



**AMENDMENT NO. 16**

**TO THE**

**EAST WANNEROO CELL 5**

**AGREED STRUCTURE PLAN NO. 7**

**March 2018**

RECORD OF AMENDMENTS MADE TO THE EAST WANNEROO CELL 5

AGREED STRUCTURE PLAN NO. 7

Amendment No.	Summary of the Amendment	Date approved by the WAPC
16	<ol style="list-style-type: none"> <li>1. Modifying various portions of land north of Harrogate Vista currently shown as '<i>Neighbourhood Community Centre</i>' within Lot 61 Landsdale Road, Landsdale and Lot 62 Rangeview Road, Landsdale to '<i>Residential</i>' with R30 and R40 density codes.</li> <li>2. Modifying a portion of the land north of Harrogate Vista currently shown as '<i>Neighbourhood Community Centre</i>' (Centre zone) within Lot 61 Landsdale Road to a public open space reserve.</li> <li>3. Modifying a portion of the Harrogate Vista road reserve within Lot 62 to the '<i>Commercial</i>' zone with an R30 density.</li> <li>4. Modifying the road layout within Lot 61 Landsdale Road, Landsdale and Lot 62 Rangeview Road, Landsdale.</li> <li>5. Modifying the zoning of various portions of land zoned '<i>Centre</i>' zone within Lot 61 Landsdale Road, Landsdale and Lot 62 Rangeview Road, Landsdale to the '<i>Residential Precinct</i>' zone.</li> </ol>	

**AMENDMENT NO. 16 TO THE  
EAST WANNEROO CELL 5 AGREED STRUCTURE PLAN NO. 7**

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

**Modifying the land use classifications as shown on the East Wanneroo Cell 5 Agreed Structure Plan No. 7 Map and zoning as shown on the East Wanneroo Cell 5 Agreed Structure Plan No. 7 Map as follows:**

1. Modifying various portions of land north of Harrogate Vista currently shown as '*Neighbourhood Community Centre*' within Lot 61 Landsdale Road, Landsdale and Lot 62 Rangeview Road, Landsdale to '*Residential*' with the respective R30 and R40 density codes.
2. Modifying a portion of the land north of Harrogate Vista currently shown as '*Neighbourhood Community Centre*' (Centre zone) within Lot 61 Landsdale Road to a public open space reserve.
3. Modifying a portion of the Harrogate Vista road reserve within Lot 62 to the '*Commercial*' zone with an R30 density.
4. Modifying the road layout within Lot 61 Landsdale Road, Landsdale and Lot 62 Rangeview Road, Landsdale.
5. Modifying the zoning of various portions of land zoned 'Centre' zone within Lot 61 Landsdale Road, Landsdale and Lot 62 Rangeview Road, Landsdale to the 'Residential Precinct' zone.

This structure plan is prepared under the provisions of the City of Wanneroo District Planning Scheme No. 2.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN AMENDMENT NO. 16 TO THE EAST WANNEROO CELL 5 AGREED  
STRUCTURE PLAN NO. 7

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 TWO – EXPLANATORY SECTION**

### **AMENDMENT NO. 16 TO THE EAST WANNEROO CELL 5 AGREED STRUCTURE PLAN NO. 7**

#### **1.0 INTRODUCTION & PURPOSE**

The proposed amendments to the Agreed Structure Plan No. 7 ('ASP 7') seek to modify various land use classifications and changes to the zoning plan in order to facilitate a reduced neighbourhood centre and increase the extent of residential land uses and public open space reserves.

The local road network is also proposed to be modified in order to facilitate a commercial centre (Commercial zone) which is not fragmented by the Harrogate Vista road reserve.

#### **1.1 Legal Description and Land Ownership**

The subject area contains two land parcels held in private ownership with an approximate area of 34,329m<sup>2</sup>. The subject site can be legally referred to as follows:

Lot 61 on Diagram 19511 Volume 1220 & Folio 796

Lot 62 on Diagram 19511 Volume 1605 Folio 463

The proposed amendments to ASP 7 are sought on behalf of Summerbreeze Developments Pty Ltd whom is the registered proprietor of Lot 61 and Mr Sam Filippou and Mr Steve Filippou whom are the registered proprietors of Lot 62.

