

Item 8 Reports

Declarations of Interest by Elected Members, including the nature and extent of the interest. Declaration of Interest forms to be completed and handed to the Chief Executive Officer.

Planning and Sustainability

Policies and Studies

PS01-02/12 Local Planning Policy 5.2: Wanneroo Town Centre

File Ref:	5134 – 11/121921
Responsible Officer:	Director, Planning and Sustainability
Disclosure of Interest:	Nil
Attachments:	3

Issue

To consider final adoption of the revised draft Local Planning Policy 5.2: Wanneroo Town Centre (LPP 5.2).

Background

LPP 5.2 expands and elaborates on the existing Wanneroo Town Centre Structure Plan (ASP 23) provisions by applying greater control and influence over development outcomes and the quality of built form in the Wanneroo Town Centre.

LPP 5.2 establishes a clear and consistent framework for the assessment and determination of development and subdivision applications within Wanneroo Town Centre. The framework sets out positions relating to various design elements and prescribes acceptable and unacceptable standards that applications for planning approval will be assessed against. LPP 5.2 provides additional guidance to applications that fall within three precincts in the Town Centre being identified as the Department of Environment and Conservation site on the corner of Dundobar Road and Wanneroo Road, Department of Education site on Shaw Road, and the lots enclosed by Dundobar Road, Conlan Avenue and Rocca Way.

The draft Policy was presented to Council at its meeting on 23 August 2011, where it was determined that it was satisfactory for the purpose of advertising. A copy of the draft Policy (as advertised) is included in **Attachment 1**.

Detail

In accordance with Council's decision, draft LPP 5.2 was advertised for public comment for six weeks between 6 September 2011 and 18 October 2011 during which time twelve submissions were received. A table summarising the submissions, Administration's response and recommended modifications are included as **Attachment 2**.

Submissions were received from Chappell Lambert Everett planning consultants, Department of Education, and Department of Environment and Conservation expressing their support for the Policy. A submission was also received from Main Roads WA commenting on the development standards contained in Table 2 of the Policy. The remaining submissions from landowners, both within and outside the Policy area, commented on the Long Term Vision,

Policy extent and development standards. Administration is not proposing any changes to LPP 5.2 in response to these submissions.

However, three of the submissions received have resulted in proposed changes to LPP 5.2, as discussed below.

Retention of St Anthony's School

The advertised draft LPP 5.2 proposed high density urban housing on the north-western portion of St Anthony's School. St Anthony's School, on behalf of the Roman Catholic Archbishop of Perth, has requested that the School's land be shown for educational use only due to the likely future expansion of the School. In response, it is proposed that LPP 5.2 be modified to remove the residential uses on the north-western portion of St Anthony's School in accordance with the School's submission.

Realignment of Policy Boundary

The advertised draft LPP 5.2 proposed an extension of Servite Terrace north and then west to connect to Wanneroo Road. McGees Property, acting on behalf of the Order of The Servants of Mary Incorporated, has requested that the Policy boundary exclude the land owned by the Servite Order. In response, it is proposed to amend LPP 5.2 to exclude the land owned by the Servite Order.

Single Use Development

The advertised draft LPP 5.2 sets out the following unacceptable standards related to 'Land Use':

- Development that only accommodates a single use; and
- Development that is structurally incapable of adaptive reuse.

Greg Rowe and Associates on behalf of the owner of Lot 520 (950) Wanneroo Road, Wanneroo (being the Wanneroo Central Shopping Centre) has requested that these provisions be reworded as they may not apply to all uses in the Town Centre (e.g. the shopping centre). In response, it is proposed to remove the first provision and retain the second provision which will still allow for generational change of land uses to occur.

In addition to the above proposed changes to LPP 5.2, Administration also recommends the following two minor amendments to the Policy:

- Amend the Preferred Uses in Table 3 of LPP 5.2 from Residential R60 to R-AC4 to Residential R60 to R-AC3. This is in response to the Western Australian Planning Commission's (WAPC's) finalised State Planning Policy 3.1: Residential Design Codes which replaced R-AC4 with R-AC3 since the preparation of draft LPP 5.2.

The revised Residential Design Codes proposes four types of R-AC codes (R-AC0, R-AC1, R-AC2 and R-AC3). The R-AC codes control the number and type of dwellings that are developed within mixed use development and activity centres. The R-AC3 code will allow for a maximum six storey development that may include commercial uses such as cafes and shops on the ground floor and apartment living above.

- Amend Table 2 Acceptable Standard 4.1c) to remove the minimum 0.5 metre clearance from the kerb face to any awnings overhanging the road reserve. Whilst it is proposed to remove the 0.5 metre clearance from the kerb face to any awnings overhanging the road reserve, this provision still maintains a minimum awning width of two metres. This

will facilitate a covered pedestrian footpath and accommodate the variety of road widths in the Town Centre.

A revised draft Policy (refer **Attachment 3**) has been prepared by Administration incorporating the proposed changes described above. These changes affect Figure 1 Policy Area, Figure 2 Long Term Vision, Table 2 Unacceptable Standards 1.1 and 1.2, Table 2 Acceptable Standard 4.1c), Table 3 Northern Sub-Precinct Preferred Uses, Table 3 Western Sub-Precinct Preferred Uses, and Table 3 Northern Sub-Precinct Framework Plan of the Policy. The Policy is otherwise the same as advertised.

Consultation

The draft Policy was advertised for public comment for a period of six weeks from 6 September 2011 to 18 October 2011 by way of:

- Advertisements placed in the 'Wanneroo Times';
- Display on the City's website and Facebook page;
- Letters to landowners and relevant stakeholders; and
- An information session.

The revised draft Policy was presented to the Wanneroo Town Centre Advisory Group (WTCAG) on 22 November 2011 where it resolved to endorse:

1. The revised draft Local Planning Policy 5.2: Wanneroo Town Centre (LPP 5.2); and
2. Proposed Amendment No. 5 to ASP 23, for the purpose of bringing the Structure Plan and LPP 5.2 into alignment.

Comment

The proposed changes to the Policy are considered to be of a relatively minor nature, do not alter the purpose or intent of the Policy, and are proposed in response to submissions received during advertising. Therefore, it is not considered necessary to advertise the draft revised Policy for further public comment.

As a separate but related issue, Council at its 23 August meeting was advised of the following instances where provisions in draft LPP 5.2 (as advertised for public comment) differ from those of ASP 23:

- ASP 23 identifies the Western Sub-Precinct as R40, whereas LPP 5.2 identifies this area as Residential R60 to R-AC4. However, since the preparation of LPP 5.2, the WAPC finalised the Multi-Unit Housing Codes and replaced R-AC4 with R-AC3.
- ASP 23 identifies the Northern Sub-Precinct as R80, whereas LPP 5.2 identifies this area as Residential R60 to R-AC4. Again, since the preparation of LPP 5.2, the WAPC finalised the Multi-Unit Housing Codes and replaced R-AC4 with R-AC3.
- ASP 23 identifies a minimum 6 metre primary street setback in the Western Sub-Precinct, whereas LPP 5.2 identifies a minimum 2 metre primary street setback.
- ASP 23 identifies a minimum 4 metre primary street setback in the Northern Sub-Precinct, whereas LPP 5.2 identifies a minimum of 2 metre, 2.5 metre and 4 metre primary street setbacks.

- ASP 23 identifies a portion of land within the Northern Sub-Precinct as 'Public Purpose' whereas the advertised version of LPP 5.2 included this portion of land in the Northern Sub-Precinct mainly for residential development. However, this is no longer proposed in the revised LPP 5.2 and as such, there will no longer be any inconsistency between the Policy and ASP 23 on this point.

To bring ASP 23 into conformity with LPP 5.2, it is proposed to pursue a minor amendment to the Structure Plan (Amendment No. 5) to:

- a) Amend Map 2B of ASP 23 to recode Lot 500 (4) Shaw Road Wanneroo from 'R40' to 'R60 to R-AC3';
- b) Amend Map 2B of ASP 23 to recode Lot 145 (5) Dundobar Road, Lot 701 (990L) Wanneroo Road and Lot 703 (990) Wanneroo Road, Wanneroo from 'R80' to 'R60 to R-AC3';
- c) Amend Clause 6.1d) being Wanneroo Square Precinct Setbacks to allow for 2 metre, 2.5 metre and 4 metre primary street setbacks from 'Other Streets'; and
- d) Amend Clause 6.3d) being Wanneroo Road West Precinct Setbacks to allow for a minimum 2 metre primary street setback from 'Other Streets'.

Pursuant to Clause 9.7.2 of DPS 2, Council may waive public notification of a proposed Structure Plan Amendment, when it considers that the amendment is of a minor nature that does not materially alter the intent of the Structure Plan or cause significant detriment to land within or abutting the Structure Plan area. Following this, Council must consider the Structure Plan Amendment under Clause 9.6 and do one or other of the following:

- a) refuse to adopt the Structure Plan Amendment; or
- b) resolve that the Structure Plan Amendment is satisfactory with or without modifications.

Proposed Amendment No. 5 to ASP 23 is considered a minor amendment to the Structure Plan as it does not materially alter the intent of the Structure Plan or cause significant detriment to land within or abutting the Structure Plan area. Furthermore, advertising has already occurred by way of LPP 5.2 and the Amendment is not proposing any material differences to what was advertised. Administration therefore recommends that Amendment No. 5 to ASP 23 be adopted without the need for further public advertising.

Statutory Compliance

In accordance with DPS 2, Council is required to review the draft Policy in light of any submissions made and must then resolve either to finally adopt the draft Policy with or without modification, or not to proceed with the draft Policy.

If Council adopts the draft Policy, then notification of its decision must be published once in a newspaper circulating in the District and a copy of the Policy forwarded to the Western Australian Planning Commission.

In relation to proposed Amendment No. 5 to ASP 23, Council can adopt that amendment as a minor amendment to the structure plan without the need for public advertising, in accordance with Clause 9.7.2 of DPS 2.

Strategic Implications

The proposal accords with the following Outcome Objective of the City's Strategic Plan 2006 – 2021:

“1 *Environment*

1.4 *Improve the quality of the built environment”*

Policy Implications

The draft Policy will form part of the City's Local Planning Policy Framework and will provide essential guidance for planning and development control within the Town Centre.

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **NOTES** the submissions received in respect of draft Local Planning Policy 5.2: Wanneroo Town Centre and **ENDORSES** the responses to those submissions prepared by Administration included in Attachment 2;
2. Pursuant to Clause 8.11.3.1(c) of District Planning Scheme No. 2 **ADOPTS** the revised draft Local Planning Policy 5.2: Wanneroo Town Centre included in Attachment 3;
3. Pursuant to Clauses 8.11.3.1(d) and 8.11.3.1(e) of District Planning Scheme No. 2 **PUBLISHES** notice of its adoption of the Policy in the Wanneroo Times and North Coast Times Community newspapers, **INFORMS** those persons who made submissions of Council's decision and **FORWARDS** a copy of the adopted Policy to the Western Australian Planning Commission for its information;
4. Pursuant to Clause 9.7.1 of District Planning Scheme No. 2, **PREPARES** Amendment No. 5 to Wanneroo Town Centre Agreed Structure Plan No. 23 to:
 - a) Amend Map 2B of ASP 23 to recode Lot 500 (4) Shaw Road Wanneroo from 'R40' to 'R60 to R-AC3';
 - b) Amend Map 2B of ASP 23 to recode Lot 145 (5) Dundobar Road, Lot 701 (990L) Wanneroo Road and Lot 703 (990) Wanneroo Road, Wanneroo from 'R80' to 'R60 to R-AC3';
 - c) Amend Clause 6.1d) being Wanneroo Square Precinct Setbacks to allow for 2 metre, 2.5 metre and 4 metre primary street setbacks from 'Other Streets'; and
 - d) Amend Clause 6.3d) being Wanneroo Road West Precinct Setbacks to allow for a minimum 2 metre primary street setback from 'Other Streets'.

