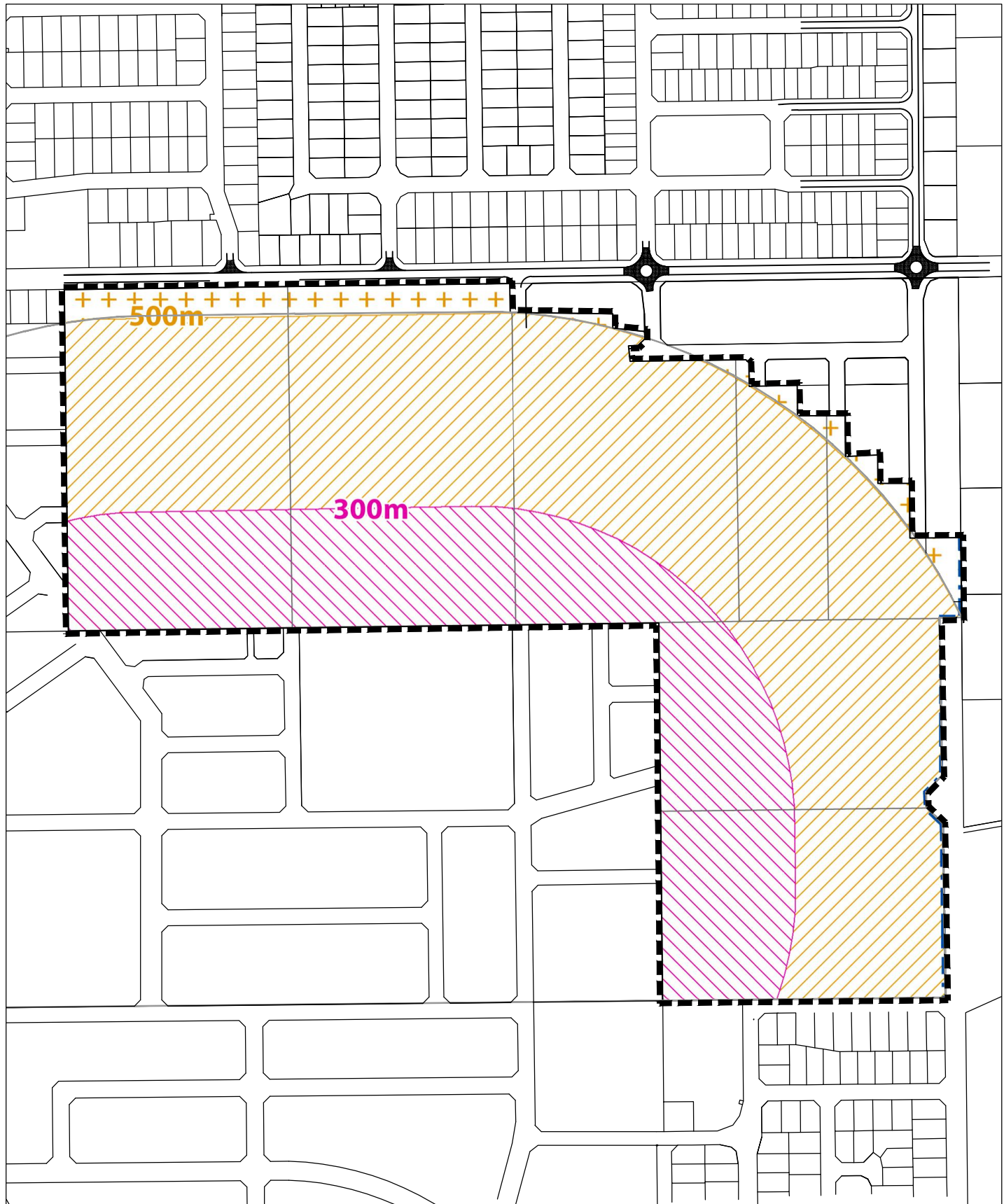


PROPOSED STRUCTURE PLAN AMENDMENT - ZONING PLAN (PLAN 1)

