



DISTRICT PLANNING SCHEME No. 2

Amendment No. 182

*Planning and Development Act 2005***RESOLUTION TO ADOPT AMENDMENT TO
LOCAL PLANNING SCHEME****CITY OF WANNEROO****DISTRICT PLANNING SCHEME NO. 2 - AMENDMENT NO. 182**

RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above local planning scheme to allow Retirement Village, Reception Centre, Aged and Dependent Persons' Dwelling as additional uses at Lot 23 (198) Mary Street, Wanneroo and Amends Schedule 2 of District Planning Scheme No. 2 as follows:

NO		STREET/ LOCALITY	PARTICULARS OF LAND	ADDITIONAL USE AND CONDITIONS (WHERE APPLICABLE)
A42	1-42	198 Mary Street, Wanneroo	Lot 23	Retirement Village, Reception Centre, Aged and Dependent Persons' Dwelling Condition: Development is to be in accordance with an approved Local Development Plan for the site.

and the Scheme Map accordingly;

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

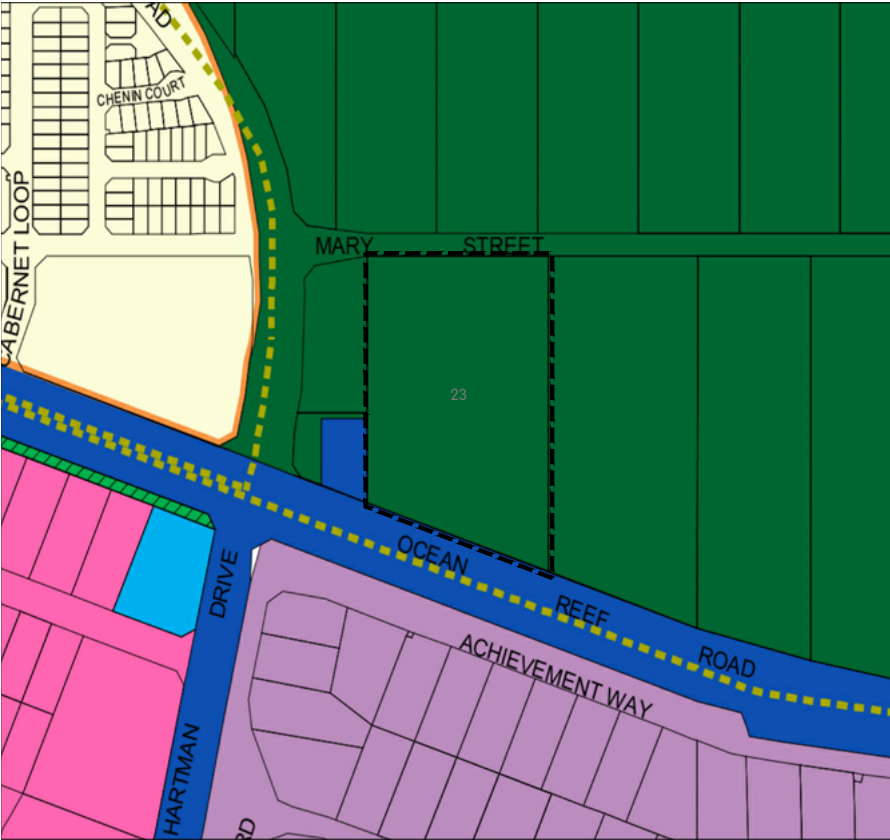
- a) an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

Date of Council Resolution: 28 July 2020

.....
(Chief Executive Officer)

Dated this day of 20.....

EXISTING ZONING



LEGEND

- SUBJECT SITE
- 23 EXISTING LOT NUMBERS

REGION SCHEME RESERVES (MRS)

- OTHER REGIONAL ROADS
- COMMERCIAL
- GENERAL INDUSTRIAL
- SERVICE INDUSTRIAL
- RURAL RESOURCE
- URBAN DEVELOPMENT

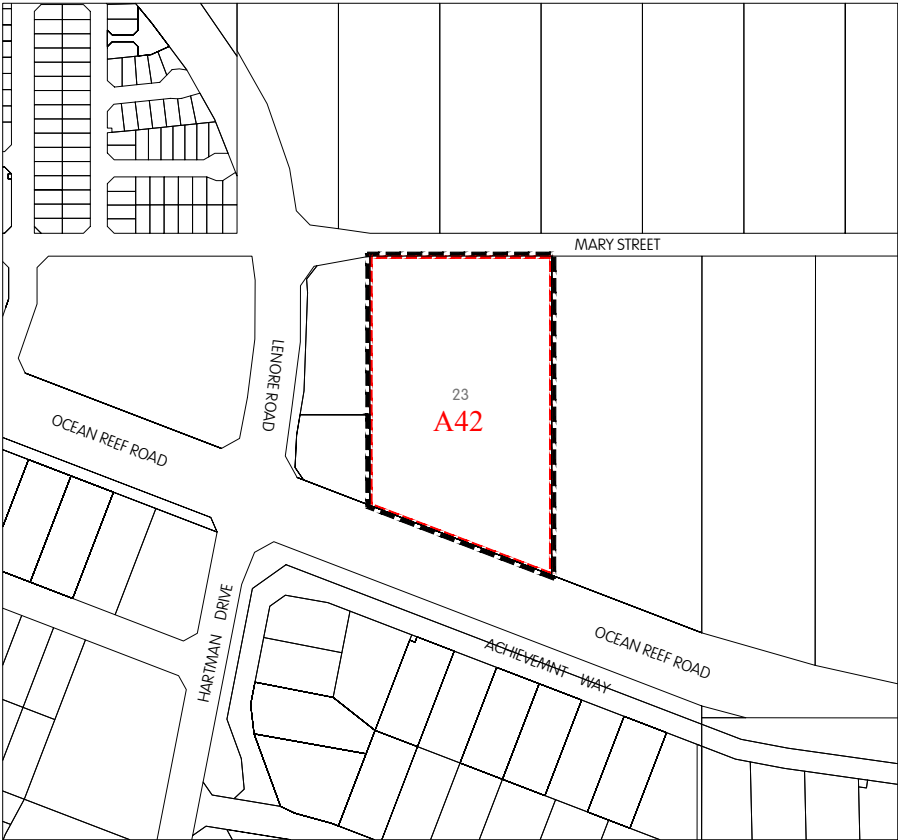
LOCAL SCHEME ZONES

- PARKS AND RECREATION

OTHER CATEGORIES

- LOCALITY BOUNDARY
- NO ZONE

PROPOSED ZONING



LEGEND

- SUBJECT SITE
- 23 EXISTING LOT NUMBERS

OTHER CATEGORIES

- A42 ADDITIONAL USES

PROPOSAL TO AMEND A TOWN PLANNING SCHEME

1. LOCAL AUTHORITY:	CITY OF WANNEROO
2. DESCRIPTION OF TOWN PLANNING SCHEME:	DISTRICT PLANNING SCHEME NO. 2
3. TYPE OF SCHEME:	TOWN PLANNING SCHEME
4. SERIAL NUMBER OF AMENDMENT:	AMENDMENT NO. 182
5. PURPOSE:	To amend Schedule 2 – Section 1 of the City of Wanneroo District Planning Scheme No. 2 to include the Additional Use of 'Retirement Village', 'Reception Centre' and 'Aged and Dependent Persons' Dwelling' specific to Lot 23 (198) Mary Street, Wanneroo subject to conditions.



