



AMENDMENT NO. 7

TO THE

WANNEROO TOWN CENTRE

AGREED STRUCTURE PLAN NO. 23

RECORD OF AMENDMENTS MADE TO THE WANNEROO TOWN CENTRE

AGREED STRUCTURE PLAN NO. 23

Amendment No.	Summary of the Amendment	Amendment Type	Date approved by WAPC
7	<ul style="list-style-type: none">• Modify the land use classification of Lot 555 (23) Dundebur Road, Wanneroo from 'Civic and Cultural' to 'Business'.• Modify Clause 6.1(b) of the structure plan text (affecting the Wanneroo Square Precinct), to add 'Civic Building' into the table of "D" uses for the Business land use classification.	Major	

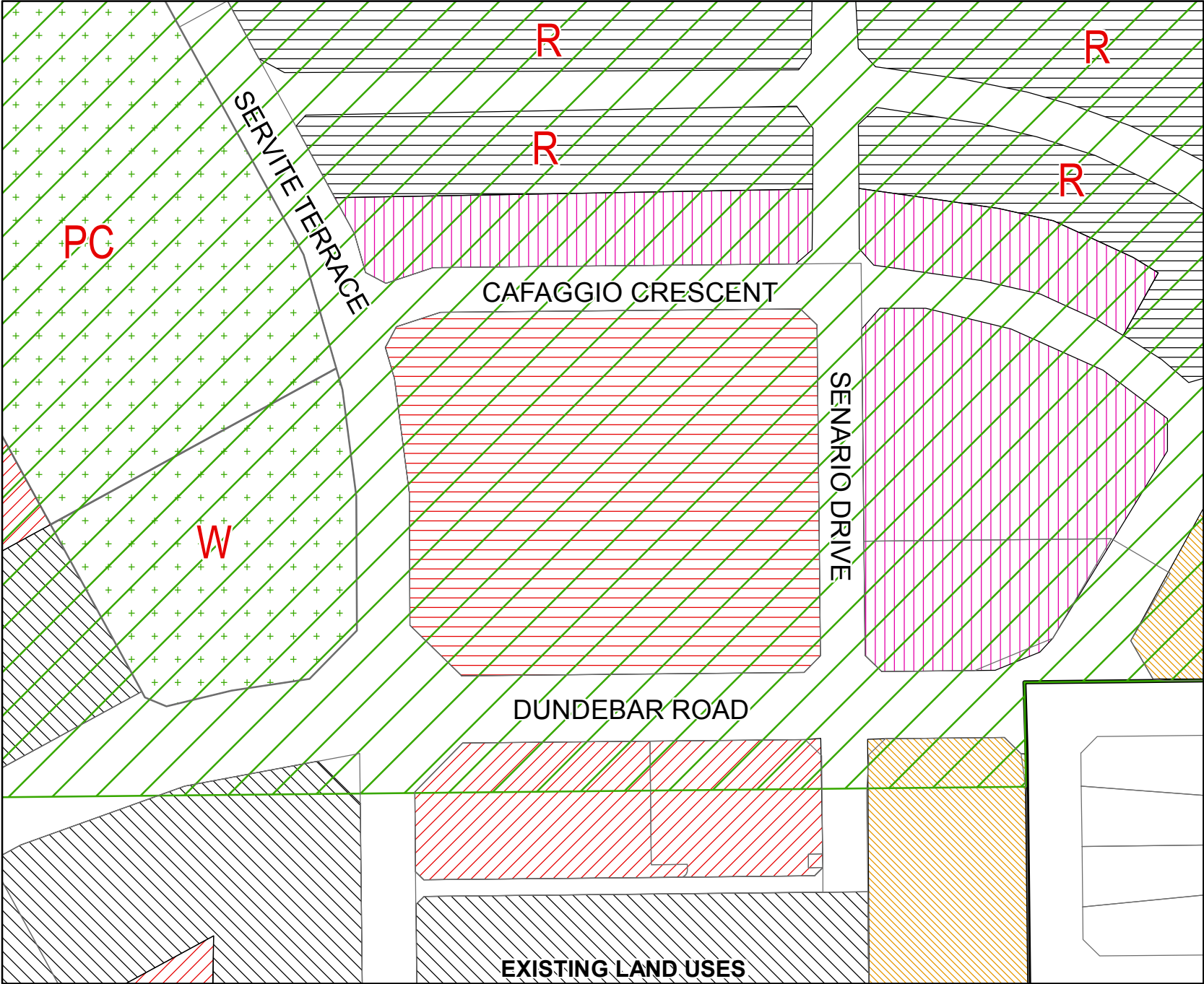
