



DISTRICT PLANNING SCHEME No. 2

Amendment No. 173

Planning and Development Act 2005

**RESOLUTION TO PREPARE AMENDMENT TO
LOCAL PLANNING SCHEME**

CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO. 2 - AMENDMENT NO. 173

RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above local planning scheme by:

1. Rezoning Lot 250 (20) Burbridge Avenue, Koondoola from the 'Civic and Cultural' Zone to the 'Commercial' Zone;
2. Recoding Lot 250 (20) Burbridge Avenue, Koondoola and Lots 155 (20), 251 (38), 252 (34) and 253 (28) Koondoola Avenue, Koondoola from the 'R20' to the 'R60' residential density code.

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

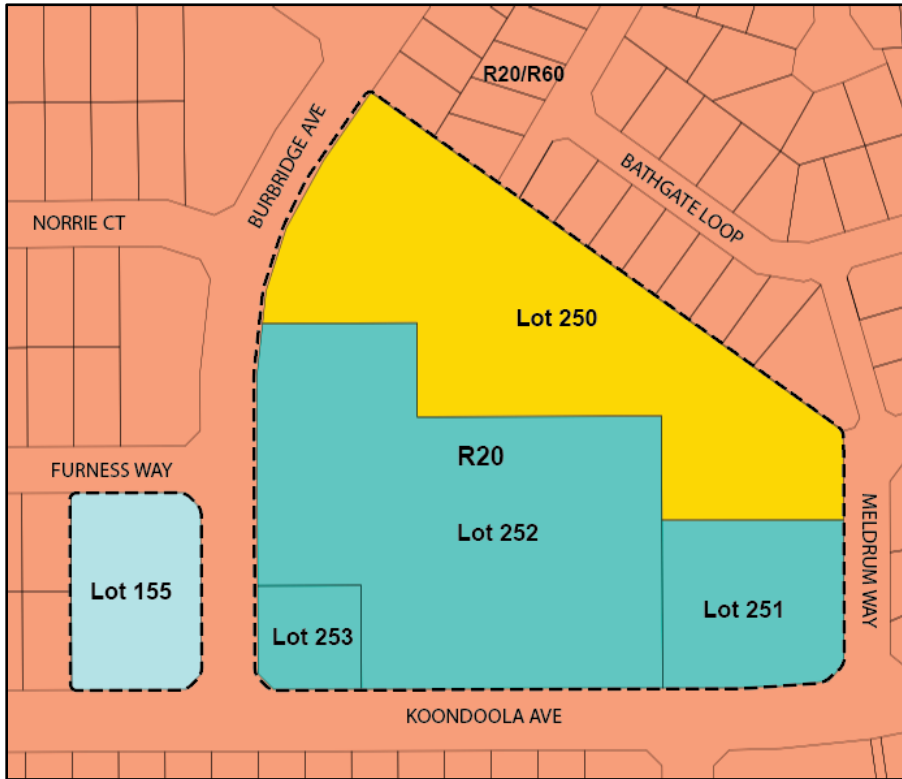
1. An amendment that is not addressed by any local planning strategy.

Date of Council Resolution: 11 December 2018


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(Chief Executive Officer)