Lot 61 and Lot 62 are from here on referred to as the 'subject sites'.

## 2.0 PLANNING FRAMEWORK

### 2.1 Metropolitan Region Scheme

The subject sites are zoned 'Urban' under the provisions of the Metropolitan Region Scheme ('MRS'). The Urban zone under the MRS is defined as:

*"Areas in which a range of activities are undertaken, including residential, commercial, recreational and light industrial."*

This Structure Plan amendment facilitates development consistent with the MRS Urban zoning.

### 2.2 City of Wanneroo District Structure Plan No. 2 ('DSP 2')

The subject sites are zoned 'Urban Development' under the City of Wanneroo Districting Planning Scheme No. 2 ('DPS 2'), which requires a comprehensive structure planning process to occur prior to subdivision or development occurring.

ASP 7 satisfies this requirement.

### 2.3 Planning and Development Regulations (Local Planning Scheme) Regulations 2015

Part 4, Clause 29 under the Deemed Provisions (Schedule 2) prescribes that:

*"A structure plan may be amended by the Commission at the request of the local government or a person who owns land in the area covered by the plan."*

In accordance with Part 4 of the Deemed Provisions of the Regulations the amendments to ASP 7 the subject of this request can be adopted.

### 2.4 Agreed Structure Plan No. 7 ('ASP 7')

The subject sites form part of ASP 7 and are currently zoned either as the 'Centre' zone or the 'Residential Precinct' zone. The City of Wanneroo and Western Australian Planning Commission approved ASP 7 in 2002.

#### Current Zoning

Under ASP 7 approximately the middle third of Lot 61 is zoned 'Centre', with the balance of Lot 61 being zoned 'Residential Precinct'. Approximately two thirds of Lot 62 is zoned 'Centre' with the northern third of Lot 62 zoned 'Residential Precinct'. It is intended that the 'Centre' zone also includes a 5,000m<sup>2</sup> community purpose site (intended to be POS).



Current City of Wanneroo Cell 5 – Zoning Plan

Clause 3.13.2 under DPS No. 2 prescribes the following objectives for the 'Commercial' zone:

- (a) *"make provision for existing or proposed retail and commercial areas that are not covered currently by a Structure Plan; AMD 52 GG 16/6/06 AMD 132 GG 15/7/16*
- (b) *(b) provide for a wide range of uses within existing commercial areas, including retailing, entertainment, professional offices, business services and residential."*

Clause 3.4.3 under DPS No. 2 prescribes the following objectives for the 'Residential' zone:

- (a) *maintain the predominantly single residential character and amenity of established residential areas;*
- (b) *provide the opportunity for grouped and multiple dwellings in selected locations so that there is a choice in the type of housing available within the City;*
- (c) *provide the opportunity for aged persons housing in most residential areas in recognition of an increasing percentage of aged residents within the City; and*
- (d) *provide for compatible urban support services."*

The zoning changes proposed under Amendment 16 will more accurately achieve the objectives of both zones as Amendment 16 will facilitate a small neighbourhood centre in accordance with the Centre hierarchy and maintain the predominantly single residential character of the Landsdale locality.

## **2.5 Community Purpose Requirements under ASP 7**

The subject sites are subject to the provisions of Clause 7.0 'Public Open Space Provision' under ASP 7 to cede a total of 0.5000 hectares of land in the form of a community purpose site. Schedule 1 'Interpretations' under DPS No. 2 provides the following meaning for 'community purpose':

*"means the use of premises designed or adapted primarily for the provision of education, social, cultural and recreational facilities and services by organisations involved in activities for community benefit."*

Proposed Amendment No. 16 seeks to provide 4,981m<sup>2</sup> of public open space within lot 61 which will form an extension of the existing public open space reserve west of lot 61. The land area is slightly less than 5,000m<sup>2</sup> as surplus land was previously ceded by Summerbreeze Developments Pty Ltd.