PART TWO

EXPLANATORY REPORT



RobertsDay
planning·design·place

Document Control		
Title:	Amendment No. 182 to District Planning Scheme No. 2 198 Mary Street, Wanneroo	
Prepared for:	Bridgeleigh Investments Pty Ltd and Noble Hodge	
Prepared by:	RobertsDay	
Contact:	Duane Cole (Partner) Duane.Cole@robertsday.com.au t +61 8 9213 7300	
Project Team:	Traffic and transport	Transcore
	Servicing and Infrastructure	Development Engineering Consultants
	Environmental	Bowman & Partners
	Bushfire	Smith Consulting
	Hydrology	Development Engineering Consultants
	Planning	RobertsDay

Revision	Comment	Author	Approved by	Date Issued
A	Draft for client review	EVDL	DC	14.10.2019
B	Final	EVDL	DC	4.11.2019

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CONTENTS

1.0	INTRODUCTION	10
1.1	Background	10
1.2	Bridgeleigh Reception Centre	11
2.0	SITE DETAILS	13
2.1	Location	13
2.2	Ownership and Description	13
2.3	Surrounding Land Use	15
2.4	Physical Characteristics	15
3.0	ENVIRONMENTAL AND SERVICING	16
3.1	Services	16
3.2	Environment	16
3.3	Bushfire Risk	17
3.4	Stormwater Management Plan	17
3.5	Traffic and Access	17
4.0	PLANNING CONTEXT	18
4.1	Perth and Peel @ 3.5 million	18
4.2	Metropolitan Region Scheme	18
4.3	Local Housing Strategy	19
4.4	District Planning Scheme No. 2	20
4.5	Draft East Wanneroo District Structure Plan	20
4.6	Local Planning Policy 5.3 Wanneroo	24
5.0	DESIGN INTENT	26
6.0	DEVELOPER CONTRIBUTIONS .. 28	
7.0	JUSTIFICATION.....	28

figures

Figure 1:	Site Plan	12
Figure 2:	Context Plan	14
Figure 3:	Draft East Wanneroo District Structure Plan Map	21
Figure 4:	EWDSP Staging Plan	23
Figure 5:	Concept Plan	26

appendices

Appendix 1:	Certificate of Title (Landgate)
Appendix 2:	Engineering Services Report (Development Engineering Consultants)
Appendix 3:	Environmental Report (Bowman & Partners)
Appendix 4:	Bushfire Management Plan (Smith Consulting)
Appendix 5:	Stormwater Management Plan (Development Engineering Consultants)
Appendix 6:	Traffic Impact Statement (Transcore)
Appendix 7:	Concept Plan (RobertsDay)

1.0 INTRODUCTION

This amendment to the City of Wanneroo District Planning Scheme No. 2 (DPS2) has been prepared by RobertsDay on behalf of Bridgeleigh Investments Pty Ltd, the owners of Lot 23 (198) Mary Street, Wanneroo (the 'subject site'), in association with Noble Hodge.

Under the provisions of the City of Wanneroo's District Planning Scheme No. 2 (DPS2), the subject site is currently zoned 'Rural Resource'. It is proposed to amend the zoning to include Additional Uses of 'Retirement Village', 'Aged and Dependant Persons' Dwelling' and 'Reception Centre' with a requirement for a Local Development Plan to guide future development of the site.

The purpose of this amendment is to facilitate the repurposing of the Bridgeleigh Reception Centre. This highly valued community asset is proposed to provide a vital community hub for an intergenerational housing facility for an aging demographic which, importantly, is currently not available in the surrounding suburban area.

Further, the repurposing of the Bridgeleigh Reception Centre will provide a highly valued community focal point for the future residential development in the area, which supports the intent of the proposed East Wanneroo District Structure Plan (EWDSP). This will provide an amenity and a community soul in advance of any future urban development in the area. This is typically not achievable in new suburban development due to the commercial challenges and realities of viability. This highlights the unique value proposition of this proposal.

The proposed EWDSP is considered a seriously entertained planning proposal and introduces new planning circumstances for the City of Wanneroo to consider this proposal. The proposal is consistent with the intent of the EWDSP.

The location of the land and the self-contained nature of its four boundaries (to Mary Street, Ocean Reef Road, an environmental conservation area and a stormwater drainage facility) means the proposal will have no detrimental impact on the future planning and development of the area.

The combined circumstances of the socially responsible and sustainable repurposing of the Bridgeleigh Reception Centre for uses in demand, the compliance with the intent of the EWDSP, the self-contained nature and the land and the proponents commitment to a voluntary development contribution warrants the exemption of this proposal from the City of Wanneroo Local Planning Policy 5.3.

1.1 Background

The Bridgeleigh Reception Centre is a family owned business which has been in operation since the late 1980's. The centre is available for hire for ceremonies, wedding reception and community events, surrounded by garden space also utilised for the reception services.

A Retirement Village and Aged Care Facility are considered compatible land uses to utilise the existing infrastructure and landscaping quality of the site. It is proposed to renovate the existing building to provide administration for the retirement village and aged care facilities, reception centre rooms for community hire and café. These uses provide complementary services that support the retention and re-use of the existing building.

The proposal presents an opportunity to save and repurpose the existing Bridgeleigh Centre utilising the existing large commercial grade kitchens and service areas.

1.2 Bridgeleigh Reception Centre

The Bridgeleigh Reception Centre is a family owned business which has operated on Lot 23 Mary Street Wanneroo since it opened in 1985. Lot 23 was purchased from the City of Wanneroo for the express purposes of developing a Reception Centre. The City gave its planning support to the original planning application to the State Government for approval.

In 1999 Council changed the zoning of the Centre under City of Wanneroo TPS 2 so that it became Rural Resources with a very limited range of permitted or discretionary uses relating to agricultural pursuits. The operation of a Reception Centre is no longer a permitted use and the current activity therefore has a non-conforming use class status allowing the ongoing operation of the facilities with very limited expansion rights.

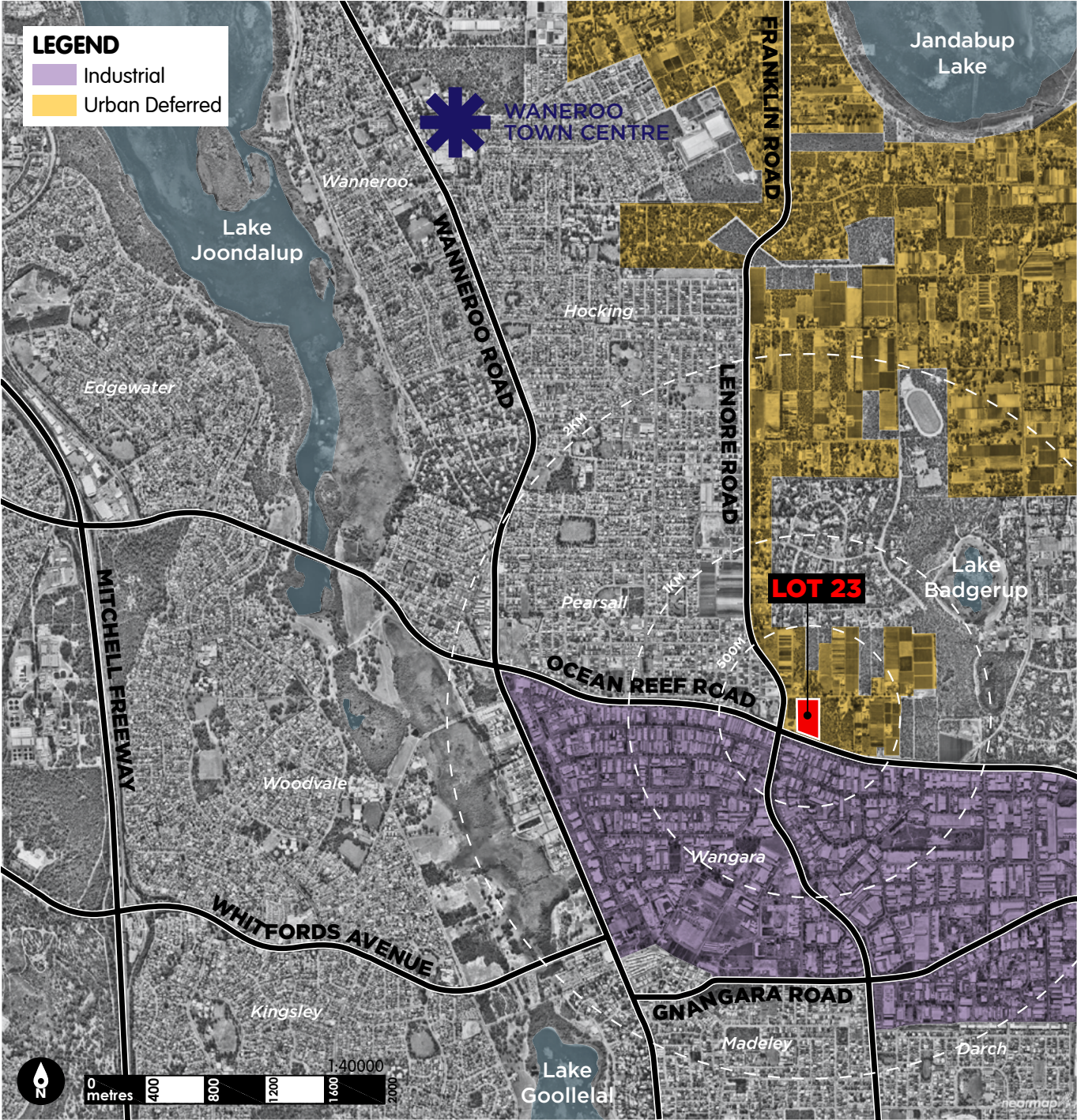
Over the last 32 years the business has provided function and wedding reception services to hundreds of thousands of people. In its hey day the centre welcomed more than 22,000 visitors a year. On average two major functions (with 200 people at each function) would be held a night at least three times a week. . The Centre has also been important as a source of local employment and a place of community connection with the City of Wanneroo often holding civic and community events at the Centre.