Dated this 17th day of May 2019

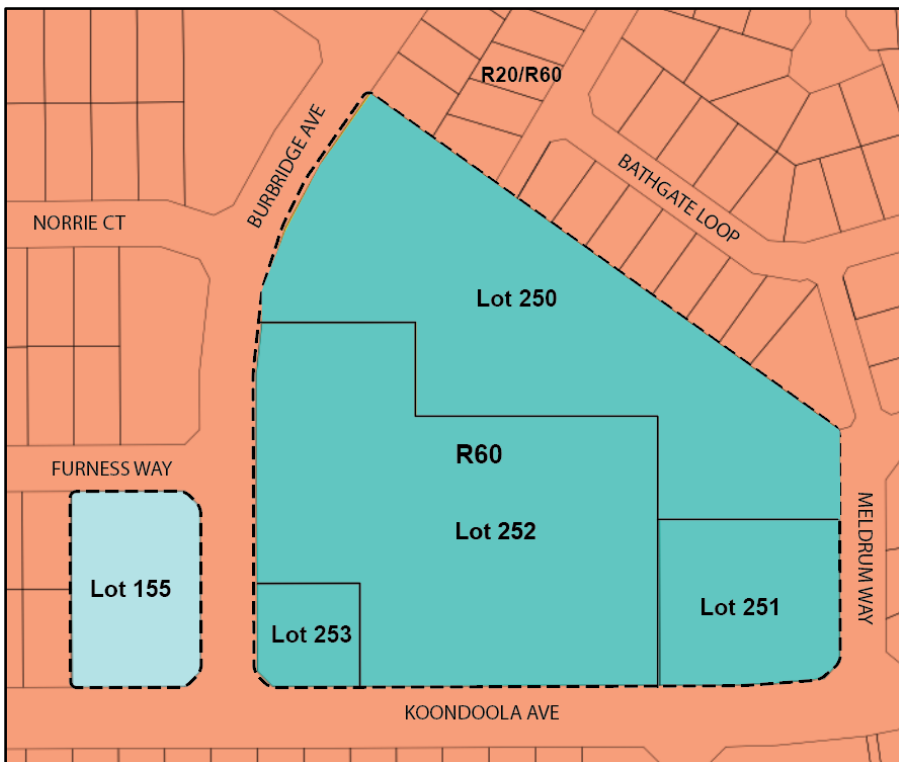
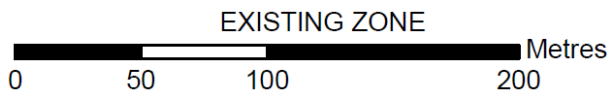
CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT No. 173



Lot 155 (20) Koondoola Avenue
 Lot 250 (20) Burbridge Avenue
 Lot 251 (38) Koondoola Avenue
 Lot 252 (34) Koondoola Avenue
 Lot 253 (28) Koondoola Avenue

LEGEND

- RESIDENTIAL
- CIVIC & CULTURAL
- COMMERCIAL
- MIXED USE
- R20 R/CODE



LEGEND

- RESIDENTIAL
- COMMERCIAL
- MIXED USE
- R60 R/CODE

PROPOSED SCHEME (AMENDMENT) ZONE MAP

CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO 2 - AMENDMENT NO. 173

SCHEME AMENDMENT REPORT

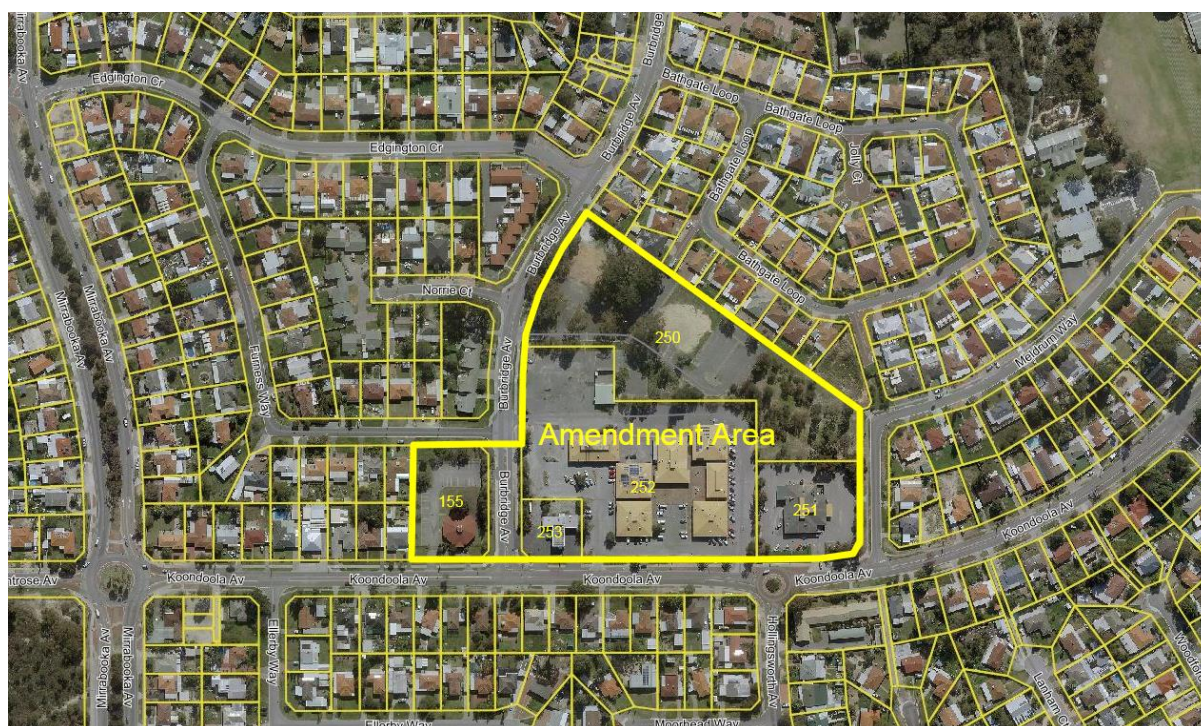
Background – Circumstances that have prompted this Amendment

