

Addendum to Agreed Structure Plan 13

Mindarie Keys Harbourside Village | Amendment to Residential Coding | Lot 40 Rosslare Prom, Mindarie Keys



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Document History & Status

9 Rosslare Promenade, Mindarie

Structure Plan 13 Addendum

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Technical Appendices

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1.0 Introduction

1.1 Subject Site

This proposal seeks to amend the Mindarie Keys Harbourside Village Agreed Structure Plan by applying an R40 code to Lot 40 (No. 9) Rosslare Promenade, Mindarie Keys (subject site) (refer **Figure 1**).

The details of the subject site are:

Lot Details	Certificate of Title	Area	Proprietor(s)
Lot 40 on Plan 16669	1831/736	1,705m ²	ATHANS, JOANNE AVIS ATHANS, JOHN RICHARD

The site currently accommodates a single dwelling

1.2 Site Context

The site is located within the Mindarie Keys Marina (Harbourside Village), and is predominantly surrounded by residential development to the north, east, south and west, including a range of 2-3 storey grouped and single dwellings. Various multiple dwellings are also located further south of the site.

The site is in proximity to a range of areas of high amenity, including the Rosslare Park to the north, the Harbourside Village local centre, approximately 500m to the south, and various other facilities including boat ramps, a medical centre and primary school (refer **Figure 2**).



