

**AMENDMENT NO. 27**

**TO THE**

**BUTLER-RIDGEWOOD AGREED**

**LOCAL STRUCTURE PLAN**

**AGREED STRUCTURE PLAN NO. 27**

**RECORD OF AMENDMENTS MADE TO THE BUTLER-RIDGEWOOD AGREED LOCAL STRUCTURE  
PLAN**

**AGREED STRUCTURE PLAN NO. 27**

Amend ment No.	Description of Amendment	Finally Endorsed Council	Finally Endorsed WAPC
1.	Extension of coverage west of Connolly Drive. Stage 21, Primary School, Open Space and other Schools.	20.6.03	4.4.04
2.	Extension of coverage east of Connolly Drive and north of Lukin Drive.	20.6.03	4.4.04
3.	Introducing R-Code Variations, a split R20/30 coding designation and detailed area plans.	20.6.03	4.4.04
4.	Recoding Cottage Lots east of Marmion Avenue from R25 to R30.	20.6.03	4.4.04
5.	Extension of coverage north of Benenden Drive.	20.6.03	4.4.04
6.	Extension of coverage east of Connolly Drive to the southern extent of the railway alignment and designation of R20/30.	11.10.04	30.09.03
7.	Extension of coverage to incorporate the undeveloped portion of Ridgewood.	15.03.05	11.04.05
8.	To rationalize the zonings over Lot 101, 103, 12675 and 12676 (previously Lot 102) and Lot 12677 Lukin Drive and Connolly Drive, Brighton to reflect land use and land exchanges in Brighton.	6.01.04	24.11.04
9.	Extension of coverage east of Connolly Drive and north of Lukin Drive, including Residential, Mixed Use and Business Zones.	11.02.05	11.04.05
10.	Extension of coverage to incorporate land adjacent the District Centre and portions of land adjacent Connolly Drive and the Freeway. Recoding of a portion of land adjacent Marmion Avenue to R40, insertion of guidelines for lots overlooking POS, minor amendments to New Choice provisions and minor modifications to the text and Table A.	26.6.07	21.2.08

11.	Introduction of New Choices Special Design Precinct and Special Provisions.	3.10.05	3.04.06
12.	Extension of coverage over Lots 32 and Pt Lot 33 Connolly Drive.	28.11.05	8.06.06
13.	Modify zonings on either side of Lukin Drive adjacent Butler Station and minor modifications to Table A	8.05.08	27.02.09

Amendment No.	Description of Amendment	Finally Endorsed Council	Finally Endorsed WAPC
14.	To include the northern portion of Lot 8 Marmion Avenue (including the District Centre and western portion of Brighton Boulevard Activity Corridor) in the Butler-Ridgewood Local Structure Plan and to introduce modified setback provisions to laneways, and reword Point (1) of Other Requirements of Clause 5.2 – New Choices Special Design Precinct.	11.06.10	08.07.10
15.	Rezones Lot 1581 Ashbourne Avenue, and Lots 2446 and 2447 Portaferry Gardens, Ridgewood, from “Mixed Use” Zone to “Residential R60” zone.	06.12.10	14.10.11
16.	Rezones Lot 201 Chipping Crescent, Butler from “Business” zone to “Residential R40” zone.	22.02.11	14.10.11
17	To rationalise zoning boundaries and R Codes in and around the Brighton District Centre to reflect approved and proposed subdivision designs and current land use proposal included within the Brighton District Centre Structure Plan	27.09.11	02.04.12
18	To extend coverage east of Lukin Drive to include Lot 814 Lukin Drive within the Agreed Butler Ridgewood Local Structure Plan No. 27.	05.02.13	06.05.13
19	Rezones Lot 1061 (On Plan 56114)(No. 2) Captiva Approach, Butler from ‘Business’ to ‘Commercial’ zone, and inserts ‘Schedule 1’ to set out a maximum permissible shop-retail NLA floorspace for that lot.	28.08.13	23.09.13
20	Rezones a portion of lot 9132 Redington Drive, Butler from “Centre” to “Residential” zone.	02.07.14	20.10.14
21	Rezones part Lot 1316 (on Plan 65142) (No. 1) Saunton Way, Ridgewood from Business R60 to Mixed Use R60. Insert Detailed Area Plan provisions for the same lot in Clause 4.6	07.07.15	13.01.16
22	Recodes a portion of Lot 1221 Claremorris Parkway and Lot 1376 Rosegreen Avenue, Butler from “R20” to “R60” and to include both lots within the New Choices Special Design Precinct.	17.12.14	18.02.15
23	Rezones a portion of Lot 9330 from ‘Primary Regional Road’ to ‘Service Industrial’ and ‘Centre Zone’, and updates the structure plan text to make reference to the ‘Service Industrial’ Zone, clarifying that the provisions, standards and requirements of this Zone are to be in accordance with District Planning Scheme No. 2.	10.06.15	10.10.15
24	Include a portion of Lot 29, zoning this land ‘Service Industrial’ along with reconfiguring the ‘Service Industry’ and ‘Centre’ zoning of a portion of Lot 9332’.	N/A	26.09.18