**AMENDMENT NO. 7 TO THE
WANNEROO TOWN CENTRE AGREED STRUCTURE PLAN NO. 23**

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

1. Modifying Plan 2A – Land Uses, to change the Land Use Classification for Lot 555 (23) Dundobar Road, Wanneroo from ‘Civic and Cultural’ to ‘Business’, as shown on the amendment map.
2. Modifying Clause 6.1(b) of the structure plan text to add ‘Civic Building’ into the table of “D” uses for the Business land use classification.

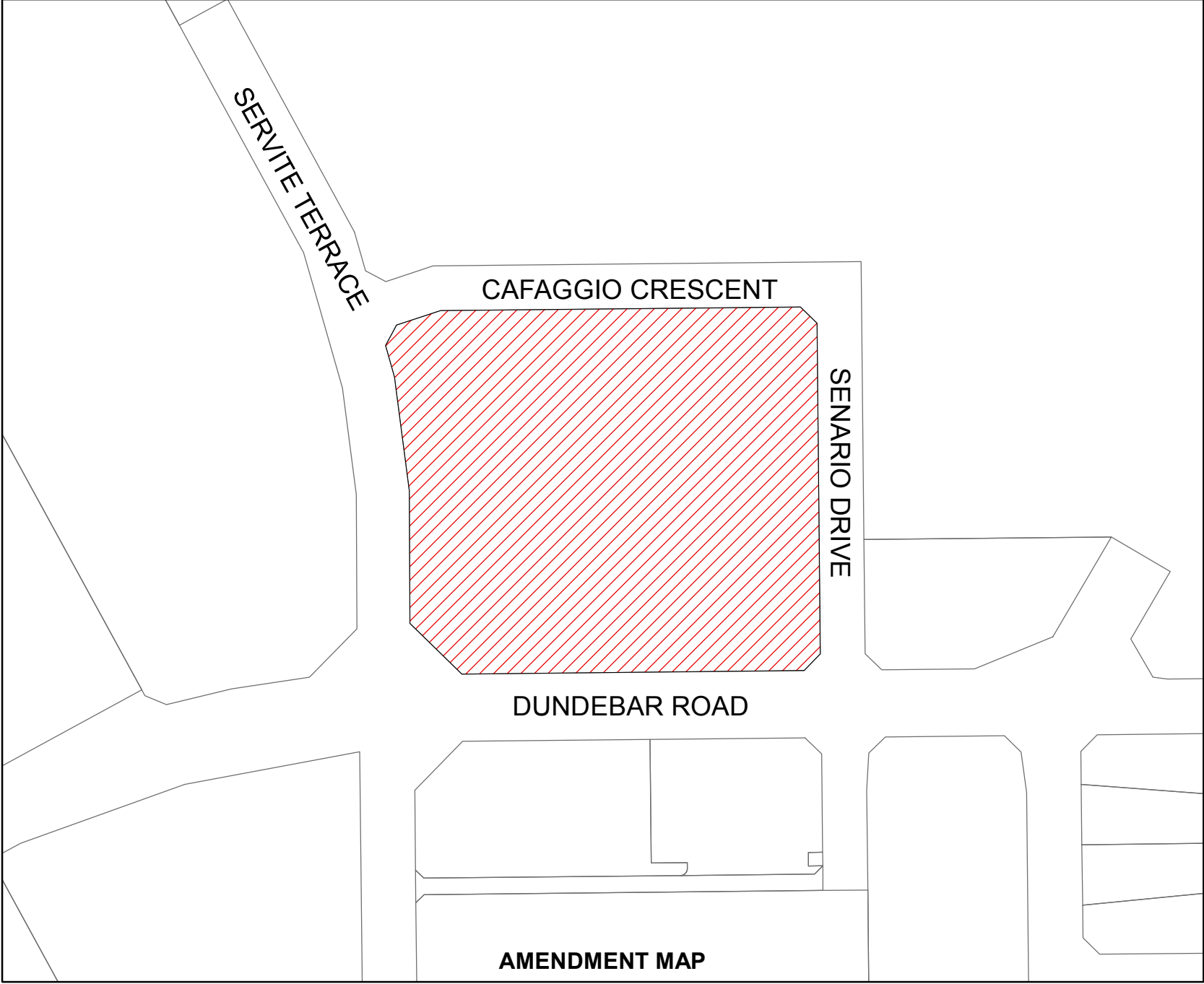
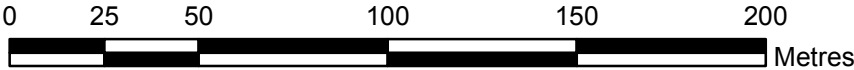
WANNEROO TOWN CENTRE
AGREED STRUCTURE PLAN No.23
AMENDMENT No. 7