Figure 1 Subject Site

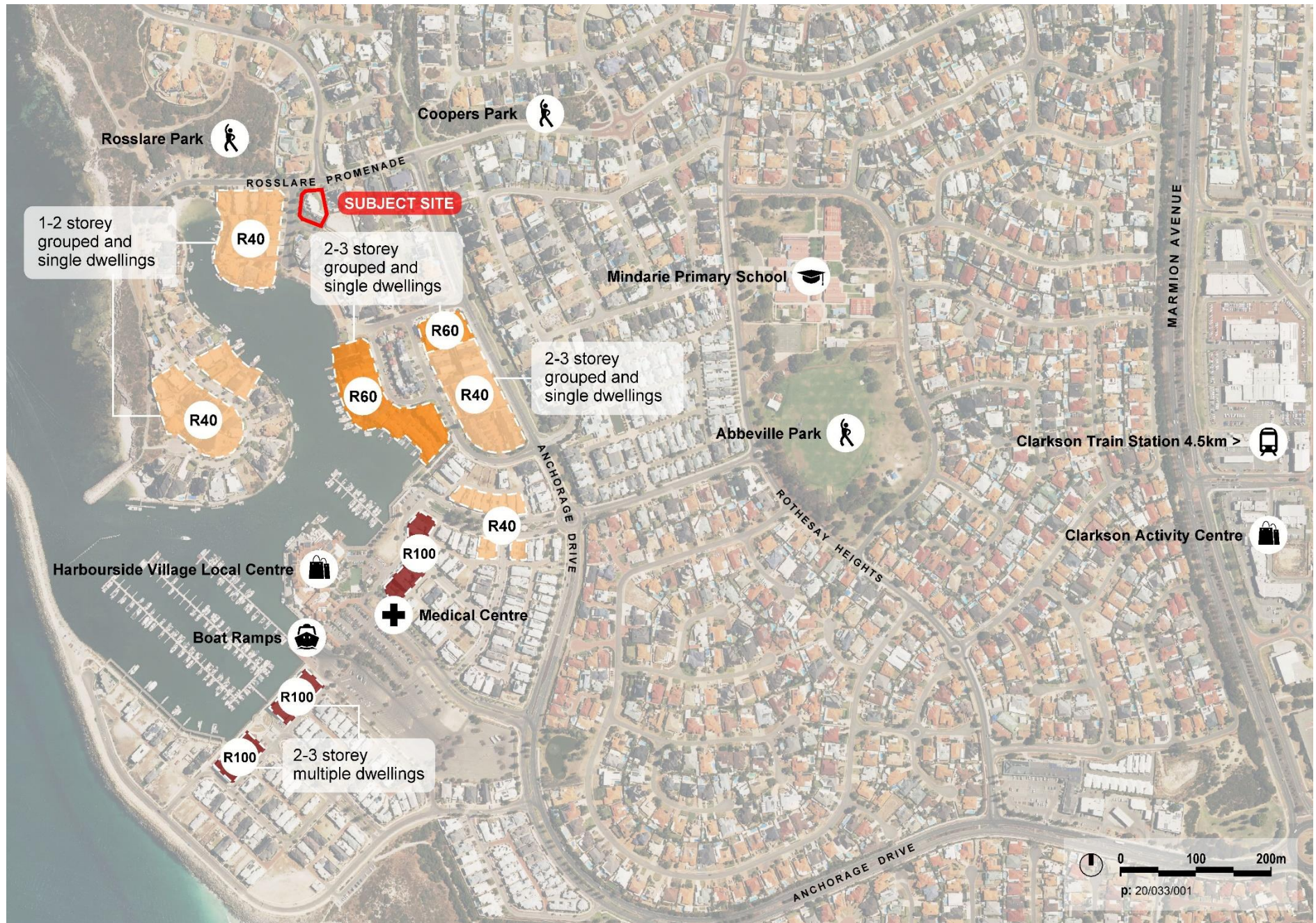


Figure 2 Context Plan

1.3 Proposal

This proposal seeks to amend the coding of the subject site from 'R20' to 'R40' on the Mindarie Keys Harbourside Village Agreed Structure Plan as depicted in **Figure 3** below, to accommodate a multiple development on the subject site. The proposed amended Structure Plan map is included in **Appendix A** of this report.

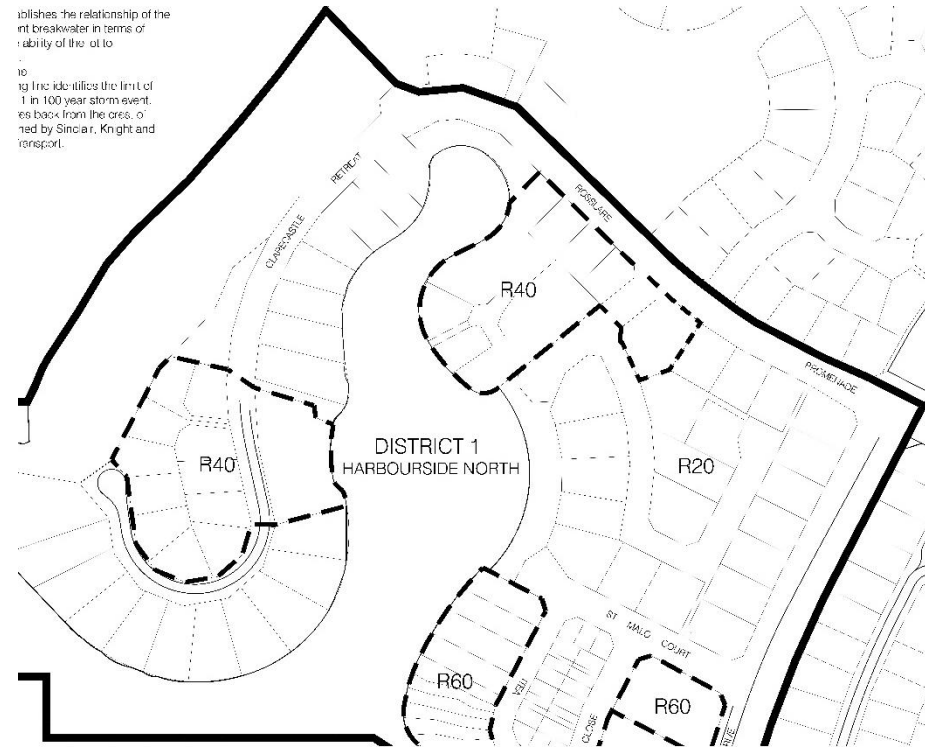
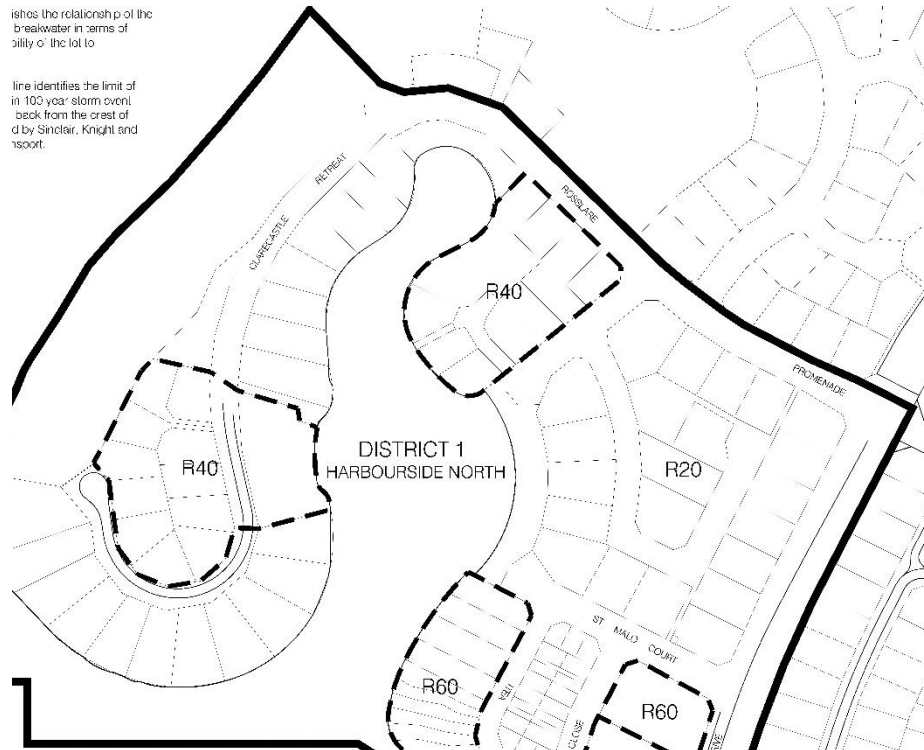