**AMENDMENT NO. 27 TO THE  
RIDGEWOOD AGREED STRUCTURE PLAN NO. 27**

The City of Wanneroo, pursuant to its District Planning Scheme No. 2, hereby recommends to the Western Australian Planning Commission to approve the abovementioned amendment by:

1. Amend Plan 1 to remove Lot 9000 Gainford Way, Ridgewood from the 'Special Design Precinct', remove 'Mixed Use' annotation and remove reference to Butler Station;
2. Amend Plan 2 rezone Lots 39 - 41, 79 – 91 and 9000 Gainford Way, Lots 92 – 100 Radford Lane, Lots 101 – 107 Rathkeale Boulevard and Lots 108 – 110 Harlow Way, Ridgewood from 'Mixed Use' to 'Residential';
3. Amend Plan 3 to change density code of Lot 9000 Gainford Way, Ridgewood from 'R60' to 'R30' and remove reference to Butler Station;
4. Amend Plan 4 to remove Lot 9000 Gainford Way, Ridgewood from the 'Special Design Precinct';
5. Amend Table A – RD-Code Variations Table to include Front loaded lots in Section 2; and
6. Amend clause 3.0 to include guidance on R30/60 coded areas.

This Structure Plan Amendment is prepared under the provisions of the City of Wanneroo  
District Planning Scheme No. 2

IT IS CERTIFIED THAT THIS STRUCTURE PLAN AMENDMENT NO. 27 TO THE  
RIDGEWOOD AGREED STRUCTURE PLAN NO. 27

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 2 - EXPLANATORY REPORT**

**AMENDMENT NO. 27 TO THE  
RIDGEWOOD AGREED STRUCTURE PLAN NO. 27**

## **1.0 BACKGROUND**

The lots subject to this amendment (Lots 39 - 41, 79 – 91 and 9000 Gainford Way, Lots 92 – 100 Radford Lane, Lots 101 – 107 Rathkeale Boulevard and Lots 108 – 110 Harlow Way, Ridgewood) are owned by Southern Cross Care (WA) Inc.

The amendment area has a valid subdivision approval (WAPC ref: 155059) for the creation of 151 lots ranging in area from 162m<sup>2</sup> to 9,258m<sup>2</sup>. This approval is valid until 21 December 2023. 56 residential lots have been created in accordance with the approved plan of subdivision, with only two display homes constructed since the lots were created in 2019. Despite being actively marketed there has been no market appetite or demand for the existing lots with not one lot has been sold to date, notwithstanding the recent State and Federal Government incentives.

The current density coding (R60) and 'Mixed Use' zoning was reflective of the proposed location of the Butler Rail Station, which was adjacent to the subject site. The Butler Rail Station was subsequently constructed approximately 2.5km to the north. As a result, the current zoning and density places significant pressure and limitations on lot size and ability to deliver a variety of lots/sizes. The zoning also requires dwelling designs to accommodate future commercial/retail uses in accordance with the City's LPP 4.27 Mixed Use Zones (e.g. dwellings must provide a designated room accessed from the primary street with a minimum gross floor area of 12m<sup>2</sup>, minimum ceiling height of 3.2m and glazed to a minimum of 60% or 8m<sup>2</sup>).

As a result of the above, the amendments proposes to amend the zoning and density coding of Lot 9000 Gainford Way, amend Table A – RD-Code Variation Table to include front loaded R30 lots and remove reference to the Butler Station Precinct.