Times have changed for the Reception Centre and the nature of the wedding and functions industry is markedly different from what it was in the 1980s. Single purpose reception centres like Bridgeleigh are no longer viable and the valuable facilities on the site are being underused and the site is in danger of becoming run down. Bridgeleigh in fact will close its doors in November 2020 due to ongoing financial losses. Attempts to lease or sell the business as a going concern have not been successful due to the state of the function and reception industry combined with Council restrictions on the uses currently allowed on the site.

The family who have always owned the Reception Centre do not want to see the demolition of the valuable facilities or the clearing of the landscaping and native trees for subdivision. They want to create a new and repurposed life for the Centre and the grounds. The family's objectives are to:

- Save the existing buildings by repurposing them.
- Create a viable future for the site.
- Create a complementary use to the reception centre function that is needed in the community.
- Save as many of the established trees on the site as possible which will be lost if subdivision occurs, as part of the long-term plans for the locality to be developed for residential purposes.

Figure 1: Site Plan



2.0 SITE DETAILS

2.1 Location

The subject site is situated within the City of Wanneroo in the locality of East Wanneroo (refer Figure 1). It is approximately 4ha, fronting Mary Street to the north and backing onto Ocean Reef road to the south.

The site has good access to the local and regional road network, providing good connection to important employment centres and other services and facilities: 5km east of Joondalup Gate, 4.5km south-east of Wanneroo Town Centre and 12.5km west of Ellenbrook Town Centre.

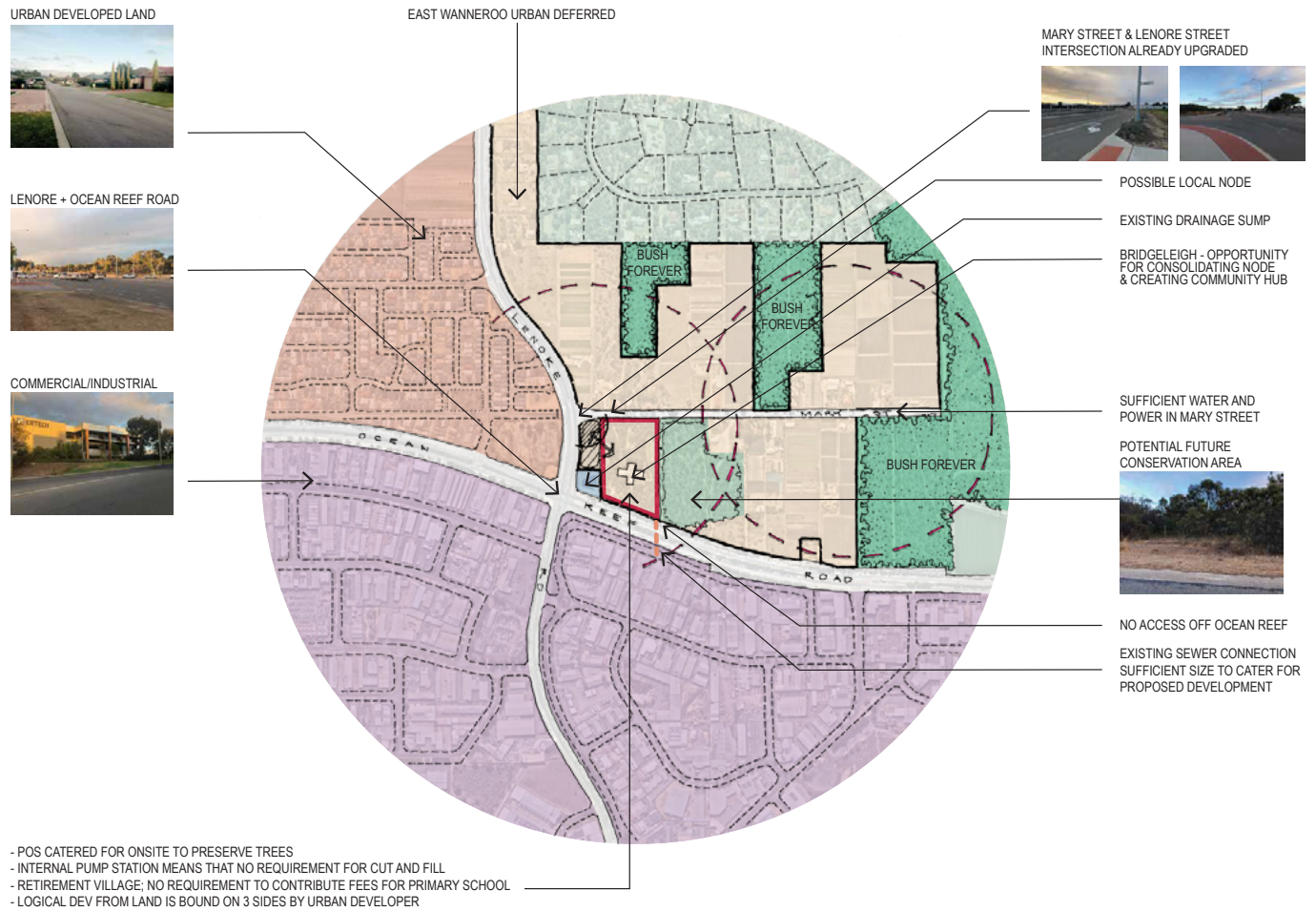
2.2 Ownership and Description

Lot 23 is wholly contained within Certificate of Title Volume 1659 Folio 124 on Deposited Plan 14380 (refer Appendix 1). Land details are provided in Table 1.

Table 1: Land Ownership Details

Lot Number	Address	Deposited Plan	Certificate of Title		Landowner Details
			Volume	Folio	
23	198 Mary Street	14380	1659	124	Bridgeleigh Investments Pty Ltd Ann Louise Dionne-Deane Michael John Dionne-Deane Lynda Gail Horton

Figure 2: Context Plan



2.3 Surrounding Land Use

Adjacent land to the west, on the corner of Mary Street and Lenore Road (Lot 1101), is vacant bushland under the ownership of the City of Wanneroo. A drainage sump (Lot 1102) is located at the intersection of Lenore Road and Ocean Reef Road and is owned by the State. Adjacent land to the east (Lot 24) is vacant bushland and owned by the State for conservation purposes.