5. Pursuant to Clause 9.4.1 and 9.7.2 of District Planning Scheme No. 2, **WAIVES** public notification of Amendment No. 5 to Agreed Structure Plan No. 23 and, pursuant to Clause 9.6.1 of the Scheme, **RESOLVES** that the Amendment is **SATISFACTORY**;
6. **REFERS** Amendment No. 5 to Agreed Structure Plan No. 23 to the Western Australian Planning Commission for approval in accordance with Clause 9.6.1 of District Planning Scheme No. 2; and
7. Pursuant to Clause 9.6.5 of the City of Wanneroo District Planning Scheme No. 2, **AUTHORISES** the Mayor and Chief Executive Officer to **ADOPT, SIGN and SEAL** Agreed Structure Plan No. 23 once duly modified in accordance with Amendment No. 5 to that plan, and following certification by the Western Australian Planning Commission.

Attachments:

1. Attachment 1 to Council Report (11/91540 and 11/121921) - DRAFT Local Planning Policy 5.2 Wanneroo Town Centre 11/85381
2. Attachment 2 to Council Report (11 121921) Summary of Submitters Comments of Draft LPP 5.2 11/128686 *Minuted*
3. Attachment 3 to Council Report (11 121921) FINAL Local Planning Policy 5.2 Wanneroo Town Centre 11/128688 *Minuted*

Planning and Sustainability
Local Planning Policy Framework
Local Planning Policy 5.2: Wanneroo Town Centre



AUTHORISATION Adopted _____

REVIEW Biannual. Next scheduled review 2013.

PART 1 - POLICY OPERATION

Policy Development

This Policy has been prepared under the provisions of Section 8.11 of the City of Wanneroo District Planning Scheme No. 2 (DPS 2).

Application and Purpose

The purpose of this Policy is to expand and elaborate on the existing Wanneroo Town Centre Structure Plan provisions to provide greater control and influence over development outcomes and the quality of built form in the Town Centre. The application area of this Policy and the Structure Plan are shown in **Figure 1** of this Policy.

Objectives

The objectives of this Policy are to:

- 1.1 Ensure decisions made in respect to planning proposals do not prejudice the long term plans for the future of the Wanneroo Town Centre.
- 1.2 Apply the Policy Objectives of State Planning Policy 4.2: Activity Centres for Perth and Peel (2010) (SPP 4.2) to the Wanneroo Town Centre as depicted in **Table 1** below.

TABLE 1: INTERPRETATION OF SPP 4.2 OBJECTIVES IN LPP 5.2

SPP 4.2 Objective	LPP 5.2 Objective
Activity Centre Hierarchy	1. Facilitate the development of the Town Centre into a Secondary Centre.
Activity	2. Concentrate a diversity of land uses, including a greater range of mixed-use development, to facilitate the emergence of the Town Centre as a focus of local economic development. 3. Increase the range and quality of employment opportunities in the Town Centre to contribute to the achievement of sub-regional employment self-sufficiency targets. 4. Establish higher density residential development within the Town Centre to improve land efficiency, housing variety and service viability.
Movement	5. Provide a well connected movement network that

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SPP 4.2 Objective	LPP 5.2 Objective
	<p>maximises access to and within the Town Centre by walking, cycling and public transport while reducing private car trips.</p> <p>6. Maximise levels of short term on-street parking in the public realm, and rationalise on-site parking in order to promote viable development and encourage the use of alternative modes of transport.</p>
Urban Form	<p>7. Develop a compact urban structure consisting of a legible street network and small, walkable blocks that improve accessibility within the Town Centre.</p> <p>8. Provide a public realm that serves to connect commercial, recreational and residential activity in a safe and legible manner.</p> <p>9. Activate street frontages to enhance streetscape amenity, maximise pedestrian movement and support passive surveillance opportunities.</p>
Out-of-Centre Development	<p>10. Concentrate activities, particularly those that generate high number of trips, within the Town Centre.</p>

- 1.3 Provide **Figures 2 and 3** as graphical representations of possible scenarios of the form and nature of development in the Wanneroo Town Centre once the Policy objectives in Table 1 have been achieved.

Structure

This Policy is made up of two parts:

Part 1 Policy Operation: This includes the policy context and objectives.

Part 2 Policy Provisions: This sets out:

- Positions relating to various design elements which are directed to producing high standards of development and quality built form in the Town Centre;
- Standards that are considered acceptable in order for the relevant Policy Positions to be satisfied;
- Standards that are considered unacceptable; and
- Illustrations that reflect the Standards.

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FIGURE 1: WANNEROO TOWN CENTRE POLICY AREA AND STRUCTURE PLAN



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FIGURE 2: LONG TERM VISION



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FIGURE 3: PERSPECTIVE DRAWINGS



View along new residential street

Image shows townhouses and small apartment buildings that can deliver high quality urban housing in proximity to the services of the town centre, and provide passive surveillance of the school grounds after school hours.



View along Dundee Road

Image shows mixed use buildings on Dundee Road and retention of a small public park at the intersection of Wanneroo Road as a welcoming landscape gesture.



View along Roca Way (main street)

Image shows mixed use buildings facing onto the Roca Way main street, and looking over a multi-lane pedestrian path space.



View along Wanneroo Road (longer term)

Image shows how Wanneroo could be transformed from its current role as a suburban expressway lined with car-based commercial uses into an integrated urban street with slower-moving traffic, on-street parking, and good pedestrian amenity, which together provides a context for urban-scale mixed use buildings.



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PART 2 - POLICY PROVISIONS

2. Development Standards

- 2.1 Applications for planning approval pursuant to Section 8.1.2 of DPS 2 that comply with the standards specified in Column B of Table 2 are deemed acceptable and may therefore be approved without referral to neighbours for comment.
- 2.2 Applications that meet any of the unacceptable development standards specified in Column C of Table 2 will, unless exceptional circumstances exist, be refused.
- 2.3 Unless otherwise stated, applications that fall outside the relevant standards specified in Column B but which do not meet any of the standards specified in Column C of Table 2 will generally be refused, unless in Council's opinion the objectives of the Policy and the stated Policy Positions specified in Column A of Table 2 are met by an alternative form of development.

3. Precinct Standards

- 3.1 Applications for planning approval pursuant to Section 8.1.2 of DPS 2 that fall within either of the three precincts specified in Table 3 will be assessed against the Standards specified in Table 3 in addition to the Standards specified in Table 2.
- 3.2 Notwithstanding the land use permissibilities of the various zones of District Planning Scheme 2, Column B of Table 3 prescribes preferred land uses within the identified precincts for the purpose of facilitating the emergence of the Town Centre as a focus of local economic development and increasing the range and quality of employment opportunities.
- 3.3 Applications for planning approval that comply with the standards specified in Column C of Table 3 are deemed acceptable and may therefore be approved without referral to neighbours for comment.
- 3.4 Applications that meet any of the unacceptable development standards specified in Column D of Table 3 will, unless exceptional circumstances exist, be refused.
- 3.5 Unless otherwise stated, applications that fall outside relevant standards specified in Column C of Table 3 but which do not meet any of the standards specified in Column D of Table 3 will generally be refused, unless in Council's opinion the objectives of the Policy and the stated Policy Positions specified in Column A of Table 3 are met by an alternative form of development.

4. Subdivision Standards

- 4.1 Applications for subdivision that are likely to result in the creation of lots that are incapable of being developed in accordance with the standards specified in Column B of Table 2 and Column C of Table 3 will not be supported by the City.

TABLE 2: DEVELOPMENT STANDARDS

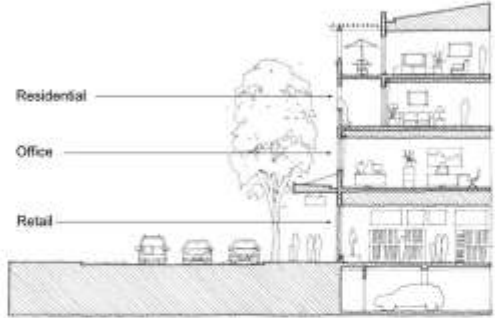
COLUMN A	COLUMN B	COLUMN C	COLUMN D
Policy Positions	Acceptable Standards (unless otherwise stated, all standards must be met)	Unacceptable Standards (unless otherwise stated, if any one of the following standards are met or exceeded, the application will be refused)	Illustration
1. LAND USE			
1.1 Encourage a mix of land uses within the town centre; and	a) Establish mixed use developments along Dundee Road, Rocca Way and Conlan Avenue.	Development that only accommodates a single use.	 <p>Example of mixed-use development</p>
1.2 Enable generational change of land uses to occur.	<p>b) Buildings which can accommodate the preferred uses specified in Column B of Table 3 Precinct Standards.</p> <p>c) Providing adaptable building designs capable of multifunctional ground floor use and the provision of additional levels without the need for demolition; and</p> <p>d) In considering whether a building is capable of adaptive re-use Council will have regard to the following:</p> <ul style="list-style-type: none"> • Use of load bearing columns and walls in a regular grid pattern which allows the addition or removal of dividing walls for the reconfiguration of leasable retail/commercial spaces within the building. • Location of service cores and stairs at the sides or rear of the building; and • Maximisation of the number of openings to the primary street to allow future opportunities for the creation of additional entrances to multiple tenancies. <p>e) All development applications involving construction of new buildings within the precincts identified in Table 3 must be accompanied by a plan demonstrating the capability of the building for adaptive re-use in the future.</p>	Development that is structurally incapable of adaptive reuse.	

TABLE 2: DEVELOPMENT STANDARDS

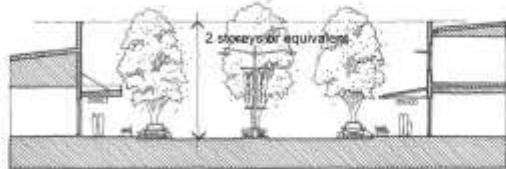

COLUMN A	COLUMN B	COLUMN C	COLUMN D
Policy Positions	Acceptable Standards (unless otherwise stated, all standards must be met)	Unacceptable Standards (unless otherwise stated, if any one of the following standards are met or exceeded, the application will be refused)	Illustration
2. BUILT FORM			
2.1 Buildings are of an appropriate scale and design to contribute to the built form of the Town Centre.	a) Commercial or mixed use development must present a minimum two storey façade to the public street.	Development that presents a single storey façade to the public street.	 <p>Minimum 2 storey scale</p>
	b) Employ architectural features to create landmark buildings that emphasise corners and building entrances to increase legibility of the town centre.	Development that does not employ any architectural features to emphasise corners and building entrances.	 <p>Architectural feature to emphasise street corner</p> <p>Architectural features to emphasise the main building entrances</p> <p>Architectural features to emphasise the main building entrances</p>