LAND USE
Lot 555 (23) Dundebur Road
Wanneroo



Legend

- Business
- Civic and Cultural
- Commercial
- Parks and Recreation
- Poultry Farm - Area of Influence
- Residential
- Residential / Mixed Use
- Public Purpose
- PC=Private School
- W=Place of Public Worship



Legend

- Business



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. 7 TO THE WANNEROO
TOWN CENTRE AGREED STRUCTURE PLAN NO. 23

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. 7 TO THE WANNEROO TOWN CENTRE AGREED STRUCTURE PLAN NO. 23

1.0 INTRODUCTION

1.1 Introduction and Purpose

The City of Wanneroo has prepared Amendment No. 7 to the Wanneroo Town Centre Agreed Structure Plan 23 (ASP 23), to amend the land use classification and use permissibility affecting the City of Wanneroo Civic Centre site, located at Lot 555 (23) Dundobar Road, Wanneroo (Wanneroo Civic Centre). The City has prepared this ASP 23 amendment for the purpose of allowing for a more diverse range of land uses within the Wanneroo Civic Centre, reflecting the high profile and strong strategic location of the Wanneroo Civic Centre within its surroundings, being the Wanneroo Town Centre.

This amendment is to address a current and immediate need to amend the land use classification for the Wanneroo Civic Centre site. Separate to this amendment, the City is currently undertaking a broader review of the entire structure plan, which at this stage is expected to be completed (for the purpose of advertising) in late 2018.

1.2 Description of the Subject Land

Lot 555 (23) Dundobar Road, Wanneroo (Wanneroo Civic Centre site) is bordered by Dundobar Road, Servite Terrace, Cafaggio Crescent and Senario Drive, and has a land area of two hectares.

The existing Wanneroo Civic Centre has been present on its site for 18 years, and was recently extended to accommodate the growing needs of the City. Vehicular access and car parking facilities are provided for the site, with the site also being located in close proximity to a medical centre, shops and services provided within the Wanneroo Town Centre.

An aerial photograph of the Wanneroo Civic Centre site is shown on the map provided as **Appendix 1** of this Report.

1.3 Current Zoning and Land Use Classification

The land within and surrounding the Wanneroo Town Centre (which includes the Wanneroo Civic Centre site) is zoned 'Centre' under the City's District Planning Scheme No. 2 (DPS 2). Under DPS 2, the Centre Zone is intended to accommodate existing and proposed business centres and other planning precincts where the City considers a structure plan is necessary. DPS 2 also prescribes that the permissibility of uses in the Centre Zone shall be determined in accordance with the provisions of a relevant structure plan. In this case, a structure plan – being the Wanneroo Town Centre Agreed Structure Plan No. 23 (ASP 23) – has previously been prepared and is proposed to be amended as part of this planning proposal.

