



AMENDMENT NO. 4

TO

BANKSIA GROVE DISTRICT CENTRE

AGREED STRUCTURE PLAN NO. 65

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

RECORD OF AMENDMENTS MADE TO THE BANKSIA GROVE DISTRICT CENTRE

AGREED STRUCTURE PLAN NO. 65

Amendment No.	Summary of the Amendment	Date approved by WAPC
4.	1. Include 'Drive-Through Food Outlet' as a (A) land use within the Business Precinct.	

AMENDMENT NO. 4
TO
BANKSIA GROVE DISTRICT CENTRE
AGREED STRUCTURE PLAN NO. 65

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

1. Including a 'Drive-Through Food Outlet' as a (A) land use within the Business Precinct.

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. 4 TO THE BANKSIA
GROVE DISTRICT CENTRE AGREED STRUCTURE PLAN NO. 65

WAS ADOPTED BY

RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON

.....

Signed for and on behalf of the Western Australian Planning Commission

.....

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

..... Witness

..... Date

..... Date of Expiry

Part 2 - EXPLANATORY REPORT

AMENDMENT NO. 4 TO THE BANKSIA GROVE DISTRICT CENTRE AGREED STRUCTURE PLAN NO. 65

STRUCTURE PLAN AMENDMENT REPORT

1. INTRODUCTION

The purpose of this amendment is to include a 'drive-through food outlet' as an (A) land use within the Business Precinct, meaning that the land use shall be discretionary provided it is located on an internal street (ie not on Joondalup Drive or Pinjar Road).

The approval and construction phase of the first stage of the Banksia Grove Town Centre has recently been completed, which comprised a supermarket and range of specialty retail and commercial tenancies, as well as two takeaway food outlets and associated car parking.

This proposed amendment to ASP65 will allow for takeaway food outlets to be developed with a drive-through component in proximity to similar vehicle based land uses within the adjacent Retail Core Precinct, in line with other retail centres.

2. SUBJECT SITE

The site is described as No. 1001 Joondalup Drive in Banksia Grove. The lot has an area of 5.63ha and has a frontage to both Joondalup Drive and Pinjar Road (refer to Figure 1). As previously mentioned, the site has recently been developed in accordance with the approved development application for the first stage of the Town Centre.