Figure 3 Proposed Modification to the City of Wanneroo Agreed Structure Plan 13, with the existing Structure Plan shown on the left and the proposed amendment to the Structure Plan shown on the right

2.0 Planning Framework

2.1 Local Planning Scheme

The subject site is zoned Marina in the City of Wanneroo *Town Planning Scheme No. 2* (TPS 2). Development and subdivision within the Marina Zone is to be in accordance with an adopted Structure Plan.

The proposed amendment is consistent with the objectives of the Marina zone which are to:

- (a) accommodate commercial, residential, recreational and associated activities related to marinas;
- (b) guide and manage the planning and development of areas adjacent to marinas to ensure a diverse mix of uses and high standards of amenity.

2.2 Structure Plan

The subject site is included in the Mindarie Keys Harbourside Village Agreed Structure Plan (Structure Plan 13), which was adopted by the Western Australian Planning Commission (WAPC) on 28 January 2000 and by Council on 14 March 2000 (refer **Figure 4**). Since the Structure Plan was adopted, it has been subject to a number of amendments, including the recoding of various lots to a higher density code.

The subject site is currently identified as R20, and included within the “District 1 – Harbourside North” precinct within the Structure Plan. The balance of the land within the District 1 precinct is identified as R20, R40 and R60. Notably, the land immediately west of the subject site is identified as R40.

The proposed amendment represents an extension to the existing R40 coded land adjacent to the subject site, with the plan outlined in **Appendix A** to replace the current plan (shown in **Figure 4**) as a component of the amendment.