The Wanneroo Civic Centre site has a land use classification of 'Civic & Cultural' under the City's ASP 23. Land use classifications that are included in ASP 23 correspond to zones referred to in DPS 2. As outlined in Clause 3.8 of DPS 2, the objective of the 'Civic and Cultural' zone in DPS 2 is to make provision for public facilities such as government offices, halls, theatres and art galleries. ASP 23 states that the DPS 2 provisions for the Civic and Cultural zone are to be used to determine the land uses and forms of development allowed on land with the 'Civic and Cultural' land use classification in ASP 23.

The City's ASP 23 is also separated into four precincts, with the Wanneroo Civic Centre site being situated within the 'Wanneroo Square' Precinct. Section 6.1 of ASP 23 sets out specific land use permissibilities for land with 'Business' and 'Mixed Use' land use classifications in the Wanneroo Square Precinct, varying land use permissibilities prescribed in DPS 2 for corresponding zones. ASP 23 does not specifically prescribe land use permissibility for land with a 'Civic and Cultural' land use classification (including the Wanneroo Civic Centre site), and therefore land use permissibility on such land is as per the DPS 2 provisions pertaining to 'Civic and Cultural' zoned land.

2.0 AMENDMENT DETAIL AND JUSTIFICATIONS

2.1 Reasons for the Amendment Proposal

Recent additions and modernising of the existing buildings has resulted in vacant internal building space on the Wanneroo Civic Centre site. The City considers that there is an opportunity to further activate the Wanneroo Civic Centre site (and the Wanneroo Town Centre more broadly) by leasing this vacant space to other prospective entities in the short and medium term. In the longer term, it is intended that the City will require all of the space within the Wanneroo Civic Centre building to perform its Administrative and Civic functions.

Following an advertising process for prospective tenants, expressions of interest were received from non-government organisations requesting consulting room space and office accommodation. Although both uses are considered suitable for the facilities and space currently available at the Wanneroo Civic Centre, these uses are not permissible under the current planning framework that ASP 23 provides.

2.2 Detail of the Amendment Proposal

The City has identified that the 'Civic and Cultural' land use classification is inhibiting the potential range of land uses that could occupy vacant space and co-locate within the existing Wanneroo Civic Centre. On review, it is considered that modifying the land use classification for the Wanneroo Civic Centre site is needed to allow for a more diverse range of land uses to be accommodated.

The City considers that modifying the land use classification to 'Business' would allow for a more diverse range of uses at the Wanneroo Civic Centre. The proposed 'Business' land use classification for the Wanneroo Civic Centre site would permit specific land uses that are listed in Section 6.1(b) of ASP 23, relevant to the Wanneroo Square Precinct in which the Wanneroo Civic Centre is situated in. As outlined above, interest has been received to use Wanneroo Civic Centre space for the purpose of 'consulting room' and 'office' – both of which are uses that are permissible on land with a 'Business' land use classification under Section 6.1(b) of ASP 23.

The City's Civic and Administrative functions fall under the land use of 'Civic Building' as defined in DPS 2. Under the current ASP 23 provisions, the land use 'Civic Building' is currently permitted on the Wanneroo Civic Centre site, as the site has a 'Civic and Cultural' land use classification. However, 'Civic Building' is currently not listed in Clause 6.1(b) of ASP 23 as a use that is permitted (a "P" use) or discretionary (a "D" use) on land with a 'Business' land use classification in the Wanneroo Square Precinct. The amendment proposal seeks to address this issue, by amending the ASP 23 text to add 'Civic Building' to the list of land uses that would be discretionary ("D") on land with the 'Business' land use classification.

