
BUTLER DISTRICT CENTRE ACTIVITY CENTRE STRUCTURE PLAN NO. 87

AMENDMENT 4



MARCH 2018

AMENDMENT 4
BUTLER DISTRICT CENTRE
ACTIVITY CENTRE STRUCTURE PLAN NO.87

PART 1 - STATUTORY SECTION

Prepared by



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Project No. 885Rep915

2 March 2018

This Amendment to the Butler District Centre Activity Centre Structure Plan is prepared under the provisions the City of Wanneroo District Planning Scheme No. 2 and Schedule 2 of the Planning and Development (Local Planning Schemes) Regulations 2015 – Deemed provisions for local planning schemes.

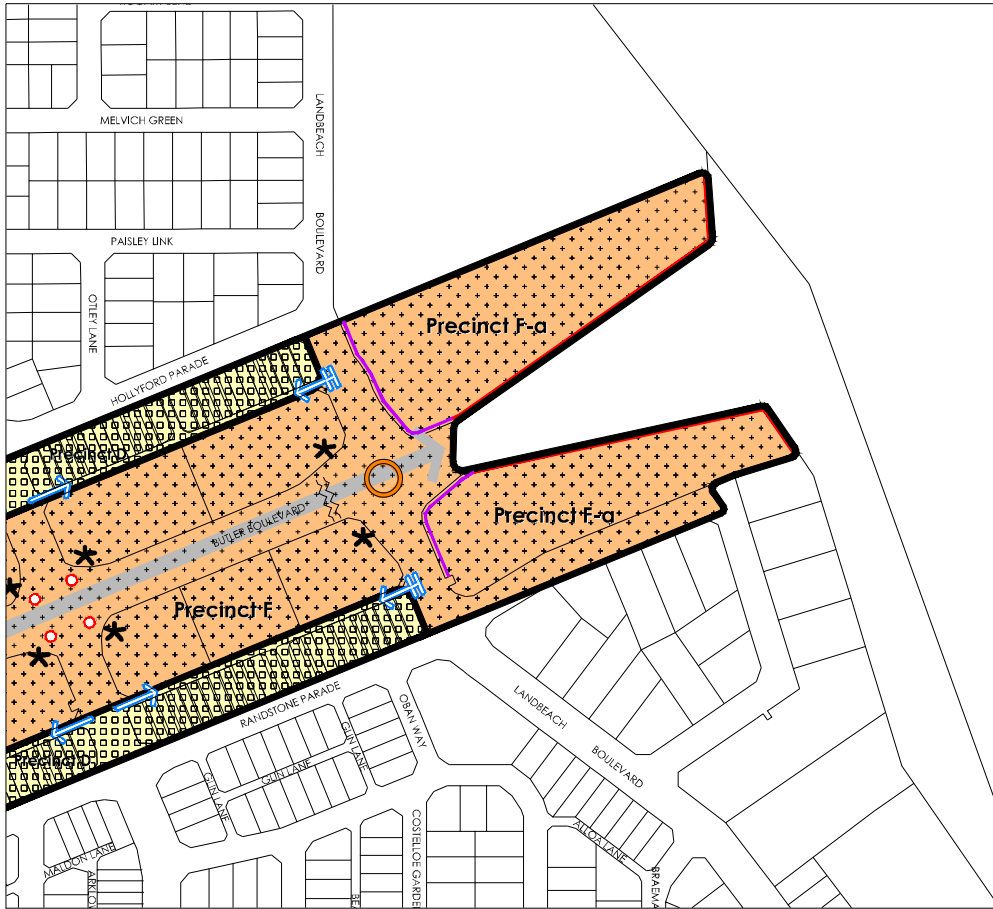
RECORD OF AMENDMENTS MADE TO THE BUTLER DISTRICT CENTRE ACTIVITY
CENTRE STRUCTURE PLAN NO. 87

Amendment No.	Description of Amendment	Finally Endorsed Council	Finally Endorsed WAPC
1	To incorporate provisions for the eastern portion of the centre from just east of the rail line to the Mitchell Freeway Reserve	30 April 2013	4 June 2014
2	Amending the Agreed Structure Plan map of the Part 1 Statutory Section to incorporate a portion of Lot 9330 as 'Precinct F-a', with a density code of R160.	2 June 2015	10 August 2015
4	Amending the Agreed Structure Plan map of the Part 1 Statutory Section to reconfigure a portion of Lot 9332 as 'Precinct F-a', with a density code of R160.		

