



DISTRICT PLANNING SCHEME No. 2

Amendment No. 136

Planning and Development Act 2005

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

CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO. 2 - AMENDMENT NO. 136

RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above local planning scheme by zoning and coding Lot 800 (30) Crabtree Street, Alexander Heights as 'Residential, R40'.

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

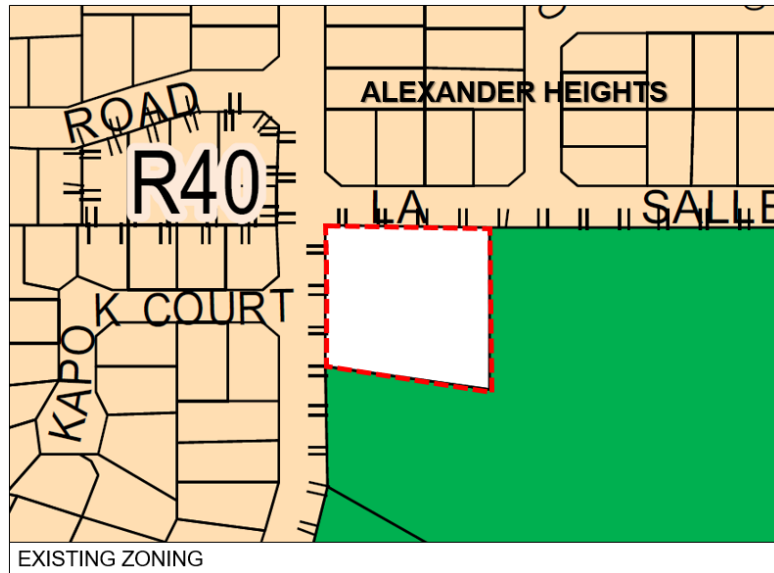
Date of Council Resolution.....

.....
(Chief Executive Officer)

Dated this day of 20.....


ATTACHMENT 1

LPS AMENDMENT MAPPING




LEGEND


REGION SCHEME RESERVES (MRS)


 Parks and recreation

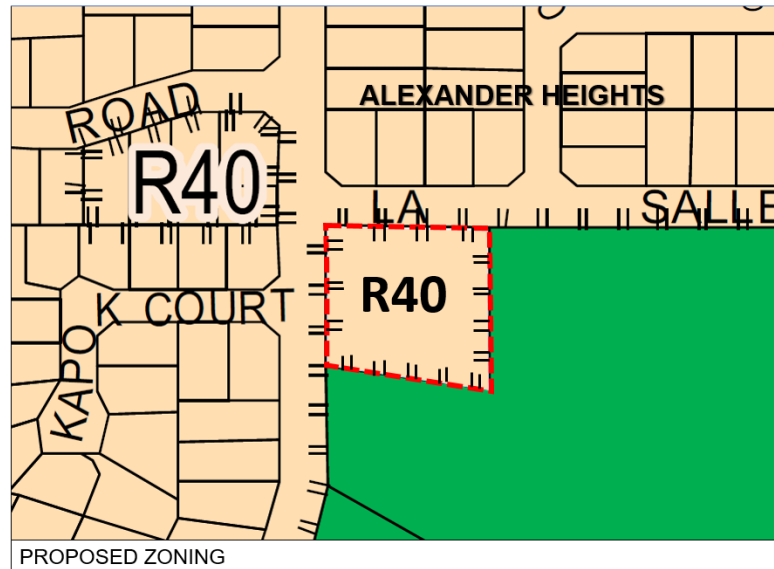
ZONES

 Residential

OTHER

 R 20 R Codes

 Amendment area





Government of **Western Australia**
Department of **Communities**
Housing

LOT 800 (30) CRABTREE STREET, ALEXANDER HEIGHTS

PROPOSED AMENDMENT TO:

- City of Wanneroo Local Planning Scheme No.2

CONTENTS

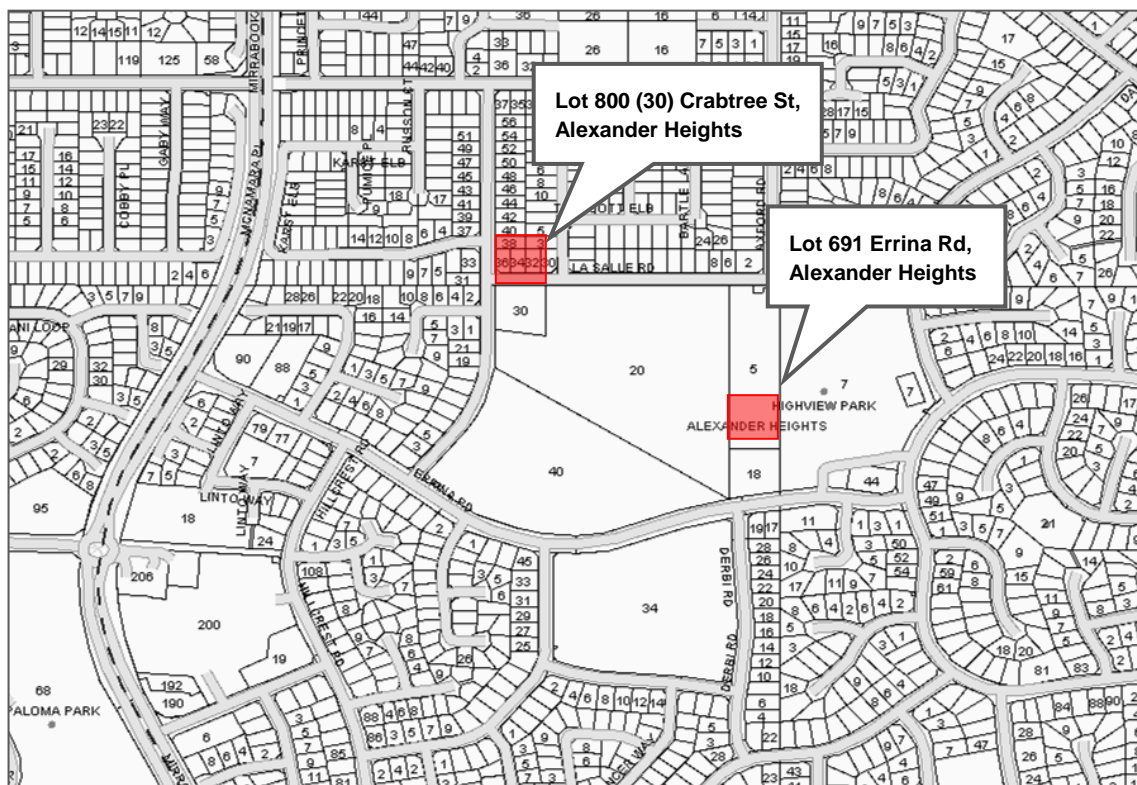
CONTENTS

CONTENTS.....	2
PURPOSE	1
SUMMARY OF PROPOSAL	ERROR! BOOKMARK NOT DEFINED.
ROLE OF THE DEPARTMENT OF COMMUNITIES, HOUSING	1
DRIVERS FOR THE PROPOSAL.....	2
BACKGROUND	3
PLANNING CONTEXT	3
LOCATION, AREA AND OWNERSHIP OF PROPERTY	3
EXISTING AND SURROUNDING LAND USE	3
PLANNING FRAMEWORK	4
STATE GOVERNMENT.....	4
LOCAL GOVERNMENT	7
SCOPE AND CONTENT OF THE AMENDMENT	9
DETAIL OF PROPOSAL	9
PROJECT RATIONALE SUMMARY	9
DEVELOPMENT POTENTIAL.....	9
DEVELOPMENT	10
SERVICING, ENVIRONMENTAL AND CULTURAL HERITAGE FACTORS.....	10
URBAN DESIGN AND COMMUNITY IMPLICATIONS	11
CONCLUSION	13
ATTACHMENT 1	14
LPS AMENDMENT MAPPING	14
ATTACHMENT 2	15
CERTIFICATES OF TITLE.....	ERROR! BOOKMARK NOT DEFINED.

PURPOSE

SUMMARY OF PROPOSAL

This proposal is for lot 800 (30) Crabtree Street, Alexander Heights to apply a zoning and residential code over the subject site which would facilitate the development of medium density residential development and align the City of Wanneroo Local Planning Scheme No. 2 (LPS2) with the Metropolitan Region Scheme (MRS).



The purpose of this report therefore is to request the City of Wanneroo to amend Local Planning Scheme No. 2 to apply a “Residential” R40 zone over the subject landholding.

ROLE OF THE DEPARTMENT OF COMMUNITIES, HOUSING

The Department of Communities, Housing (the Department) is commonly approached by other government agencies to affirm its interest in exchanging or acquiring surplus government landholdings. When considering these proposals, the Department employs a strategic focus to identify how the location and context of the site could benefit its tenants. Furthermore, the Department also endeavours to practice proper planning principles by identifying land which is considered more appropriate for development or preservation. These are elements which assist the Department to satisfy its obligation

of the delivery of public housing outcomes, contribution to housing affordability and achieving reasonable financial outcomes for the State Government.

Projects undertaken by the Department include large broad-hectare developments that may be developed either in-house (e.g. Bertram – Belgravia Central) or in joint-venture with a private partner (e.g. Brighton, Ellenbrook, Wellard), large scale urban regeneration projects under our New Living brand (e.g. Balga, Kwinana, Coolbellup, Midland), and many smaller infill residential developments.

DRIVERS FOR THE PROPOSAL

In September 2009 the Western Australian Planning Commission (WAPC) gazetted Metropolitan Region Scheme Amendment 1161/41 Amendment Report proposing to transfer lots 691 Errina Road, Alexander Heights from the urban zone to the parks and recreation reservation and transfer portion of lot 3 Crabtree Street, Alexander Heights from the public purposes reservation to the urban zone.