To the immediate north of the site, opposite Mary Street, land is currently being used for rural purposes with areas of remnant vegetation identified as Bush Forever. Land south of Ocean Reef road forms part of the Wangara Industrial Park. This area contains mostly service commercial, bulky goods retail, wholesale retail and light industrial land uses. Land west of Lenore Road is existing low-density residential houses, part of the suburbs of Pearsall and Hocking. More broadly to the north and east, land has been developed for larger rural lifestyle lots.

Local areas of amenity include Lake Joondalup Nature Reserve to the west, Lake Gnangara Park east, and Lake Badgerup to the north.

Wangara Industrial Park, located on the southern side of Ocean Reef Road (opposite the site), and North Link Industrial Park, to the east, are also important local employment areas.

2.4 Physical Characteristics

The land contains an existing Reception Centre building and caretakers dwelling with associated extensive landscaped areas used for venue and event hire.

The site also hosts some remnant revegetation, with large portions of land cleared as grassland and maintained gardens. Vehicle and pedestrian access to the site is from Mary Street, with provision for vehicle parking area at the front of the reception centre building.

The site has an approximately 7.0m fall from the high point in the south-west corner of the site, to the low point in the north-east corner.

3.0 ENVIRONMENTAL AND SERVICING

3.1 Services

An Engineering Services Report of the subject site has been prepared by Development Engineering Consultants (DEC) to assess the serviceability of the subject site (refer Appendix 2).

This report demonstrates the land is capable of being developed with the necessary services utilising existing, extensions of, and construction of infrastructure that fits the service providers ultimate networks.

3.1.1 Water

The existing Bridgeleigh Reception Centre is currently serviced by a 100mm reticulation main along the northern side of Mary Street. This connection may need to be upgraded to service the anticipated supply. Both potable mains and fire mains will be installed as private mains to service the proposed development.

3.1.2 Sewer

The site is connected to sewer constructed across Ocean Reef Road from the Wangara Industrial Area. The existing reception centre is connected to this sewer with a standard house drain. The remainder of the site cannot be serviced from this connection point, it is therefore proposed to install a private Wastewater Pumping Station (WWPS) to collect wastewater from the development and pump into the 225mm main. Long term, Water Corporation plans to provide connection either to a gravity sewer from the north (20 years away) or to have an interim WWPS to pump south across Ocean Reef Road into Wangara sewer system.

3.1.3 Gas

Reticulated gas is available on the west side of Lenora Road. An extension off this service will be required to service the site.

3.1.4 Electrical

The site is currently serviced with overhead power and telephone lines along Mary Street. An upgraded internal transformer and main switchboard will be required to provide sufficient service to the future development. NBN 'pipe and pit' will be installed to allow for future cables for NBN connection.

3.1.5 Road Network

Mary Street is a sealed rural standard road varying in width from 6.5m to 7.0m, without kerbing or formal drainage. Past upgrading of Lenore Road included the intersection of Mary Street to a standard that accommodates the proposed uses. A portion of Mary Street abutting the development will be upgraded to the City of Wanneroo's standards, including kerbing, footpaths and formal drainage.

3.1.6 Geotechnical

A Geotechnical Report will be provided as part of any future Local Development Plan and/or Development Application to inform engineering requirements.

3.2 Environment

An Environmental Review has been prepared by Bowman and Partners Environmental to investigate if there are any environmental constraints that would affect the development of the site, in order to comply with the State and local government environmental policies and regulations (refer **Appendix 3**).

The findings of the report include:

- There are no areas of native vegetation flora or habitat which are in good condition that would confer conservation values;
- The absence of significant vegetation precludes the presence of habitats which would support significant fauna populations;
- The site has no value as breeding or roosting habitat for Black Cockatoos;
- The site is predominantly cleared for the reception centre facilities and manicured gardens; and
- The remnant vegetation is not captured by patch and condition criteria for Threatened Ecological Community.

3.3 Bushfire Risk

The application area has been identified as a Bush Fire Prone Area under the state-wide Map of Bush Fire Prone Areas. A Bushfire Management Plan (BMP), has been prepared by Smith Consulting (refer Appendix 4) in accordance with the *State Planning Policy 3.7 Planning in Bushfire Prone Areas* (SPP3.7), the *Guidelines for Planning in Bushfire Prone Areas* and *Australian Standard 3959-2009 Construction of buildings in bushfire prone areas* (AS 3959).

The outcomes of the Bushfire Management Plan indicate that the bushfire protection performance criteria outlined within the Guidelines can be achieved with most lots likely to achieve a BAL rating BAL-29 or less.

3.4 Stormwater Management Plan

A Stormwater Management Plan has been prepared by Development Engineering Consultants (DEC) (refer **Appendix 5**). This report demonstrates that stormwater can be retained on-site using current and best management practices.

The soil characteristics can accommodate site soakage using a series of landscaped drainage swales located on site. Drainage swales will therefore be incorporate alongside the internal road network for stormwater infiltration, with a landscaped basin provided in the north-eastern corner of the site.

The strategy outlines that the 1% AEP storm event can be contained on site in the dedicated drainage basin in the north eastern corner of the site. Soakwells will be installed in car park areas and for the proposed buildings to ensure the 20% AEP storm event is contained prior to surcharge.

3.5 Traffic and Access

A Traffic Impact Statement has been prepared by Transcore (refer **Appendix 6**).

The traffic modelling assumes development of the site will cater for 140 seniors and aged care units and café accommodating up to 50 people. The café is estimated generate an estimate 22-28 vehicles per hour. The seniors and aged care units would generate an estimated 56 vehicles per hour.

The peak hour traffic generation for the site is estimated to be 78-84 vehicles per hour, this is significantly less when compared to a peak hour traffic generation of approximately 88-110 vehicles per hours for the existing reception centre which caters for events for up to 200 people.

It is also noted that the peak traffic generation of the land uses would not overlap with the peak periods of the surrounding road network. The impact of traffic generated from the site will be minimal to the surrounding road network.

As outlined in Transcore's report, the proposal is likely to result in less traffic generated to the site compared to the existing reception centre. Additional traffic and transport analysis are therefore not considered necessary.

4.0 PLANNING CONTEXT

4.1 Perth and Peel @ 3.5 million

Perth and Peel @ 3.5 million is the highest level strategic spatial plan establishing a vision for the future expansion for Perth and the wider Metropolitan Region, which is expected experience a population growth to 3.5 million by 2050.

The North-West sub-regional planning framework is one of three outer sub-regions which aims to achieve a more consolidated urban form through urban infill development targets. The City of Wanneroo's infill housing target is 27,920 dwellings by 2050 to contribute towards the infill target of 48,590 new dwellings within the north-west corridor.

The subject site is identified in the sub-regional framework as 'Urban Expansion' as an area near existing development and infrastructure which forms a logical consolidation of existing urban areas.

Implications:

The sub-regional framework provides the strategic overview in which the Scheme Amendment should be assessed.

The sub-regional framework supports development of the site for urban land uses as it provides a logical spatial progression of development of land east of Lenore Road.

The development of the land will assist in achieving the City of Wanneroo's infill housing target and will provide opportunities to deliver a greater range of housing typologies and affordable housing to cater for an aging demographic in the immediate surrounding urban area.

4.2 Metropolitan Region Scheme

Under the Metropolitan Region Scheme the land is zoned 'Urban Deferred'.

'Urban Deferred' is defined as land identified for future urban uses following the extension of urban services, the progressive development of adjacent urban areas, and resolution of any environmental and planning requirements relating to development.

Implications:

As part of the rezoning from 'Rural' to 'Urban Deferred' the land was deemed suitable for urban development, subject to accessibility of urban development servicing infrastructure. The 'Urban Deferred' zoning also demonstrates an intention for the land to ultimately be developed for urban purposes.

This application considers that the proposal can be accommodated under the current 'Urban Deferred' zoning and prior to the lifting of the deferment for urban development.