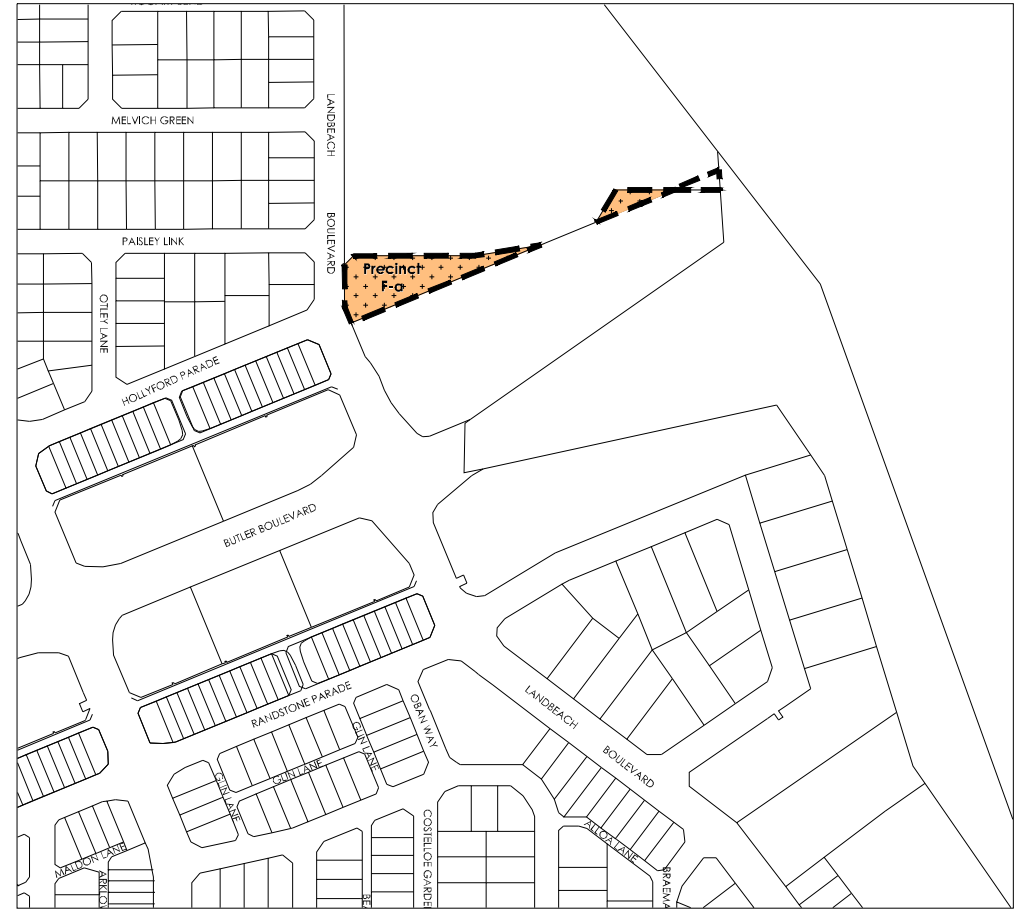
**AMENDMENT NO. 4
TO
BUTLER DISTRICT CENTRE
ACTIVITY CENTRE STRUCTURE PLAN NO. 87**

The City of Wanneroo, pursuant District Planning Scheme No. 2 and the Planning and Development (Local Planning Schemes) Regulations 2015, hereby amends the above Structure Plan by:

- Amending the Agreed Structure Plan map of the Part 1 Statutory Section to reconfigure a portion of Lot 9332 as 'Precinct F-a', with a density code of R160.



EXISTING BUTLER RIDGEWOOD AGREED LOCAL STRUCTURE PLAN



PROPOSED AMENDMENT

LEGEND			
	Boundary of Amendment		Landmark Site
	Precinct Boundary		Full movement controlled intersection
	R160		Roundabout
	R60		On road cycle lanes / paved shoulders. Shared path both sides, except where urban footpaths serve retail / commercial precincts
	Butler Station PTA Short Term Park 'n' Ride areas		Footpath both sides
	Indicative unmarked pedestrian crossing points		Access to be determined in consultation with City of Wanneroo
	Main Street		No Vehicle Access Permitted
	Left In		
	Left Out		
	Left In/Out		
	Full Access/Ministry		



Butler District Centre Activity Centre Structure Plan No.87

Proposed Amendment 4

IT IS CERTIFIED THAT AMENDMENT NO. 4 TO THE
BUTLER DISTRICT CENTRE ACTIVITY CENTRE STRUCTURE PLAN
WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION
ON:

..... Date

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

.....

an officer of the Commission duly authorised by the Commission pursuant to section 16
of the *Planning and Development Act 2005* for that purpose.