Land Details

The Koondoola Neighbourhood Centre (the Centre) is located on Koondoola and Burbridge Avenues, Koondoola and comprises the following land parcels:

1. Lot 155 (20) Koondoola Avenue, Koondoola. Currently privately owned, developed for a church and zoned 'Mixed Use';
2. Lot 250 (20) Burbridge Avenue, Koondoola. Currently vacant land owned by the City of Wanneroo and zoned 'Civic and Cultural';
3. Lot 251 (38) Koondoola Avenue, Koondoola. Currently privately owned, developed for a tavern and zoned 'Commercial';
4. Lot 252 (34) Koondoola Avenue, Koondoola. Currently privately owned in a strata scheme, developed for the Koondoola Plaza shopping centre and zoned 'Commercial'; and
5. Lot 253 (28) Koondoola Ave, Koondoola. Currently privately owned, developed for a service station and zoned 'Commercial'.

Each of these land parcels are zoned 'Urban' in accordance with the Metropolitan Region Scheme. The extent of the Amendment Area is shown below.



The City of Wanneroo has identified the Centre as a priority for revitalisation. The Centre is currently run down with large areas of undeveloped land. In order to facilitate revitalisation over time, the City will prepare a Local Development Plan (LDP) over the entire Centre. In order to allow the LDP to be implemented, two modifications to District Planning Scheme No.2 are required. These modifications are:

1. Rezoning of Lot 250 from 'Civic and Cultural' to 'Commercial'; and
2. Recoding the Centre from R20 to R60.

Background to rezoning

Lot 250 is owned by the City of Wanneroo and is currently vacant land zoned 'Civic and Cultural'. Until 2018, the site was occupied by the Koondoola Community Hall and Koondoola Kindergarten. Both of these uses were replaced with new facilities on alternative sites and became surplus to the City's requirements. In mid-2018, both buildings were demolished, with the respective car parking areas remaining intact (see below).



The land is not required by the City of Wanneroo for future civic and cultural uses. In order to allow for Lot 250 to be developed in an integrated manner with the adjoining Lots 251, 252 and 253, rezoning to 'Commercial' is considered necessary.