2.3 Justification for the Proposed Amendments

The City considers the proposed amendment acceptable from a planning perspective for the following reasons:

- The amendment would make permissible uses on the Wanneroo Civic Centre site that would complement, and not be incompatible with, the surrounding Wanneroo Town Centre. It is

noted that there are other nearby land parcels within the Wanneroo Square Precinct that has a 'Business' land use classification – including the land immediately opposite the Wanneroo Civic Centre site on Dundobar Road;

- An increased range of uses that could be permissible on the Wanneroo Civic Centre site could contribute to further activating of the Wanneroo Town Centre, and attract an increased and more diverse mix of activity, employment and visitors;
- The buildings on the Wanneroo Civic Centre site are well configured, with a high number of parking bays provided for onsite (and on abutting streets); and
- The 'Civic Building' land use in a typical 'Business' zone under DPS 2 is a discretionary (or "D") land use. Adding 'Civic Building' to the list of "D" land uses in Clause 6.1(b) of ASP 23 (relevant to land with a 'Business' land use classification in the Wanneroo Square Precinct) is consistent with what is prescribed for the Business Zone in DPS 2.

2.4 WAPC Structure Plan Framework Document

ASP 23 was initially adopted in May 2001, well before the current *Planning and Development (Local Planning Schemes) Regulations 2015* (Regulations) came into effect in October 2015. The Regulations (among other things) effect how structure planning amendment proposals (including proposals for structure plan amendments) are to be assessed and determined, as well as how structure plans are to function in relation to a local planning scheme.

To support the Regulations coming into effect, it is acknowledged that the Western Australian Planning Commission (WAPC) published its Structure Plan Framework (the Framework). The Framework constitutes the manner and form in which a structure plan is to be prepared, pursuant to the Regulations. Clause 17.6 of the Framework (relating to Structure Plan amendments) states:

If amendments are proposed to structure plans approved prior to the Regulations coming into effect, the structure plan is also to be amended to remove any references to statutory provisions and having the force and effect of the scheme.

ASP 23 was adopted prior to the Regulations coming into effect (and prior to the Framework being published) – and contains 'statutory provisions'. However, the City is not proposing at this stage to amend ASP 23 to align with the Framework (such as removing statutory provisions), for the following reasons:

- Although not a 'minor' structure plan amendment in the context of the Framework, the ASP 23 amendment is not considered comprehensive, as the amendment only directly affects the land use classification and land use permissibility of one site (the Wanneroo Civic Centre site);
- This amendment has been prepared to address an immediate need to review the land use classification and land use permissibility on the Wanneroo Civic Centre site; and
- The City is in the process of undertaking a separate, broader review of ASP 23; which is expected to be complete for the purpose of advertising in late 2018. It is through this review that ASP 23 can be amended in a manner that more fully satisfies the Framework.

2.5 Bushfire Planning

Much of the Wanneroo Civic Centre site has been designated as 'bushfire prone' by the Fire and Emergency Services Commissioner. The extent that the bushfire prone designation covers the site is shown on the plan included as **Appendix 2**. Relevant to bushfire planning, State Planning Policy 3.7: Planning in Bushfire Prone Areas (SPP 3.7) was released by the WAPC in December 2015.

The existing Wanneroo Civic Centre buildings were granted development approval prior to the release of SPP 3.7. The most recent development approval was granted in October 2015, and was for the Wanneroo Civic Centre extension located generally on the northwestern portion of the site. The Wanneroo Civic Centre extension is now situated in an area identified as Bushfire Prone, and closer to the potential source of a bushfire (bushland) compared to the initial stages of development on the Civic Centre site. A BAL Assessment was not undertaken as there was no policy requirement at the time that required it. The Wanneroo Civic Centre extension building was however assessed under the relevant Building Codes, which require the building to provide for a level of fire safety.

SPP 3.7 sets out the requirement that a bushfire planning assessment is to be undertaken where a strategic planning proposal affects land that is designated as bushfire prone. This structure plan amendment is considered to be a 'strategic planning proposal' in the context of SPP 3.7. To assist in the interpretation of SPP 3.7, the WAPC has also released Planning Bulletin 111/2016: Planning in Bushfire Prone Areas (Planning Bulletin). Although not a policy document, the Planning Bulletin does discuss that exemptions from meeting the bushfire planning requirements of SPP 3.7 can be made pragmatically. This is construed as the WAPC accepting that the application of the SPP 3.7 bushfire planning provisions can be exempt in the appropriate instances when assessing planning proposals.