**AMENDMENT NO. 4
TO
BUTLER DISTRICT CENTRE
ACTIVITY CENTRE STRUCTURE PLAN NO. 87**

PART 2 – EXPLANATORY REPORT

Prepared by:



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**Project No. 885Rep915
6 March 2018**

INTRODUCTION

The purpose of this amendment is to change the Butler District Centre Activity Centre Structure Plan map to reconfigure the boundary of 'Precinct F-a' (density coding of R160), as it applies to a portion of Lot 9332.

DESCRIPTION

Lot 9332 is legally addressed as Lot 9332 on Deposited Plan 405720, Volume 2901; Folio 210 and is owned by the Butler Land Company Pty Ltd (refer Appendix 1: Certificate of Title).

Lot 9332 has a total area of approximately 6ha; however, the portion of lot 9332 that is the focus of this amendment measures only 2,700m² (approx). Road frontage will be provided once Butler Boulevard is extended east to the future Mitchell Freeway; however, vehicle access is likely to be restricted from Butler Boulevard, instead being provided from either Landbeach Boulevard along the western side of Lot 9332 (refer Appendix 2: Site Plan).

The subject portion of lot 9332 is zoned 'Urban' under the Metropolitan Region Scheme (MRS) and 'Urban Development' under the City of Wanneroo District Planning Scheme 2 (DPS2) (refer Appendix 3: MRS Zoning and Appendix 4: DPS2 Zoning).

The Butler Ridgewood Agreed Local Structure Plan then has the subject portion of Lot 9332 primarily zoned 'Service Industry', with the exception of a small part which is 'Centre' zone (refer Appendix 5: LSP Zoning). As separate amendment (Amendment 24) to the Butler Ridgewood Agreed Local Structure Plan (BRALSP), which is currently with the City of Wanneroo, is reconfiguring the 'Service Industry' and 'Centre' zones over the subject portion of lot 9332 (refer Appendix 6: Amendment 24).

Currently the boundary of the Butler District Centre Activity Centre Structure Plan does not correspond with Amendment 24 (as applicable to Lot 9332), with this amendment to resolve this discrepancy (refer Appendix 7: Approved Butler District Centre Activity Centre Structure Plan map).

PROPOSAL

The purpose of this amendment is to amend the Butler District Centre Activity Centre Structure Plan map to reconfigure a portion of lot 9332 as 'Precinct F-a', with a density coding of R160.

There are no textual changes proposed to the Centre Structure Plan as part of this amendment.

DISCUSSION

This amendment is the second phase in rectifying an inconsistency between current land use zonings and cadastral boundaries established via approved subdivision of the site.

Amendment 24 to the Butler Ridgewood Agreed Local Structure Plan

The first phase relates to Amendment 24 to the Butler Ridgewood Agreed Local Structure Plan (BRALSP) which is has been prepared concurrently with this amendment.

Presently the subject portion of lot 9332 is primarily zoned 'Service Industry' under the BRALSP with Amendment 24 rezoning this portion to 'Centre' zone', with the exception being a minor portion of Lot 9332 which in turn will be zoned from 'Centre' to 'Service Industry' (refer Appendix 6: Amendment 24).

This amendment simply reconfigures the coverage of the Brighton District Centre Activity Centre Structure Plan over the portion of lot 9332 which is being rezoned via Amendment 24, to satisfy the applicable provisions of DPS2 which requires a structure plan for land zoned 'Centre' prior to development.

Subdivision 154645

One of the catalysts of this amendment, and Amendment 24 to the BRALSP, was subdivision 154645 which was approved by the WAPC on 20 March 2017 (refer Attachment 8: Approved plan of subdivision 154645).

Subdivision 154645 created 17 service industrial lots from Lot 9332; however, the southern leg of the road accessing Lot 9332 (off Landbeach Boulevard) was approved slightly more north from that envisaged by the underlying structure plans, a result of necessary road intersection spacing.

This in turn has resulted in three lots approved via subdivision 154645 straddling the 'Service Industry' and 'Centre' zones of the BRALSP, meaning that future land uses for these lots will be subject to the provisions of both the BRALSP and the Butler District Centre Activity Centre Structure Plan, leading to ambiguity.

This amendment, along with Amendment 24, will ensure that land use zoning and the approved cadastral boundaries will be brought back into alignment allowing for future lots to be subject to a uniform zoning.

CONCLUSION

This amendment to the Butler District Centre Activity Centre Structure Plan is simply a logical refinement to the structure plan boundary, to cover the portion of lot 9332 that is being zoned 'Centre' zone via Amendment 24. Collectively these two amendments will remove the irregularities currently found between subdivision approval and the current planning framework.

APPENDICES

APPENDIX 1



REGISTER NUMBER 9332/DP405720	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

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

VOLUME **2901** FOLIO **210**

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 9332 ON DEPOSITED PLAN 405720

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

BUTLER LAND COMPANY PTY LTD OF 18 BOWMAN STREET SOUTH PERTH
(AF N289916) REGISTERED 28/4/2016

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

- 1. *H385284 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 10/3/2000.