LOTS 19 AND 20 (80 & 60) VINCENT ROAD, LOT 9529 (2) POLYGALA WAY, LOT 9530 (2) LOMANDRA RISE, LOT 9531 (20) NANDINA AVENUE, LOTS 12 AND 13 (51 & 39) GRIFFITHS ROAD, SINAGRA



EXISTING



PROPOSED

LEGEND			
	Amendment Area		Residential Precinct
	300m Buffer Precinct		Special Residential Precinct
	500m Buffer Precinct		

SCALE 1:5,000 @ A3
 DATE 30 August 2017
 FILE 170830 5038 Proposed Structure Plan Amendment, Agreed Struct Plan 2.dwg
 REVISION 1/DR/First Draft/08.08.2017



PROPOSED STRUCTURE PLAN AMENDMENT - AGREED STRUCTURE PLAN (PLAN 2)

LOTS 19 AND 20 (80 & 60) VINCENT ROAD, LOT 9529 (2) POLYGALA WAY, LOT 9530 (2) LOMANDRA RISE, LOT 9531 (20) NANDINA AVENUE, LOTS 12 AND 13 (51 & 39) GRIFFITHS ROAD, SINAGRA

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

IT IS CERTIFIED THAT THIS STRUCTURE PLAN AMENDMENT NO. 15 TO THE EAST
WANNEROO CELL 2 (SINAGRA) AGREED STRUCTURE PLAN NO. 4

WAS APPROVED BY
RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON
.....

Signed for and on behalf of the Western Australian Planning Commission
.....

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

..... Witness

..... Date

..... Date of Expiry

PART 2 - EXPLANATORY REPORT

AMENDMENT NO. 15 TO THE

EAST WANNEROO CELL 2 (SINAGRA) AGREED STRUCTURE PLAN NO. 4

1. Introduction

Planning Solutions acts on behalf of Benara Nurseries, the owners of Lots 19 and 20 (80 & 60) Vincent Road, Lot 9529 (2) Polygala Way, Lot 9530 (2) Lomandra Rise, Lot 9531 (20) Nandina Avenue, Lots 12 and 13 (51 & 39) Griffiths Road, Sinagra (**subject site**).

Planning Solutions has prepared the following report in support of a minor amendment to the East Wanneroo Cell 2 (Sinagra) Agreed Structure Plan No. 4 (**ASP4**) as it applies to the subject site. The amendment involves the recoding of all R20 coded land within the subject site to R25 and removing the Special Residential allocation from portions of the subject site and applying density codings of R10 and R25. The amendment also proposes to modify the road network through the subject site, which results in a minor reconfiguration of public open space (**POS**) areas 2C and 2E, and minor adjustments to the R40 coded areas.

2. Land Description

2.1 Location

The subject site is situated within the locality of Sinagra within an area that is being progressively subdivided for residential purposes. The subject area is bounded by Vincent Road to the north, Griffiths Road to the east and land identified for future residential subdivision to the south and west.

The majority of the subject site is situated between approximately 200m to 500m north of the Ingham's Enterprises poultry farm. A subdivision and development buffer applies to land within 500m of the poultry farm. The southern portion of the subject site is situated within the inner buffer (up to 300m from the poultry sheds) and the northern portion within the outer buffer (between 300-500m from the poultry sheds). It is understood the Ingham's land is currently in the process of being sold, following which the poultry farm will be closed and the associated buffers removed.

2.2 Land use and topography

The subject site is owned and operated by Benara Nurseries. The northern portion of the subject site contains a managed olive tree plantation. The south-eastern portion contains nursery infrastructure including a large shed, greenhouses and water tanks. There are no significant environmental values contained onsite as a result of the existing land use.

The land to the north-east of the subject site (outside the 500m buffer precinct) has recently been subdivided to create 59 single residential lots in accordance with WAPC subdivision approval dated 16 November 2016 (WAPC Ref: 154510).

The surrounding land is identified for future subdivision and development for residential purposes, upon removal of the buffer associated with the Ingham's poultry farm.