TABLE 2: DEVELOPMENT STANDARDS


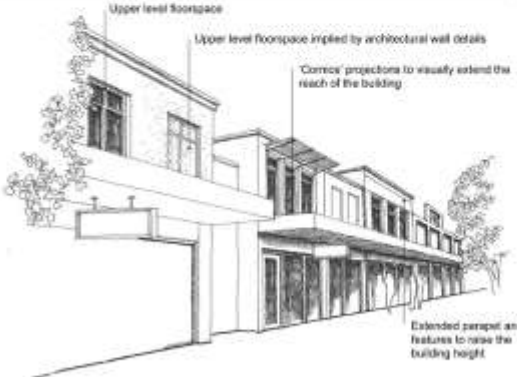
COLUMN A Policy Positions	COLUMN B Acceptable Standards (unless otherwise stated, all standards must be met)	COLUMN C Unacceptable Standards (unless otherwise stated, if any one of the following standards are met or exceeded, the application will be refused)	COLUMN D Illustration
	c) Utilise an architectural treatment that breaks down building mass to provide visual relief through building structure, cladding and glazing.	Development that presents blank, monotonous facades and limited architectural relief.	 <p>Limited architectural relief</p> <p>Architectural relief provided through building structure, cladding and glazing</p>
	d) Incorporate architectural features to add to the scale, height and presence of the development. e) Employ changes in material, height and elevation plane, and use features such as balconies to create visual interest.	Development that does not incorporate a variety of materials, height and elevation treatments.	 <p>Upper level floorspace</p> <p>Upper level floorspace implied by architectural wall details</p> <p>'Cornice' projections to visually extend the reach of the building</p> <p>Extended parapet and features to raise the building height</p>

TABLE 2: DEVELOPMENT STANDARDS

COLUMN A Policy Positions	COLUMN B Acceptable Standards (unless otherwise stated, all standards must be met)	COLUMN C Unacceptable Standards (unless otherwise stated, if any one of the following standards are met or exceeded, the application will be refused)	COLUMN D Illustration
3. BUILDING PLACEMENT			
3.1 Buildings are appropriately placed on each site.	a) All development must be built to the side boundaries of the lot in order to present a contiguous built frontage to the street.	Development that does not provide a contiguous street frontage.	<p>Contiguous street frontage (0m side setbacks)</p> <p>Non-contiguous street frontage</p> <p>0m street setback</p> <p>Limited setbacks for corners, entrances, and al fresco areas</p> <p>Setbacks waste space and reduce urban character in commercial areas</p>
	b) Commercial or mixed use development must achieve a nil street setback, except at building entrances or dedicated al-fresco dining areas; and	Commercial or mixed use developments that are setback from the street.	

TABLE 2: DEVELOPMENT STANDARDS

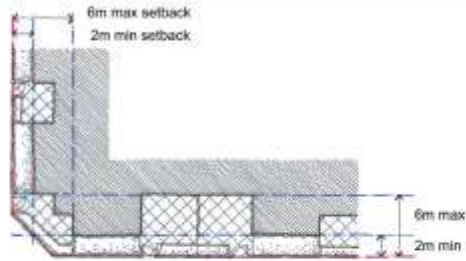
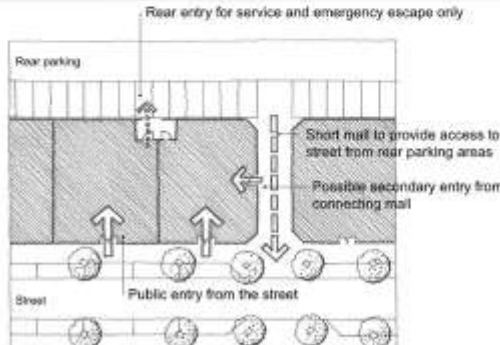
COLUMN A Policy Positions	COLUMN B Acceptable Standards (unless otherwise stated, all standards must be met)	COLUMN C Unacceptable Standards (unless otherwise stated, if any one of the following standards are met or exceeded, the application will be refused)	COLUMN D Illustration
	c) Residential development must be setback a minimum of 2.0 metres and a maximum of 6.0m from the street boundary	Residential developments that are setback less than 2.0 metres or setback more than 6.0 metres	 <p>Modest setbacks provide a degree of separation from the street for residents, but large setbacks waste space and reduce urban character</p>
4. STREET INTERFACE			
4.1 Development presents a predominantly activated frontage to public streets.	a) All development must provide the primary building entrance from the street.	Development that does not provide the primary building entrance from the street.	

TABLE 2: DEVELOPMENT STANDARDS

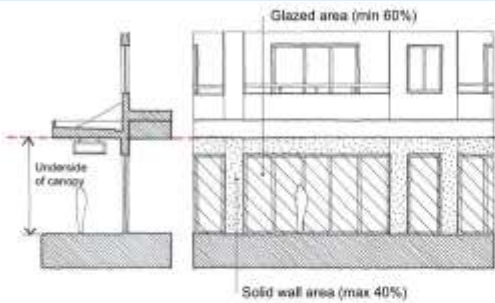
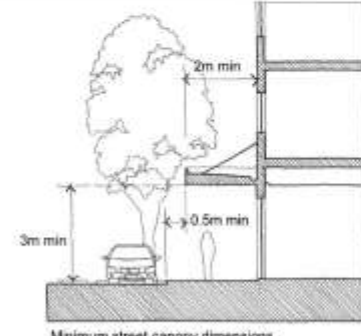
COLUMN A Policy Positions	COLUMN B Acceptable Standards (unless otherwise stated, all standards must be met)	COLUMN C Unacceptable Standards (unless otherwise stated, if any one of the following standards are met or exceeded, the application will be refused)	COLUMN D Illustration
	b) Provide glazed areas along the building's street frontage to provide lines of sight into and from the building with no more than 40% solid walls.	Development that provides more than 40% solid walls along the building's street frontage. Development that does not provide lines of sight into and from the building.	
	c) Commercial or mixed use development must provide a weather protecting awning over the pedestrian footpath along the entire street frontage of the building. The minimum dimensions are: <ul style="list-style-type: none"> • 2 metres in depth; • 3 metres in height above footpath; and • 0.5 metres from the curb. 	Development that does not provide weather protecting awnings along the entire street frontage and does not meet the minimum dimensions specified in Column B.	

TABLE 2: DEVELOPMENT STANDARDS

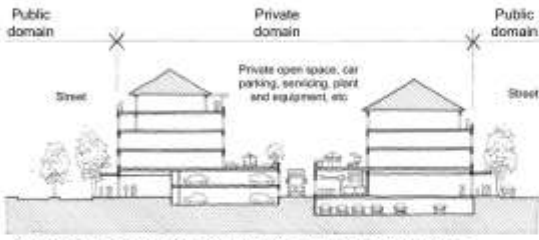
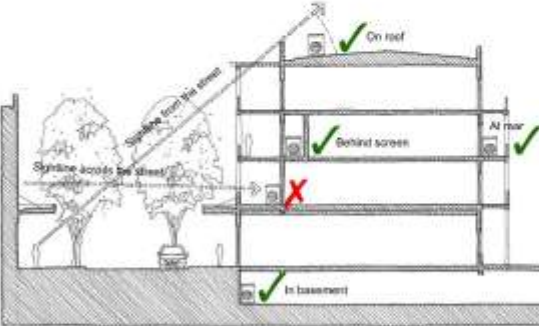
COLUMN A Policy Positions	COLUMN B Acceptable Standards (unless otherwise stated, all standards must be met)	COLUMN C Unacceptable Standards (unless otherwise stated, if any one of the following standards are met or exceeded, the application will be refused)	COLUMN D Illustration
	d) Private areas for the sole use of occupants and for the location of services, shall be clearly demarcated from the public domain, and preferably located at the rear of developments.	Development that does not clearly demarcate the private domain from the public domain.	 <p>Public and private areas should be clearly distinguished from each other</p>
	e) Locate servicing, plant and equipment out of sight from the public domain and other users of the street.	Development that locates servicing, plant and equipment in view of the public domain.	 <p>Mechanical plant and services located out of view from the public domain</p>

TABLE 2: DEVELOPMENT STANDARDS

COLUMN A	COLUMN B	COLUMN C	COLUMN D
Policy Positions	Acceptable Standards (unless otherwise stated, all standards must be met)	Unacceptable Standards (unless otherwise stated, if any one of the following standards are met or exceeded, the application will be refused)	Illustration
5. CONNECTIVITY			
5.1 Development contributes to the connectivity of the centre.	<p>All development must facilitate vehicular and pedestrian connections of:</p> <ul style="list-style-type: none"> a) Rocca Way to Conlan Avenue, b) Rocca Way to Civic Drive, c) Yagan Place to Windan Way, and d) Servite Terrace to Wanneroo Road. 	Development which compromises the vehicular and pedestrian connectivity of the centre.	
6. CAR PARKING			
6.1 New development is provided with sufficient vehicle parking bays that do not detract from the streetscape or built form outcomes.	<ul style="list-style-type: none"> a) Provide vehicle parking bays for non-residential development at a rate of 1 bay/50m² net floor area; b) Provide vehicle parking bays for residential development at a rate of 1 bay/unit; c) Vehicle parking is made available for general use and access into and through these areas is protected by an easement in gross. 	<p>Note: There are no unacceptable standards. Where a proponent is unable to meet the acceptable standards, a financial contribution as determined by the City will be required to be payable to the City for the provision of a public car park.</p>	

TABLE 2: DEVELOPMENT STANDARDS


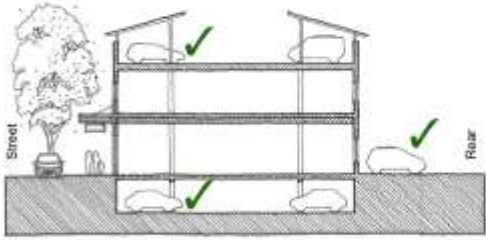
COLUMN A Policy Positions	COLUMN B Acceptable Standards (unless otherwise stated, all standards must be met)	COLUMN C Unacceptable Standards (unless otherwise stated, if any one of the following standards are met or exceeded, the application will be refused)	COLUMN D Illustration
	d) Provide on-street vehicle parking parallel to the public street where required.	Development that compromises the provision of on-street vehicle parking parallel to the street.	
	e) Locate on-site vehicle parking areas above, below or at the rear of buildings away from public view.	Development that proposes on-site vehicle parking areas within the public view.	 <p>Off-street parking located under, above, or behind the building</p>

TABLE 2: DEVELOPMENT STANDARDS

COLUMN A Policy Positions	COLUMN B Acceptable Standards (unless otherwise stated, all standards must be met)	COLUMN C Unacceptable Standards (unless otherwise stated, if any one of the following standards are met or exceeded, the application will be refused)	COLUMN D Illustration
	d) Locate vehicle parking and servicing access from a Right of Way where available, or from a secondary street where there is no alternative access from a Right of Way.	Development that provides access to vehicle parking and servicing from a primary street where access from a secondary street or Right of Way is available.	<p>Vehicle access from a secondary street where available ✓</p> <p>Vehicle access from ROW where available ✓</p> <p>No vehicle access from a primary street where an alternative is available ✗</p>
	e) Provide crossovers from secondary streets and from a Right of Way.	<p>Development that provides crossovers from a primary street.</p> <p>Development that provides a second crossover from the same street.</p>	<p>No second vehicle access from the same street ✗</p>

TABLE 2: DEVELOPMENT STANDARDS

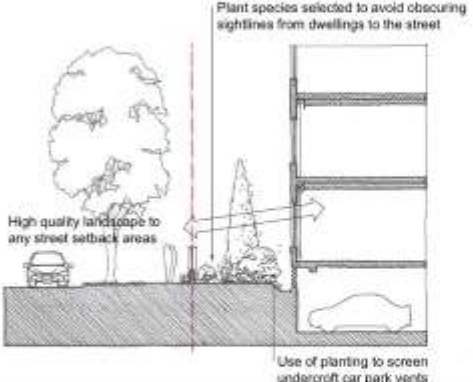
COLUMN A	COLUMN B	COLUMN C	COLUMN D
Policy Positions	Acceptable Standards (unless otherwise stated, all standards must be met)	Unacceptable Standards (unless otherwise stated, if any one of the following standards are met or exceeded, the application will be refused)	Illustration
7. LANDSCAPING			
7.1 Landscaping is provided to enhance streetscapes, pedestrian environment and generally improve the visual amenities of the area.	<p>a) All development must provide landscaping treatments in car parking areas and access ways.</p> <p>b) Where development is setback from the street, landscaping must be provided within the front façade.</p>	<p>Note: There are no unacceptable standards. The provision of landscaping on site may be waived subject to the applicant agreeing to fund the cost of upgrading and/or landscaping the adjoining verge areas in accordance with Council's requirements.</p>	

TABLE 3: PRECINCT STANDARDS - NORTHERN SUB-PRECINCT

COLUMN A	COLUMN B	COLUMN C	COLUMN D
Policy Positions	Preferred Uses	Acceptable Standards	Unacceptable Standards
<ol style="list-style-type: none"> To create high density urban housing in proximity to services of the Town Centre; and To consolidate a mix of employment generating land uses. 	<ul style="list-style-type: none"> Educational establishment Medical centre Office Residential R60 to R-AC4 Showrooms 	<p>In accordance with the Northern sub-precinct framework plan shown below, development must:</p> <ol style="list-style-type: none"> Facilitate vehicular and pedestrian access points and linkages; Accord with the lot layout/arrangement; Retain significant vegetation in open spaces and street reserves; Provide appropriate setbacks; and Incorporate architectural features that have been endorsed by a suitably experienced and qualified urban designer or architect. 	<p>Development of land which may adversely prejudice the future planning and development of the Northern Sub-Precinct Plan where:</p> <ol style="list-style-type: none"> The scale and extent of the proposed development impedes the eventual achievement of a coordinated road network between lots; and The nature, extent and permanency of the proposed development presents a long-term constraint to the ultimate development of the area.