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: DP405720
PREVIOUS TITLE: 2882-593
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
LOCAL GOVERNMENT AUTHORITY: CITY OF WANNEROO

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING M561037

APPENDIX 2

This plan has been prepared for general information purposes only and uses potentially uncontrolled data from external sources. CLE does not guarantee the accuracy of this plan and it should not be used for any detailed site design. This plan remains the property of CLE.



LEGEND

 Amendment Area




APPENDIX 3

This plan has been prepared for general information purposes only and uses potentially uncontrolled data from external sources. CLE does not guarantee the accuracy of this plan and it should not be used for any detailed site design. This plan remains the property of CLE.

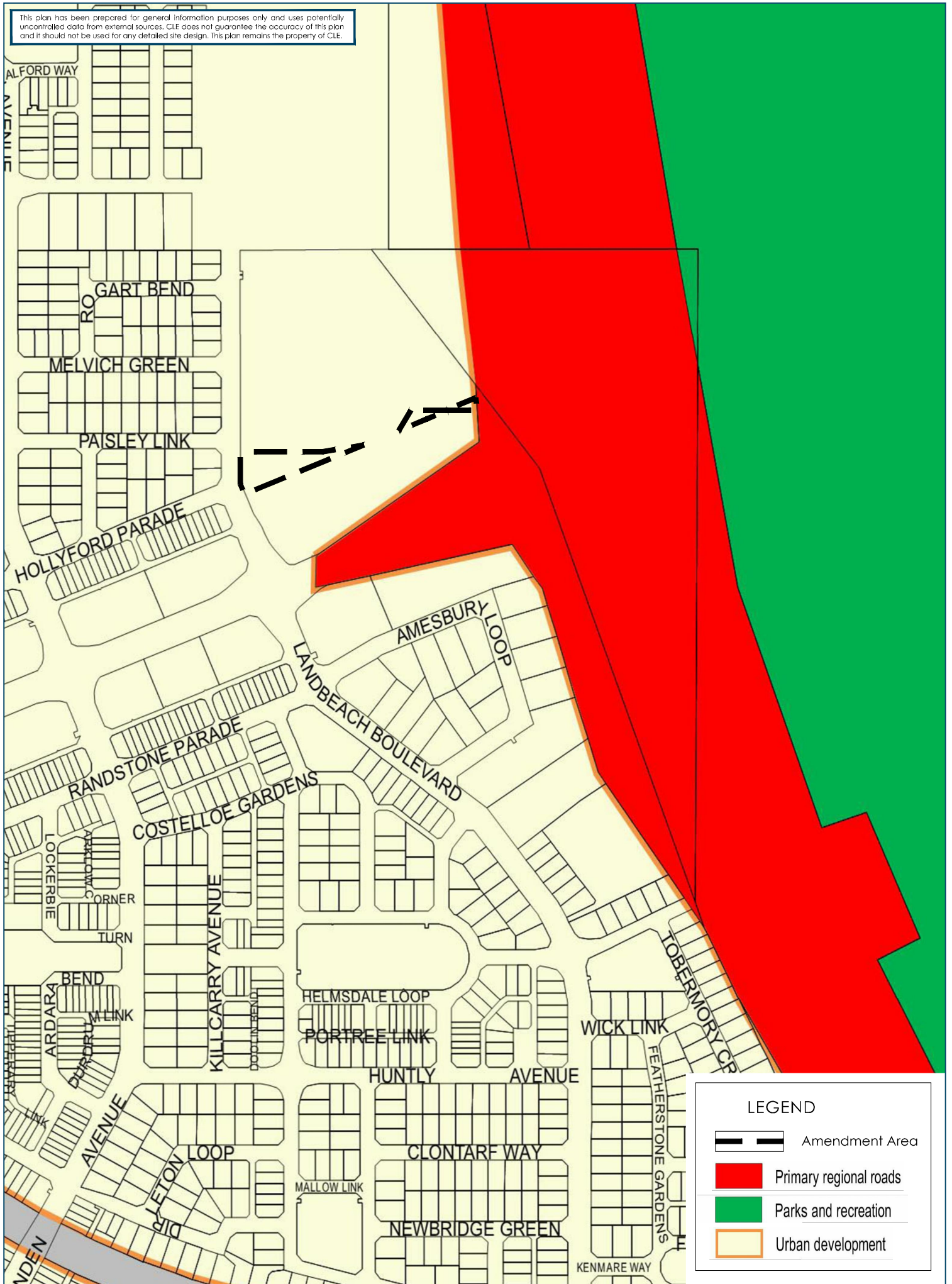


LEGEND





-  Amendment Area
-  Parks and recreation
-  Primary regional roads
-  Urban

APPENDIX 4

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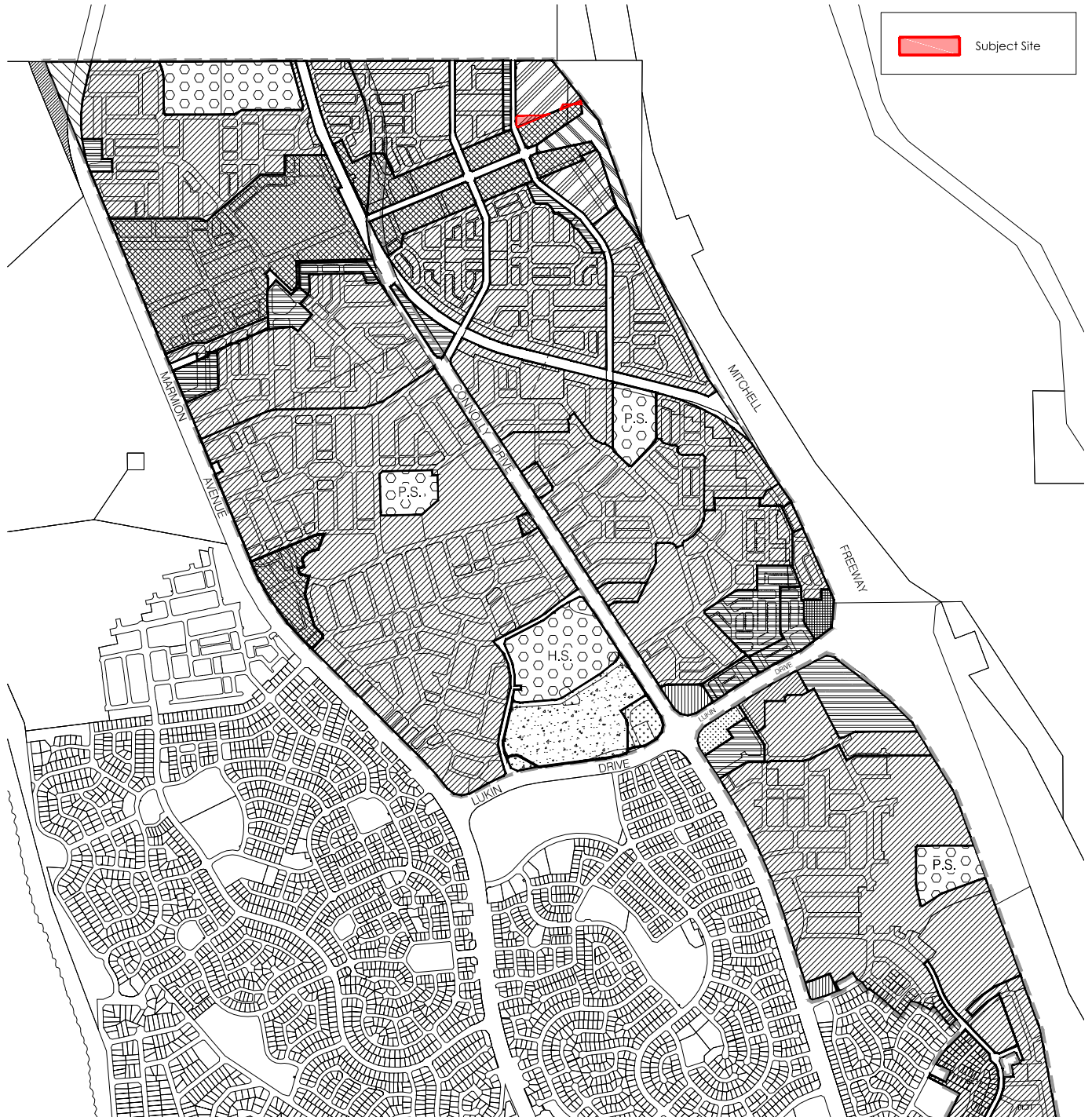
LEGEND















-  Amendment Area
-  Primary regional roads
-  Parks and recreation
-  Urban development



APPENDIX 5

 Subject Site



LEGEND	
Zones	
	Residential Zone
	Centre Zone
	Business Zone
	Urban Development Zone
	Special Zone - Restricted Use (Refer Schedule A of L.S.P.)
	Mixed Use Zone
	Private Clubs / Recreation
	Commercial
	Service Industry
Metropolitan Region Scheme Reserves	
	Primary Regional Road
	Railways Reservation
Local Scheme Reserves	
	Public Use:
H.S.	High School
P.S.	Primary School
Other	
	Subject Land
	- Structure Plan Boundary