## **2.0 PROPOSED AMENDMENTS**

### **2.1 Rezoning 'Mixed Use' to 'Residential R30/60'**

The subject site was zoned 'Mixed Use' as the Butler Rail Station was proposed to be constructed adjacent to the site. In accordance with Transit Oriented Design principles the site was given a high-density code (R60) and a Mixed Use zoning. The Butler Rail Station was subsequently constructed approximately 2.5km to the north.

As a result of the station being moved to the north, the need for the entire area to be developed for R60 mixed use development is diminished. However, there is still the opportunity to provide some R60 development via the creation of grouped dwelling sites.

The amendment therefore proposed amending the zoning to 'Residential R30/60'.

Clause 3.0 *Residential Density Coding* is proposed to be amended to allow for the creation and development of the R60 grouped dwelling sites by including the following:

*'Within areas designated R30/R60, the R30 code applies except for lots identified for grouped dwellings by a subdivision application where the R60 code applies.'*

*Plan 2 – Consolidated Zoning Plan* (refer to Appendix 1) and *Plan 3 – Consolidated R-Code Plan* have been amended accordingly (refer to Appendix 2).

## 2.2 Special Design Precinct

The amendment proposed to remove the undeveloped portion of the site (Lot 9000) from the Special Design Precinct (SDP). The SDP is not considered required as the density coding is being amended to R30/60. The existing lots (Lots 39 – 41 and 79 – 91 Gainford Way, Lots 92 – 100 Radford Lane, Lots 101 – 107 Rathkeale Boulevard and Lots 108 – 110 Harlow Way) will remain in the SDP.

*Plan 1 – Consolidated Approved Structure Plan* (refer to Appendix 3) and *Plan 4 – Consolidated Approved Special Design Precinct* (refer to Appendix 4) have been amended accordingly.

## 2.3 Amendments to Table A – RD-Code Variation Table

Table A has been amended to include reference to 'Front loaded lots (R30 and R40)' in *Section 2 Private Space Reduction*. The other density coding's and associated lot types included in Section 1 of Table A were included in *Section 1 Front Setbacks*, so this amendment is simply fixing this anomaly.

Table A with the amendments highlighted in yellow below.

**TABLE A – RD-CODE VARIATION TABLE**

The following variations to the RD-Codes constitute Acceptable Development. Any development which complies with the RD-Codes, the requirements of this Table and/or any adopted Detailed Area Plan, does not require a separate Planning Approval or consultation with neighbours or other landowners. Except as provided for in this table all other RD-Code requirements apply.

Note: Within areas designated R20/30 the R20 code generally applies except for those lots serviced by a public laneway along the rear boundary where the R30 code applies unless other nominated.

**1. Front Setbacks**

Lot Type	Minimum	Average	Garage/Carport
Traditional Lots (R20) (>550m <sup>2</sup> )	As per RD-Codes		Where applicable 4.5m minimum front setback applies to any garage/carport built up to a side boundary;
Garden Lots (R20) (425m <sup>2</sup> - 550m <sup>2</sup> )	3.0m	4.5m	
Cottage Lots (R30 – R40)	1.5m	3.0m	N/A
Front loaded lots (R30 and R40)	1.5m	3.0m	Minimum 3.0m

The “front setback” standard to be applied when calculating the acceptable length of any boundary wall (pursuant to Clause 3.3.2 A2 (iii) of the RD-Codes) is the front of the building itself on that boundary.