## **2.6 Local Planning Policy 4.3 'Public Open Space'**

Policy 4.3 'Public Open Space' has been prepared under Clause 4 of the deemed provisions of the City of Wanneroo District Planning Scheme No. 2. The purpose of Policy 4.3 is to:

- *"ensure that POS is delivered to optimise community benefit;*
- *Provide local interpretation of the WAPC Liveable Neighbourhoods policy; and*
- *Guide Council, its Officers and Applicants in considering the planning of POS in new urban areas."*

The proposed location of the POS is considered appropriate and to achieve the purposes of Policy 4.3 as the location and size of the POS facilitates the following:

- Connects with the POS planned for under ASP 7 immediately west of lot 61;
- Is within a walkable distance of the planned housing within the subject sites;
- Is of a useable size;
- Will improve the amenity of the land earmarked for residential development surrounding the proposed POS.

## **2.7 Liveable Neighbourhoods**

Liveable Neighbourhoods ('LN') is the Western Australian Planning Commissions operational policy for the design and assessment of structure plans and subdivision applications for Greenfield and urban infill sites.

The Structure Plan amendments have been designed with due regard to Liveable Neighbourhoods with each of the relevant elements addressed below.

### Element 1 – Community Design

The Structure Plan facilitates interconnected streets with road connectivity to the existing roads including Harrogate Vista and Range View Road. The Structure Plan also facilitates housing diversity and is therefore considered to meet the objectives of Element 1 of LN.

### Element 2 – Movement Network

The Structure Plan facilitates a permeable street network that prioritises pedestrian and cyclist movements. Whilst no cycle lanes are proposed the traffic volumes are anticipated to be sufficient for safe on-street cycling. The proposed Structure Plan meets the objectives of Element 2 of LN.

### Element 3 – Lot layout

The Structure Plan proposes a density coding and location of local roads which facilitates lot configurations consistent with the pattern of subdivision which has occurred east of the subject site.

### Element 4 – Public Parkland

10% of the Structure Plan area is dedicated as public open space in accordance with LN and Development Control Policy 2.3.

### Element 5 – Urban Water Management

The provision for an UWMP can be imposed as a condition of subdivision approval if the referral agency deems necessary.



### Element 6 – Utilities

The subject site is capable of being serviced by power, water, sewer and telecommunications in accordance with the requirements of the service providers.

### Element 7 – Activity centres and employment

The structure plan amendment will facilitate a smaller area zoned 'Centre', which will be capable of delivering the 1,100m<sup>2</sup> of NLA under ASP 7. The previous area zoned 'Centre' was excessive given the 1,100m<sup>2</sup> NLA cap.

### Element 9 – Schools

A Primary School site is included under ASP 7 west of the subject sites. The development of the subject sites with predominantly residential land uses will support the local Primacy School.

## **2.8 Draft Local Planning Policy 3.1 Local Housing Strategy Implementation (2016)**

Draft Local Planning Policy 3.1 provides a framework to guide the planning and development of more intense forms of housing density within the existing suburbs in the City of Wanneroo. Draft Local Planning Policy 3.1 prescribes the following:

*“ where the land concerned is the subject of an approved Structure Plan approved under DPS 2, the application for amendment of that Structure Plan must include an assessment of how the proposal:*

- i. is appropriate within the broader planning framework provided by the Structure Plan;*
- ii. satisfies the criteria in Table 3 of this Policy relating to infill development and increased density; and*
- iii. supports the objectives and recommendations of the Local Housing Strategy.”*

The modifications to ASP 7 are considered to be minor and facilitate additional residential development. The amendments also more accurately delineate the area set aside for public open space and is therefore not considered to require an assessment under Draft Policy 3.1.

### 3.0 PROPOSED AMENDMENT

The proposed amendments seek to amend land use classifications over various portions of the subject sites and to introduce the 'Commercial' zone with an R30 density. The proposed amendments will facilitate additional residential dwellings to a medium density (R30 and R40) lot typology and assist with a more diverse range of housing stock.