BUTLER RIDGEWOOD

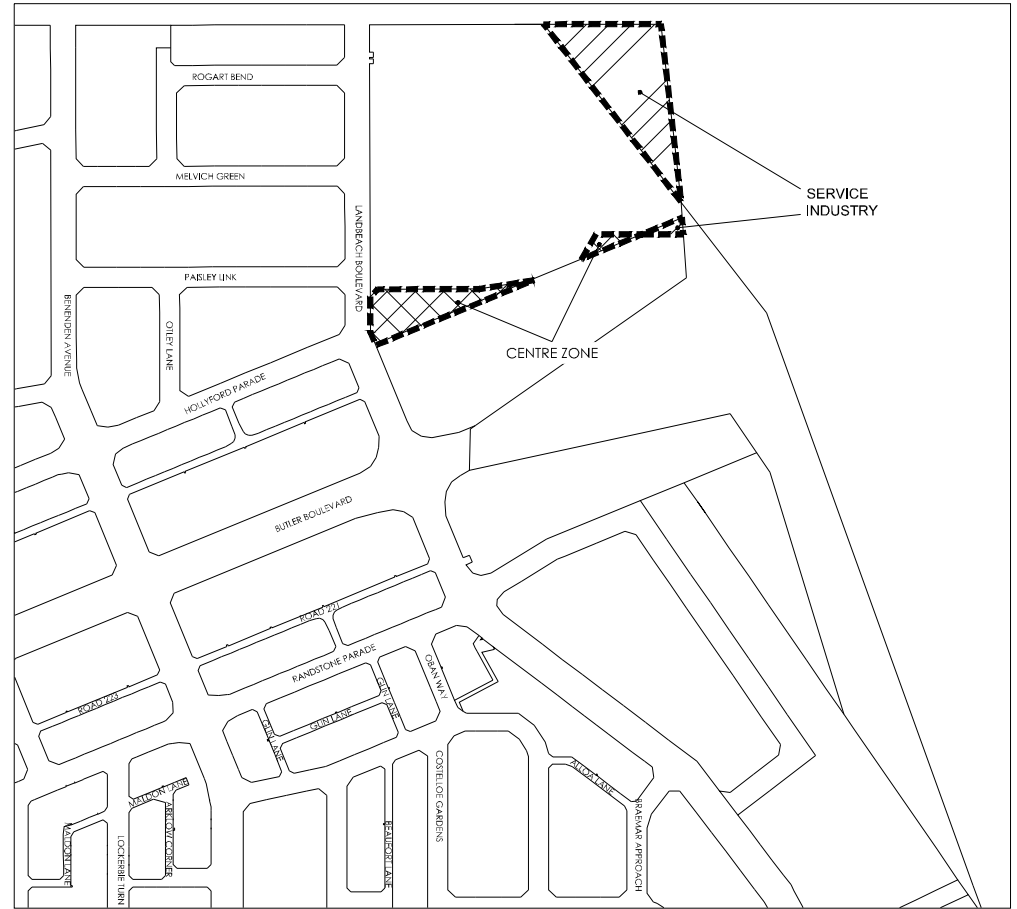
PLAN 2 - CONSOLIDATED ZONING PLAN



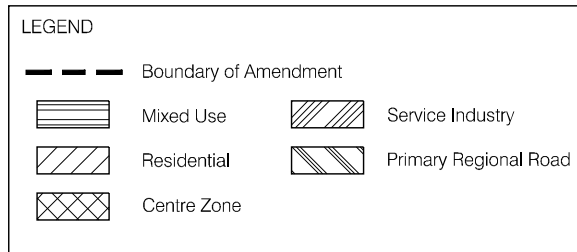
APPENDIX 6



EXISTING BUTLER RIDGEWOOD AGREED LOCAL STRUCTURE PLAN



PROPOSED AMENDMENT



Butler Ridgewood Agreed Local Structure Plan

Proposed Amendment 24

Plan No. 2: Zoning

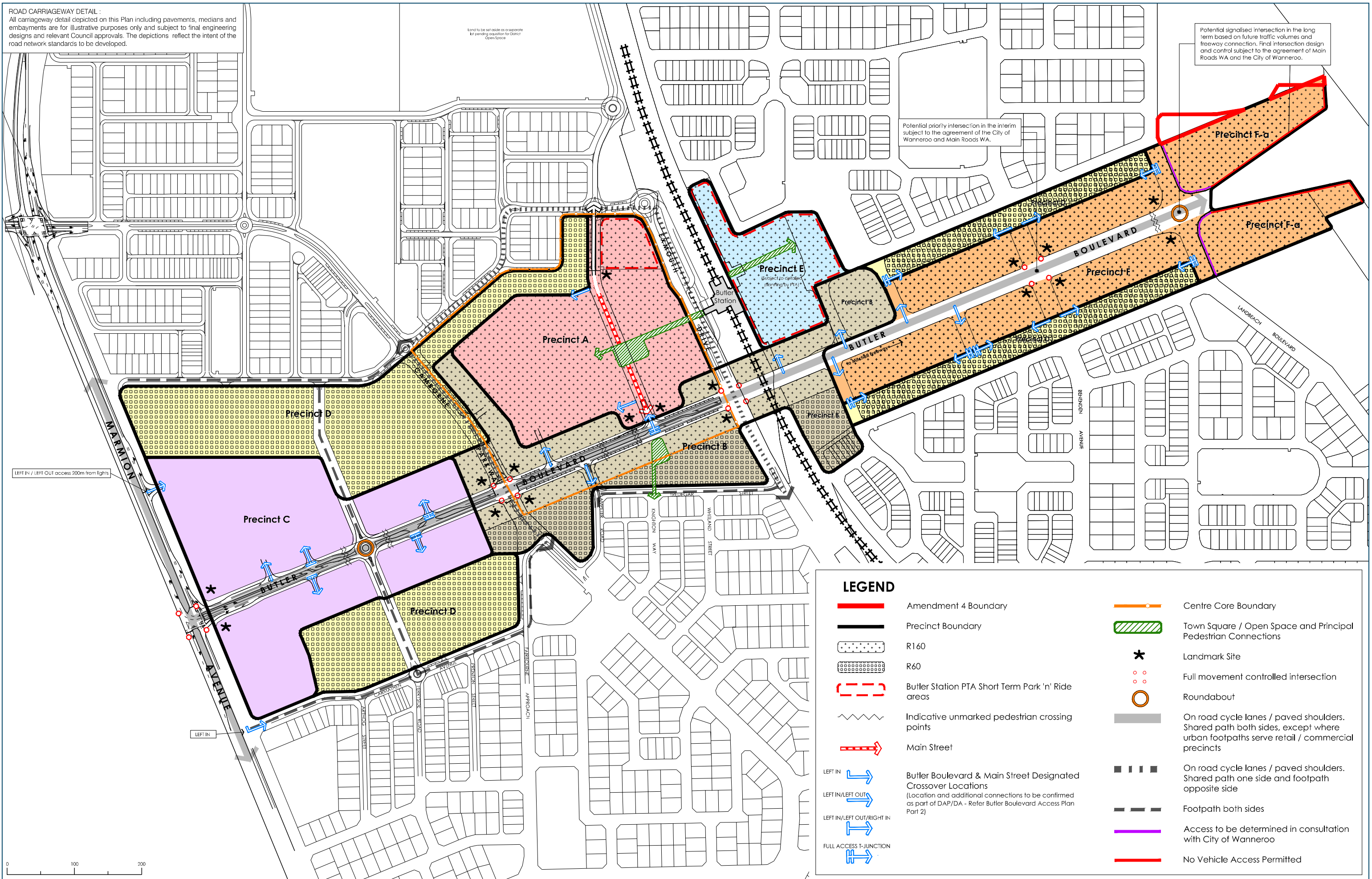
APPENDIX 7

ROAD CARRIAGEWAY DETAIL :
 All carriageway detail depicted on this Plan including pavements, medians and embayments are for illustrative purposes only and subject to final engineering designs and relevant Council approvals. The depictions reflect the intent of the road network standards to be developed.

Land to be set aside on a separate lot pending acquisition for District Open Space

Potential signalised intersection in the long term based on future traffic volumes and freeway connection. Final intersection design and control subject to the agreement of Main Roads WA and the City of Wanneroo.