**2. Private Open Space Reduction**

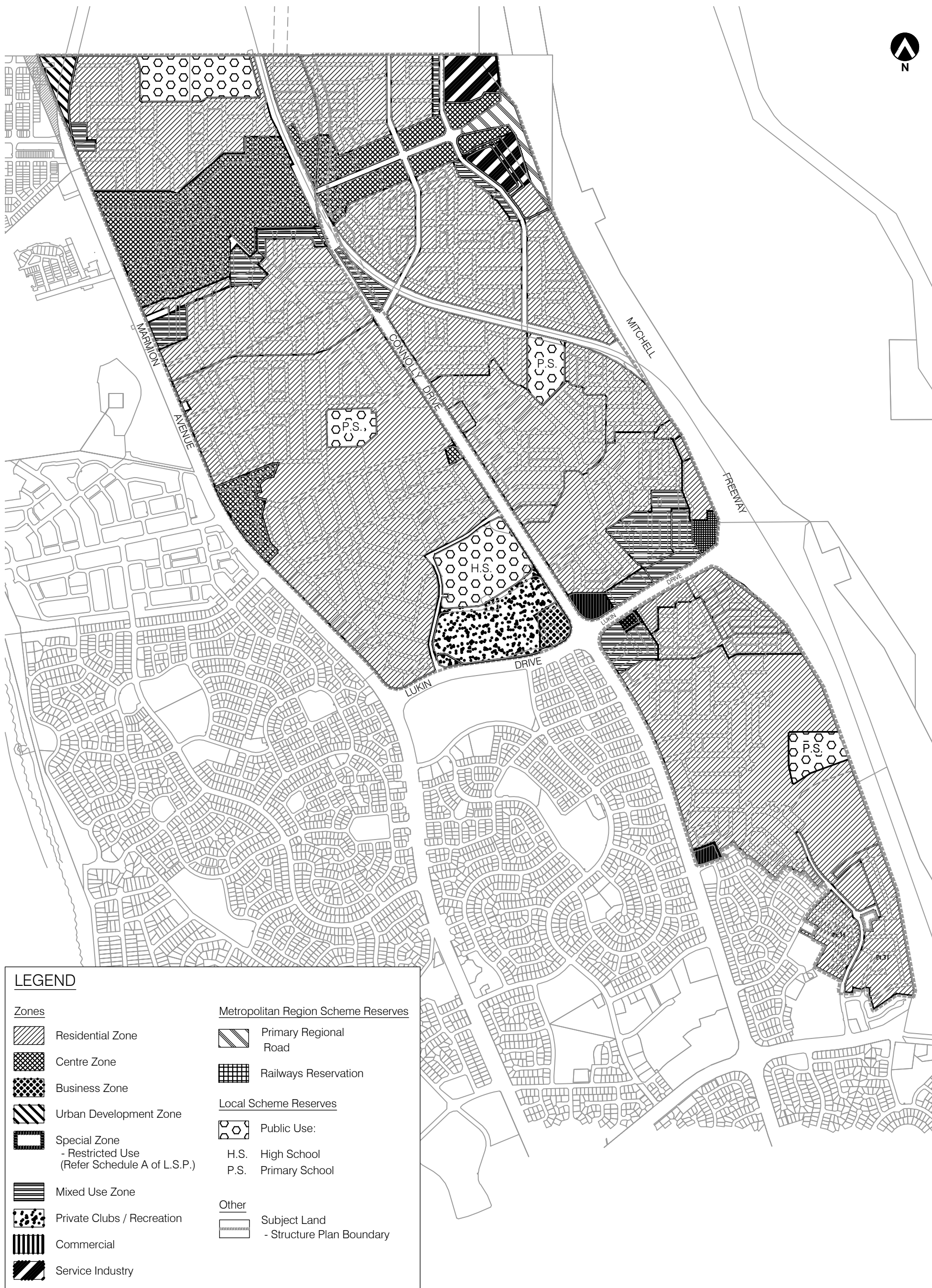
The minimum open space requirement for Cottage lots, **Front loaded lots** and Garden lots may be reduced from those specified in the RD-Codes to a minimum of **30% (Cottage and Front loaded)** and 40% (Garden) respectively subject to compliance with the following criteria;

- (a) Minimum 2.0 metre side boundary setback to habitable rooms with major openings on the northernmost or easternmost boundary.
- (b) Any boundary wall (if proposed) to be built on the nominated Zero Lot Line boundary and in accordance with the standards of the RD-Codes and this Table.
- (c) Provision of an Outdoor Living Area designed in accordance with the RD Codes and directly accessible from an internal living area on the northernmost or easternmost boundary.