In preparing this amendment, the City considers that there would be little merit or value for a Bushfire Management Plan to accompany this amendment proposal for the following reasons:

- This ASP 23 amendment is proposing to change the land use classification of the Wanneroo Civic Centre site. Although expressions of interest to occupy the vacant Wanneroo Civic Centre space have been received from prospective tenants, leases have not been finalised. Therefore, it is not certain what land uses (or the scale of intensity of those land uses) will occupy the vacant Wanneroo Civic Centre space.
- This amendment supports the occupation of vacant Wanneroo Civic Centre space for a more diverse range of prospective tenants. Without amending ASP 23, the City could already, without the need for any further bushfire planning:
 - Choose to occupy the vacant Wanneroo Civic Centre space itself for its Administrative or Civic purposes; or
 - Lease it to others that would use the space in a manner that is permissible within the ASP 23 'Civic and Cultural' land use classification.
- There may be a need for BAL Assessments and/or Bushfire Management Plans to be prepared at a later date in accordance with SPP 3.7, in the event that further subdivision or building extensions are carried out on the Wanneroo Civic Centre site.
- The development approval for the Civic Centre extension includes a condition that the use of the development is to be for the purpose of 'Civic Building' (as defined in DPS 2), and that a change of use will require further development approval of the City. This condition therefore requires further development approval before the vacant Wanneroo Civic Centre extension space can be occupied by prospective tenants. That means there may be an opportunity for bushfire planning considerations to be made, should 'change of use' development applications be received.

3.0 CONCLUSION

Should Amendment No. 7 to the City of Wanneroo Town Centre Agreed Structure Plan No. 23 (ASP 23) be considered favourably by the WAPC, it would allow the accommodation of a broader suite of uses on the Wanneroo Civic Centre site, to assist in making this site a greater strategic and high profile location within the Wanneroo Town Centre.

Amending the land use classification of the Wanneroo Civic Centre site to 'Business' will encourage more effective use of the space available at the Wanneroo Civic Centre, attracting new business to the area whilst still maintaining the integrity of the facility. Ultimately, the proposed amendment will provide opportunity for the Wanneroo Civic Centre to better contribute toward making the Wanneroo Town Centre more vibrant and active.

As part of this amendment proposal, the City does not consider the need to modify the entire structure plan text as prescribed in the WAPC's Structure Plan Framework. The reason for this conclusion recognises that this proposed amendment is not comprehensive; and that a separate, more comprehensive amendment to ASP 23 will be completed by the City for the purpose of advertising in late 2018.

As the amendment is only intended to support a wider range of land uses to occupy vacant space within existing buildings, the amendment is not accompanied by a Bushfire Management Plan. The amendment has been prepared to support a broader range of uses being carried out at the Wanneroo Centre, within vacant space that is already available in an existing building. Should the City prepare or receive a subdivision or development application proposal in the future, the City will at that point will consider whether BAL Assessments and/or Bushfire Management Plans are warranted to support such applications.