4.3 Local Housing Strategy

The City of Wanneroo Local Housing Strategy sets out the long-term strategic direction for development to achieve the population and dwelling targets of Perth and Peel @ 3.5 million, which is to provide 27,920 new dwellings by 2050.

The Local Housing Strategy also outlines the types of housing required to satisfy the changing demographic and community needs. Despite the known demographic trends towards an aging population, the continued dominance of single detached houses now represents 90% of housing supply in the City of Wanneroo, highlights a significant absence of housing types suitable to address the needs of the aging cohort in the existing community.

To address this demand and the poor supply of fit-for-purpose housing, the Local Housing Strategy identifies the following priorities:

- Established areas (e.g. roads, building and land with existing infrastructure) should be considered for housing opportunities;
- Infill development that provides greater housing choice should be encouraged to revitalise established suburbs;
- Development providing greater housing choice and diversity should be encouraged around proposed transport centres and town centres; and
- Housing options for the aged, people with disabilities and lower incomes should be encouraged around existing supporting facilities.

Implications:

The Local Housing Strategy provides the framework to support the proposed Amendment.

The Strategy recognises the need to promote higher density development and encourage compact housing to accommodate smaller household sizes and the needs of a growing aging population within the City. The land presents a unique opportunity to repurpose an existing facility, which is currently being serviced with urban infrastructure, has good accessibility to public transport and hosts high landscape amenity to respond to the City's Local Housing Strategy.

The strategy also encourages the location of retirement and aged care facilities in proximity to centres. The existing Bridgeleigh Reception Centre will be repurposed to incorporate the administration of the retirement village, as well as meeting rooms for hire co-located and a café. These ancillary uses and the landscape amenity offer an opportunity to quickly incubate a local centre for the future local community in the immediate area. This could encourage, if not act as the catalyst for mixed use and residential development to occur in the area.

4.4 District Planning Scheme No. 2

The subject site is zoned under the City's District Planning Scheme No. 2 (DPS2) 'Rural Resource'. The objectives of this zone include:

- a. *protect from incompatible uses or subdivision, intensive agriculture, horticultural and animal husbandry areas with the best prospects for continued or expanded use; and*
- b. *protect from incompatible uses or subdivision basic raw materials priority areas and basic raw materials key extraction areas.*

Under DPS2 'Retirement Village', 'Aged and Dependant Persons' Dwelling' and 'Reception Centre' are listed as 'X' land uses within the 'Rural Resource' Zone. This amendment therefore seeks approval for Additional land uses of 'Retirement Village', 'Aged and Dependant Persons' Dwelling' and 'Reception Centre'.

'Retirement Village' use class *means any land or building used to accommodate aged persons and retirees together with ancillary facilities.*

'Aged and Dependant Persons' Dwelling' use class *means a dwelling designed and used solely for the accommodation of aged or dependant persons.*

A 'Reception Centre' use class *means premises used for functions on formal or ceremonial occasions, but not for unhosted use for general entertainment purposes, and may include catering facilities.*

Under DPS2 development of a 'Retirement Village', 'Aged and Dependant Persons' Dwelling' or 'Reception Centre' is subject to comply with the development standards listed in Clause 3.17.3, which requires all structures to be setback 7.5m from the street and 4.0m to side boundaries.

In order provide greater guidance on built form outcomes for the proposed additional uses it is proposed to require the preparation and approval of a Local Development prior to development of the site.

Implications:

Advice received from City of Wanneroo is the Bridgeleigh Reception Centre is a 'Non-Conforming Use'; whereby an approved use is no longer reflected in the current Planning Scheme.

To repurpose the Bridgeleigh Reception Centre and to accommodate the 'Retirement Village', 'Aged and Dependant Persons' Dwelling' and 'Reception Centre' use classes, an Amendment to the Scheme is required to include Additional Uses.

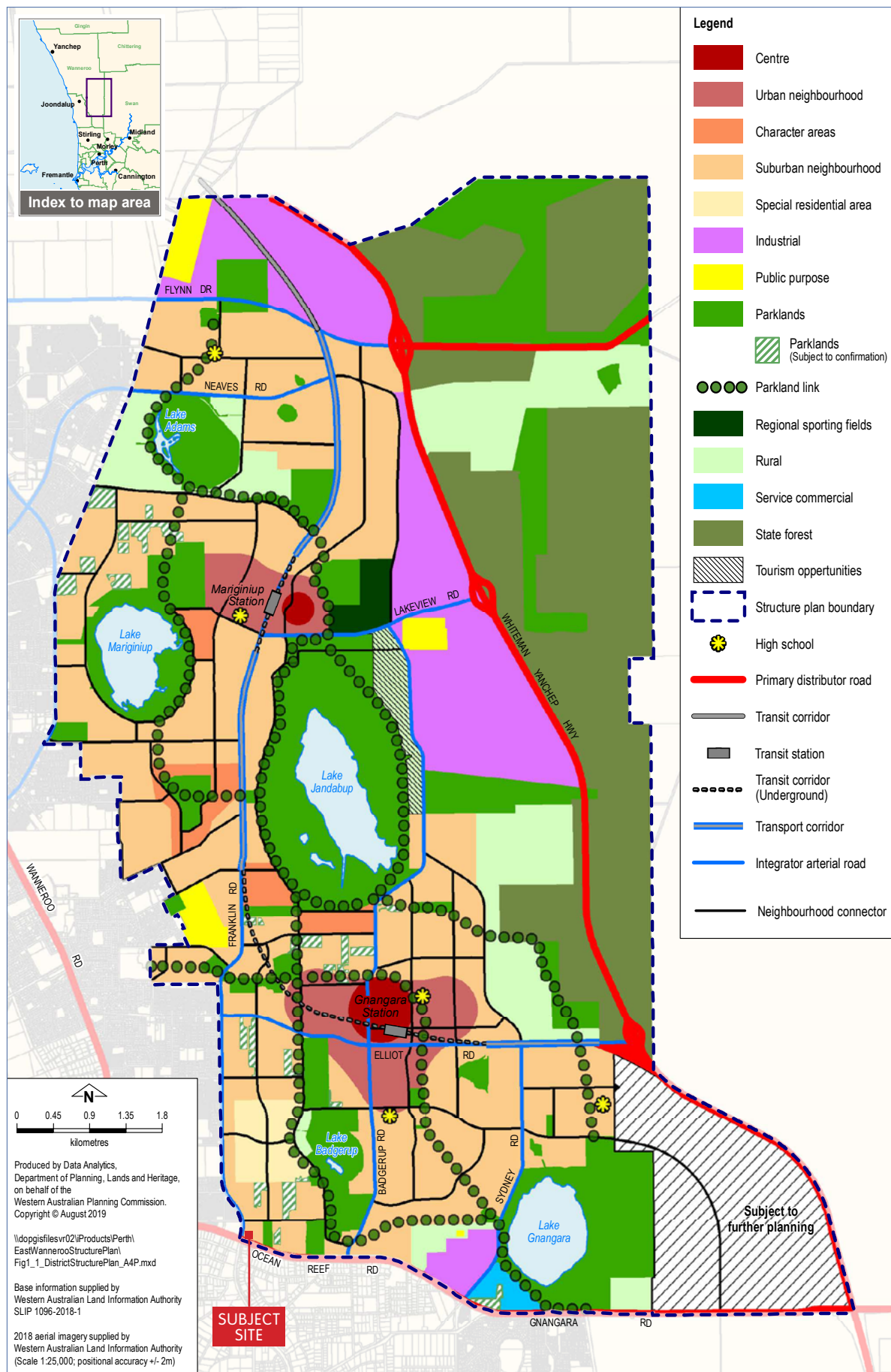
4.5 Draft East Wanneroo District Structure Plan

The draft East Wanneroo District Structure Plan (EWDSP) was released for comment in September 2019. In the absence of this overarching planning document, the City of Wanneroo adopted Local Planning Policy 5.3 to provide the guidance and treatment of planning matters in the area (refer section 4.6). These documents coexist due to the transitioning phase of the policy framework, but give rise to the opportunity to exempt some development from considerations in LPP 5.3, where the intent is consistent with the draft EWDSP and the overarching principles of LPP 5.3.