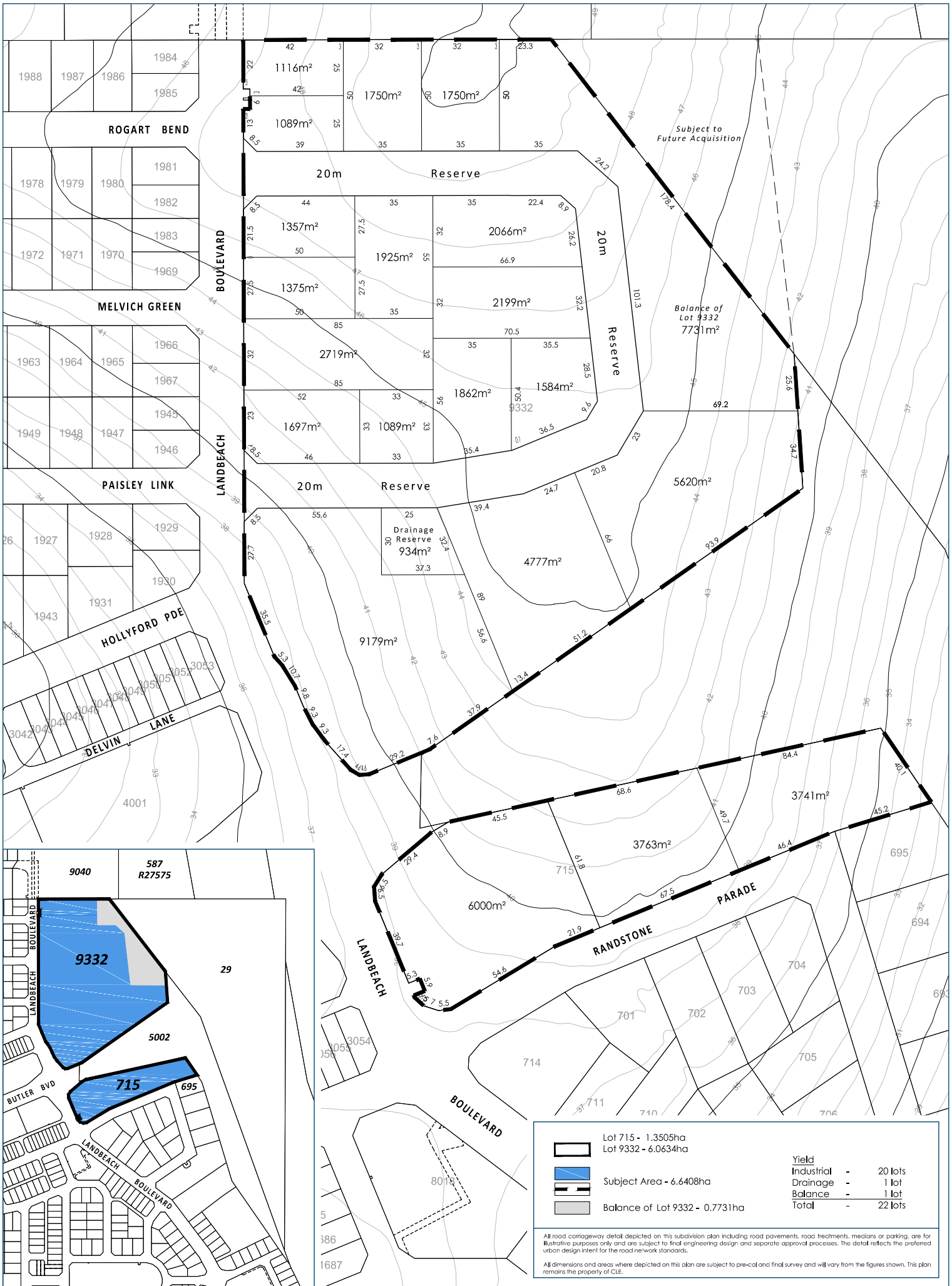
Potential priority intersection in the interim subject to the agreement of the City of Wanneroo and Main Roads WA.



LEGEND	
	Amendment 4 Boundary
	Precinct Boundary
	R160
	R60
	Butler Station PTA Short Term Park 'n' Ride areas
	Indicative unmarked pedestrian crossing points
	Main Street
	Butler Boulevard & Main Street Designated Crossover Locations (Location and additional connections to be confirmed as part of DAP/DA - Refer Butler Boulevard Access Plan Part 2)
	Centre Core Boundary
	Town Square / Open Space and Principal Pedestrian Connections
	Landmark Site
	Full movement controlled intersection
	Roundabout
	On road cycle lanes / paved shoulders. Shared path both sides, except where urban footpaths serve retail / commercial precincts
	On road cycle lanes / paved shoulders. Shared path one side and footpath opposite side
	Footpath both sides
	Access to be determined in consultation with City of Wanneroo
	No Vehicle Access Permitted



APPENDIX 8



	Lot 715 - 1.3505ha Lot 9332 - 6.0634ha	
	Subject Area - 6.6408ha	
	Balance of Lot 9332 - 0.7731ha	
		Yield
		Industrial - 20 lots
		Drainage - 1 lot
		Balance - 1 lot
		Total - 22 lots

All road corollary detail depicted on this subdivision plan including road pavements, road treatments, medians or parking, are for illustrative purposes only and are subject to final engineering design and separate approval processes. The detail reflects the preferred urban design intent for the road network standards.

All dimensions and areas where depicted on this plan are subject to pre-cad and final survey and will vary from the figures shown. This plan remains the property of CLE.