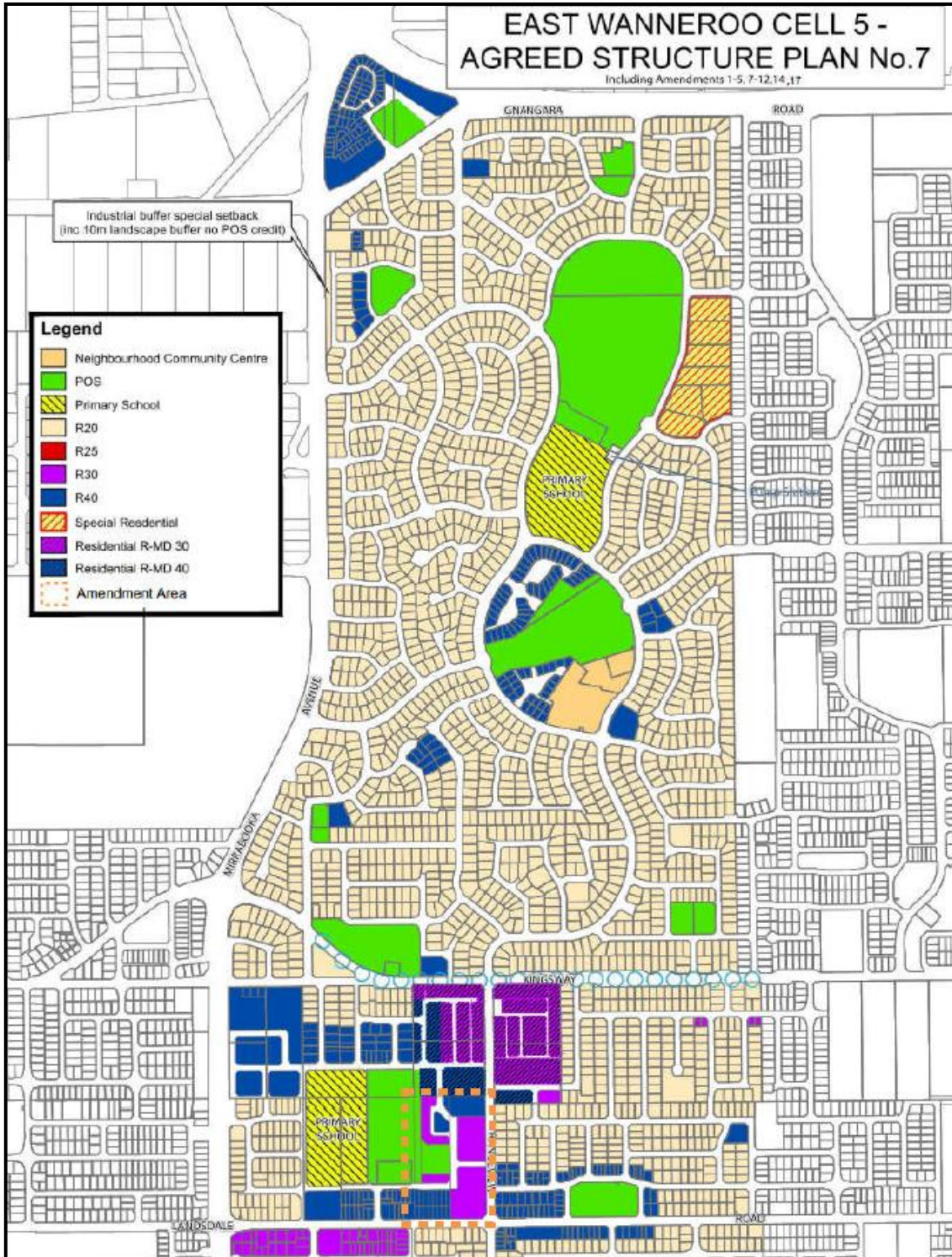
Under ASP 7 the maximum net lettable area (NLA) for the Cell 5 Neighbourhood Centre (south) located over lot 61 and lot 62 is 1,100m<sup>2</sup>. The proposed amendments the subject of this Application seeks to reduce the area of the 'Centre' zoning and change the 'Centre' zoning to the 'Commercial' zoning. The land proposed to be zoned 'commercial' will measure approximately 9,000m<sup>2</sup> in area, which includes the existing child care centre. Under the proposed amendments the vacant portion of land zoned 'Commercial' will measure approximately 4,000m<sup>2</sup> and is therefore capable of being developed with commercial land uses up to the 1,100m<sup>2</sup> NLA cap applicable under ASP 7.