The topography of the subject site varies from 74m AHD in the north-west corner on Vincent Road on the west, and 79m AHD on Vincent Road on the east, down to 60m AHD centrally along the southern boundary. The highest point is 87m AHD on Griffiths Road, approximately midway along the eastern boundary of the site.

2.4 Legal description and area

Table 1 below details the legal description of the land subject to this amendment.

Table 1: Legal description

Lot	Street address	Diagram/Deposited Plan	Volume	Folio	Area (ha)
19	80 Vincent Road	8404	6	195A	6.8104
20	60 Vincent Road	8404	1305	577	6.8104
9529	2 Polygala Way	411087	2929	706	2.0945
9530	2 Lomandra Rise	411087	2929	707	1.9155
9531	20 Nandina Avenue	411087	2929	708	5.7201
12	51 Griffiths Road	71019	2055	93	5.0164
13	39 Griffiths Road	71019	1753	453	4.7515
TOTAL					33.1188

3. Details of proposal

This amendment proposes modifications to the existing ASP4. The modifications involve:

- Increasing the residential density code of all R20 portions of the subject site to R25.
- Rezoning a portion of the subject site from Special Residential to Residential and applying density codings of R10 and R25.
- Modifications to the proposed road network through the subject site to improve accessibility.
- Minor modifications to the configuration of POS Areas 2C and 2E, and minor adjustment of R40 areas as a result of the modifications to the road network.

Refer **Appendix 1** for a copy of the proposed ASP4 Zoning Plan (Plan 1), and **Appendix 2** for a copy of the proposed Agreed Structure Plan (Plan 2).

The majority of the subject site is situated within the 300m and 500m Buffer Precinct as depicted on Plan 2 of ASP4 – Agreed Structure Plan. In accordance with clause 3.3.2 of Part 1 of ASP4, a portion or all of the Buffer Precinct may be incorporated into the Residential Precinct, subject to the poultry sheds within the Ingham's Poultry Farm ceasing to operate indefinitely, or following demonstration that the odour and/or other impacts associated with the poultry farm can be appropriately ameliorated. Furthermore, the lifting of urban deferment and transferring of the land to Urban under the Metropolitan Region Scheme (**MRS**) is required prior to residential development occurring within the Buffer Precinct.

Given the poultry sheds within the Ingham's Poultry Farm are still in operation, there is no intention to subdivide/develop the portions of the subject site currently within the Buffer Precinct. The purpose of the amendment is to ensure subdivision and development of the subject site can be streamlined and proceed without unnecessary delay once the Buffer Precinct is removed and the land is incorporated into the Residential Precinct.

Density increase

The primary modification proposed through this amendment is the increase in density of all land within the Residential Precinct of the subject site from R20 to R25. Land located within proximity to areas of public open space (**POS**) will retain a density coding of R40. The proposed increase in residential densities accords with State and local strategic planning documents (as detailed further below), which advocate for increased densities, housing diversity, adaptability, affordability and choice. The range of densities will provide for diversity of housing and lot product, to meet the projected requirements of people with different housing needs in the locality.

The proposed minor increase in the density across the subject site will facilitate the subdivision of the land to produce a more efficient and desirable design outcome. Refer to the subdivision concept plan contained in **Appendix 3**.

Special Residential Precinct

The Special Residential Precinct is proposed to be removed from the subject site through this amendment. The Special Residential Precinct was originally proposed to act as a buffer and transitional zone between the Special Rural zoned land to the east and the Residential Precinct within ASP4.

The land within the subject site immediately abutting the Special Rural zoned land to the east is proposed to be coded R10, where the average lot size is 1,000m². The larger R10 coded lots will provide an appropriate buffer to the R25 coded land within the remainder of the subject site. The Special Residential land on the western side of the Griffiths Road is proposed to be transferred to the Residential Precinct, with an applicable density code of R25, consistent with the remainder of the subject site. The Griffiths Road reserve is considered to be an appropriate buffer between the Special Rural zoned land to the east and the Residential Precinct within the subject site. The proposed densities will encourage compatible development adjacent to the Special Rural zoned land.