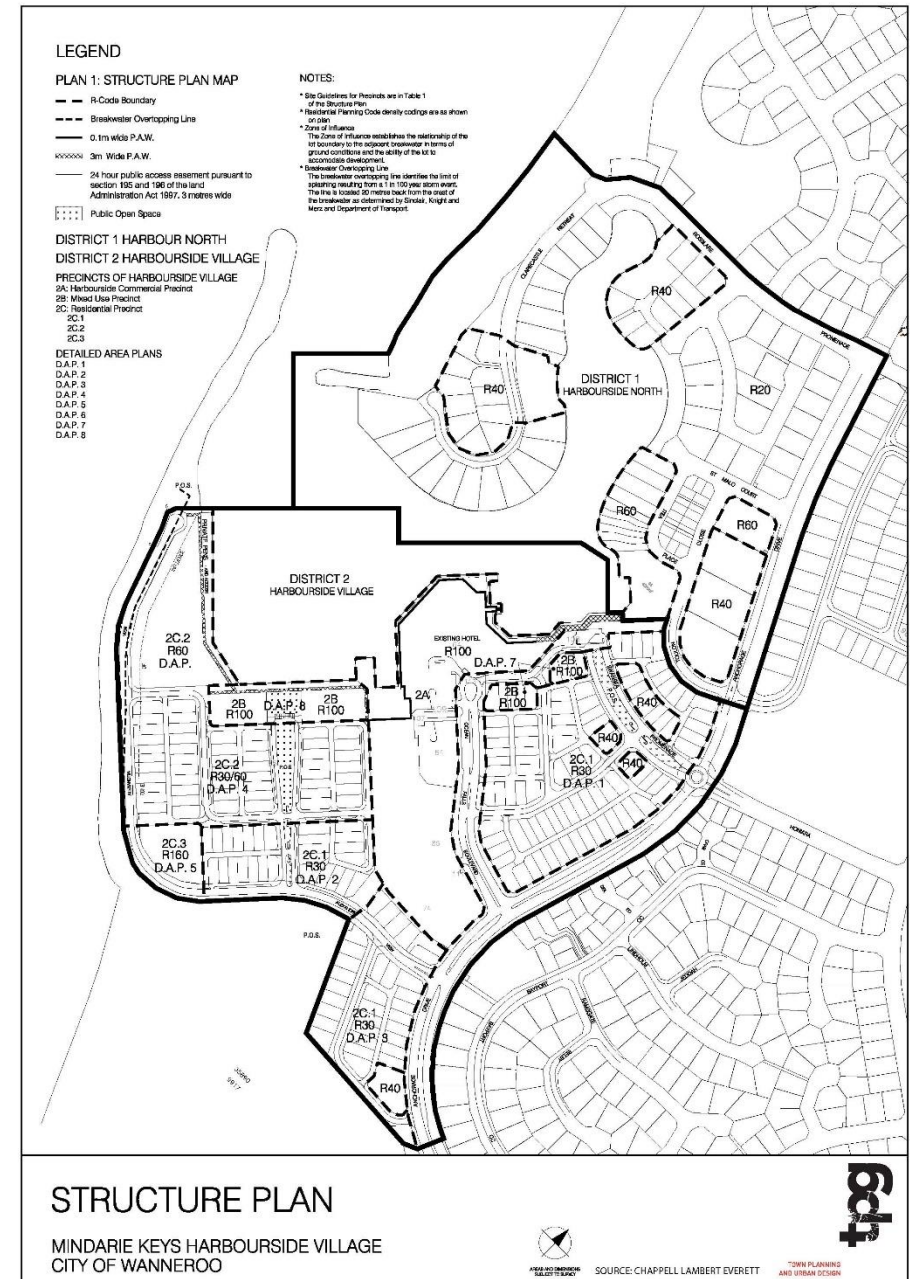


Figure 4 Mindarie Keys Harbourside Village Agreed Structure Plan 13

2.3 Local Planning Policy 3.1 - Local Housing Strategy

The City of Wanneroo *Local Planning Policy 3.1 – Local Housing Strategy* (LPP 3.1) was implemented in 2018 and is scheduled for review in 2020. The purpose of the policy is to provide a framework to guide the planning and development of increased housing density in existing suburbs in the City of Wanneroo.

The subject site is not included within any of the “Housing Precincts”, identified in the policy, which are suburbs recommended for increased residential density. However, the policy provides a framework for “Other Infill Development”, to guide infill development in other established suburbs.

Where “Other Infill Development” is subject to an approved Structure Plan, an application for an amendment to the Structure Plan to recode land 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 the Policy relating to infill development and increased density; and
- iii. supports the objectives and recommendations of the Local Housing Strategy.

As such, an assessment of the proposed amendment against the policy provisions is provided as follows:

1. Is appropriate within the broader planning framework provided by the Structure Plan

The proposed amendment aligns with the broader planning framework provided by the Structure Plan. The subject site is located adjacent to R40 coded land, and is within proximity to additional pockets of R40 as well as R60 coded land, demonstrating the suitability of proposed coding within the locality.