The WAPC recognised some valuable vegetation on lot 691 Errina Road and considered it important that lot 691 be retained in public ownership and included in Bush Forever Site 493. As the original land owner of lot 691 Errina Road, the DoH was approached by the WAPC to negotiate a land exchange for lot 694 Errina Road for an equivalent area of lot 3 Crabtree Street (figure 1). The area of lot 3 considered for this exchange has vegetation that has been disturbed in the past and is in poor condition, making this lot a more appropriate location for future community purposes and urban zoning.

In early 2010, the City of Wanneroo objected to the proposed MRS amendment on the basis that no consultation had been undertaken with the surrounding land owners. Furthermore, the City specifically requested that the WAPC do not rezone this land under LPS2 so that any future rezoning and application of density codes could occur through a scheme amendment process initiated by the land owner and advertised to the surrounding land owners. Since the date of gazettal, the City of Wanneroo has not initiated an amendment to their LPS2 to align its scheme with the MRS. As such the Department is preparing a scheme amendment report on behalf of the City of Wanneroo.

BACKGROUND

PLANNING CONTEXT

LOCATION, AREA AND OWNERSHIP OF PROPERTY

The subject lot is located in the suburb of Alexander Heights on the corner of Crabtree Street and La Salle Road, thirteen kilometres north of Perth Central Business District (CBD). The subject lot is undeveloped and has a total area of 4,019sqm. The Certificates of Title for lot 800 (30) Crabtree Street is contained within attachment 2.



Figure 2: Aerial photograph of Lot 800 (30) Crabtree Street, Alexander Heights

EXISTING AND SURROUNDING LAND USE

Lot 800 (30) Crabtree Street is currently undeveloped and has no zoning under the City of Wanneroo LPS2. The site is generally flat and covered in sparse vegetation. Lot 691 Errina Road is also undeveloped and has been recently rezoned to Parks and Recreation Reservation under the MRS. This site has dense vegetation and thus has been included as part of Bush Forever Site 493.

The subject lot has frontage to both Crabtree Street to the west and La Salle Road to the north which provides convenient access to Mirrabooka Avenue and Alexander Heights Shopping Centre. Within the vicinity of the site to the east are public active open space uses namely Highview Park in addition to passive open space in the form of walk trails throughout the adjacent bushland.

The surrounding built form is typically single storey single detached houses developed between Residential R20 and R40. Mirrabooka Avenue to the west of the subject site provides convenient transport connections and forms a strong access corridor to the Perth CBD and northern suburbs.

The site is situated within 450m of the Alexander Heights Shopping Centre which provides a range of tenancies including a petrol station, a local Coles supermarket, fast food restaurants, and retail specialty stores.

The subject site has generous access to public transport including:

- The provision of a bus stop within 300 metres from the subject site which provides high frequency services every 20 minutes throughout the day.
- The provision of a bus stop within 250 metres from the subject site which provides services every half an hour throughout the day.

In the context of surrounding built form and amenities discussed above and illustrated as follows, the site is considered appropriate for medium density residential development and thus having a Residential R40 zone applied to the site.

PLANNING FRAMEWORK

STATE GOVERNMENT

STATE PLANNING STRATEGY

The subject site is identified as being within an 'Urban Area' in the Perth Region in the Western Australian Planning Commission (WAPC) State Planning Strategy. The future development of the subject site is in keeping with the principles and objectives where it asserts the need to ensure land close to the appropriate amenity, community facilities and public transport opportunities are more intensively used.