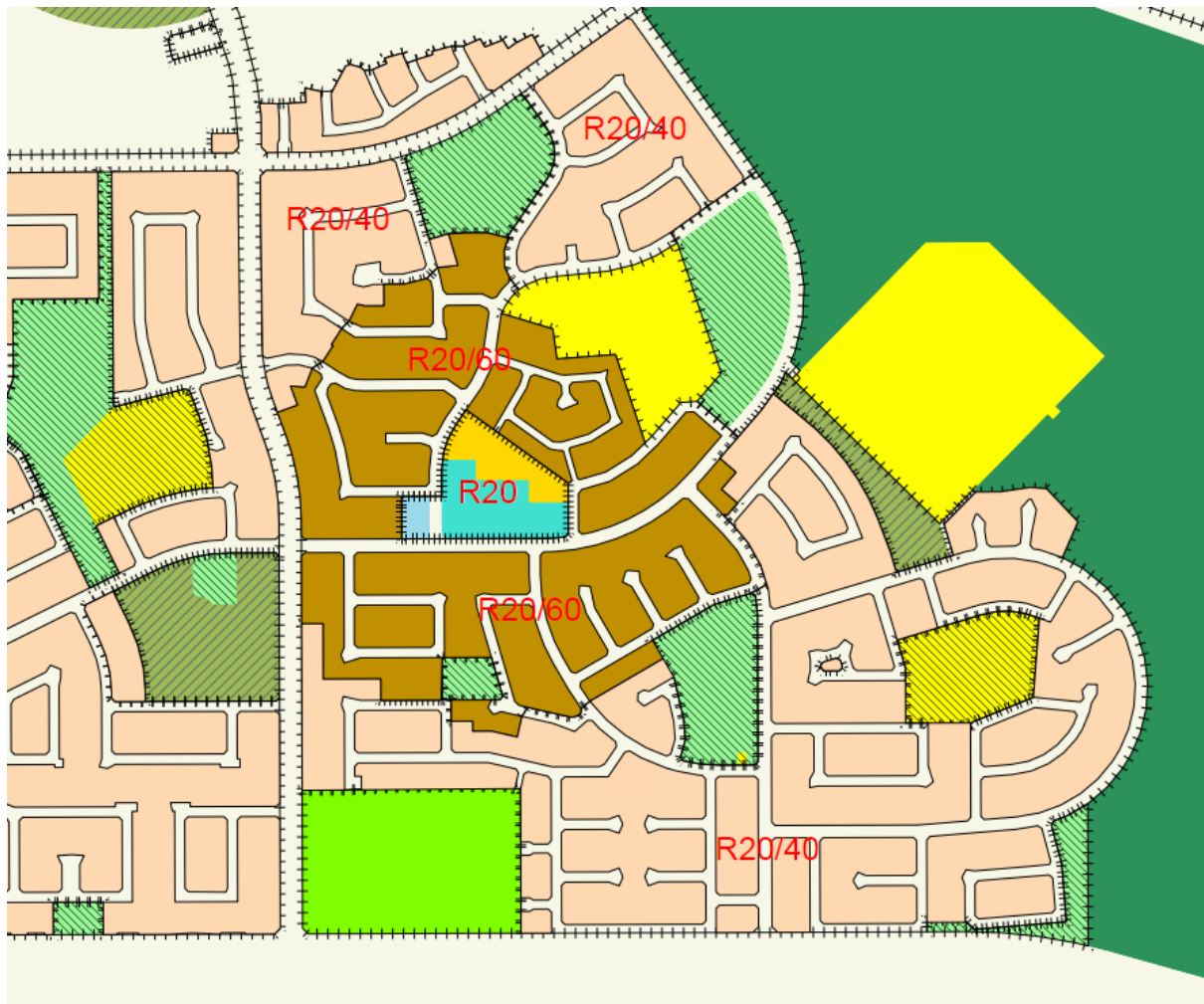
The future development and intended uses on Lot 250 will be identified by a Local Development Plan to be prepared by the City for the entire Centre. Whilst exact uses are not known at this time, it is unlikely that additional retail floor space will be provided, over and above that currently available within the Centre.

Lot 155 is located adjacent to the remainder of the Centre, and is zoned 'Mixed Use'. This zone provides an intermediate stage between the 'Residential' and 'Commercial' zones surrounding the Lot. Retaining this zone will allow for a mix of uses which complement the land uses of the remaining Centre. Currently, there is no intention for Lot 155 to be rezoned to 'Commercial' as part of this Amendment.

Background to density recoding

Densities in the residential areas of Koondoola were increased in 2016 as part of Amendment 119 to District Planning Scheme No.2 (DPS 2). However, the density of the Centre was not increased at this time and remains at R20. Future planning for the Centre is likely to include the introduction of higher density housing on parts of the site. In order to facilitate appropriate densities, it is proposed to increase the code over the Centre from R20 to R60. An R60 density will be consistent with the R20/R60 split density currently applied to residential areas immediately surrounding the Centre. This density is also consistent with the density applied to the Girrawheen District Centre on Marangaroo Drive, Girrawheen.

The figure below shows the current density codes applied to the Centre and surrounds.



Detail of the Amendment Proposal

The purpose of this Amendment is to ensure the zoning and density coding of the Centre is appropriate to support future revitalisation. Firstly, it is proposed to rezone Lot 250 (20) Burbridge Avenue, Koondoola from 'Civic and Cultural' to 'Commercial'. This will allow for Lot 250 to be integrated into the planning and development of the remainder of the Centre, which is primarily zoned 'Commercial'.