2. Satisfies the criteria in Table 3 of the Policy relating to infill development and increased density; and

The criteria included in Table 3 relating to infill development located outside identified Housing Precincts includes:

- a) **Easy access / close proximity to activity centres.** The policy application for R40 densities is between 401m and 800m from an edge of an Activity Centre excluding Local Centres, equating to a 5-10 minute walk.

The nearest Activity Centre to the subject site is Clarkson (Secondary Centre), which is located approximately 1.2km south-east of the subject site. However, the subject site is located within 800m from the Mindarie Keys Local Centre, which, in conjunction with the marina itself provides a high level of amenity, including significant recreational opportunities and a range of commercial and community facilities.

- b) **East access / close proximity to public transport with priority towards rail nodes and bus interchanges.** This policy application only applies to R60 and R80 density codes. There is no specific policy criterion for R40 densities.

Nevertheless, the site is located approximately 4.5 west of the Clarkson Train Station, as well as approximately 1km west of Marmion Avenue, which provides access to the 480 and 482 bus routes.

3. Supports the objectives and recommendations of the Local Housing Strategy.

The proposed amendment also supports the objectives and recommendations of the Local Housing Strategy as outlined in Section 2.4 of this report.

2.4 City of Wanneroo Local Housing Strategy

The City of Wanneroo *Local Housing Strategy* (2005) guides the future form and types of housing within the City of Wanneroo to 2021.

The proposed amendment aligns with the following objectives of the Strategy, in that it will provide the opportunity for increased density within an area of high amenity in an appropriate manner, and provide a wider range of housing choice to meet the changing economic needs of the community:

(a) Ensure that a wide range and choice of housing is provided to meet the changing social and economic needs of the community, and to understand the community's attitude to housing choice.

(c) Promote innovative, cost-effective and well-designed forms of housing which incorporate environmentally beneficial features.

(d) Promote appropriate forms of housing close to existing and proposed community facilities and services (e.g. Employment centres, transport hubs) to enable more efficient and effective use of those facilities and services.

(f) Ensure that residential areas are designed for all people of all ages and abilities and that these areas are protected from inappropriate development.

(g) Provide a greater degree of certainty to developers and the community in the development of new housing areas and the redevelopment of existing housing areas.

The Strategy also includes the following recommended criteria for locating areas of higher density:

That higher R-Codes be considered within areas that have easy access to, and/or within close proximity to:

- *Public transport with a priority towards rail nodes and bus interchanges*
- *Major arterial routes*
- *Retail and employment centres*
- *Areas of high amenity including public open space and recreational facilities*
- *Educational institutions including primary, secondary and tertiary, and*
- *Community facilities including libraries and medical centres*

The proposed amendment is consistent with the criteria included in the Strategy, in that the subject site is located within the Mindarie Keys Harbourside Village, which provides a high level of amenity including public open space, recreational facilities, commercial and community facilities including a medical centre. The site is also located less than 1km from the Mindarie Primary School, as outlined in **Figure 2**.

3.0 Proposed Development

This proposal seeks to amend the coding of the subject site from 'R20' to 'R40'.

The increased density proposed reflects market desire to accommodate a multiple dwelling development on the subject site, consistent with the adjacent R40 coded land, and pockets of R40 precincts within the Harbourside Village.

The subject site, being 1,705m², is relatively large, providing flexibility in the design of multiple dwellings, whilst having minimal impacts on the surrounding residents. The size of the subject site will enable multiple dwellings to be provided, which appear consistent with the built form of the existing single dwelling (refer **Figure 5 – Perspective of Development Concept**).

As such, the intensification of residential uses will have minimal impact on the surrounding residents.

To this extent the applicant is proposing the following built form provisions which limit the extent of the built form intensification, as identified in **Appendix B**:

- Maximum height of 7m.
- Building to be retained with the indicative building envelope, which has been based on the envelope of the existing single dwelling.

These provisions may be varied through a Development Application, subject to the City being satisfied that the development is not detrimental to the amenity of adjoining owners or residential properties in the locality, and that the height and scale of the development is compatible with the streetscape.