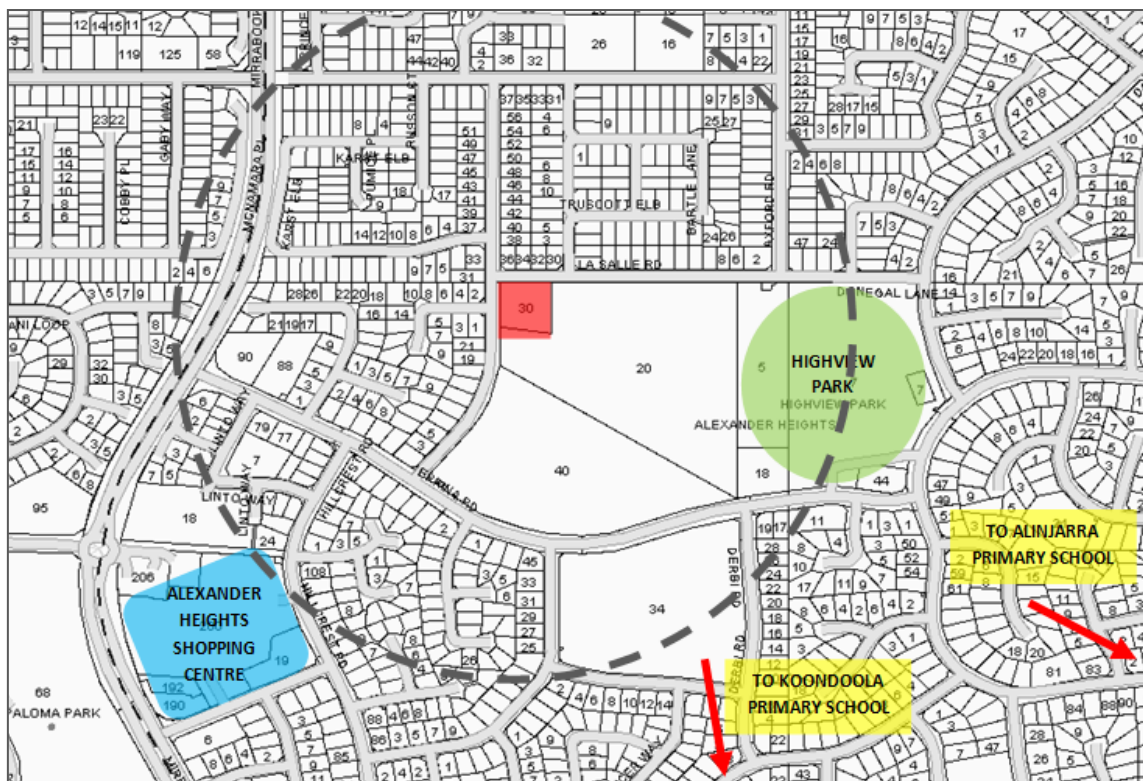


Figure 3: Site context

DIRECTIONS 2031 AND BEYOND

Directions 2031 and beyond has been adopted as a strategic document intended to set the direction towards shaping the future of our metropolitan area. This document predicts that the Perth and Peel region will house a population of more than 2.2 million people. This is an additional 556,000 people on today's population. To accommodate this level of growth a further 328,000 dwellings and approximately 356,000 jobs will be needed. *Directions 2031 and beyond* makes the proposition that a more compact city is desirable, the implication being that the community needs to focus on achieving more consolidated development in appropriate, existing urban locations.

On current trends it is estimated that by 2031 the population of the north-west sub-region will have grown by 39 per cent to 395,000. *Directions 2031 and beyond* have also identified a relatively low level of employment self-sufficiency within the north-west sub-region and as a result have identified a self-sufficiency target of 60 per cent for the sub-region which will require an additional 69,000 new jobs by 2031. Based on these growth estimates, the north-west sub-region will need to accommodate an additional 65,000 dwellings. The proposed scheme amendment and future development of the

subject site to its full potential will assist in achieving these dwelling targets around an existing district centre.

OUTER METROPOLITAN PERTH AND PEEL: SUB-REGIONAL STRATEGY

The *Outer Metropolitan Perth and Peel: sub-regional strategy* is intended to provide guidance to assist in the application and delivery of *Directions 2031 and beyond* at a local level. The Strategy provides specific information relating to the expected growth in each local government area. The sub-regional strategy also identifies appropriate and strategic urban growth or redevelopment areas within metropolitan Perth including the transit orientated developments and high amenity locations.

Alexander Heights is within the City of Wanneroo which is identified as a diverse local government area housing approximately 144,100 people. The City of Wanneroo comprises largely medium and low density residential areas, with some rural lifestyle lots including beach style living in the west to rural lifestyle in the east. Alexander Heights is on the eastern-most border of the City of Wanneroo adjoining the City of Swan and nestled between two main roads which run north-south (Alexander Drive and Mirrabooka Avenue) and one major road connecting east-west (Hepburn Avenue).

The *Outer Metropolitan Perth and Peel: sub-regional strategy* identifies a focus on targeted locations for future urban growth such as in and around retail and employment centres, transit orientated developments and high-frequency public transport/urban corridors. The proposed scheme amendment will facilitate development which is considered to be consistent with the dwelling targets and the transit orientated principles supported in the *draft Outer Metropolitan Perth and Peel: sub-regional strategy*.

METROPOLITAN REGION SCHEME

The MRS provides the statutory mechanism to assist strategic planning and the coordination of major infrastructure in the Perth Metropolitan Region. A vast majority of land surrounding the subject site is zoned Urban, with the exception of the existing Parks and Recreation Reserve and Bush Forever Site 493, under the MRS. The adjoining Parks and Recreation Reserve is under the control of the WAPC and Bush Forever protection controls. Road reserves of Crabtree Street and La Salle Road surround the site and are classified as Access Streets whilst more major road reserves of Hepburn Avenue and Mirrabooka Avenue are classified as Primary distributors under the MRS. The subject site is zoned “Urban” under the Metropolitan Region Scheme (MRS).



Figure 4 Surrounding MRS zoning and reservations

STATE PLANNING POLICIES

The future development of this site is proposed to be in accordance with the current state planning framework. Specifically, the project will be developed in accordance with the provisions of the Residential Design Codes and Liveable Neighbourhoods (if applicable).

LOCAL GOVERNMENT

LOCAL PLANNING SCHEME

The site is situated within the City of Wanneroo, and is classified as “No Zone” under the City’s Town Planning Scheme No.2 (LPS2).

LOCAL HOUSING STRATEGY

The future development of this site will take into consideration the aims and objectives of the City of Wanneroo Local Housing Strategy. The Strategy places emphasis on increasing residential density and housing choice in existing and planned residential areas that have easy access and close proximity to retail and employment centres, public transport services, education institutions and areas of high amenity. The proposed scheme amendment will assist in achieving these objectives with regards to its strategic location close to high frequency bus stops and a district centre.