Northern sub-precinct framework plan



Location plan



TABLE 3: PRECINCT STANDARDS - WESTERN SUB-PRECINCT

COLUMN A	COLUMN B	COLUMN C	COLUMN D
Policy Positions	Preferred Uses	Acceptable Standards	Unacceptable Standards
<ol style="list-style-type: none"> To create medium to high density urban housing in proximity to services of the Town Centre; and To allow for low intensity commercial uses that can be integrated with medium to high density housing. 	<ul style="list-style-type: none"> Consulting rooms Home business Residential R60 to R-AC4 	<p>In accordance with the Western sub-precinct framework plan shown below, development must:</p> <ol style="list-style-type: none"> Facilitate vehicular and pedestrian access points and linkages; Accord with the lot layout/arrangement; Retain significant vegetation in open spaces and street reserves; Provide appropriate setbacks; and Incorporate architectural features that have been endorsed by a suitably experienced and qualified urban designer or architect. 	<p>Development of land which may adversely prejudice the future planning and development of the Western Sub-Precinct Plan where:</p> <ol style="list-style-type: none"> The scale and extent of the proposed development impedes the eventual achievement of a coordinated road network between lots; and The nature, extent and permanency of the proposed development presents a long-term constraint to the ultimate development of the area.

Western sub-precinct framework plan



Location plan



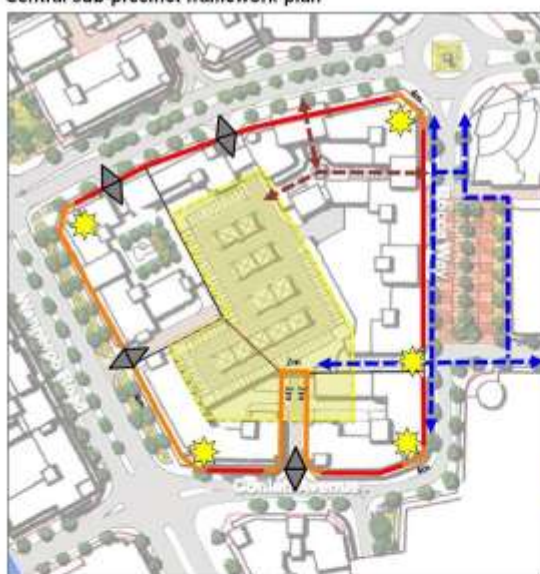
LEGEND

- Architectural landmark feature (offering a bold architectural treatment or a taller architectural element), with definition of such at the City of Wanneroo's discretion.
- Two-way vehicular exit/entrance
- 2m
- Other setback with minimum dimension in figure
- 24hr pedestrian access required
- Preferred road location
- Opportunity for tree retention in open space or street reserve

TABLE 3: PRECINCT STANDARDS - CENTRAL SUB-PRECINCT

COLUMN A	COLUMN B	COLUMN C	COLUMN D
Policy Positions	Preferred Uses	Acceptable Standards	Unacceptable Standards
<ol style="list-style-type: none"> To provide a coordinated pattern of development to manage the fragmented nature of land ownership; To generate a mix of commercial and entertainment uses; To create a vibrant and active main street along Rocca Way; To provide an accessible and consolidated car park; and To facilitate greater pedestrian connectivity. 	<ul style="list-style-type: none"> Department store Hotel Office Restaurant Shop Tavern 	<p>In accordance with the Central sub-precinct framework plan shown below, development must:</p> <ul style="list-style-type: none"> (i) Facilitate vehicular access points and pedestrian linkages; (ii) Accord with the lot layout/arrangement; (iii) Provide a centralised car park; (iv) Provide appropriate setbacks; and (v) Incorporate architectural features that have been endorsed by a suitably experienced and qualified urban designer or architect. 	<p>Development of land which may adversely prejudice the future planning and development of the Central Sub-Precinct Plan where:</p> <ul style="list-style-type: none"> (i) The scale and extent of the proposed development impedes the eventual achievement of a coordinated road network between lots; and (ii) The nature, extent and permanency of the proposed development presents a long-term constraint to the ultimate development of the area.

Central sub-precinct framework plan



Location plan



LEGEND

- Architectural landmark feature (utilising a bold architectural treatment or other architectural element), with definition of such as the City of Wanneroo's discretion.
- Two-way vehicular exit/entrance
- Indicative area for a main car park for the central sub-precinct
- Mandatory zero street setbacks
- Allowable zero street setbacks (figure indicates maximum street setbacks)
- 24hr pedestrian access required
- Business hours pedestrian access required

Attachment 2: Summary of Submitters' Comments on Draft LPP 5.2

	Submitter's Comments	Response	Recommended Modification
1	St Anthony's School - Lot 702 (15) Dundobar Road Wanneroo		
1.1	<p>The concept plan provides for residential and commercial uses on the western portion of St Anthony's School. The School contends that as the City continues to grow, there will be greater demands placed on the School to the extent that it will need to be developed to accommodate increasing numbers of primary school children.</p> <p>The concept plan has not taken into account the significant involvement of the community on the current use and accordingly it is requested that the concept plan be amended to define the whole of the St Anthony's School site for educational use only.</p>	Noted. Administration recognises the long term requirements of the St Anthony's School site for educational use.	<p>Modify <i>Figure 2</i> and plan in <i>Table 3 – Precinct Standards Northern Sub-Precinct</i> to remove the residential uses on the western portion of St Anthony's School.</p> <p>As a result of this modification, the future development of the St Anthony's School site will need to consider a suitable interface treatment between the School and land immediately to the west (as indicated on the modified plan in <i>Table 3 Precinct Standards Northern-Sub Precinct</i>).</p>
2	McGees Property - Representing Lot 900 (1000) Wanneroo Road Wanneroo		
2.1	The Policy area boundary should be realigned along the common boundary of the land owned by the Servite Order and the land owned by the Catholic Archbishop of Perth which comprises the St Anthony's school.	Noted. Administration acknowledges that the land owned by the Servite Order is identified in the Wanneroo Town Centre Structure Plan and is subject to further detailed planning.	Modify <i>Figure 1</i> , <i>Figure 2</i> , and plan in <i>Table 3 – Precinct Standards for Northern Sub-Precinct</i> to align with the boundary of the land owned by the Servite Order and the Catholic Archbishop of Perth.
3	Main Roads WA		
3.1	<p>Main Roads WA (MRWA) has established a standard that requires a 2.5m clearance from the kerb face to any awnings overhanging the road reserve. This 2.5m clearance is required to accommodate roadside furniture such as lighting poles including traffic signals, cabling, directional signage etc.</p> <p>Therefore MRWA has recommended that Table</p>	<p>This standard should only apply to Wanneroo Road which is the only road in the Wanneroo Town Centre that MRWA has control over. It is inappropriate for this Policy to apply a fixed minimum 2.5m clearance for all roads in the Wanneroo Town Centre as this will have a detrimental impact on built form, streetscape and pedestrian amenity outcomes intended for the Town Centre.</p>	<p>Modify Policy Position 4.1 Column B (acceptable standards) to remove the following wording:</p> <ul style="list-style-type: none"> 0.5 metres from the curb <p>Modify Column D (illustration) accordingly to remove annotation of '0.5m min'.</p>

Attachment 2: Summary of Submitters' Comments on Draft LPP 5.2

	Submitter's Comments	Response	Recommended Modification
	2 Development Standards Item 4.1 (c) be amended from '0.5m from the curb' to '2.5m from the curb face'.	However, in recognising that roadside furniture must be accommodated in certain instances, Policy Position 4.1 is recommended to be modified to allow greater flexibility in the distance between the curb and awning.	
4	Greg Rowe and Associates - Representing Lot 520 (950) Wanneroo Road, Wanneroo		
4.1	Generally supportive of the overall long term vision.	Noted.	None.
4.2	The proposed connection of Windan Way between Rocca Way and Civic Drive will be provided as a right of carriageway on the title. It is requested that the Council remain flexible in regards to the location and configuration of this connection as it may occur via an underground car park.	The Policy identifies future connections within the Town Centre including Windan Way between Rocca Way and Civic Drive. Although the future connections are indicative, the configurations of these connections are to remain generally consistent as per the Long Term Vision and Policy Position 5.1 in Table 2. However, Administration does not agree with the provision of this connection via an underground car park due to safety and accessibility concerns particularly during evening hours when retail outlets are closed.	None.
4.3	The owner of Lot 520 Wanneroo Road intends to pursue 'Residential' or 'Mixed-Use' development opportunities for the eastern portions of the shopping centre site. The layout would allow for these potential uses.	Noted. This is subject to an application for planning approval separate to this process.	None.
4.4	In Table 2, Policy Position 1.1 Column C (unacceptable standards) states: <ul style="list-style-type: none"> 'Development that only accommodates a single use' or 	Noted. Administration acknowledges that single use development exists in the Town Centre and does not create an inappropriate outcome. In response, it is proposed to remove the first provision and retain the second provision which	Remove the following provision of Policy Position 1 Column C (unacceptable standards): Development that only accommodates a single use.

Attachment 2: Summary of Submitters' Comments on Draft LPP 5.2

	Submitter's Comments	Response	Recommended Modification
	<ul style="list-style-type: none"> 'Development that is structurally incapable of adaptive reuse' <p>This Policy position is not supported. A blanket statement limiting single use development is inappropriate. These provisions should be reworded so that they do not apply to the intended long term uses of the centre.</p>	will still allow for generational change of land uses to occur.	
4.5	Under the current Wanneroo Town Centre Structure Plan, the shopping centre does not have an R-Coding allocated to it. In order for appropriate residential development to be considered, it is requested that an R-Coding be included within the Policy. A similar coding to the adjacent lot is expected (R80) or higher (R-AC1 or R160) given the site's size and location adjacent to excellent retail/commercial facilities and high frequency public transport.	<p>Lot 520 Wanneroo Road is zoned commercial in the Wanneroo Town Centre Structure Plan. It is not the intent of this Policy to provide a framework or concept plan to facilitate residential development on the shopping centre site as the preferred use for this site is commercial.</p> <p>A Structure Plan amendment is considered a more appropriate mechanism to resolve this issue rather than through this Policy.</p>	None.
4.6	<p>Suggest the following alterations to the wording (shown underlined) of Column C of Policy Position 2.1:</p> <ul style="list-style-type: none"> Development that presents blank, monotonous facades and limited architectural relief <u>to street frontages</u>. Development that does not incorporate a variety of materials, height and/or elevation treatments. 	<p>It is the deliberate intent of this Policy to discourage development that presents blank, monotonous facades and limited architectural relief throughout the Town Centre rather than only along street frontages.</p> <p>Similarly, the Policy discourages development that does not incorporate a variety of materials, height <i>and</i> elevation treatments. Height and elevation treatments are two different, yet equally important, elements in building design and this is reflected in the Policy provision.</p>	None.
4.7	Suggest the following alterations to the wording (shown underlined) of Column C of Policy	The preference for all development in the Wanneroo Town Centre, as prescribed in the	None.