The remaining small portion of the Special Residential area was intended to have been removed in the course of a previous Amendment, but was not deleted from ASP4 as a result of a drafting error at the end of the process. This amendment will result in a contiguous R10 edge to the residential area as previously intended.

Road layout

The amendment proposes a more regular road layout within the subject site. The modified grid layout will increase permeability within the subject site, and represents a significant improvement to the existing layout. The modified layout has been enabled by an overall reduction of lot depths based on the revised density coding.

Public open space

The configuration of POS Areas 2C and 2E have been modified slightly as a result of the improvements to the road layout within the subject site. There are no changes to the land area of POS, and the general shape of the POS has been retained.

4. Strategic planning framework

4.1 Directions 2031

Directions 2031 and Beyond (**Directions 2031**) is the overarching spatial framework and strategic plan that establishes a vision for the future growth of the Perth and Peel region. It provides the framework to guide detailed planning and delivery of housing, infrastructure and services for a variety of growth scenarios. A medium density 'Connected City' model is put forward as the preferred means to achieve a liveable, prosperous, accessible, sustainable and responsible city.

In relation to the proposed structure plan amendment, Directions 2031 promotes a diversity of dwelling types and increases in choice for residential areas. Directions 2031 seeks to address population growth scenarios and land use patterns for the medium to long-term increase of more than half a million people in Perth and Peel by 2031, as well as being prepared to provide for a city of 3.5 million people after 2050.

Due to the size and complexity of strategic planning for the metropolitan area, sub-regional strategies are prepared to provide guidance at the local level.

4.2 Outer Metropolitan Perth Sub-Regional Strategy

The Draft Outer Metropolitan Perth and Peel Sub-Regional Strategy (**Sub-Regional Strategy**) is a strategic planning document intended to guide the delivery of the objectives of Directions 2031. The subject site is contained within the North-West sub-region identified within the Sub-Regional Strategy. The North-West sub-region is expected to supply 167,400 dwellings under the adopted 'Connected City' scenario, with the City of Wanneroo contributing 141,700 dwellings through the development of Greenfield sites.

The subject site is identified as 'urban deferred zoned undeveloped'. The residential density increases proposed through this structure plan amendment will facilitate the provision of a range of housing and lot product within the subject site, upon the lifting of the urban deferral. This will contribute towards the City's required 141,700 additional dwellings from Greenfield sites. The densities proposed will provide a variety of housing options within the subject site, catering to a diverse demographic.

4.3 Draft Perth and Peel @ 3.5 million and Draft North-West Sub-Regional Framework

The draft Perth and Peel @ 3.5 million provides an overarching strategic framework for the Perth and Peel region for the next 35 to 40 years. The document provides guidance on where development should occur to ensure sustainable urban growth, protecting the environment and heritage and making the most effective use of existing infrastructure. The draft Perth and Peel @ 3.5 million sets the context for four draft sub-regional planning frameworks, including the draft North-West Sub-Regional Planning Framework relevant to the subject site. The North-West planning sub-region comprises the cities of Joondalup and Wanneroo, and sets out proposals to achieve more consolidated urban form and development within the sub-region to meet long-term housing requirements.

The sub-regional planning framework identifies urban expansion and investigation areas in East Wanneroo, which take advantage of the proximity to existing development and infrastructure within the Wanneroo locality and form a logical consolidation of the existing urban areas.

The purpose of the structure plan amendment is to allow increased density for the subdivision of R25 coded lots, contributing to housing diversity in the locality, within an area earmarked under the strategic planning framework for consolidated urban development. The structure plan amendment will provide for more efficient use of urban land and infrastructure, consistent with the implementation actions identified under the draft North-West Sub-Regional Planning Framework.

4.4 City of Wanneroo Local Housing Strategy

The City of Wanneroo Local Housing Strategy (**LHS**) establishes a strategic framework to guide the future form and types of housing within the City. A key objective of the strategy is to ensure that a wide range and choice of housing is provided, in order to meet the changing social and economic needs of the community.