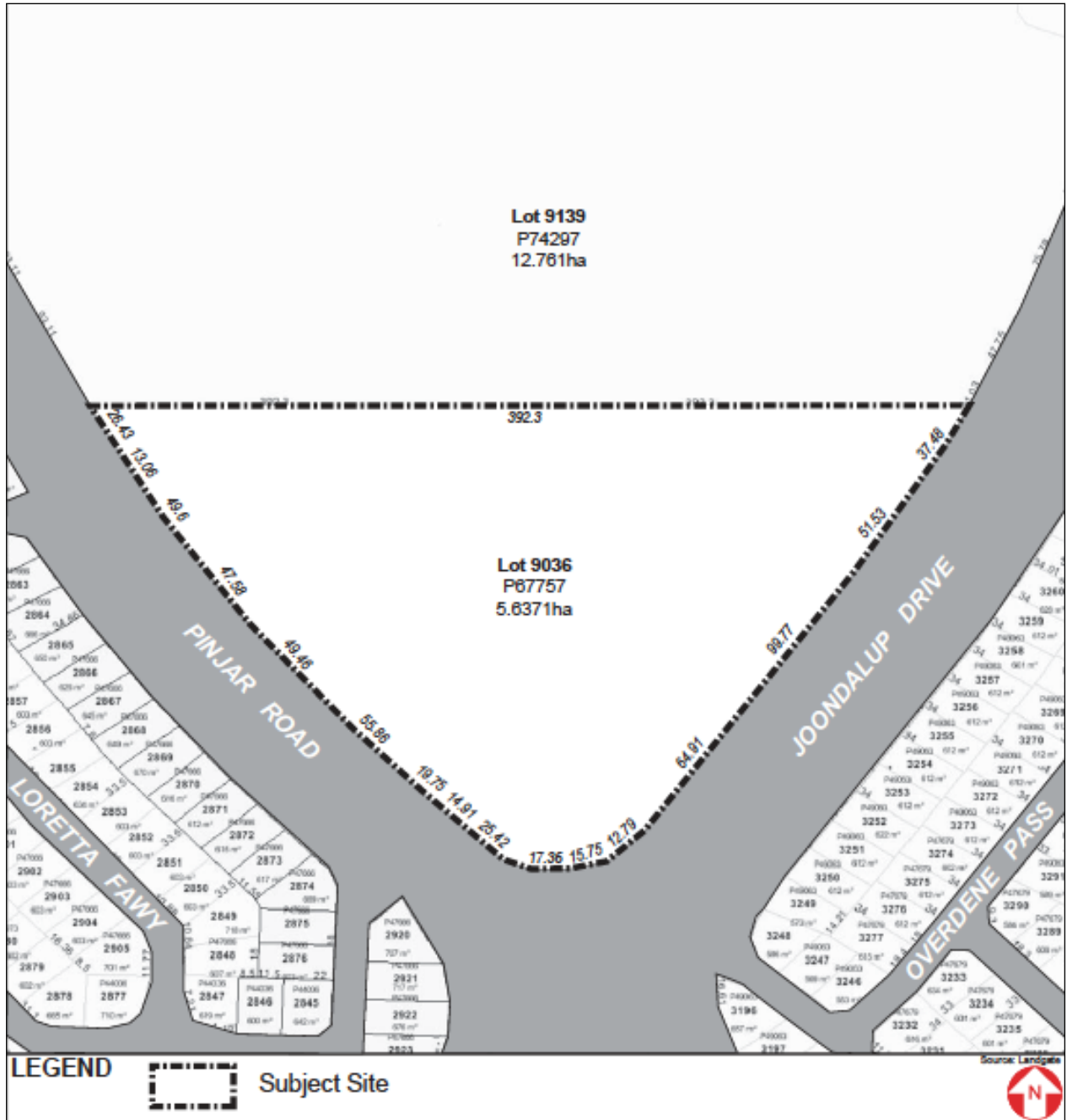


FIGURE 1: SITE PLAN

3. PLANNING CONTEXT

3.1 METROPOLITAN REGION SCHEME

The Metropolitan Region Scheme (MRS) is the statutory planning Scheme for the Perth Metropolitan Region. Under the MRS, subject site is zoned 'Urban'. Joondalup Drive and Pinjar Road, which are located adjacent to the subject site, are reserved as 'Other Regional Roads' (refer to Figure 2).



FIGURE 2: MRS EXTRACT

3.2 LOCAL PLANNING SCHEME

The subject land is currently zoned 'Urban Development' under the provisions of the City of Wanneroo District Planning Scheme No. 2 (DPS2) (refer to Figure 3).

The purpose of the Urban Development Zone is *"to provide for the orderly planning and development of larger areas of land in an integrated manner within a regional context whilst retaining flexibility to review planning with changing circumstances."*

The objectives of the Urban Development zone are to

- a) *"designate land for future urban development;*
- b) *provide for the orderly and proper 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.*

ASP65 was prepared in response to the above objectives and the continuing growth of Banksia Grove and the adjoining suburbs of Tapping and Carramar, in recognition of the need for a district town centre to cater for the surrounding residents. Within ordinary 'Commercial' or 'Business' zoned sites, a 'drive-through food outlet' is a discretionary land use and given that these zones are the most comparable to the Business Precinct under ASP65, it is considered appropriate to be consistent and include this land use as a use that can be approved on a discretionary basis under ASP65.