Figure 5 Perspective of Development Concept

4.0 Pre-Lodgement Consultation

4.1 Consultation with City of Wanneroo

Taylor Burrell Barnett has undertaken pre-lodgement consultation with the City of Wanneroo in respect of the proposed amendment.

These discussions were with a Senior Planning Officer on 14 May 2020 and a video conference with the Senior Planning Officer and Manager Planning Services on 19 May 2020, and advice was provided by the City with respect to the progression of a submission to seek support for the amendment.

5.0 Conclusion

The proposed amendment is minor and seeks support to reconfigure an existing large single dwelling to multiple dwellings on the subject site, at a scale and density consistent with the existing onsite development and adjacent R40 pockets of development, and without any detrimental impact on the amenity of the area.

The amendment is consistent with the planning framework, in that it represents an extension to the existing pocket of R40 development. The amendment also aligns with objectives and recommendations for providing increased density in the *Local Housing Strategy*.

As demonstrated, the subject site is relatively large, providing flexibility in the design of multiple dwellings permitted under the proposed amendment, whilst having minimal impacts on the surrounding residents. The size of the subject site, along with the proposed built form provisions, will enable multiple dwellings to be provided, which appear consistent with the built form of the existing single dwelling. As such, the intensification of residential uses will have minimal impact on the surrounding residents.

We look forward to the City's consideration of the proposal pursuant to Part 4 of the Deemed Provisions in the *Planning and Development (Local Planning Scheme) Regulations 2015*, and request the City support the referral to the WAPC for endorsement.

APPENDIX A

Structure Plan Modification for Incorporation within ASP13

LEGEND

PLAN 1: STRUCTURE PLAN MAP

- R-Code Boundary
- Breakwater Overtopping Line
- 0.1m wide P.A.W.
- 3m Wide P.A.W.
- 24 hour public access easement pursuant to section 195 and 196 of the land Administration Act 1997. 3 metres wide
- Public Open Space

NOTES:

- * Site Guidelines for Precincts are in Table 1 of the Structure Plan
- * Residential Planning Code density codings are as shown on plan
- * Zone of Influence
The Zone of Influence establishes the relationship of the lot boundary to the adjacent breakwater in terms of ground conditions and the ability of the lot to accommodate development.
- * Breakwater Overtopping Line
The breakwater overtopping line identifies the limit of splashing resulting from a 1 in 100 year storm event. The line is located 20 metres back from the crest of the breakwater as determined by Sinclair, Knight and Merz and Department of Transport.