The EWDSP sets out the ultimate development outcome to plan for a population of 150,000 residents and approximately 50,000 new dwellings.

The subject site is identified as "Suburban Neighbourhood" (refer Figure 3) being a "*residential area of medium density that (are) more typical of outer metropolitan subdivisions. However, each will have its own identity drawn from the neighbourhood's design, in response to natural features and the landscape*".

Figure 3: Draft East Wanneroo District Structure Plan Map



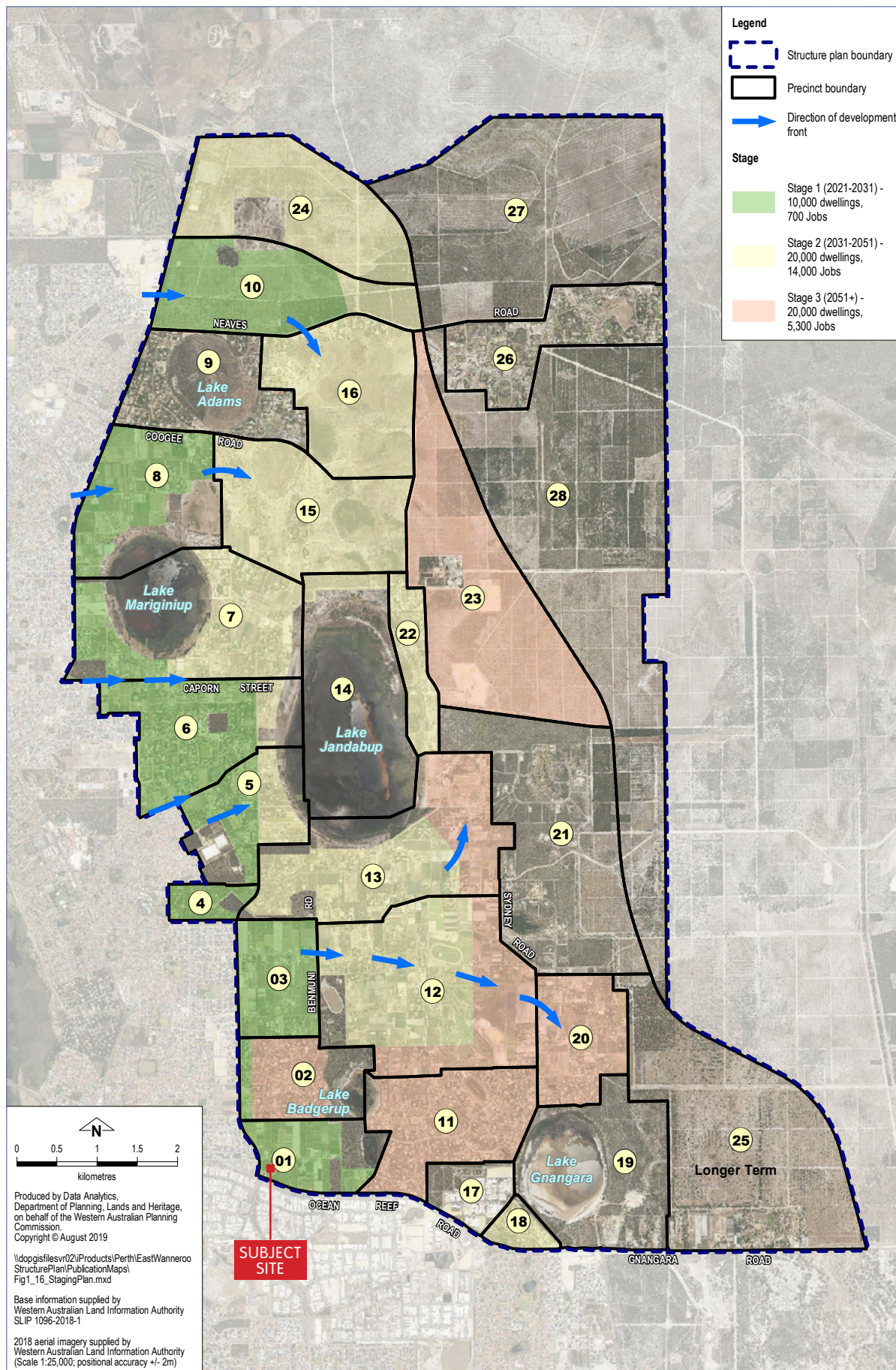
The following summarises the intended planning outcomes in Suburban Neighbourhoods:

Density	<ul style="list-style-type: none"> Defined broadly by 400m radius/walkable catchment with an average density of 15 dwellings per hectare.
Land use	<ul style="list-style-type: none"> Residential, local centres and primary schools.
Movement Network	<ul style="list-style-type: none"> The road network responds to topography and natural environment and provides connectivity to a focal point of community activity, e.g. local centre, park or natural feature or school. Serviced by local bus routes connecting to centres. Access streets are slow speed, high amenity environments providing for community interaction.
Built Form	<ul style="list-style-type: none"> Built form is generally low-rise (1-2 storeys) but up to 3-storeys in appropriate locations, e.g. overlooking parkland areas and where views are available. Single houses are the predominant built form, with clusters of small-scale apartment buildings at central locations and terrace (rear access) housing along transport corridors and adjacent to public open space.
Public realm	<ul style="list-style-type: none"> Natural features are retained and enhanced within neighbourhood parks and street design. Verge and on-site landscaping (in building setback areas) enhances the amenity in streetscapes. Mature street trees provide amenity and shade over footpaths.

The site is identified in Precinct 1 – Mary Street, with a dwelling target of 1,500 and is described as an area where development is to integrate bushland and residential development, with Mary Street to connect with Benmuni and Badgerup Roads.

The EWDSP includes a staging plan (refer **Figure 4**) which identifies the broad timing and sequencing of development. Development generally sequences eastwards from Lenore Road. The Mary Street Precinct is identified as the commencement stage for development: Stage 1, with development to commence 2021-2031.

Figure 4: EWDSP Staging Plan



Implications:

The proposal is consistent with and supports the 'Suburban Neighbourhood' requirements under the EWDSP.

The proposal will deliver a density target of approximately 27.5 dwelling/Ha, exceeding the minimum target under EWDSP, significantly contributing to the precinct density target of 1,500 dwellings.

Given the Mary Street Precinct currently comprises rural and Bush Forever landholdings, the proposal presents an opportunity provide an immediate residential base and employment to incubate and support the development of Stage 1 of the Mary Street Precinct, in line with the anticipated staging plan of EWDSP.

The repurposing of the Bridgeleigh Reception Centre, the retention of the surrounding landscaped gardens and the integration of a café will provide an early community hub to immediately activate the area and support the development in the Stage 1 Mary Street Precinct.

The proposal is in line with the intended 'Suburban Neighbourhood' planning outcomes contained in the EWDSP, by proposing alternative compact housing and mixed use development near the Ocean Reef transit corridor, integrating urban development with high landscape amenity and providing road network that supports redevelopment of adjoining sites.

4.6 Local Planning Policy 5.3 Wanneroo

The City adopted Local Planning Policy 5.3 to guide development of the area, pending the introduction of the East Wanneroo District Structure Plan, following which it is expected LPP 5.3 would be revoked.

The intent of Local Planning Policy 5.3 is to secure the orderly and proper planning of the fragmented landholdings throughout East Wanneroo (pending the release of the EWDSP), to facilitate the transition from its current predominate rural uses to urban development. The Policy adopts accepted planning principles to ensure future development is not compromised for the prosperity of the future community in the area.

The overriding principle of the policy is:

"There shall be a general presumption against subdivision and development that may detrimentally impact on the orderly and proper planning of the area, specifically prior to the finalisation of a district structure plan, a local structure plan and development contribution schemes".