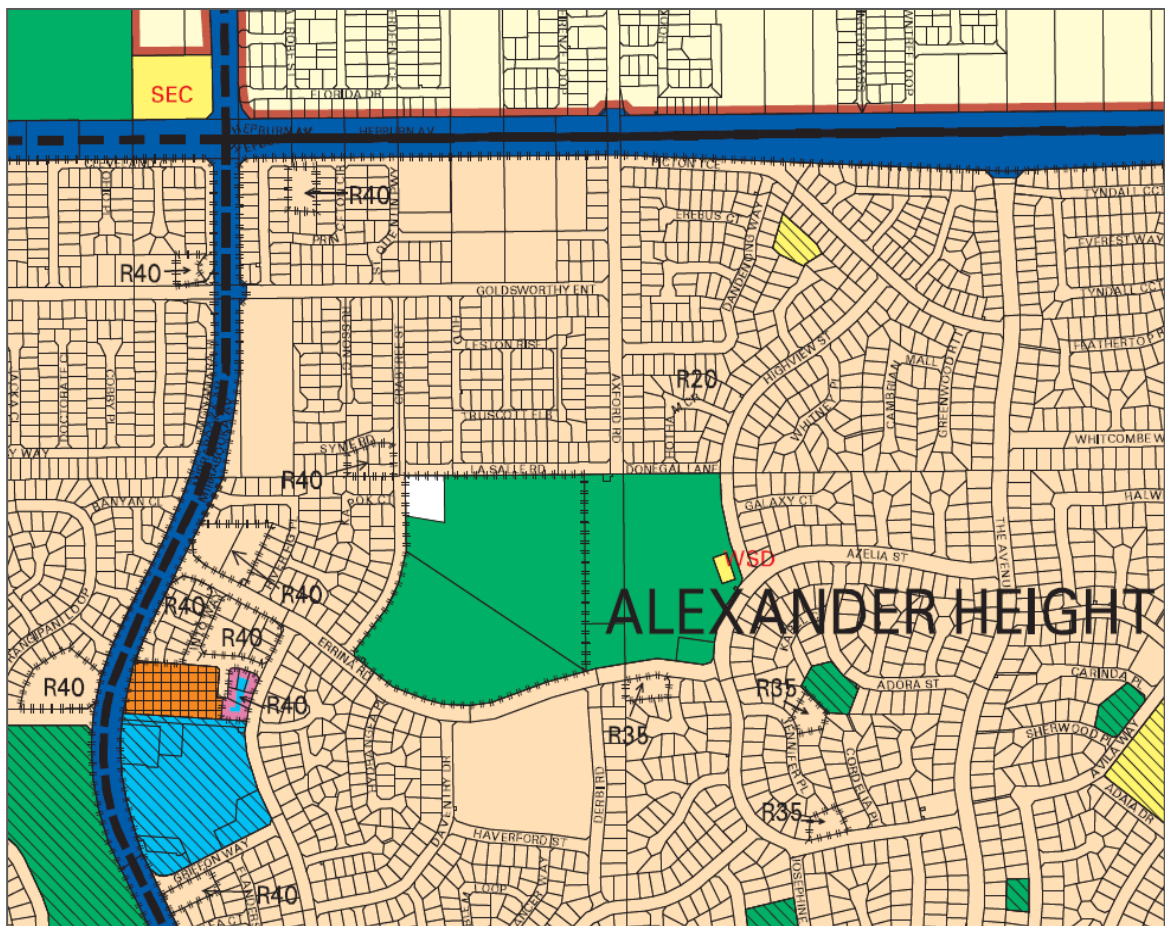


Figure 6 Extract of City of Wanneroo LPS2

LOCAL PLANNING POLICY SMART GROWTH PLAN

The City of Wanneroo Smart Growth Plan focusses on the integrated application of environmental, economical, and social principles with the underlying objective to ensure growth is managed through effective use of resources and support of the local economy whilst minimising environmental impact. The Department is committed to providing sustainable developments and a variety of housing types for different lifestyles that would satisfy the principles and objectives of the Smart Growth Plan.

SCOPE AND CONTENT OF THE AMENDMENT

DETAIL OF PROPOSAL

PROJECT RATIONALE SUMMARY

The development of land within the existing urban area is complementary to the overall planning strategy for the Perth region, in that it promotes efficient land use through infill residential development. The site has a number of locational advantages, including close proximity to a district activity centre and high frequency bus routes. The proposed scheme amendment would therefore support development on the basis of achieving the principles of *Directions 2031 and beyond*.

The proposed scheme amendment is considered to accord with the objectives of the *Directions 2031 and beyond* and subsequent draft *Outer Metropolitan Perth and Peel Sub-Regional Strategy*. The sub-regional strategy identifies Alexander Heights and surrounding suburbs as an opportune location for major residential infill projects. As such the proposed Residential R40 zone over the site is considered appropriate to ensure the delivery of a significant infill project whilst giving consideration to the existing surrounding land uses zoning (urban) and providing a transition between the Parks and Recreation Reserve and residential land uses.