Where the outdoor living area is not directly accessible from an internal living area, provision of an additional outdoor living area which complies with the following criteria:

Lot Type	Min. Area	Min. Dimension	Other
<i>Cottage</i>	<i>20m<sup>2</sup></i>	<i>4</i>	<i>1. May be included under the roof of the main dwelling</i> <i>2. Must be located on the northernmost or easternmost side boundary of the dwelling</i>
<i>Garden</i>	<i>25m<sup>2</sup></i>	<i>4</i>	
<b>Front Loaded</b>	<b>20m<sup>2</sup></b>	<b>4</b>	

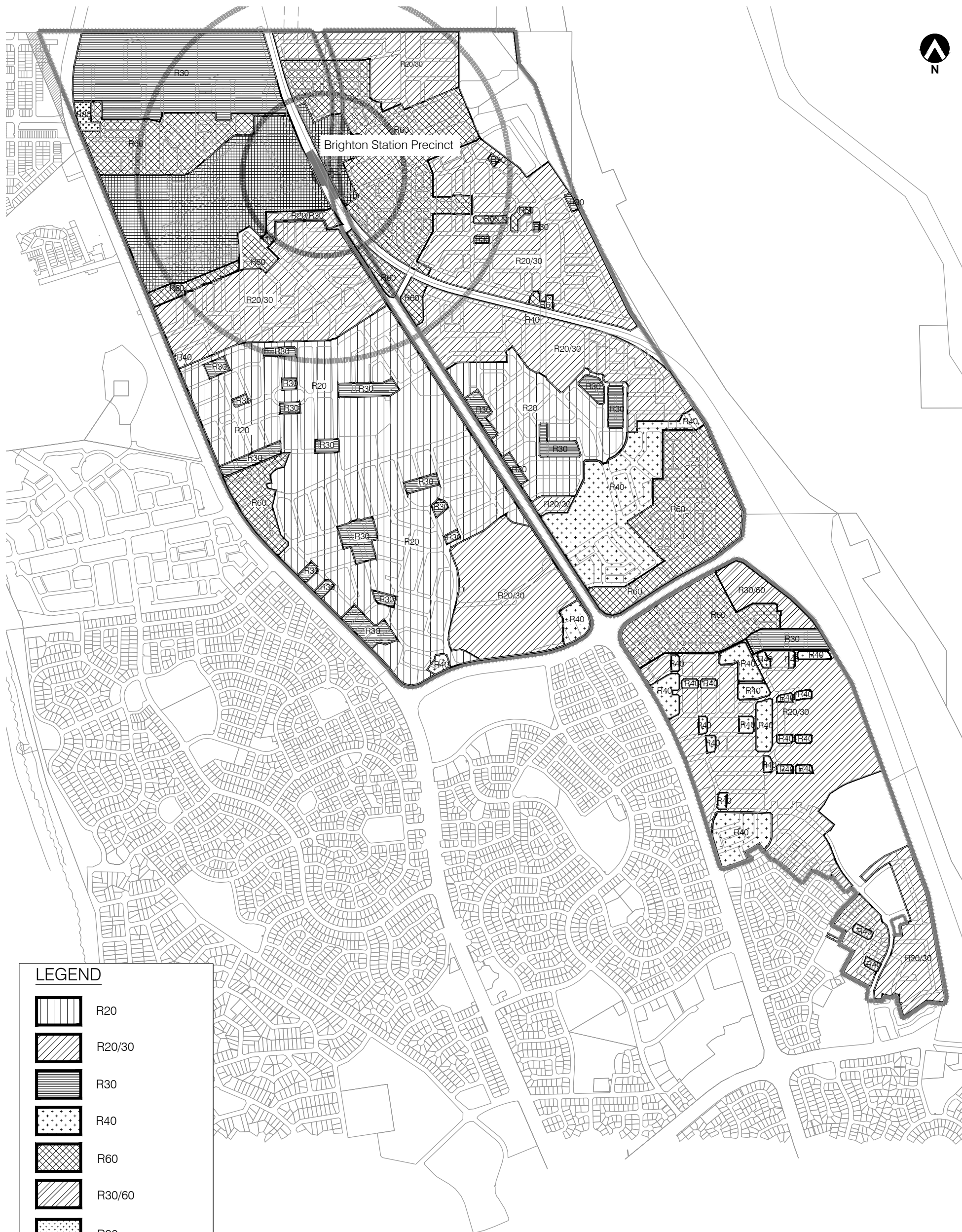
**Appendix 1 - Plan 2 – Consolidated Zoning Plan**