Further, it is normal practice that consideration of planning applications is to address the merits of the proposal along with the guidance statements of any planning policies. The assessment of an application should therefore be on balance of all these considerations to establish the best planning outcome, which will have regard for its social, environmental and economic benefits.

Implications:

The LPP 5.3 makes provision for the City's discretion for some subdivision and/or development on the basis that the policy is to have effect as a 'general presumption'. The grounds for exercising discretion are outlined in the table below, in accordance with policy provisions 1.1 a), b), c) and d).

LPP 5.3 Provisions		Proposal
1.1 a)	A District Structure Plan (DSP) and associated supporting studies have been prepared and approved by the relevant approval agencies;	<p>The draft EWDSP is currently out for public comment and is considered a seriously entertained document.</p> <p>The proposal is consistent with the EWDSP designated 'Suburban Neighbouring' therefore does not prejudice the ultimate development outcome.</p>
1.1 b)	The MRS has been amended to reserve any regional reserve identified as required by the DSP for the subject land;	The draft EWDSP confirms the subject site is not affected by any road widening of Ocean Reef Road.
1.1 c)	A Development Contribution Plan is in place to facilitate development contributions for regional and district-level infrastructure; and	The proponent understands the importance of developer contributions in the context of the proposed redevelopment and has entered into an arrangement with the City of Wanneroo to ensure fair and reasonable contributions are made.
1.1d)	Where relevant, sand extraction has been completed in adjacent areas, where such extraction would otherwise have unacceptable impacts on development of the subject land.	N/A

In addition to these points (and the Policy, generally), the proposal warrants exemption from LPP 5.3 for the following reasons:

The self-contained nature of the land

The proposal will not adversely impact on the planning or development intent for the immediate area (as proposed by the draft EWDSP). This is because the site is 'self-contained' with no development potential to the east or south of the land. Limited development potential exists to the west, and this is accommodated through intended internal access to ensure alternative vehicular access can be provided (refer Figure 5). The self-contained nature of the site is unique to the locality and therefore warrants exemption of LPP 5.3.

Land Use Compatibility

The use options for the land have been thoroughly considered and it has been demonstrated that the repurposing of the Bridgeleigh Reception Centre, as proposed by this Scheme Amendment, will not have a detrimental impact existing or future residents, businesses or visitors in the area. Therefore, the proposal is not contrary to the orderly and proper planning or the intent of Local Planning Policy 3.5.

Will not set an undesirable precedent

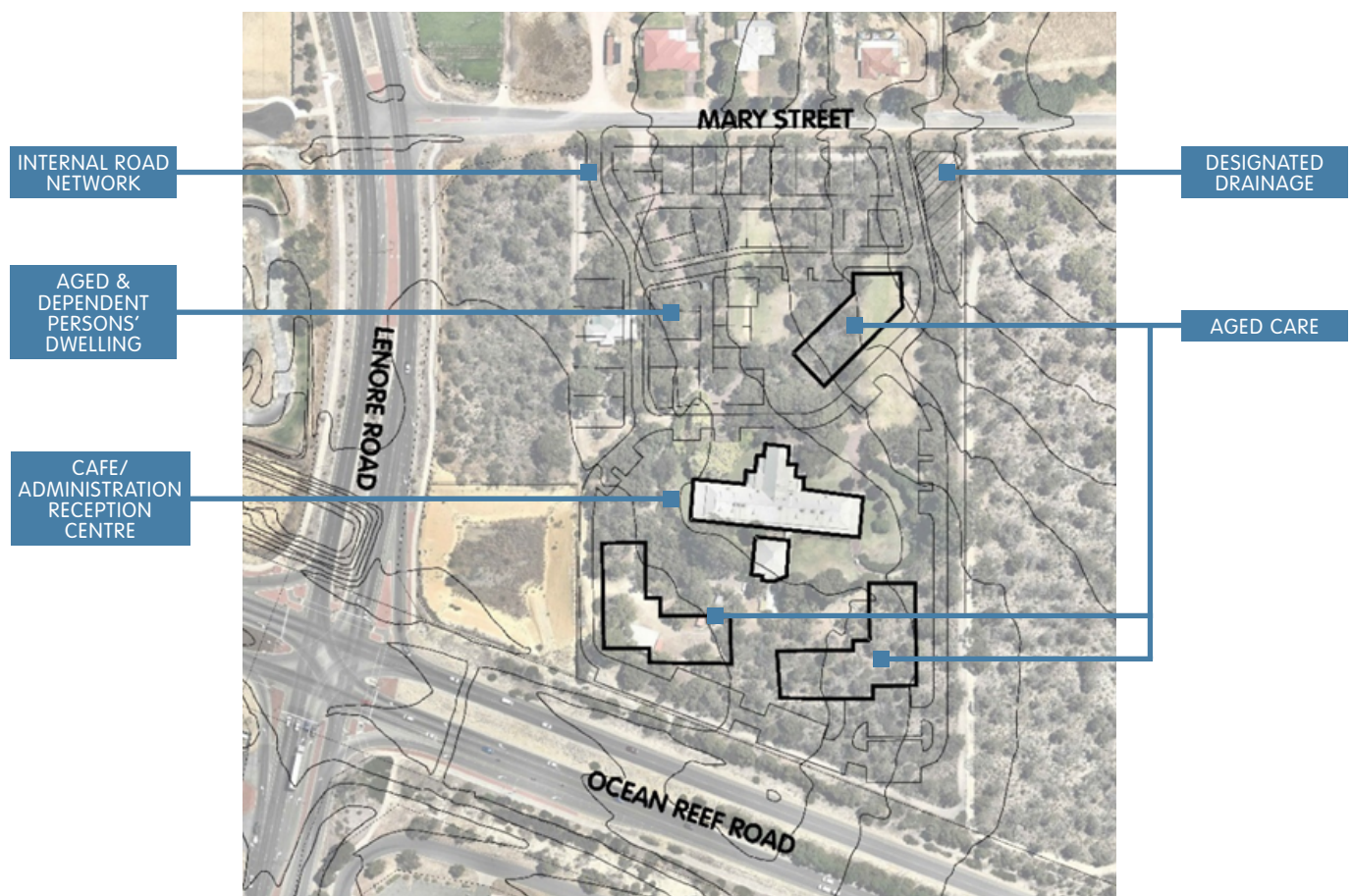
Due to the unique circumstances of the proposal (including the availability of urban infrastructure), a Scheme Amendment to introduce 'retirement village', 'aged and dependant persons dwelling' and 'reception centre' as additional uses will not set an undesirable precedent that will compromise the City's interim operation of Local Planning Policy 3.5 or manage the planning and development transition in the area under the EWDSP.

5.0 DESIGN INTENT

A Concept Plan has been prepared to demonstrate the intent of the proposed Scheme Amendment and guide the future planning of the site (refer Appendix 7). Underscoring the design philosophy is to ensure the development is integrated with the surrounding conservation areas and is well connected to the future community. Contrary to traditional development of this type, it is paramount that the proposal should not be a gated community.

The concept plan seeks to demonstrate a well-considered response to the site context and conditions, as well as a development intent that reflects the market demand for a retirement village, aged care facility and reception centre. The concept plan will inform the preparation of Local Development Plan, which will be prepared and adopted to facilitate development of the site.

Figure 5: Concept Plan



The Concept Plan includes the following:

- Three (3) apartment style retirement and aged care buildings. Two (2) located to the south fronting Ocean Reef Road and one (1) north opposite the existing Bridgeleigh Reception Centre.
- Retention and integration of the existing reception centre and its landscaped curtilage into a core facility for the redevelopment, as well as the future surrounding neighbourhood;
- A parkland framework to maximise tree retention and prioritise walkability through a pathway network contiguous with the joining conservation area;
- A circulation network generally around the periphery, which will support bush-fire management;
- A signature entrance along the eastern boundary of the site, to build upon the landscape quality of the future conservation land and then establish a dramatic, unfolding sequence when approaching the reception centre;
- Laneways to address access from Mary Street and service parkland sites;
- Overflow parking along the southern periphery of the site, which will act as a buffer to Ocean Reef Road;
- A diverse range of accommodation and dwelling types from villas to apartments; and
- Vehicular access to adjoining lots on the western boundary of the land.