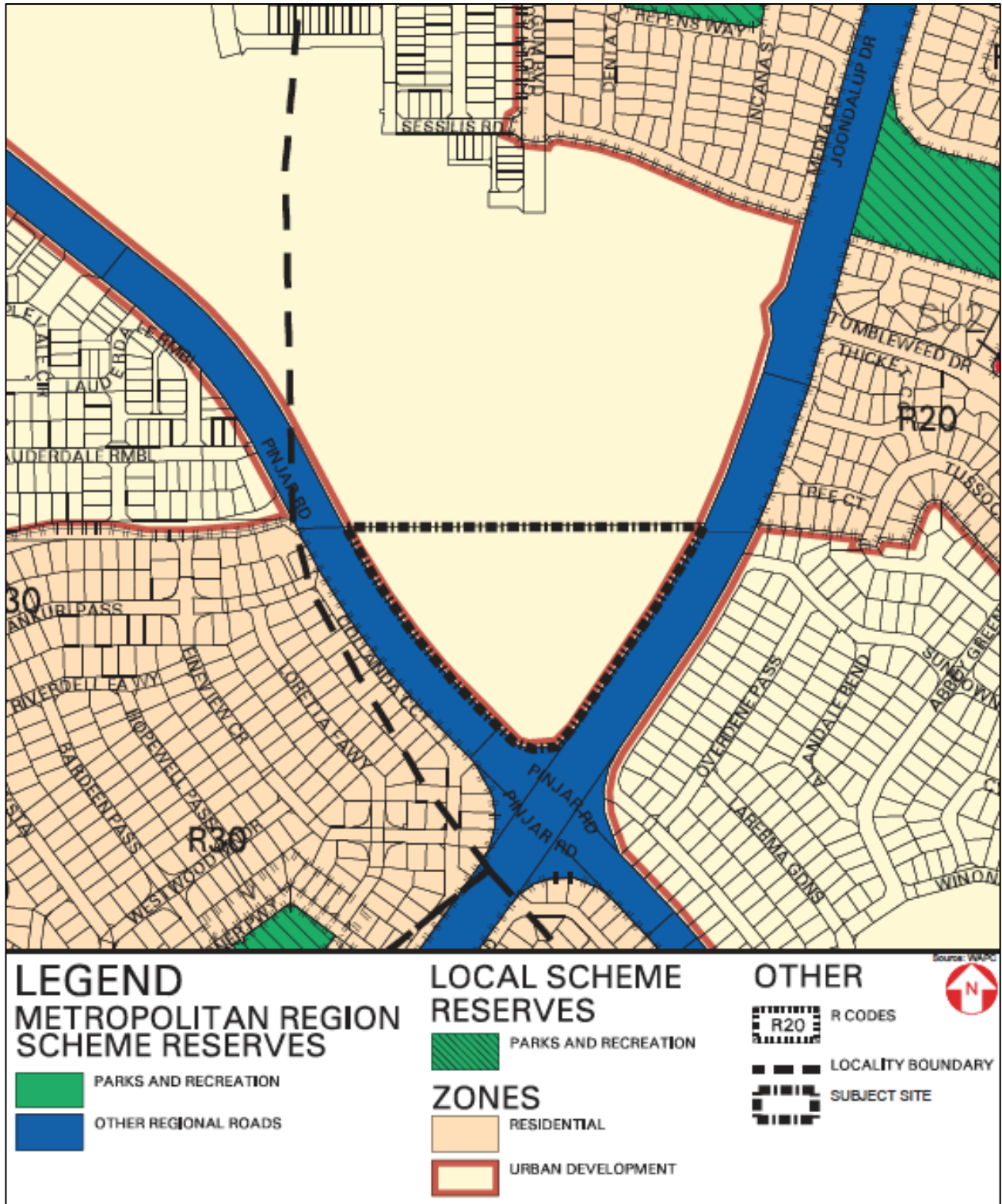


FIGURE 3: DPS2 EXTRACT

3.3 BANKSIA GROVE DISTRICT CENTRE AGREED STRUCTURE PLAN NO. 65

The Banksia Grove District Centre Agreed Structure Plan No. 65 (ASP65) was prepared in order to facilitate the orderly and coordinated development of the Banksia Grove Town Centre, in order to effectively cater for the growing residential populations of Banksia Grove, Tapping and Carramar and was adopted by the WAPC in October 2010 (refer to Figure 4).

The Banksia Grove LSP was developed 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, implementing the Main Street function;*
- *Medium and high density residential uses fringing the north of the Centre;*
- *Landmark building elements and location of icon building at key entry points to assist in legibility and creating a memorable space.”*

The Business Precinct is considered to be similar to the ‘Commercial’ zone pursuant to DPS2 in regards to land use permissibility and development standards, however a drive-through food outlet has been omitted from the list of permitted or discretionary land uses, notwithstanding similar uses such as a restaurant and service station are listed as discretionary land uses. Therefore the introduction of a drive-through food outlet as a use that can be approved on a discretionary basis is considered to be in keeping with the existing permitted land uses and the principles of ASP65.