The 'Commercial' zoning is considered more appropriate as the 'Centre' zone currently is not included with the City of Wanneroo Zoning Land Use Table, nor is land uses prescribed for the 'Centre' zone within ASP 7. A 'Commercial' zoning will provide the proponents with certainty of certain land uses in accordance with the City of Wanneroo's local planning scheme Zoning Land Use Table. The R30 density assigned to the 'Commercial' zoned area will allow the flexibility for some mixed use development to a density and scale compatible with the surround area.

The proposed amendments to ASP 7 will facilitate a broader variety of housing stock, will provide for a more useable area of public open space and will deliver a portion of land which more accurately reflects the intended scale (1,100m<sup>2</sup>) of commercial floor space with the southern Landsdale Neighbourhood Centre.

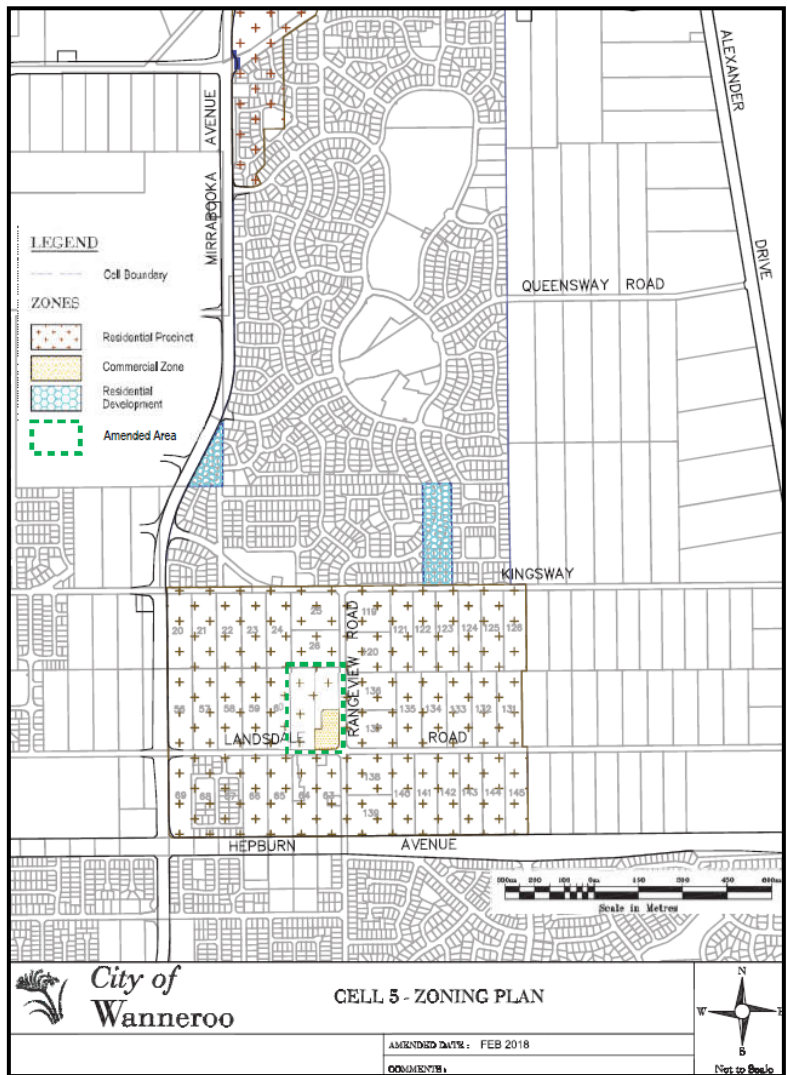
# Attachment 1

## Proposed Structure Plan Map



# Attachment 2

## Proposed Zoning Plan



# Attachment 3

## Existing and Proposed Coding Plan

### Legend

-  Neighbourhood Community Centre
-  POS
-  Primary School
-  R20
-  R25
-  R30
-  R40
-  Special Residential
-  Residential R-MD 30
-  Residential R-MD 40
-  Amendment Area