# BUTLER RIDGEWOOD

## PLAN 2 - CONSOLIDATED ZONING PLAN

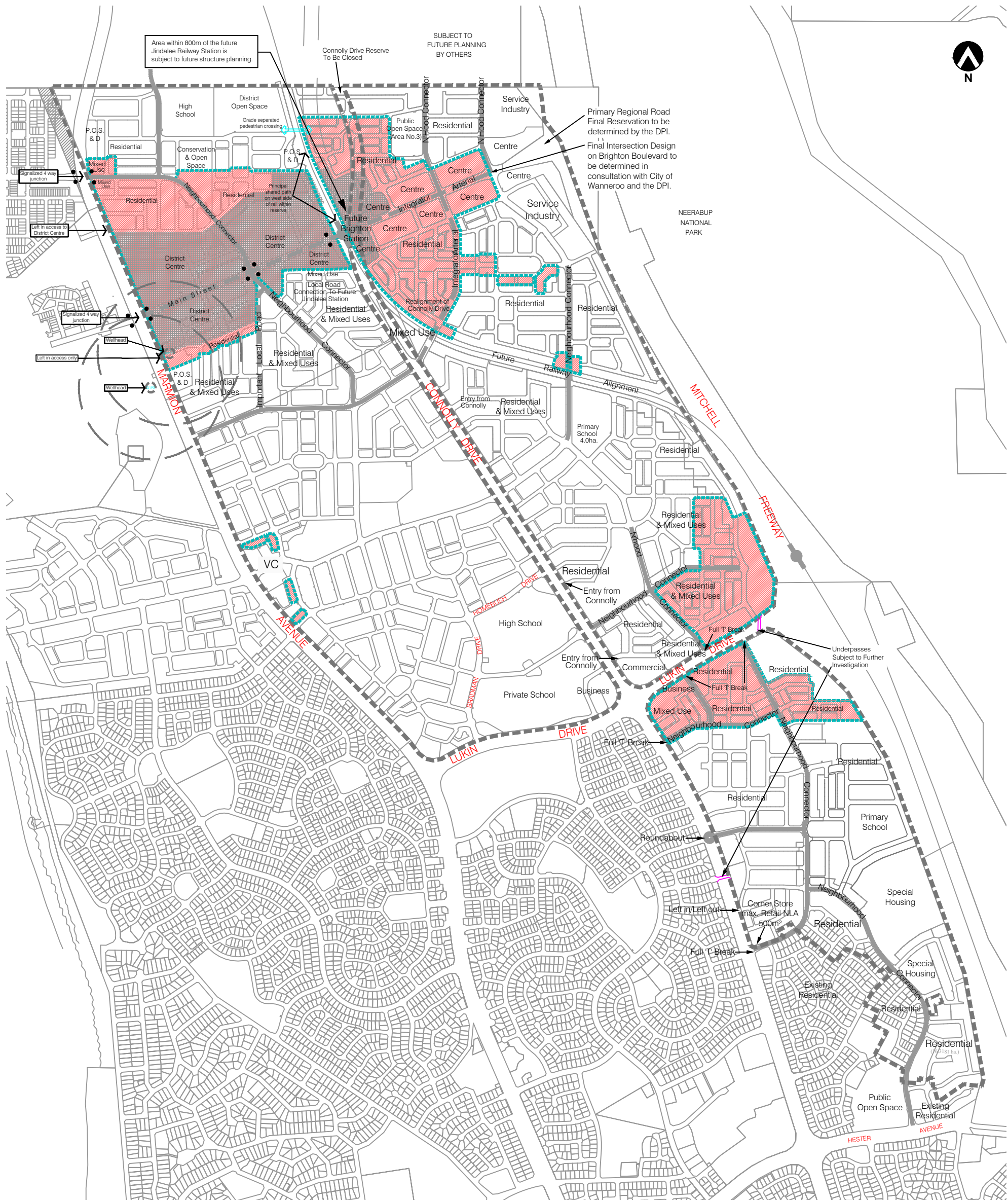
**Appendix 2 - Plan 3 – Consolidated R-Code Plan**