The exact extent of public housing dwellings which will be provided will be subject to further analysis of existing public housing demand in the immediate area. It is envisaged that DoH may adopt a range of approaches to the provision of housing opportunities including sites for sale, management by community housing groups or social housing. The subsequent development of the site by DoH would therefore contribute to the delivery of a range of much needed affordable housing.

On this basis, it is requested that the City formally initiate the local planning scheme amendment process and advertise the proposed zoning to the local community and service authorities for comment prior to final consideration.

DEVELOPMENT POTENTIAL

DEVELOPMENT

The subject site is relatively square in shape which would allow for an orderly and straight forward development. Addressing the issues associated with the neighbouring Bush Forever Site 493 and the local community's concerns may have influence on the development design. Currently the subject site has no applied zoning and therefore no applied residential code under the City of Wanneroo LPS2. However under the desired residential zoning and at the follow density code, the total site area of 4,019sqm may yield:

DENSITY CODE	DWELLING TYPE	MINIMUM SITE AREA	DWELLING YIELD
R20	Single house or grouped dwelling	Min. 450 Av. 500	8
	Multiple dwelling	500	8
R30	Single house or grouped dwelling	Min. 270 Av. 300	14 13
	Multiple dwelling	Plot ratio 0.5	~27
R40	Single house or grouped dwelling	Min. 200 Av. 220	20 18
	Multiple dwelling	Plot ratio 0.6	~33

The development of the site, subject to the proposed LPS amendment, could serve as a good demonstration project in regard to efficient use of existing urban land (surplus crown land) and delivery of significant infill housing targets.

SERVICING, ENVIRONMENTAL AND CULTURAL HERITAGE FACTORS

The site is located within an established urban residential area. The northern and western boundaries of the subject site have in excess of 120m of frontage to La Salle Road and Crabtree Street respectively, which is constructed to a sealed and kerbed standard. The intersection between these two roads is also addressed with red brick paving and established pedestrian footpaths. Given the land's central location within an established residential area there is potential for the site to be fully serviced with access to essential service infrastructure including reticulated sewerage and water, power and telecommunications. Preliminary investigation has shown that the surrounding services are considered to have sufficient capacity to serve the proposed development.

A recent search of the Department of Environment and Conservation database has shown that there is no identified contamination onsite.

A recent search of the Department of Indigenous Affairs database (February 2013) has indicated that there are currently no Aboriginal sites on the subject site.

It is not clear whether an extensive flora or fauna study has been undertaken by the WAPC or Bush Forever on Lot 800 (30) Crabtree Street, Alexander Heights. Currently the site is vacant and contains sparse vegetation. In the MRS amendment 1161/41, the WAPC identified the subject site as having vegetation in poor condition that has been disturbed in the past. Therefore it is assumed that the site does not accommodate any protected species as identified under Commonwealth or State legislation. Further flora and fauna studies may be undertaken when considering development of the site.

