



AMENDMENT NO. 36

TO

EAST WANNEROO CELL 6

AGREED STRUCTURE PLAN

(DARCH/MADELEY)

**This Amendment to the Draft Structure Plan is prepared under the provisions of
Part 9 of the City of Wanneroo District Planning Scheme No. 2**

RECORD OF AMENDMENTS MADE TO THE CITY OF WANNEROO

AGREED STRUCTURE PLAN NO. 8

Amendment No.	Description of Amendment	Finally Endorsed Council	Finally Endorsed WAPC
36	<p>Recodes Lots 1013, 1014, portion of Lot 9025 Bethwyn Circuit, Madeley from R20 to R40 as well as recoding portion of Lot 9025 Bethwyn Circuit and portion of Lot 81 Cooper Street, Madeley from R20 to R30.</p> <p>Modifies the local road pattern within Lot 81 Cooper Street, Madeley.</p>		

AMENDMENT NO. 36
DARCH / MADELEY LOCAL STRUCTURE PLAN
AGREED STRUCTURE PLAN NO. 8

The City of Wanneroo, pursuant to Part 9 of District Planning Scheme No. 2, hereby amends the above Draft Structure Plan by:

- a) Recoding Lots 1013, 1014, portion of Lot 9025 Bethwyn Circuit, Madeley from R20 to R40 as well as recoding portion of Lot 9025 Bethwyn Circuit and portion of Lot 81 Cooper Street, Madeley from R20 to R30 as shown on the Structure Plan Amendment Map.
- b) Modifying the local road pattern within Lot 81 Cooper Street, Madeley, as shown on the Structure Plan Amendment Map.

CERTIFIED THAT AMENDMENT NO. 36 TO DARCH / MADELEY LOCAL STRUCTURE PLAN

AGREED STRUCTURE PLAN NO. 8

WAS ADOPTED 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

AND BY

RESOLUTION OF THE COUNCIL OF THE CITY OF WANNEROO
(or as otherwise delegated under section 9.1 of its Delegated Authority Register)

ON

AND THE SEAL OF THE MUNICIPALITY WAS PURSUANT
TO THE COUNCIL'S RESOLUTION HEREUNTO AFFIXED IN THE

PRESENCE OF:

.....
Mayor, City of Wanneroo

.....
Chief Executive Officer, City of Wanneroo

..... Date

EXPLANATORY REPORT

DARCH / MADELEY AGREED STRUCTURE PLAN NO. 8

AMENDMENT NO. 36

STRUCTURE PLAN AMENDMENT REPORT

1.0 INTRODUCTION

This Amendment proposes to introduce more variety in lot sizes in that area of the East Wanneroo Cell 6 Agreed Structure Plan (Darch/Madely) near the corner of Gnangara Road and Hartman Drive. It proposes the introduction of a small area of R40 Coding and that there should be an extension of an existing R30 area. The R40 Coding is proposed on the northern side of Bethwyn Circuit to rectify a lot sizing anomaly, while the existing R30 Coding on the eastern side of Trojan Bend is proposed to be enlarged and to extend westwards some 70 metres from Trojan Bend.

2.0 CONTEXT

2.1 Regional Context

The amendment site is approximately 17km north of the Perth CBD. The land is relatively inner suburban and is close to the Landsdale General Industrial Area and the Wangara Business Park. The area is serviced with regional road infrastructure and is well connected by public transport. The subject area is therefore highly suited to a small increase in housing density.

The land is zoned "Urban" in the Metropolitan Region Scheme and is not affected by any regional reservations or other regional constraints.

2.2 Local Context

The amendment area is well sited locally. The land is within 150m of Cheltondale Park and within 450m of the Madeley Primary School site. Lot 9025 is also within 500m of a bus route at the Russell Road/Regency Avenue corner.

The locality of this amendment also has other attributes including relative proximity to a private school (Kingsway Christian School) which is within approximately 700m of the site while a high school site is within approximately 800m. Further, the Landsdale District Shopping site is approximately 1500m away while the large Kingsway Reserve is within 1km.

The amendment area is also close to major road infrastructure with Gnangara Road providing a strong east-west link a short distance to the north and Hartman Drive creates a north-south link on the eastern side of the amendment area.

3.0 POLICY FRAMEWORK

The proposal to increase densities is consistent with the Western Australian Planning Commission Directions 2031 document which appeals for increased densities in Perth's suburbs, particularly those which are well placed in relation to the CBD and other employment areas. Madeley is approximately 15km north of the Perth's CBD and is therefore now comparatively inner suburban. As discussed it is also very favourably located in relation to the Wangara Business Park and Gnangara Industrial Area.

Council has adopted a Local Housing Strategy and at recommendation 9.2.1 (d) there is a guide for density settings specifying what minimum density should be achieved in areas in close proximity to bus routes, neighbourhood centres, train and bus stations as well as town centres. The strategy however, advises at recommendation 9.2.1 (d), page 91 that, *“these densities are recommended as a range of minimum densities rather than guides for maximum densities. The City of Wanneroo should see them as a basis for making recommendations to the Western Australian Planning Commission on Structure Plans or applications for subdivision.”*

Accordingly, while the densities proposed are greater than the minimums recommended at 9.2.1 (d) there is nevertheless a strong argument to increase densities on the basis that these guidelines are minimums only and that it is preferable to better those minimums.

4.0 AFFORDABLE HOUSING

With the established infrastructure at Madeley/Darch, proximity to transport and employment locations as well as proximity to Perth's CBD, land values in the area have increased steadily. In order to provide opportunities for more affordable housing, it makes sense that there should be provision for smaller lot sizes. In this regard, recommendation 9.2.2 of Council's Local Housing Strategy recognises the need for the provision of a range of product types. The inclusion of more R30 land and the addition of R40 opportunities will expand product range available on the market and assist the provision of affordable housing producing greater social equity.

5.0 CONCLUSION

This amendment and the inclusion of more R30 Coding together with land coded R40 is consistent with the objectives of Directions 2031 and Council's Local Housing Strategy. While the proposed densities are greater than the guidelines in the Local Housing Strategy propose, the Strategy makes it clear that those guidelines are to be considered as minimums. In this regard, the amendment area is well located particularly with respect to proximity to employment locations to justify increased densities. In addition, the increased densities will assist in the provision of more affordable housing improving social equity.