The second action is to recode the entire Centre from R20 to R60. This higher density is consistent with the immediately abutting residential areas, which are coded R20/R60. Applying the R60 density code will allow the Centre to be developed over time for a mix of higher density residential development to complement commercial uses. As development of

the Centre is intended to be guided by a LDP, use of a split coding is not considered necessary to ensure orderly and proper planning.

Comment on the proposed Amendment from the City of Wanneroo Administration

Key considerations that the City's Administration has made in preparing this amendment are discussed below:

Community members' needs and expectations for the Centre

The Centre, in its current form, is run-down and unkempt. Community members and residents have expressed dissatisfaction with the area for many years. Their grievances are predominantly based on the Centre's appearance and perceptions of a lack of safety around its premises. Revitalisation of the Centre over time is prudent to deliver a contemporary Neighbourhood Centre that is safe and accessible and offers a range of functions and services for the community.

The Scheme Amendment will support the intention to revitalise the Centre to better service the community's needs by providing consistent land use options and choice for parcels of land on the site.

Strategic Intentions of State Planning Policy 4.2: Activity Centres for Perth and Peel (SPP 4.2)

'Neighbourhood Centres', in accordance with SPP 4.2, are important local community focal points that help to provide for the main daily to weekly household shopping, community needs and other convenience services. They are also a focus for medium density housing and should support smaller-scale offices and commercial tenancies to facilitate the transition of home-based businesses and the growth of small businesses. The Centre's ability to do so at present is hindered by the use limitations for 'Civic and Cultural' zoned land. Rezoning this land would expand these uses. The range of uses not currently permitted on the City-owned land that could be considered in the future under a Commercial zoning are shown in the table below:

Aged or dependent persons' dwelling	Convenience Store	Grouped Dwelling
Hairdresser	Home Business	Multiple Dwelling
Office	Pharmacy	Residential Building
Retirement Village	Shop	

Integration of Lot 250 into the Neighbourhood Centre

Lot 250 immediately abuts the commercial centre to the north. Development of Lot 250 in isolation to the Centre is not considered to be in the interests of orderly and proper planning. Furthermore, development on Lot 250 that includes a "hard edge" to the Centre may compound the anti-social issues currently being experienced due to the design of the Centre.

The City is proposing the preparation of a LDP to allow for the integrated development of the Centre over time. To allow flexibility in the planning outcomes, rezoning of Lot 250 to match the Commercial zoning of the remainder of the Centre is considered prudent.

Rectification of residential density

To allow for appropriate residential densities within the Centre to support revitalised retail and commercial uses, a higher residential density is required. The current 'R20' is not considered appropriate for a future residential development in the Centre. The current density is also inconsistent with the 'R20/R60' split code density applied to all residential-zoned land within 400m of the Centre.

It is proposed to recode the Centre to 'R60' to rectify this situation. Whilst the LDP will identify appropriate densities, it is considered appropriate to ensure development within the Centre is at the same density as surrounding residential areas.