Attachment 2: Summary of Submitters' Comments on Draft LPP 5.2

	Submitter's Comments	Response	Recommended Modification
	Position 4.1: <ul style="list-style-type: none"> Development that locates servicing, plant and equipment in view of the public domain <u>where practical to do so.</u> 	Policy, is to locate servicing, plant and equipment out of sight from the public view through a combination of screening techniques and locational design considerations. This is to facilitate a town centre environment free of observable servicing, plant and equipment that detracts from visual amenity.	
4.8	While the Policy is generally supported, it is important that it is not prescriptive and overly restrictive, particularly in relation to design outcomes and land use.	Noted. The purpose of the Policy, as stated in Part 1 Policy Operation, is to provide greater control and influence over development outcomes in the Wanneroo Town Centre.	None.
5	Department of Environment and Conservation - Lot 145 (5) Dundebur Road, Wanneroo (Corner of Dundebur Road and Wanneroo Road)		
5.1	The Department of Environment and Conservation (DEC) is supportive of the proposed future land use for the current Swan Coastal District Office (SCDO).	Noted.	None.
5.2	<p>The DEC's medium/long-term accommodation preference is for the SCDO staff to be relocated to the site of the current DEC wildlife research facility located in the Woodvale Nature Reserve. This would require the Woodvale research staff to be relocated to DEC's main metropolitan site at Kensington.</p> <p>Due to financial implications of the proposal and the need for alignment with overall Government accommodation plans, the DEC is unable to put a timeframe on the relocation of the SCDO. However, it appears unlikely that the DEC will be able to relocate the SCDO facilities within the next five years.</p>	Noted.	None.

Attachment 2: Summary of Submitters' Comments on Draft LPP 5.2

	Submitter's Comments	Response	Recommended Modification
6	Department of Education - Lot 500 (4) Shaw Road, Wanneroo (Enclosed by Shaw Road, Keane Street and Hastings Street)		
6.1	Support the identification of Residential R60 to R-AC4 in the Western Sub Precinct and has no objections to the Policy.	Noted.	None.
7	Chappell Lambert Everett - Representing Lots 502, 503, 504, 996, 997, 998 Wanneroo Road, Wanneroo		
7.1	Support the preparation of this Policy and welcome its implementation.	Noted.	None.
8	Chappell Lambert Everett - Representing Lot 70 (964) Wanneroo Road, Wanneroo		
8.1	Chappell Lambert Everett support the preparation of this Policy which is entirely consistent with objectives for both Lot 70 Wanneroo Road and the Town Centre generally.	Noted.	None.
9	Dovin Pty Ltd - Lot 701 (990L) Wanneroo Road Wanneroo		
9.1	St Anthony's School require all the land they currently have. This may prohibit the proposed road parallel to Wanneroo Road shown on the school site which is critical to the success of the Wanneroo Road frontage.	See Comment 1.1.	See Modification 1.1. As a result of this modification, the proposed road parallel to Wanneroo Road has been replaced by an indicative internal road arrangement on the landowner's lot.
9.2	The definition of 'Long Term' in the Vision and the rate of phasing in of elements of the vision are critical to the Policy's success. The landowner has conducted numerous feasibility studies on their site for various uses ranging from simple bulky goods showrooms to multi level showroom, office and residential developments similar to the Policy vision. Current conditions point to showrooms, similar to those already on Wanneroo Road as the only	Noted. Administration acknowledges the importance of the Long Term Vision in delivering the Policy's objectives. As stated in Part 1 of the Policy, the Long Term Vision is a graphical representation of the possible scenarios of the form and nature of development in the Wanneroo Town Centre once the Policy objectives in Table 1 have been achieved. The Policy does not restrict landowners from proposing the uses permitted in the current	None.

Attachment 2: Summary of Submitters' Comments on Draft LPP 5.2

	Submitter's Comments	Response	Recommended Modification
	viable solution. There are two such uses wishing to occupy the site and considering DA applications. The landowner states that as these uses reach their economic life, they can then be converted or replaced by more intensive uses in the future.	Structure Plan, including showrooms. However, the Policy sets out the need for development to enable the generational change of land use to occur and this is addressed in Policy Position 1 in Table 2 and in Column D (unacceptable standards) of Table 3.	
9.3	Not aware of any imminent plans for the DEC to vacate their site and notes that this site is critical to the development of their site.	See Comment 5.2.	None.
9.4	Notes the future of Wanneroo Road and MRWA plans for it as being critical to the future of the subject site and for all sites fronting Wanneroo Road. At present, there is a 7m road widening planned for the subject site. Resolution of the future for Wanneroo Road and any calming, traffic signals etc. is essential to achieving or progressing towards the Policy Vision.	Noted. Administration has considered the widening proposed for Wanneroo Road and recognises the role that Wanneroo Road will play in delivering the objectives of the Policy and in achieving the overall vision.	None.
9.5	Supports the ultimate Vision and believes it will be very appropriate for the Town Centre in due course, however, in the short term, uses in the current Structure Plan must be accommodated to give landowners interim viable solutions.	Noted. The Policy does not restrict landowners from proposing the uses permitted in the current Structure Plan.	None.
10	Graeme P Johnson - 20 Blackfriars Road, Joondalup		
10.1	Concerned by the incompatibility of residential properties backing onto commercial zoned areas and the detrimental impacts this has on the quality of life for residents. The submitter recommends that the east side of Leach Road be zoned commercial in order to achieve better planning in the long term, limit the	Administration recognises that there are residential properties on the eastern side of Leach Road. However, these lots are already zoned Business in the Wanneroo Town Centre Structure Plan and would achieve the outcomes the submitter has raised.	None.

Attachment 2: Summary of Submitters' Comments on Draft LPP 5.2

	Submitter's Comments	Response	Recommended Modification
	<p>conflict between the two zones, and lead to a better quality of life for residents.</p> <p>In support of this recommendation, the submitter notes the minimum number of houses on the west side of Leach Road, the Council duplex which is used for a commercial purpose and no other dwellings at the south end of Leach Road, and the Anglican church/house and three houses at the north end (west side).</p>		
11	Amarjit Pabla - Lot 64 (34) Leach Road Wanneroo		
11.1	Notes that the City intends to exclude all properties on Leach Road from the Wanneroo Town Centre boundary identified in this Policy. Why is Leach Road being left out of the Wanneroo Town Centre?	The Policy focuses on the lots fronting Wanneroo Road as this area warrants the need for greater design guidelines than those lots fronting onto Leach Road. Existing Structure Plan provisions are sufficient to control potential redevelopment of the properties on the eastern side of Leach Road which are predominantly residential uses but are zoned Business.	None.
11.2	Notes that the City is proposing to rezone land within a 400 metre radius from the middle point of the Town Centre to R60. Why is there no proposal to rezone properties on Leach Road to a higher density?	<p>The City is aware that the properties along Leach Road are not included in the Wanneroo Housing Precinct under Local Planning Policy 3.1: Local Housing Strategy. This is because these properties form part of the Wanneroo Town Centre Structure Plan for which they are designated R40.</p> <p>The City recognises that the Wanneroo Town Centre Structure Plan needs to be comprehensively reviewed and this includes increasing the residential density code of this area. The City will undertake this review once the Wanneroo Town Centre Policy and Scheme</p>	None.

Attachment 2: Summary of Submitters' Comments on Draft LPP 5.2

	Submitter's Comments	Response	Recommended Modification
		Amendment for the Wanneroo Housing Precinct has been finalised. However, this does not prevent landowners from preparing an amendment to the Wanneroo Town Centre Structure Plan to recode properties along Leach Road to a higher density code in the meantime.	
12	Richard Struik - 104 Dundobar Road, Wanneroo		
12.1	The City should learn from the lessons of Joondalup City Centre where there is similar architecture and design to that proposed for Wanneroo. The vibrancy within Joondalup is relatively low given the amount of business and residents in the area.	Noted. Table 2 of the Policy sets out standards related to land use, built form, building placement, street interface, connectivity, car parking and landscaping. These standards are aimed at producing high standards of development and quality built form unique to the Wanneroo Town Centre.	None.
12.2	Although the statue in front of the Council building is attractive, a larger iconic building or sculpture is needed to define the town centre as a unique place.	Although this is not a matter for the Policy to address, Table 3 of the Policy indicates the location of architectural landmark features throughout the Town Centre.	None.
12.3	Notes that traffic planning will need to be a major focus of the Policy otherwise there will be severe congestion around the Town Centre. The increased population throughout the corridor has led to significant traffic issues around Wanneroo Road and Ocean Reef Road as well as the Town Centre. Living along Dundobar Road, the submitter has noticed a significant rise in traffic to the point where opening windows causes noise issues and loss of amenity. These issues are likely to be exacerbated by further density unless major infrastructure works take place. Infrastructure works may include traffic calming	Administration acknowledges the increase in traffic-related issues in line with projected population growth. Although traffic calming efforts and other major infrastructure works are beyond the scope of this Policy, the Policy recognises the important role that traffic and transport planning will play in delivery of the Long Term Vision. In particular, Objective 5 of the Policy and the collective standards in Tables 2 and 3 seek to improve the connectivity of the Wanneroo Town Centre and maximise walking, cycling and public transport trips over private car trips.	None.

Attachment 2: Summary of Submitters' Comments on Draft LPP 5.2

	Submitter's Comments	Response	Recommended Modification
	devices in residential areas and an overpass at the corner of Wanneroo Road and Ocean Reef Road as it is difficult to see how this intersection can cater to an increased capacity. Heavy truck traffic must be directed away from the Tow Centre through the Freeway or Franklin Road.		
12.4	Encourages the City to take into account the needs of families and children. The Town Centre should consider an integrated children's centre and interesting play space areas to ensure that it does not become concrete bound and monotone.	Administration recognises the importance of planning for the needs of the community. Although the Policy does not specifically identify the location for an integrated children's centre, this does not prevent landowners from proposing this type of use provided it is in line with existing planning requirements. The Policy Objectives and standards in Tables 2 and 3 have been constructed so as to ensure development in the Wanneroo Town Centre is of a high quality and character.	None.
12.5	Recommends inclusion of provisions in the Policy to facilitate a range of residential properties and to ensure that average income families are not priced out like in Joondalup. Encouragement to build more eco-vision and innovative housing may also help bring interest.	Administration is supportive of facilitating a diverse range of housing in the Wanneroo Town Centre. The Policy identifies a preferred range of residential densities in the Northern Sub-Precinct and the Western Sub-Precinct. This range is flexible enough to facilitate the provision of a range of residential accommodation suited for different lifestyles and demographics within the Wanneroo Town Centre.	None.

Planning and Sustainability
Local Planning Policy Framework
Local Planning Policy 5.2: Wanneroo Town Centre



AUTHORISATION Adopted February 2012

REVIEW Biannual

PART 1 - POLICY OPERATION

Policy Development

This Policy has been prepared under the provisions of Section 8.11 of the City of Wanneroo District Planning Scheme No. 2 (DPS 2).