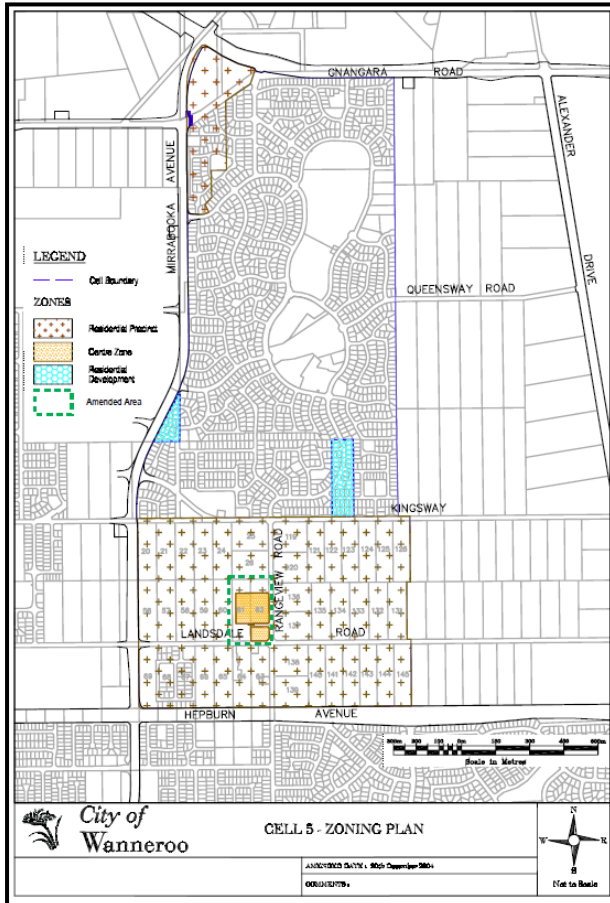
Existing Coding



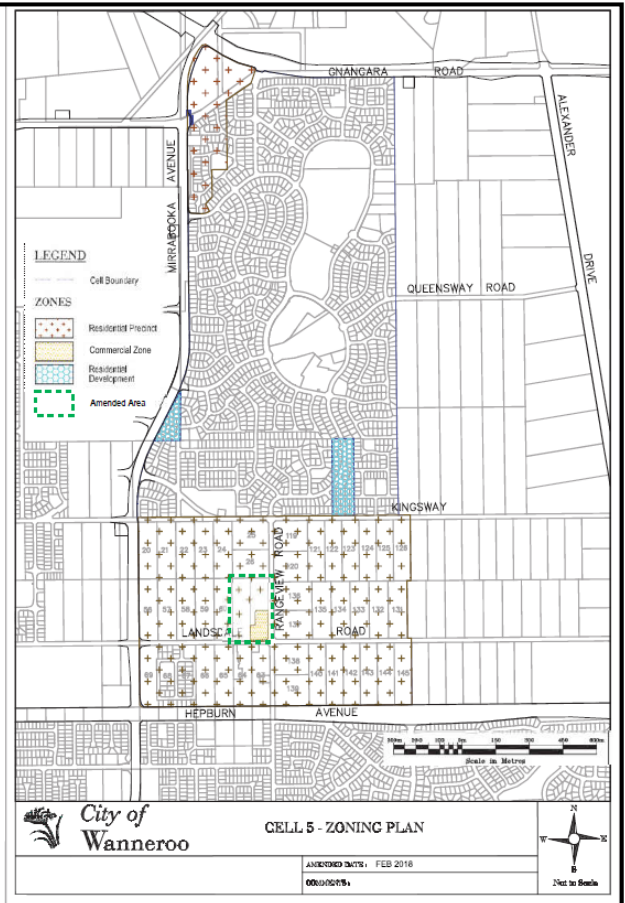
Proposed Coding

# Attachment 4

## Existing and Proposed Zoning Plan



Agreed Structure Plan No.7 - Existing Cell 5 Zoning Plan



Agreed Structure Plan No.7 - Proposed Cell 5 Zoning Plan

# Attachment 5

## Subdivision Concept Plan