PLANNING AND DEVELOPMENT ACT 2005

CITY OF WANNEROO

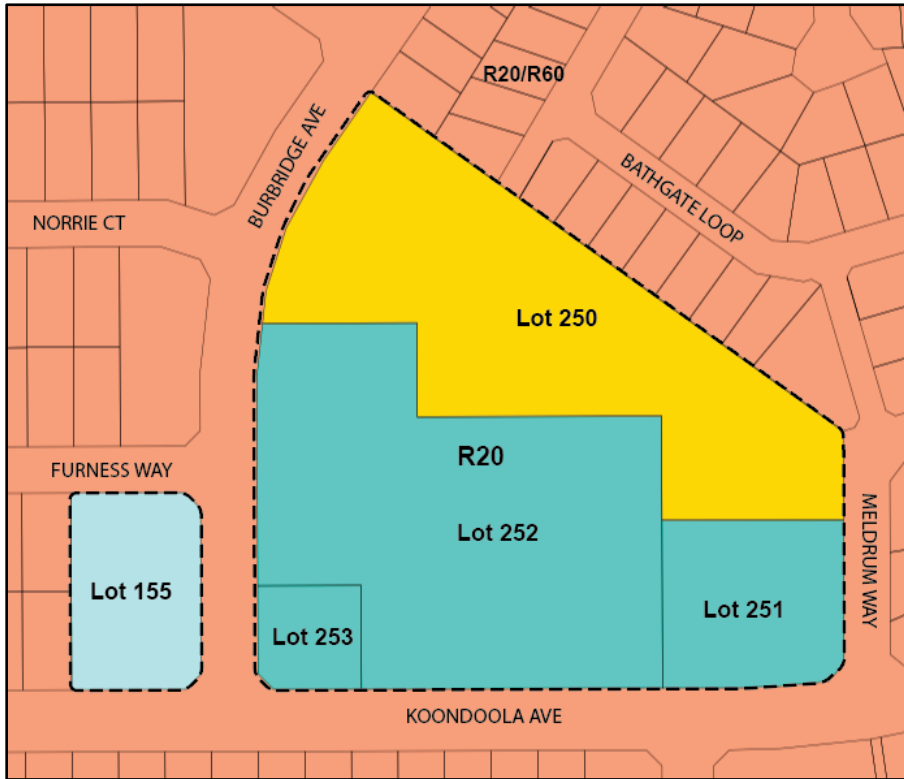
DISTRICT PLANNING SCHEME NO. 2 - AMENDMENT NO. 173

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:

1. Rezoning Lot 250 (20) Burbridge Avenue, Koondoola from the 'Civic and Cultural' Zone to the 'Commercial' Zone; and
3. Recoding Lot 250 (20) Burbridge Avenue, Koondoola and Lots 155 (20), 251 (38), 252 (34) and 253 (28) Koondoola Avenue, Koondoola from the 'R20' to the 'R60' residential density code.

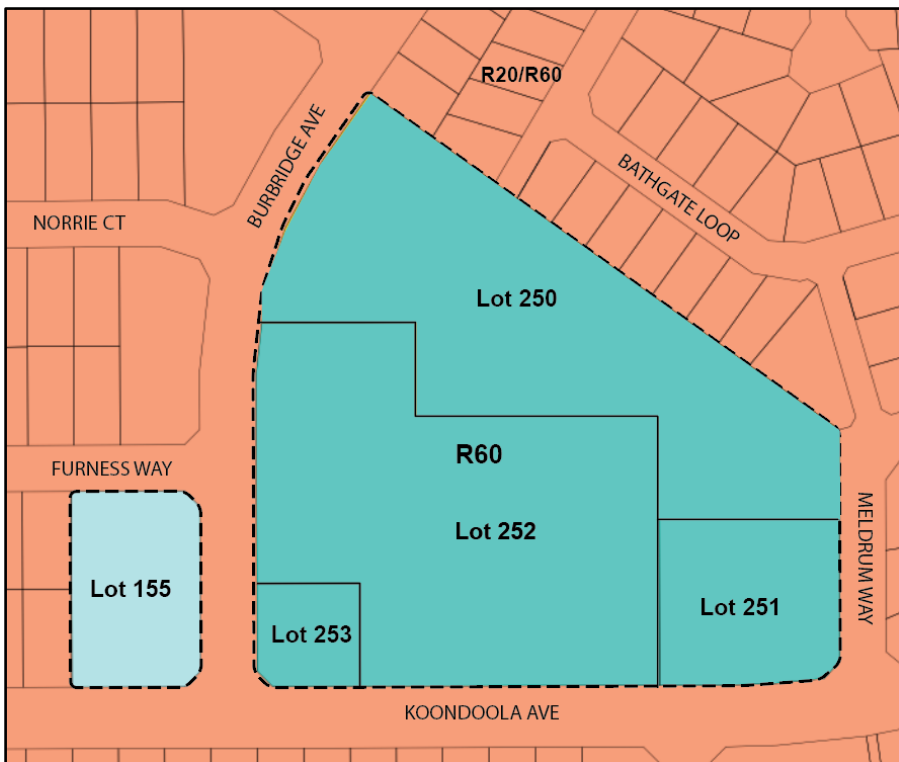
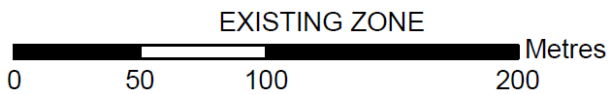
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LEGEND

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PROPOSED SCHEME (AMENDMENT) ZONE MAP

COUNCIL PREPARATION

This Complex Amendment was prepared by resolution of the Council of the City of Wanneroo at the Ordinary Meeting of the Council held on the 11th day of December 2018

.....
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 11th day of December 2018, 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