Application and Purpose

The purpose of this Policy is to expand and elaborate on the existing Wanneroo Town Centre Structure Plan provisions to provide greater control and influence over development outcomes and the quality of built form in the Town Centre. The application area of this Policy and the Structure Plan are shown in **Figure 1** of this Policy.

Objectives

The objectives of this Policy are to:

- 1.1 Ensure decisions made in respect to planning proposals do not prejudice the long term plans for the future of the Wanneroo Town Centre.
- 1.2 Apply the Policy Objectives of State Planning Policy 4.2: Activity Centres for Perth and Peel (2010) (SPP 4.2) to the Wanneroo Town Centre as depicted in **Table 1** below:

TABLE 1: INTERPRETATION OF SPP 4.2 OBJECTIVES IN LPP 5.2

SPP 4.2 Objective	LPP 5.2 Objective
Activity Centre Hierarchy	1. Facilitate the development of the Town Centre into a Secondary Centre.
Activity	2. Concentrate a diversity of land uses, including a greater range of mixed-use development, to facilitate the emergence of the Town Centre as a focus of local economic development. 3. Increase the range and quality of employment opportunities in the Town Centre to contribute to the achievement of sub-regional employment self-sufficiency targets. 4. Establish higher density residential development within the Town Centre to improve land efficiency, housing variety and service viability.
Movement	5. Provide a well connected movement network that

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SPP 4.2 Objective	LPP 5.2 Objective
	<p>maximises access to and within the Town Centre by walking, cycling and public transport while reducing private car trips.</p> <p>6. Maximise levels of short term on-street parking in the public realm, and rationalise on-site parking in order to promote viable development and encourage the use of alternative modes of transport.</p>
Urban Form	<p>7. Develop a compact urban structure consisting of a legible street network and small, walkable blocks that improve accessibility within the Town Centre.</p> <p>8. Provide a public realm that serves to connect commercial, recreational and residential activity in a safe and legible manner.</p> <p>9. Activate street frontages to enhance streetscape amenity, maximise pedestrian movement and support passive surveillance opportunities.</p>
Out-of-Centre Development	<p>10. Concentrate activities, particularly those that generate high number of trips, within the Town Centre.</p>

- 1.3 Provide **Figures 2 and 3** as graphical representations of possible scenarios of the form and nature of development in the Wanneroo Town Centre once the Policy objectives in Table 1 have been achieved.

Structure

This Policy is made up of two parts:

Part 1 Policy Operation: This includes the policy context and objectives.

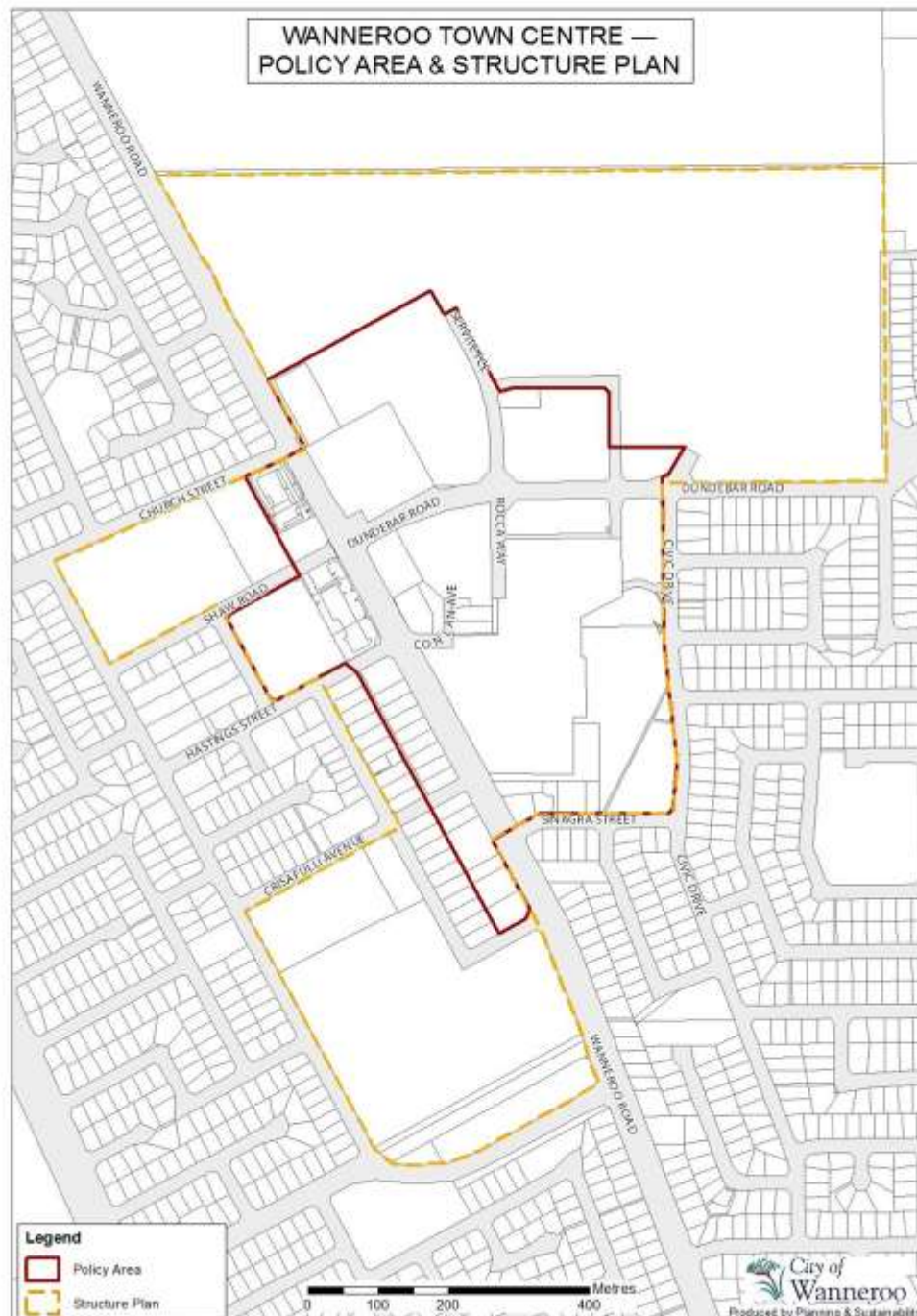
Part 2 Policy Provisions: This sets out:

- Positions relating to various design elements which are directed to producing high standards of development and quality built form in the Town Centre;
- Standards that are considered acceptable in order for the relevant Policy Positions to be satisfied;
- Standards that are considered unacceptable; and
- Illustrations that reflect the Standards.

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Local Planning Policy 5.2: Wanneroo Town Centre



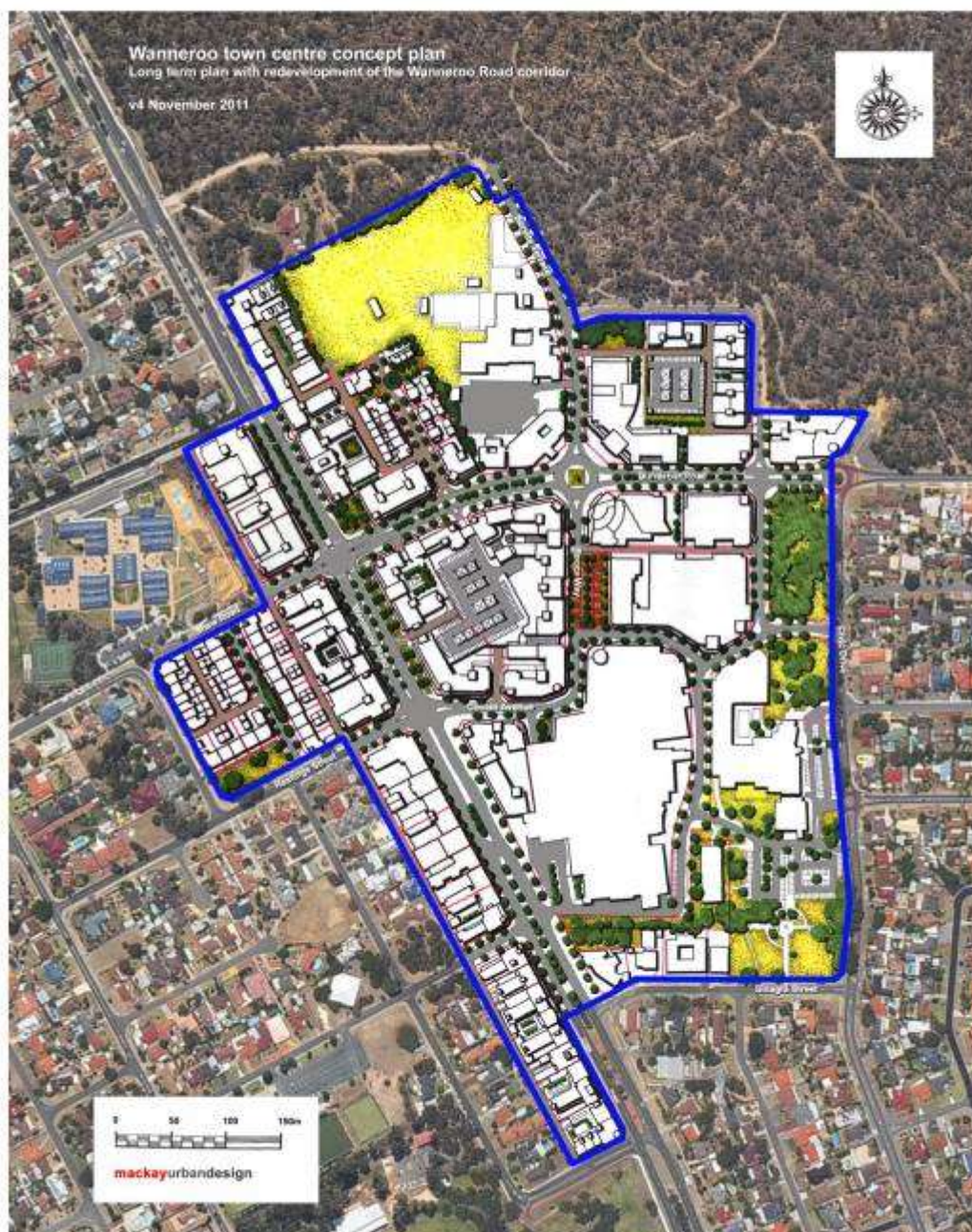
FIGURE 1: WANNEROO TOWN CENTRE POLICY AREA AND STRUCTURE PLAN



Planning and Sustainability
Local Planning Policy Framework
Local Planning Policy 5.2: Wanneroo Town Centre



FIGURE 2: LONG TERM VISION



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FIGURE 3: PERSPECTIVE DRAWINGS



RESIDENTIAL STREET VIEW

Image shows townhouses and small apartment buildings that can deliver high quality urban housing in proximity to the services of the town centre.



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DUNDEE ROAD VIEW

Image shows mixed use buildings on Dundee Road and retention of a small pocket park at the intersection of Wanneroo Road as a welcoming landscape gesture.



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ROCCA WAY VIEW - MAIN STREET

Image shows mixed use buildings facing onto the Rocca Way main street, and looking over a multi-functional plaza/park space.



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WANNEROO ROAD VIEW

Image shows how Wanneroo could be transformed from its current role as a suburban expressway lined with car-based commercial uses into an integrated urban arterial with slower-moving traffic, on-street parking, and good pedestrian amenity, which together provides a context for urban scaled mixed use buildings.