The LHS sets out a number of principles relating to greenfields development. Relevantly, the LHS encourages lot layout providing for a mix of housing types, lot sizes and densities. Subdivision layouts should be well connected internally, and with adjoining areas, to contribute to a more sustainable urban structure overall.

This structure plan amendment seeks to increase the base density coding of the subject site, providing for an increased mix of housing types in the locality. The proposed modifications to the road layout will provide for an interconnected network which enhances permeability both within the subject site and to the surrounding area. The structure plan amendment is therefore consistent with the recommendations of the LHS

5. Statutory planning framework

5.1 Metropolitan Region Scheme

The subject site is zoned Urban and Urban Deferred under the Metropolitan Region Scheme (**MRS**), with the Urban Deferred zoning generally corresponding with the development buffer associated with the Ingham's poultry farm.

Whilst the proposed structure plan amendment relates to land within the Urban Deferred zone, subdivision and development of this land will not progress until such a time as the urban deferment has been lifted.

5.2 Local planning scheme

The subject area is zoned Urban Development under the provisions of the City of Wanneroo Town Planning Scheme No. 2 (**TPS2**). Subdivision and development of land zoned Urban Development is to be carried in accordance with an adopted structure plan.

Clause 9.1 of TPS2 requires the approval of both the City and WAPC for modifications to adopted Structure Plans for a Cell in East Wanneroo.

The proposed structure plan amendment is to be assessed and determined in accordance with Part 4, Schedule 2 – Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* relating to structure plans.

5.3 Liveable Neighbourhoods

Liveable Neighbourhoods is an operational policy adopted by the WAPC which aims to achieve sustainable development, with particular emphasis on the planning of residential neighbourhoods. This structure plan amendment addresses the relevant elements of *Liveable Neighbourhoods*.

In relation to the subject amendment, the applicable sections of *Liveable Neighbourhoods* are Element 2 – Movement Network and Element 3 – Lot Layout. Elements 1, 4, 5, 6, 7 and 8 of *Liveable Neighbourhoods* remain unaffected by this amendment.

An assessment against the requirements of Elements 2 and 3 of the current adopted 2009 version of *Liveable Neighbourhoods* is provided below.

Element 2 – Movement network

The proposed movement network is generally consistent with the existing layout shown on ASP4, with some minor modifications. The modifications result in greater connectivity, with a modified grid layout proposed to improve the legibility of the movement network.

The proposed modifications to the road network aim to provide an efficient, legible and convenient movement network within the subject site. Street connections within the subject site and connecting to the existing area are maximised to facilitate interconnection between the new and existing communities. The highly interconnected street network facilitates a safe and convenient movement network for pedestrians and cyclists, and provides excellent accessibility between residences, as well as safe and efficient access to areas of POS within the subject site.

The addition of rear laneways to service the majority of R40 lots fronting POS 2C is consistent with Requirements 10 and 11 of Element 2, which note that laneways should be used to provide rear parking for small lots and to provide opportunities to improve amenity on selected streets. The proposed laneways provide the opportunity for dwellings to be oriented toward the POS, with rear garages accessed from the laneways. Consequently, this assist in improving the visual amenity of the surrounding streets, whilst maintaining surveillance of the POS and public realm. The proposed laneways are 6m in width, consistent with the indicative street reserve widths outlined in Table 4 of *Liveable Neighbourhoods*.

It is considered the proposed modifications to the movement network are minor in nature, generally consistent with Element 2 of *Liveable Neighbourhoods* and warrants adoption accordingly.

Element 3 – Lot layout

The proposed density changes are consistent with the requirements of *Liveable Neighbourhoods* relating to density and diversity.

The increase in density of the subject site will allow for a greater variety of lot sizes to be provided within the broader ASP4 area. Requirement 2 of Element 3 promotes a variety of lot sizes and types to facilitate housing diversity. A diverse range of housing types will provide greater choice to future residents, and attract a diverse demographic to the area.