The concept design assumes the retirement and aged care apartment buildings could be three (3) storeys with associated car parking, yielding approximately 110 units. About 30 cottage sites (120m²-250m²) are proposed. The concept design is therefore estimated to yield approximately 140 dwellings.

The existing Bridgeleigh Reception Centre will be retrofitted to incorporate the administration functions of the retirement village and aged care facility as well as provide rooms available for public hire co-located with a café. The grounds around the Bridgeleigh Reception Centre will continue to be maintained and opened to the public. The Reception Centre and surrounding gardens will therefore provide an important community benefit to the residents of the proposed development, as well as the future surrounding community and visitors to the area.

The detailed design considerations such as built form and interface with surrounding development will be further address through a future Local Development Plan and subsequent Development Application(s).

6.0 DEVELOPER CONTRIBUTIONS

The proponent understands the importance of developer contributions in the context of the proposed redevelopment and has entered into an arrangement with the City of Wanneroo to ensure fair and reasonable contributions are made.

The agreement considers:

1. Existing servicing infrastructure is accessible to support the proposed uses;
2. The provision of public open space;
3. The provision of community facilities contiguous with the proposed public open space and
4. The maintenance of the proposed public open space.

7.0 JUSTIFICATION

The Scheme Amendment proposes to include Additional Uses of 'Retirement Village', 'Aged and Dependant Persons' Dwelling' and 'Reception Centre' to support the repurposing and redevelopment of the existing Bridgeleigh Reception Centre and by providing complementary land uses to support the continued use of the centre as a community focus.

The proposal should be supported for the following reasons:

- a. the repurposing of the centre will provide an opportunity for immediate place and event activation for the residents of the retirement village and aged care facility and provide necessary services to support development of the Mary Street Precinct;
- b. the proposal provides necessary housing options that support aging demographic that is underrepresented in the existing housing stock within Wanneroo;
- c. the proposal represents a logical expansion of the existing urban area and is consistent with the staging of the EWDSP;
- d. as EWDSP is out for public consultation the planning for the area is sufficiently advanced to determine the proposal will not prejudice the overall design and intended development outcome;
- e. the proposal is consistent with the 'Suburban Neighbourhood' designation of EWDSP;
- f. as the retirement village will be self-contained with internal road network and services it will not compromise the orderly and proper planning and development of the area, including the subsequent preparation Local Structure Plan for the Mary Street Precinct;
- g. the immediate provision of service infrastructure is available, and the proposal is adequately accessible by transport networks;
- h. EWDSP confirmed the subject site is not impacted by regional requirements (i.e. regional road widening, open space) and therefore will not prejudice the provision of regional services;
- i. there are no constraints to development, including environmental attributes that would inhibit urban development;
- j. the proponent has entered into arrangements with the City of Wanneroo to fulfil its expectation for a fair and reasonable developer contribution;

- k. this proposal is not of a scale to have an adverse impact on the area and will not pre-empt outcomes for the future urban development of the locality;
and
- l. the proposal provides opportunity for incubation of a social focal point for the future Mary Street Precinct by utilising the existing function facilities and gardens for community events and meetings.

The above demonstrates the proposal acceptably meets the requirements of the draft Lifting of Urban Deferment Guidelines and can be demonstrated to be consistent with the draft East Wanneroo District Structure Plan.

Considering the above merits for the proposal the City of Wanneroo and the Western Australian Planning Commission approvals are sought to the proposed amendment

PLANNING AND DEVELOPMENT ACT 2005

CITY OF WANNEROO

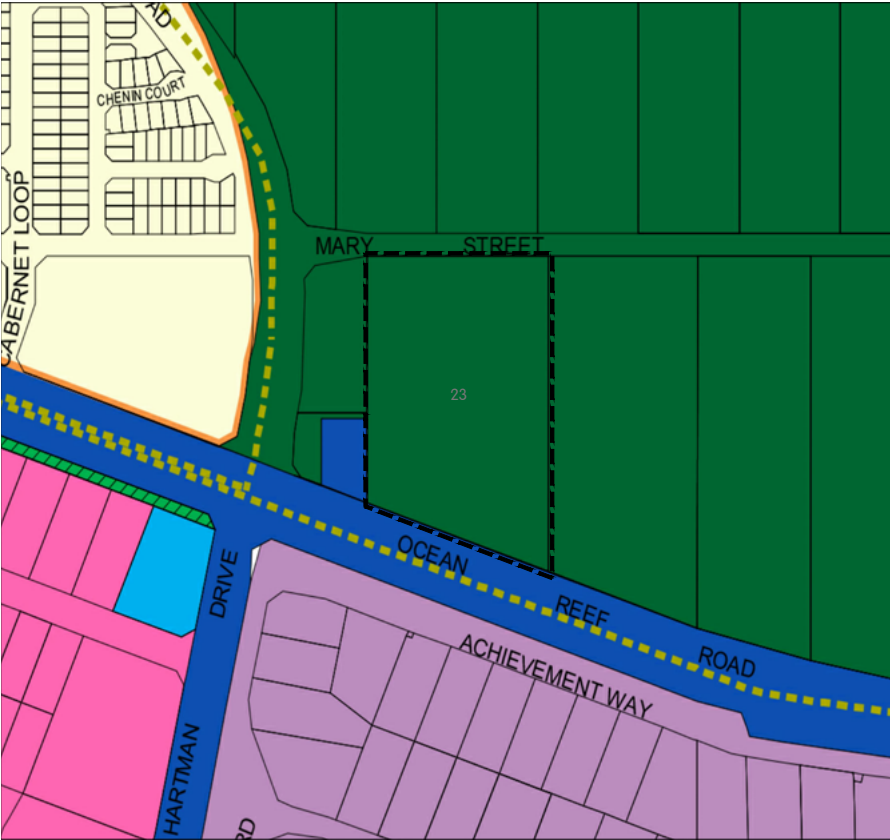
DISTRICT PLANNING SCHEME NO. 2 - AMENDMENT NO. 182

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 to allow Retirement Village, Reception Centre, Aged and Dependent Persons' Dwelling as additional uses at Lot 23 (198) Mary Street, Wanneroo and Amends Schedule 2 of District Planning Scheme No. 2 as follows:

NO		STREET/ LOCALITY	PARTICULARS OF LAND	ADDITIONAL USE AND CONDITIONS (WHERE APPLICABLE)
A42	1-42	198 Mary Street, Wanneroo	Lot 23	Retirement Village, Reception Centre, Aged and Dependent Persons' Dwelling Condition: Development is to be in accordance with an approved Local Development Plan for the site.

and the Scheme Map accordingly;

EXISTING ZONING



LEGEND

- SUBJECT SITE
- 23 EXISTING LOT NUMBERS

REGION SCHEME RESERVES (MRS)

- OTHER REGIONAL ROADS
- COMMERCIAL
- GENERAL INDUSTRIAL
- SERVICE INDUSTRIAL
- RURAL RESOURCE
- URBAN DEVELOPMENT

LOCAL SCHEME ZONES

- PARKS AND RECREATION

OTHER CATEGORIES

- LOCALITY BOUNDARY
- NO ZONE

PROPOSED ZONING



LEGEND

- SUBJECT SITE
- 23 EXISTING LOT NUMBERS

OTHER CATEGORIES

- A42 ADDITIONAL USES

COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the City of Wanneroo at the Ordinary Meeting of the Council held on the 28th day of July 2020

.....
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 28th day of July 2020, proceed to advertise this amendment.

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for _____ by resolution of the City of Wanneroo at the Ordinary Meeting of the Council held on the _____ day of _____, 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