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PART 2 - POLICY PROVISIONS

2. Development Standards

- 2.1 Applications for planning approval pursuant to Section 8.1.2 of DPS 2 that comply with the standards specified in Column B of **Table 2** are deemed acceptable and may therefore be approved without referral to neighbours for comment.
- 2.2 Applications that meet any of the unacceptable development standards specified in Column C of Table 2 will, unless exceptional circumstances exist, be refused.
- 2.3 Unless otherwise stated, applications that fall outside the relevant standards specified in Column B but which do not meet any of the standards specified in Column C of Table 2 will generally be refused, unless in Council's opinion the objectives of the Policy and the stated Policy Positions specified in Column A of Table 2 are met by an alternative form of development.

3. Precinct Standards

- 3.1 Applications for planning approval pursuant to Section 8.1.2 of DPS 2 that fall within either of the three precincts specified in **Table 3** will be assessed against the Standards specified in Table 3 in addition to the Standards specified in Table 2.
- 3.2 Notwithstanding the land use permissibilities of the various zones of District Planning Scheme 2, Column B of Table 3 prescribes preferred land uses within the identified precincts for the purpose of facilitating the emergence of the Town Centre as a focus of local economic development and increasing the range and quality of employment opportunities.
- 3.3 Applications for planning approval that comply with the standards specified in Column C of Table 3 are deemed acceptable and may therefore be approved without referral to neighbours for comment.
- 3.4 Applications that meet any of the unacceptable development standards specified in Column D of Table 3 will, unless exceptional circumstances exist, be refused.
- 3.5 Unless otherwise stated, applications that fall outside relevant standards specified in Column C of Table 3 but which do not meet any of the standards specified in Column D of Table 3 will generally be refused, unless in Council's opinion the objectives of the Policy and the stated Policy Positions specified in Column A of Table 3 are met by an alternative form of development.

4. Subdivision Standards

- 4.1 Applications for subdivision that are likely to result in the creation of lots that are incapable of being developed in accordance with the standards specified in Column B of Table 2 and Column C of Table 3 will not be supported by the City.

TABLE 2: DEVELOPMENT STANDARDS

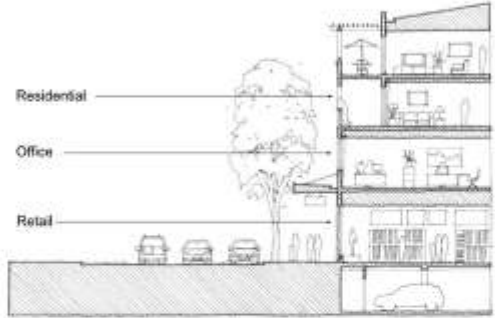
COLUMN A	COLUMN B	COLUMN C	COLUMN D
Policy Positions	Acceptable Standards (unless otherwise stated, all standards must be met)	Unacceptable Standards (unless otherwise stated, if any one of the following standards are met or exceeded, the application will be refused)	Illustration
1. LAND USE			
1.1 Encourage a mix of land uses within the town centre; and	a) Establish mixed use developments along Dundee Road, Rocca Way and Conlan Avenue.	Development that is structurally incapable of adaptive reuse.	 <p>Example of mixed-use development</p>
1.2 Enable generational change of land uses to occur.	<p>b) Buildings which can accommodate the preferred uses specified in Column B of Table 3 Precinct Standards.</p> <p>c) Providing adaptable building designs capable of multifunctional ground floor use and the provision of additional levels without the need for demolition; and</p> <p>d) In considering whether a building is capable of adaptive re-use Council will have regard to the following:</p> <ul style="list-style-type: none"> • Use of load bearing columns and walls in a regular grid pattern which allows the addition or removal of dividing walls for the reconfiguration of leasable retail/ commercial spaces within the building. • Location of service cores and stairs at the sides or rear of the building; and • Maximisation of the number of openings to the primary street to allow future opportunities for the creation of additional entrances to multiple tenancies. <p>e) All development applications involving construction of new buildings within the precincts identified in Table 3 must be accompanied by a plan demonstrating the capability of the building for adaptive re-use in the future.</p>		

TABLE 2: DEVELOPMENT STANDARDS

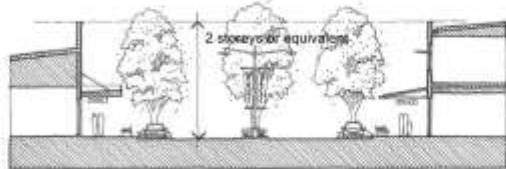

COLUMN A	COLUMN B	COLUMN C	COLUMN D
Policy Positions	Acceptable Standards (unless otherwise stated, all standards must be met)	Unacceptable Standards (unless otherwise stated, if any one of the following standards are met or exceeded, the application will be refused)	Illustration
2. BUILT FORM			
2.1 Buildings are of an appropriate scale and design to contribute to the built form of the Town Centre.	a) Commercial or mixed use development must present a minimum two storey façade to the public street.	Development that presents a single storey façade to the public street.	 <p>Minimum 2 storey scale</p>
	b) Employ architectural features to create landmark buildings that emphasise corners and building entrances to increase legibility of the town centre.	Development that does not employ any architectural features to emphasise corners and building entrances.	 <p>Architectural feature to emphasise street corner</p> <p>Architectural features to emphasise the main building entrances</p> <p>Architectural features to emphasise the main building entrances</p>

TABLE 2: DEVELOPMENT STANDARDS


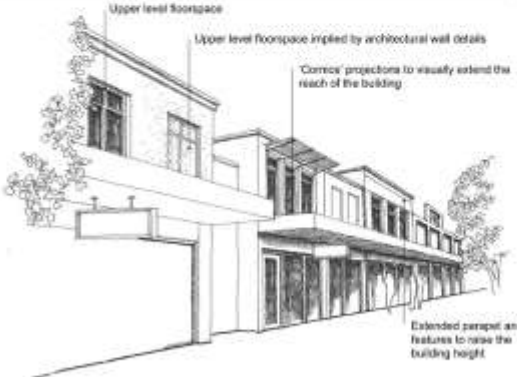
COLUMN A Policy Positions	COLUMN B Acceptable Standards (unless otherwise stated, all standards must be met)	COLUMN C Unacceptable Standards (unless otherwise stated, if any one of the following standards are met or exceeded, the application will be refused)	COLUMN D Illustration
	c) Utilise an architectural treatment that breaks down building mass to provide visual relief through building structure, cladding and glazing.	Development that presents blank, monotonous facades and limited architectural relief.	 <p>Limited architectural relief</p> <p>Architectural relief provided through building structure, cladding and glazing</p>
	d) Incorporate architectural features to add to the scale, height and presence of the development. e) Employ changes in material, height and elevation plane, and use features such as balconies to create visual interest.	Development that does not incorporate a variety of materials, height and elevation treatments.	 <p>Upper level floorspace</p> <p>Upper level floorspace implied by architectural wall details</p> <p>'Cornice' projections to visually extend the reach of the building</p> <p>Extended parapet and features to raise the building height</p>

TABLE 2: DEVELOPMENT STANDARDS

COLUMN A Policy Positions	COLUMN B Acceptable Standards (unless otherwise stated, all standards must be met)	COLUMN C Unacceptable Standards (unless otherwise stated, if any one of the following standards are met or exceeded, the application will be refused)	COLUMN D Illustration
3. BUILDING PLACEMENT			
3.1 Buildings are appropriately placed on each site.	a) All development must be built to the side boundaries of the lot in order to present a contiguous built frontage to the street.	Development that does not provide a contiguous street frontage.	<p>Contiguous street frontage (0m side setbacks)</p> <p>Non-contiguous street frontage</p> <p>0m street setback</p> <p>Limited setbacks for corners, entrances, and al fresco areas</p> <p>Setbacks waste space and reduce urban character in commercial areas</p>
	b) Commercial or mixed use development must achieve a nil street setback, except at building entrances or dedicated al-fresco dining areas; and	Commercial or mixed use developments that are setback from the street.	

TABLE 2: DEVELOPMENT STANDARDS

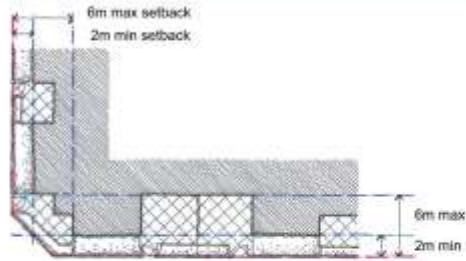
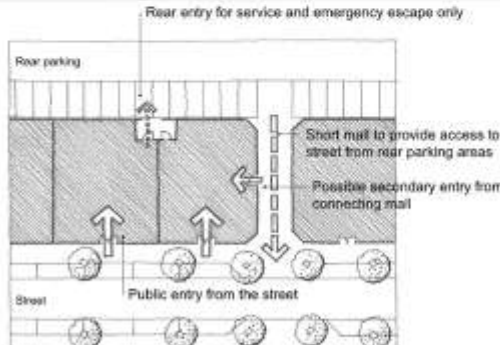
COLUMN A Policy Positions	COLUMN B Acceptable Standards (unless otherwise stated, all standards must be met)	COLUMN C Unacceptable Standards (unless otherwise stated, if any one of the following standards are met or exceeded, the application will be refused)	COLUMN D Illustration
	c) Residential development must be setback a minimum of 2.0 metres and a maximum of 6.0m from the street boundary	Residential developments that are setback less than 2.0 metres or setback more than 6.0 metres	 <p>Modest setbacks provide a degree of separation from the street for residents, but large setbacks waste space and reduce urban character</p>
4. STREET INTERFACE			
4.1 Development presents a predominantly activated frontage to public streets	a) All development must provide the primary building entrance from the street	Development that does not provide the primary building entrance from the street	 <p>Principal entrances from the street</p>

TABLE 2: DEVELOPMENT STANDARDS

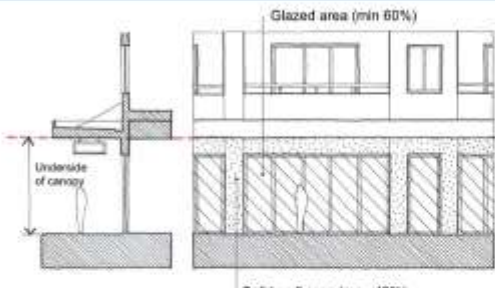
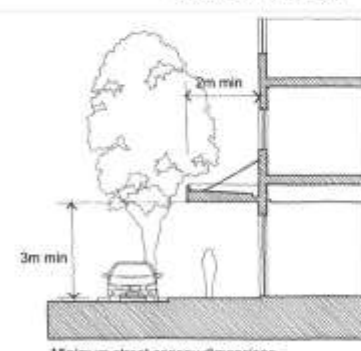
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	b) Provide glazed areas along the building's street frontage to provide lines of sight into and from the building with no more than 40% solid walls.	Development that provides more than 40% solid walls along the building's street frontage. Development that does not provide lines of sight into and from the building.	
	c) Commercial or mixed use development must provide a weather protecting awning over the pedestrian footpath along the entire street frontage of the building. The minimum dimensions are: <ul style="list-style-type: none"> • 2 metres in depth; and • 3 metres in height above footpath. 	Development that does not provide weather protecting awnings along the entire street frontage and does not meet the minimum dimensions specified in Column B.	