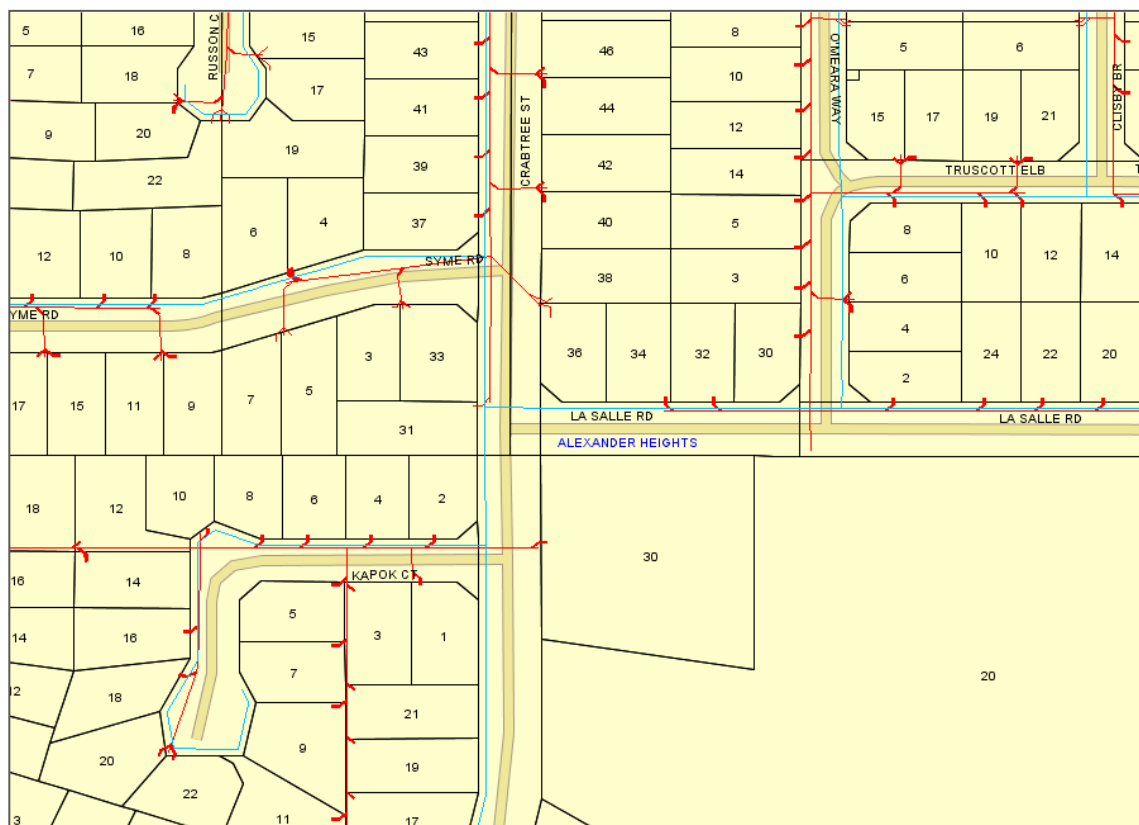


Figure 7 Servicing map showing existing sewer and water connections

URBAN DESIGN AND COMMUNITY IMPLICATIONS

The proposed LPS amendment would facilitate medium to high density residential development.

Detailed urban design considerations, such as visual privacy, uniform fencing, interfaces with adjacent uses and interaction with the street, and built form control will be addressed through the ODCP and development application process. The Department will seek to ensure appropriate level of design quality is achieved as a requirement of infill densification to minimize risks to the community of adverse

outcomes that are known to be associated with poor quality developments that seek to increase density.

Future development of the site is intended to provide opportunities for affordable housing by offering additional housing choices to that provided within the existing local community. Such housing choices could include a range of dwelling types for singles or couples, more affordable dwellings for first homebuyers and housing appropriate for retirees to downsize within their existing community (“aging in place”).

CONCLUSION

The Department of Housing is an experienced land developer, and has an enviable history of working with Local Government and State agencies to deliver positive urban redevelopment outcomes.

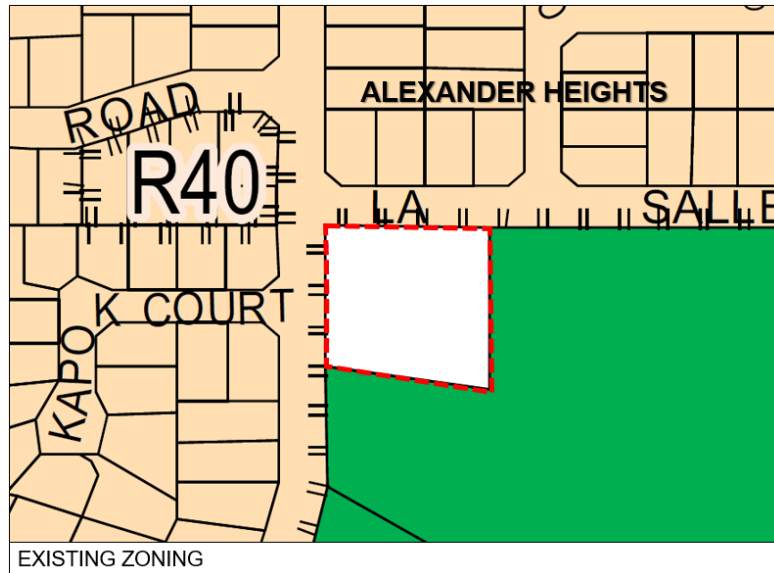
The primary justification for the proposed amendment includes:

- The site being suitable for infill residential development which corresponds with the objectives and principles of City of Wanneroo planning strategies and policies.
- The proposed amendment facilitating efficient use of existing urban land.
- The proposed amendment facilitating the delivery of additional affordable housing options within the locality.
- The site representing a good opportunity for housing that is well located in terms of transport, employment and shopping facilities and capable of being readily connected to engineering services.

On this basis, the proposal is considered consistent with the principles of proper and orderly planning and therefore we request that the City of Wanneroo approve the proposed scheme amendment to have a Residential R40 zone applied over Lot 800 (30) Crabtree Street, Alexander Heights.


ATTACHMENT 1

LPS AMENDMENT MAPPING




LEGEND


REGION SCHEME RESERVES (MRS)