Requirement 4 notes that smaller lots and lots capable of supporting higher density should be located close to high amenity, such as parks. The R40 coded land adjacent to POS is proposed to be retained, in accordance with Requirement 4.

The proposed increase in density of the subject site from R20 to R25 is minor in nature, generally in accordance with Element 3 of *Liveable Neighbourhoods* and warrants adoption accordingly.

5.4 State Planning Policy 3.7 – Planning in Bushfire Prone Areas

State Planning Policy 3.7 – Planning in Bushfire Prone Areas (**SPP3.7**) and Guidelines seek to guide the implementation of effective risk-based land use planning and development to preserve life and reduce the impact of bushfire on property and infrastructure.

The Department of Fire and Emergency Services map of bushfire prone areas identifies portions of the subject site as being bushfire prone, which triggers bushfire requirements under SPP3.7, and reporting to accompany submission of the structure plan amendment in accordance with the associated *Guidelines for Planning in Bushfire Prone Areas*.

A Bushfire Management Plan (**BMP**) for the subject site has been prepared by Strategen to support the structure plan amendment and future subdivision application. A Method 1 Bushfire Attack Level (**BAL**) assessment has confirmed BAL-29 or lower can be achieved for all proposed development within the project area, through the provision of temporary setbacks to vegetation within future residential areas and permanent setbacks to grassland within 'Rural' landholdings east of the site. The BAL ratings assessed for the proposed development rely on the separation distances being maintained between proposed dwellings and the surrounding classified vegetation extent until such a time that the hazard is removed or managed in accordance with AS3959.

The BMP identifies a range of bushfire management measures that on implementation will enable all proposed areas to be developed with a manageable level of bushfire risk whilst maintaining compliance with the intent of the Bushfire Protection Criteria outlined in the Guidelines.

Refer **Appendix 4** for a copy of the Bushfire Management Plan.

6. Other considerations

6.1 Traffic

A traffic impact assessment (**TIA**) has been prepared by Transcore to assess the impact of the expected yield of an additional 120 residential lots a result of the structure plan amendment.

The total daily trip generation within the subject site is estimated to be in the order of 4,270 vehicle trips per day (**vpd**) (both in and out). As a result of the structure plan amendment, the subject site is now estimated to generate an additional 920vpd, resulting in total site traffic generation of 5,230vpd.

Due to the location of the subject site within the broader ASP4 area, the anticipated additional traffic generated by the subject site will be distributed over the adjacent road network in such a way that the impacts on the local surrounding roads will be manageable and well within the capacity of the network. The existing road network within the locality has sufficient capacity to accommodate the anticipated traffic from the subject site with no requirement for upgrades.

Refer to the traffic impact assessment contained in **Appendix 5**.

6.2 Servicing

An engineering services report has been prepared by Development Engineering Consultants to addresses the existing and proposed services to the subject site, as well as the proposal for earthworks, retaining walls, roads, drainage, groundwater, water supply, gas telecommunications and sewerage, as required for current urban development standards.

The report concludes that the subject site can be connected to all services, either by extension and upgrading from existing infrastructure, or by provision of new infrastructure.

Refer to the engineering services report contained in **Appendix 6**.

7. Conclusion

The proposed amendments outlined in the preceding sections shows that the relevant planning considerations are addressed to ensure orderly and proper planning is achieved.

In summary, the proposed amendments to ASP4 to allow for increased residential densities and to modify the road network warrants support of the City and the approval of the WAPC for the following reasons:

- The proposal is consistent with the provisions of the City of Wanneroo Town Planning Scheme No. 2;
- The proposal is consistent with the objectives and requirements of the relevant state and local strategic planning framework;
- The proposal is consistent with the objectives and requirements of the WAPC's *Liveable Neighbourhoods* and encourages sustainable and high-quality development through the application of modern urban design principles.

Accordingly, we consider the proposal warrants the approval of the WAPC in accordance with Clause 22, Part 4, Schedule 2 – Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*.