TABLE 2: DEVELOPMENT STANDARDS

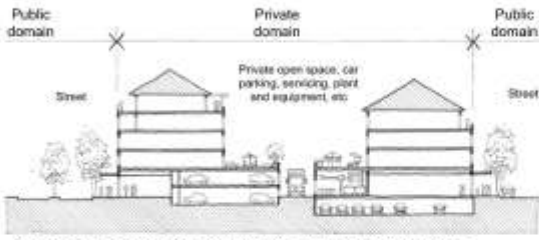
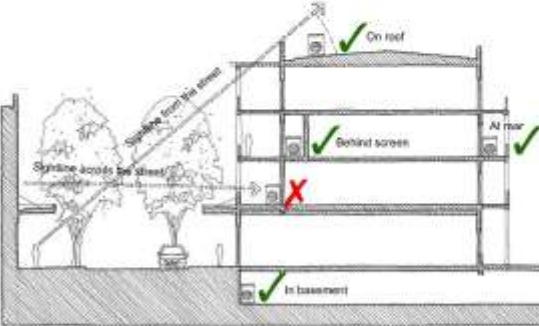
COLUMN A Policy Positions	COLUMN B Acceptable Standards (unless otherwise stated, all standards must be met)	COLUMN C Unacceptable Standards (unless otherwise stated, if any one of the following standards are met or exceeded, the application will be refused)	COLUMN D Illustration
	d) Private areas for the sole use of occupants and for the location of services, shall be clearly demarcated from the public domain, and preferably located at the rear of developments.	Development that does not clearly demarcate the private domain from the public domain.	 <p>Public and private areas should be clearly distinguished from each other</p>
	e) Locate servicing, plant and equipment out of sight from the public domain and other users of the street.	Development that locates servicing, plant and equipment in view of the public domain.	 <p>Mechanical plant and services located out of view from the public domain</p>

TABLE 2: DEVELOPMENT STANDARDS

COLUMN A	COLUMN B	COLUMN C	COLUMN D
Policy Positions	Acceptable Standards (unless otherwise stated, all standards must be met)	Unacceptable Standards (unless otherwise stated, if any one of the following standards are met or exceeded, the application will be refused)	Illustration
5. CONNECTIVITY			
5.1 Development contributes to the connectivity of the centre.	<p>All development must facilitate vehicular and pedestrian connections of:</p> <ul style="list-style-type: none"> a) Rocca Way to Conlan Avenue, b) Rocca Way to Civic Drive, c) Yagan Place to Windan Way, and d) Servite Terrace to Wanneroo Road. 	Development which compromises the vehicular and pedestrian connectivity of the centre.	
6. CAR PARKING			
6.1 New development is provided with sufficient vehicle parking bays that do not detract from the streetscape or built form outcomes.	<ul style="list-style-type: none"> a) Provide vehicle parking bays for non-residential development at a rate of 1 bay/50m² net floor area; b) Provide vehicle parking bays for residential development at a rate of 1 bay/unit; c) Vehicle parking is made available for general use and access into and through these areas is protected by an easement in gross. 	<p>Note: There are no unacceptable standards. Where a proponent is unable to meet the acceptable standards, a financial contribution as determined by the City may be required to be payable to the City for the provision of a public car park.</p>	

TABLE 2: DEVELOPMENT STANDARDS


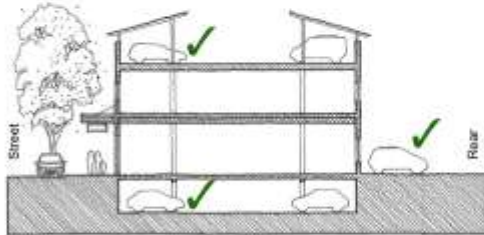
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	d) Provide on-street vehicle parking parallel to the public street where required.	Development that compromises the provision of on-street vehicle parking parallel to the street.	
	e) Locate on-site vehicle parking areas above, below or at the rear of buildings away from public view.	Development that proposes on-site vehicle parking areas within the public view.	 <p>Off-street parking located under, above, or behind the building</p>

TABLE 2: DEVELOPMENT STANDARDS

COLUMN A Policy Positions	COLUMN B Acceptable Standards (unless otherwise stated, all standards must be met)	COLUMN C Unacceptable Standards (unless otherwise stated, if any one of the following standards are met or exceeded, the application will be refused)	COLUMN D Illustration
	f) Locate vehicle parking and servicing access from a Right of Way where available, or from a secondary street where there is no alternative access from a Right of Way.	Development that provides access to vehicle parking and servicing from a primary street where access from a secondary street or Right of Way is available.	<p>Vehicle access from a secondary street where available ✓</p> <p>Vehicle access from ROW where available ✓</p> <p>No vehicle access from a primary street where an alternative is available ✗</p>
	g) Provide crossovers from secondary streets and from a Right of Way.	<p>Development that provides crossovers from a primary street.</p> <p>Development that provides a second crossover from the same street.</p>	<p>No second vehicle access from the same street ✗</p>

TABLE 2: DEVELOPMENT STANDARDS

COLUMN A	COLUMN B	COLUMN C	COLUMN D
Policy Positions	Acceptable Standards (unless otherwise stated, all standards must be met)	Unacceptable Standards (unless otherwise stated, if any one of the following standards are met or exceeded, the application will be refused)	Illustration
7. LANDSCAPING			
7.1 Landscaping is provided to enhance streetscapes, pedestrian environment and generally improve the visual amenities of the area.	<p>a) All development must provide landscaping treatments in car parking areas and access ways.</p> <p>b) Where development is setback from the street, landscaping must be provided within the front façade.</p>	<p><i>Note: There are no unacceptable standards. The provision of landscaping on site may be waived subject to the applicant agreeing to fund the cost of upgrading and/or landscaping the adjoining verge areas in accordance with Council's requirements.</i></p>	<p>High quality landscape to any street setback areas</p> <p>Plant species selected to avoid obscuring sightlines from dwellings to the street</p> <p>Use of planting to screen undercroft car park vents</p>

TABLE 3: PRECINCT STANDARDS - NORTHERN SUB-PRECINCT

COLUMN A	COLUMN B	COLUMN C	COLUMN D
Policy Positions	Preferred Uses	Acceptable Standards	Unacceptable Standards
<ol style="list-style-type: none"> To create high density urban housing in proximity to services of the Town Centre; and To consolidate a mix of employment generating land uses. 	<ul style="list-style-type: none"> Educational establishment Medical centre Office Residential R60 to R-AC3 Showrooms 	<p>In accordance with the Northern sub-precinct framework plan shown below, development must:</p> <ol style="list-style-type: none"> Facilitate vehicular and pedestrian access points and linkages; Accord with the lot layout/arrangement; Retain significant vegetation in open spaces and street reserves; Provide appropriate setbacks; Incorporate architectural features that have been endorsed by a suitably experienced and qualified urban designer or architect. 	<p>Development of land which may adversely prejudice the future planning and development of the Northern Sub-Precinct Plan where:</p> <ol style="list-style-type: none"> The scale and extent of the proposed development impedes the eventual achievement of a coordinated road network between lots; and The nature, extent and permanency of the proposed development presents a long-term constraint to the ultimate development of the area.

NORTHERN SUB-PRECINCT FRAMEWORK PLAN



LOCATION PLAN



LEGEND

- Architectural landmark feature (utilising a bold architectural treatment or a taller architectural element), with definition of such at the City of Wanneroo's discretion
- Two-way vehicular exit/entrance
- Mandatory zero street setback
- Allowable zero street setback (figure indicates maximum street setback)
- Other setback with minimum dimension in figures
- 24hr pedestrian access required
- Preferred road location
- Interface treatment
- Indicate a internal road arrangement
- Opportunity for tree retention in open space or street reserve



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TABLE 3: PRECINCT STANDARDS - WESTERN SUB-PRECINCT

COLUMN A	COLUMN B	COLUMN C	COLUMN D
Policy Positions	Preferred Uses	Acceptable Standards	Unacceptable Standards
<ol style="list-style-type: none"> To create medium to high density urban housing in proximity to services of the Town Centre; and To allow for low intensity commercial uses that can be integrated with medium to high density housing. 	<ul style="list-style-type: none"> Consulting rooms Home business Residential R60 to R-AC3 	<p>In accordance with the Western sub-precinct framework plan shown below, development must:</p> <ol style="list-style-type: none"> Facilitate vehicular and pedestrian access points and linkages; Accord with the lot layout/arrangement; Retain significant vegetation in open spaces and street reserves; Provide appropriate setbacks; Incorporate architectural features that have been endorsed by a suitably experienced and qualified urban designer or architect. 	<p>Development of land which may adversely prejudice the future planning and development of the Western Sub-Precinct Plan where:</p> <ol style="list-style-type: none"> The scale and extent of the proposed development impedes the eventual achievement of a coordinated road network between lots; and The nature, extent and permanency of the proposed development presents a long-term constraint to the ultimate development of the area.

WESTERN SUB-PRECINCT FRAMEWORK PLAN



LOCATION PLAN



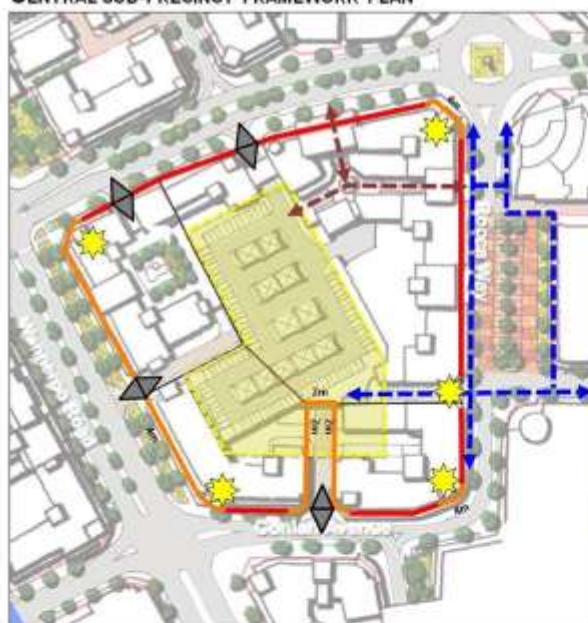
LEGEND

- Architectural landmark feature (utilising a bold architectural treatment or a taller architectural element), with definition of such at the City of Wanneroo's discretion.
- Two-way vehicular exit/entrance.
- Other setback with minimum dimension in figures.
- 24hr pedestrian access required.
- Preferred road location.
- Opportunity for tree retention in open space or street reserve.

TABLE 3: PRECINCT STANDARDS - CENTRAL SUB-PRECINCT

COLUMN A	COLUMN B	COLUMN C	COLUMN D
Policy Positions	Preferred Uses	Acceptable Standards	Unacceptable Standards
<ol style="list-style-type: none"> 1. To provide a coordinated pattern of development to manage the fragmented nature of land ownership; 2. To generate a mix of commercial and entertainment uses; 3. To create a vibrant and active main street along Rocca Way; 4. To provide an accessible and consolidated car park; and 5. To facilitate greater pedestrian connectivity. 	<ul style="list-style-type: none"> • Department store • Hotel • Office • Restaurant • Shop • Tavern 	<p>In accordance with the Central sub-precinct framework plan shown below, development must:</p> <ol style="list-style-type: none"> (i) Facilitate vehicular access points and pedestrian linkages; (ii) Accord with the lot layout/arrangement; (iii) Provide a centralised car park; (iv) Provide appropriate setbacks; (v) Incorporate architectural features that have been endorsed by a suitably experienced and qualified urban designer or architect. 	<p>Development of land which may adversely prejudice the future planning and development of the Central Sub-Precinct Plan where:</p> <ol style="list-style-type: none"> (i) The scale and extent of the proposed development impedes the eventual achievement of a coordinated road network between lots; and (ii) The nature, extent and permanency of the proposed development presents a long-term constraint to the ultimate development of the area.

CENTRAL SUB-PRECINCT FRAMEWORK PLAN



LOCATION PLAN



LEGEND

- Architectural landmark feature (utilising a bolder architectural treatment or taller architectural element), with definition of such at the City of Wanneroo's discretion
- Two-way vehicular exit/entrance
- Indicative area for a main car park for the central sub-precinct
- Mandatory zero street setback
- Allowable zero street setback (figure indicates maximum street setback)
- 24hr pedestrian access required
- Business hours pedestrian access required
- Opportunity for tree retention



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