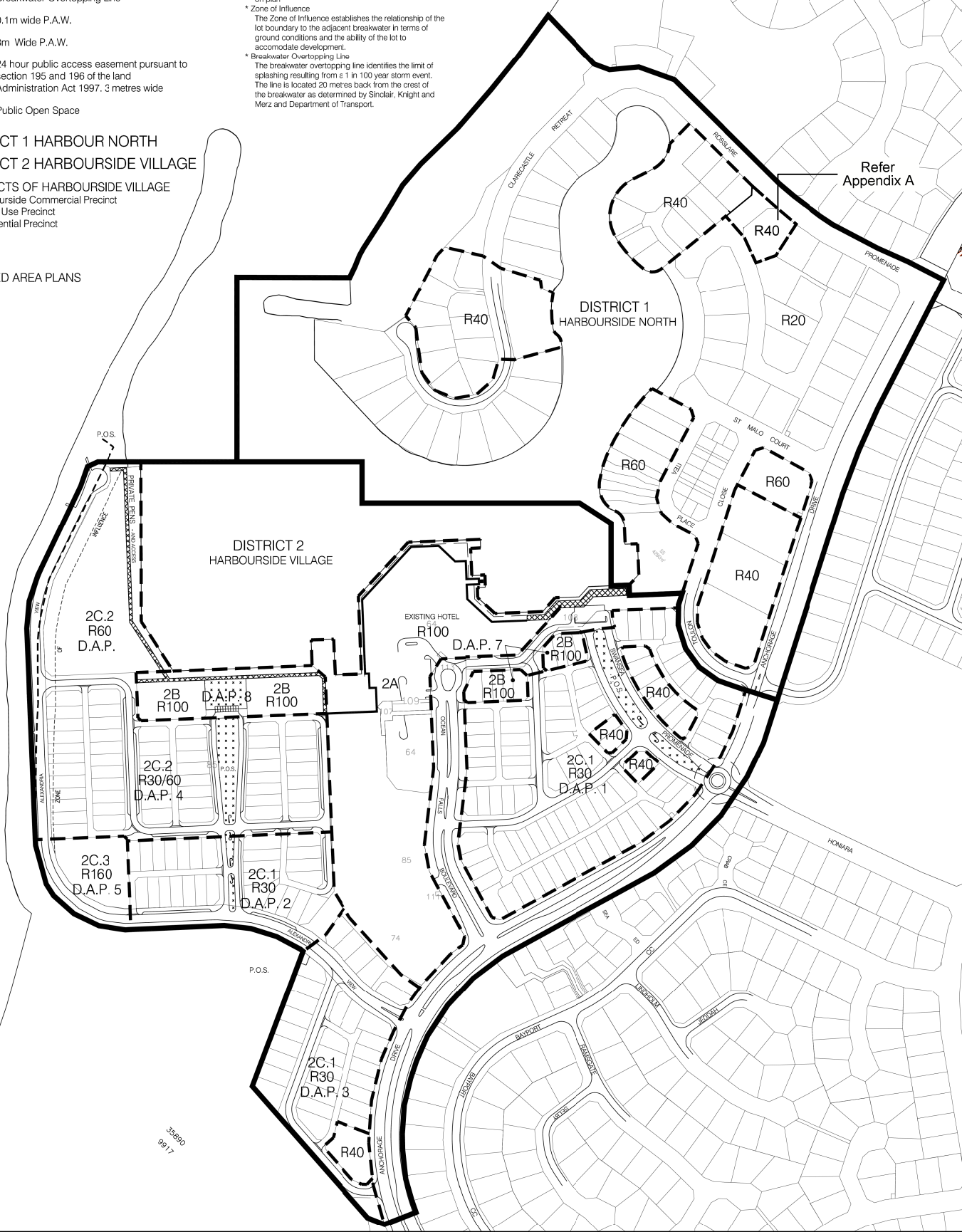
DISTRICT 1 HARBOUR NORTH
DISTRICT 2 HARBOURSIDE VILLAGE

PRECINCTS OF HARBOURSIDE VILLAGE

- 2A: Harbourside Commercial Precinct
- 2B: Mixed Use Precinct
- 2C: Residential Precinct
 - 2C.1
 - 2C.2
 - 2C.3

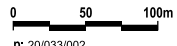
DETAILED AREA PLANS

- D.A.P. 1
- D.A.P. 2
- D.A.P. 3
- D.A.P. 4
- D.A.P. 5
- D.A.P. 6
- D.A.P. 7
- D.A.P. 8



STRUCTURE PLAN

MINDARIE KEYS HARBOURSIDE VILLAGE
CITY OF WANNEROO



p: 20/033/002

SOURCE: CHAPPELL LAMBERT EVERETT



TOWN PLANNING
AND URBAN DESIGN

APPENDIX B

Addendum to ASP13 outlining additional built form and site controls

Lot 40 Rosslare Promenade, Mindarie Keys - Built Form Provisions

General

- The following provisions apply to Lot 40 Rosslare Promenade, in addition to any relevant provisions set out in the Mindarie Keys Harbourside Village Agreed Structure Plan (Structure Plan 13).

Indicative Building Envelope

- All buildings are to be contained within the indicative building envelope. ^ The building envelope excludes areas used for:
 - Car parking
 - Access driveways
 - Boundary fencing
 - Services



Maximum Height (m)

- 7m ^

^ Development approval may be granted to permit building to be located outside the indicative building envelope, and / or be erected above the maximum height specified, provided that the approval authority is satisfied that:

- The development is not detrimental to the amenity of adjoining owners or residential properties in the locality; and
- The height and scale of the development is compatible with the general streetscape of the locality.

Legend

-  R40
-  Indicative Building Envelope