APPENDIX 1

AERIAL PHOTOGRAPH OF WANNEROO CIVIC CENTRE SITE



Cafaggio Cr

Senario Dr

Dundobar Rd

Servite Tce

Rocca Way

Yagan Pl



0 5 10 20 30 40

Metres



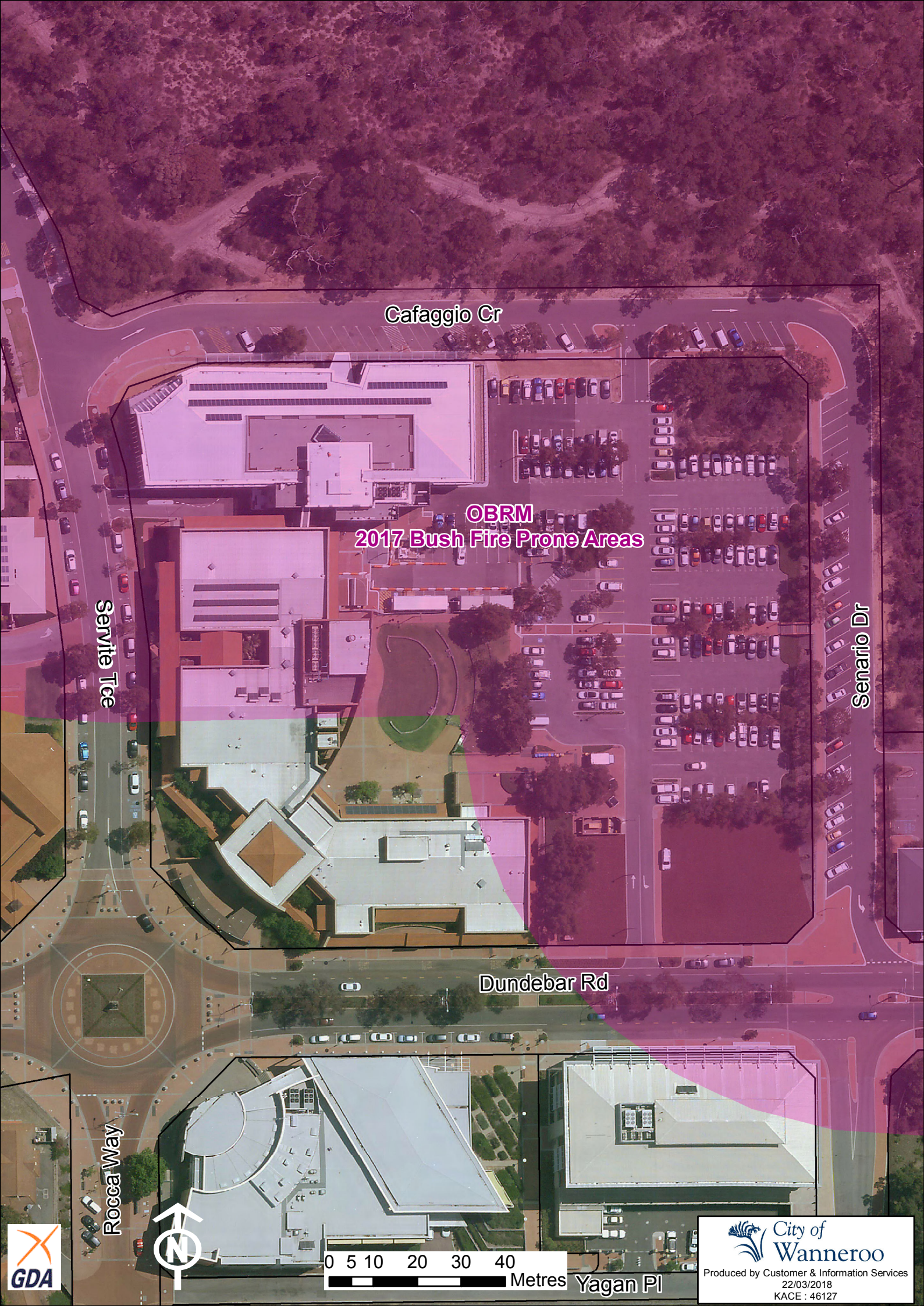
City of
Wanneroo

Produced by Customer & Information Services
22/03/2018
KACE : 46127



APPENDIX 2

EXTENT OF BUSHFIRE PRONE AREA DESIGNATION ON WANNEROO CIVIC CENTRE SITE



Cafaggio Cr

OBRM
2017 Bush Fire Prone Areas

Service Tce

Senario Dr

Dundobar Rd

Rocca Way



0 5 10 20 30 40

Metres

Yagan Pl



City of
Wanneroo

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22/03/2018
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