# BUTLER RIDGEWOOD

## PLAN 3 - CONSOLIDATED R-CODE PLAN

**Appendix 3 - Plan 1 – Consolidated Approved Structure Plan**



**LEGEND**

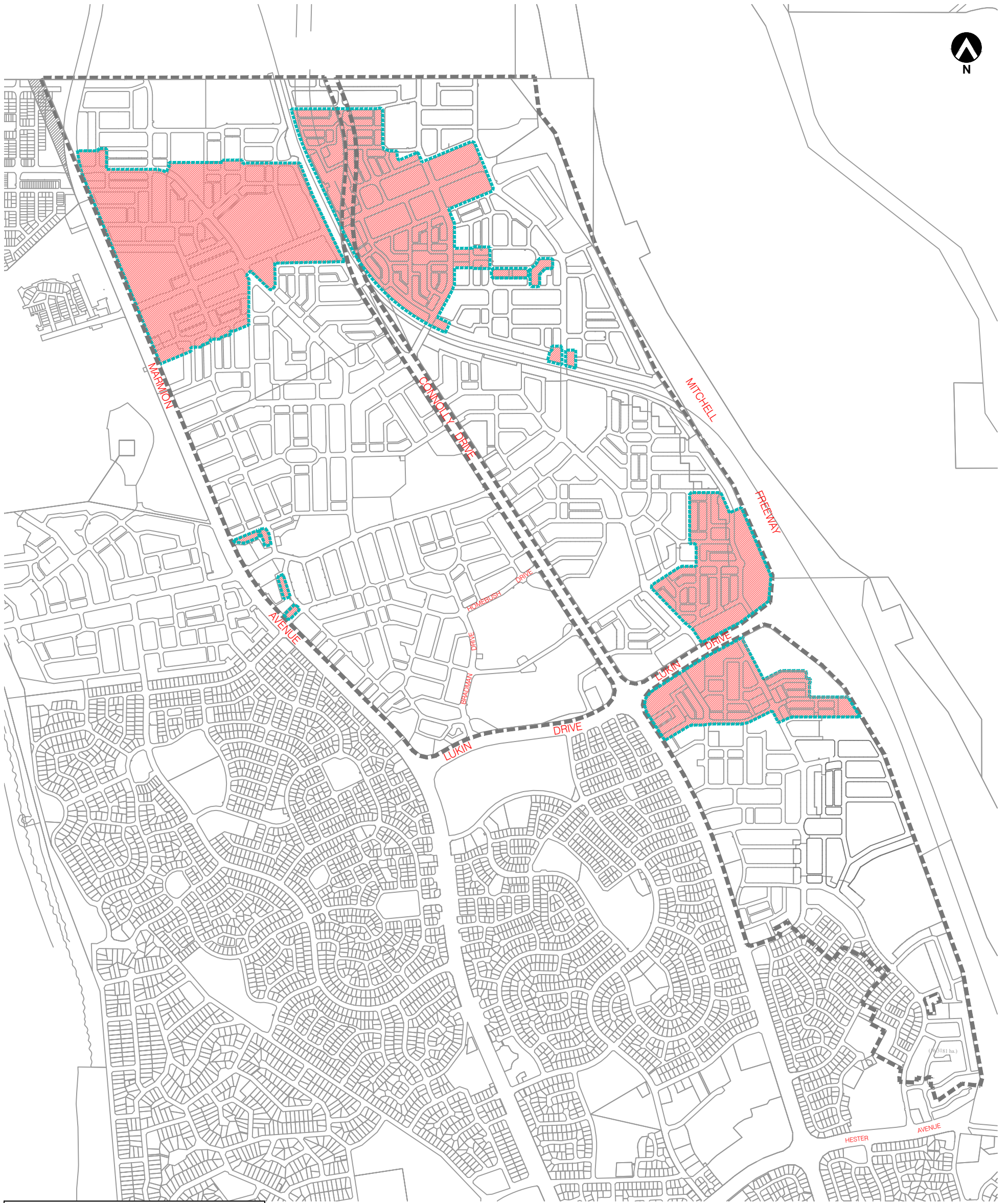
- Subject Land - Structure Plan Boundary
- Special Design Precinct
- District Centre
- Wellheads Protection Zone
- Traffic Signals

# BUTLER RIDGEWOOD

## PLAN 1 - CONSOLIDATED APPROVED LOCAL STRUCTURE PLAN



# **Appendix 4 - Plan 4 – Consolidated Approved Special Design Precinct**



**LEGEND**

 Subject Land - Structure Plan Boundary

 Special Design Precinct

# BUTLER RIDGEWOOD

## PLAN 4 - CONSOLIDATED APPROVED SPECIAL DESIGN PRECINCT