 Parks and recreation

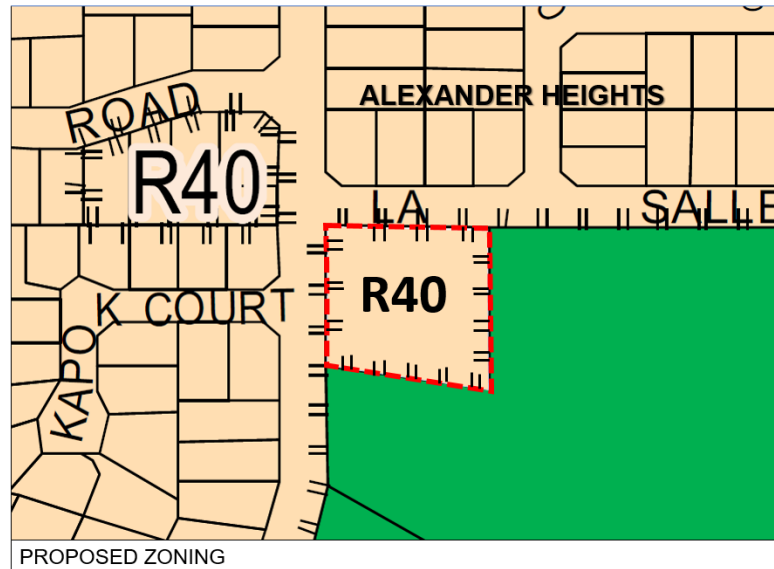
ZONES

 Residential

OTHER

 R 20 R Codes

 Amendment area



ATTACHMENT 2

CERTIFICATES OF TITLE

WESTERN



AUSTRALIA

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

VOLUME 2790 FOLIO 909

REGISTER NUMBER 800/DP72846	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 18/5/2012

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 800 ON DEPOSITED PLAN 72846

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

WESTERN AUSTRALIAN PLANNING COMMISSION OF 140 WILLIAM STREET, PERTH
(AF L933657) REGISTERED 11 MAY 2012

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

1. THE RIGHT TO MINES OF COAL OR OTHER MINERALS BEING EXCLUDED FROM PORTION OF THE SAID LAND

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:	DP72846 [SHEET 1].
PREVIOUS TITLE:	2504-620.
PROPERTY STREET ADDRESS:	30 CRABTREE ST, ALEXANDER HEIGHTS.
LOCAL GOVERNMENT AREA:	CITY OF WANNEROO.
RESPONSIBLE AGENCY:	WESTERN AUSTRALIAN PLANNING COMMISSION.

PLANNING AND DEVELOPMENT ACT 2005

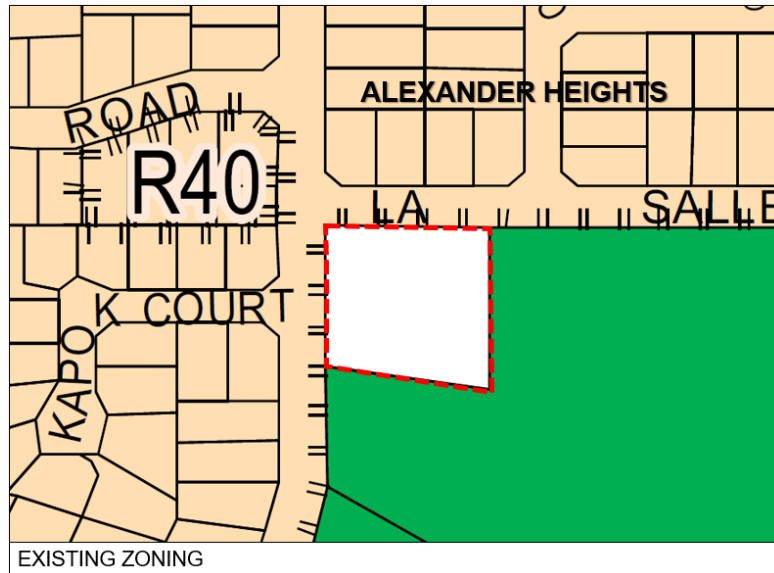
CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO. 2 - AMENDMENT NO. 136

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 zoning and coding Lot 800 (30) Crabtree Street, Alexander Heights as 'Residential, R40';


ATTACHMENT 1

LPS AMENDMENT MAPPING




LEGEND


REGION SCHEME RESERVES (MRS)


 Parks and recreation

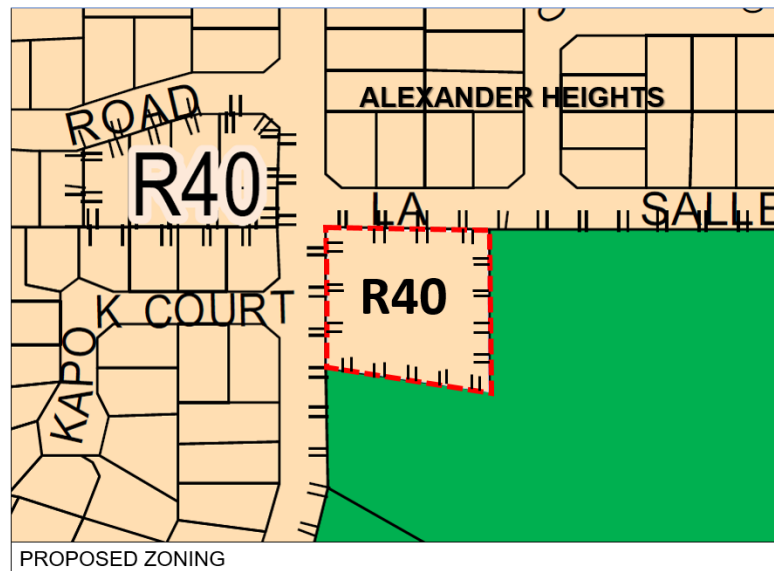
ZONES

 Residential

OTHER

 R 20 R Codes

 Amendment area



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 29th day of April, 2014.

.....
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 29th day of April, 2014 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, LANDS AND
HERITAGE

DATE