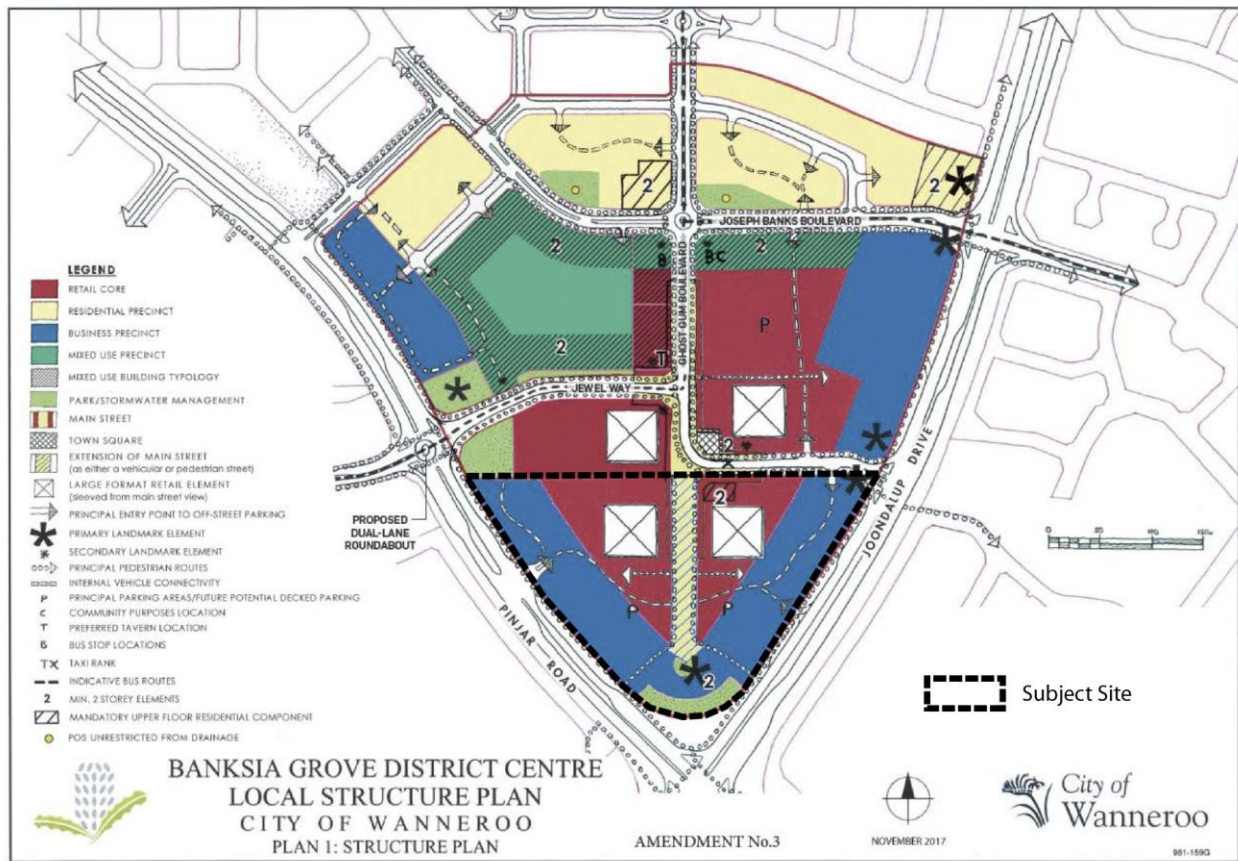


FIGURE 4: ASP65 EXTRACT (AS AMENDED NOV. 2017)

4. PLANNING MERIT

Schedule 1 of DPS2 provides the following definition of a 'Drive-Through Food Outlet':

"A take-away food outlet which includes the sale and serving of food direct to persons driving or seated in motor vehicles. The term may or may not include the preparation of food for sale and consumption within the building; or portion thereof."

Including a 'drive-through food outlet' as an (A) land use represents a minor modification to ASP65 and will be in keeping with the principles of ASP65. A drive-through food outlet is considered to be consistent within a retail town centre and is compatible with the other retail land uses that have been approved on the site, while also ensuring the safe and efficient movement of traffic on the surrounding road network is not compromised by the inclusion of a provision restricting the siting of such premises to internal streets.

Currently, similar land uses including a 'restaurant' and a 'service station' which involve food preparation and vehicle orientated development respectively, are listed as discretionary land uses in the Business Precinct and therefore this minor modification is considered to be well aligned with other land uses permissibilities within this Precinct. The incorporation of drive-through food outlets into the Business Precinct will also allow for vehicle based, high volume land uses to be consolidated into the southern portion of the site, particularly given adjacent sites within the Retail Core have been developed for commensurate land uses including 'drive through food outlets' and a 'service station'.

Further, the modification will also not impact the predominant main street located to the north, nor will it have any impact on the future town square and public realm to the north and is therefore entirely consistent with the principles of orderly and proper planning and the objectives of ASP65.

CONCLUSION

The purpose of the amendment is to facilitate the inclusion of drive-through food outlets into the Business Precinct. The proposed amendment is considered to be commensurate with other discretionary land uses within the Business Precinct and will facilitate a more efficient use of land by consolidating similar vehicle based land uses into the southern portion of the site.

As such, the proposal is considered to be consistent with the broader principles of orderly and proper planning, while also being well aligned with the more targeted objectives ASP65 as they relate to the preservation of the main street environment further to the north.