



AMENDMENT NO. 2

BANKSIA GROVE DISTRICT CENTRE LOCAL STRUCTURE PLAN

(AGREED STRUCTURE PLAN NO. 65)

(Adopted under the Banksia Grove Agreed Local Structure Plan (21A) and Carramar South / Tapping North Agreed Local Structure Plan 21B)

This Amendment has been prepared pursuant to Part 9 of the City of Wanneroo District Planning Scheme No. 2

**PART ONE –
STATUTORY DOCUMENTATION**

CERTIFIED THAT AMENDMENT NO. 2 TO THE BANKSIA GROVE DISTRICT CENTRE LOCAL
STRUCTURE PLAN - AGREED STRUCTURE PLAN NO. 65

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 8.1 of its Delegated Authority Register)

ON

Signed for and on behalf of the City of Wanneroo in accordance with the Local Government Act
1995, Clause 9.49 A. (1) (b)

.....

Director, Planning and Sustainability, City of Wanneroo

..... Date

RECORD OF AMENDMENTS MADE TO THE CITY OF WANNEROO

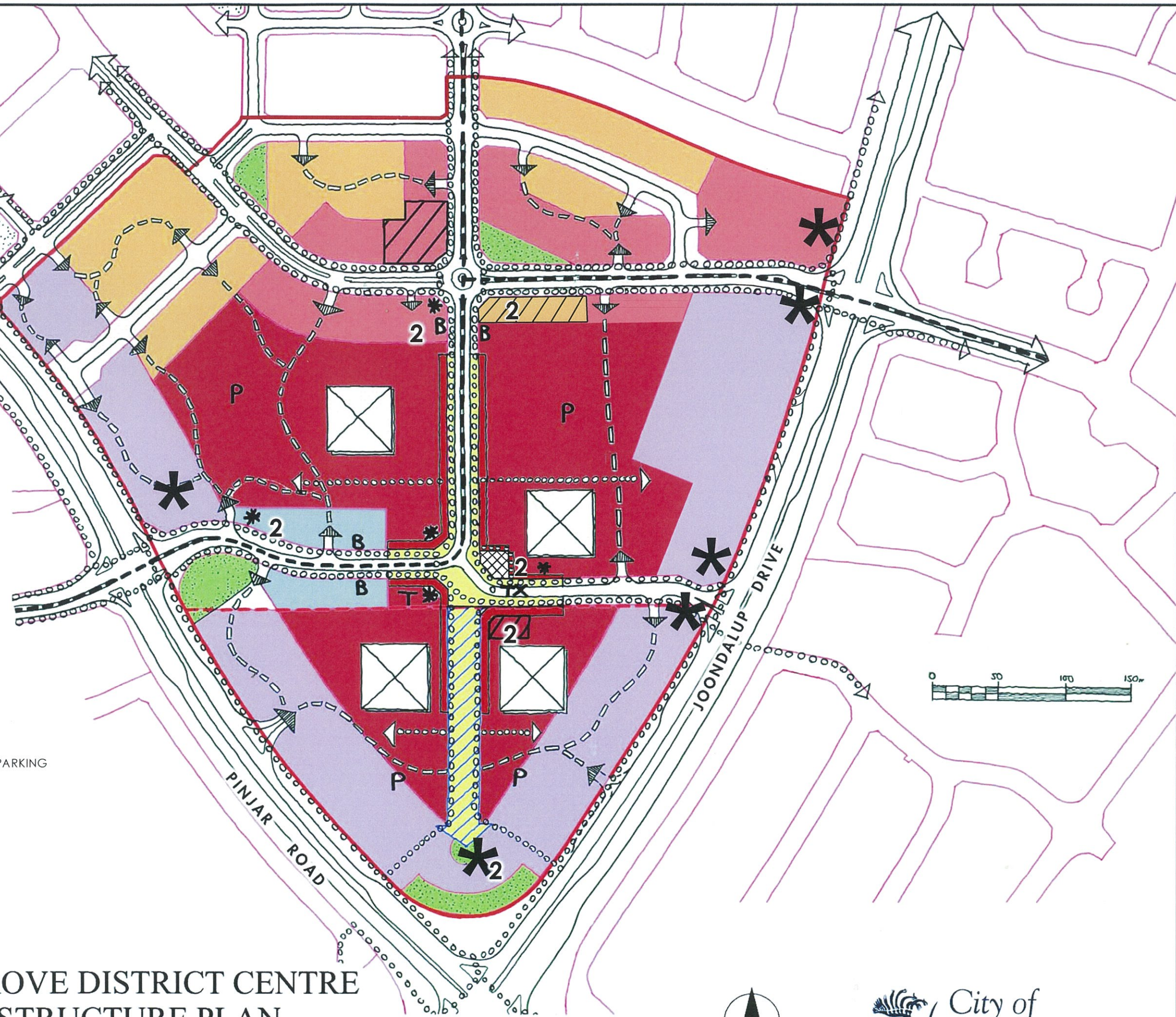
AGREED STRUCTURE PLAN NO. 65

Amendment No.	Description of Amendment	Finally Endorsed Council	Finally Endorsed WAPC
1	Include 'Drive-Through Food Outlet' as an (A) land use within the Retail Core Precinct	21 March 2014	16 May 2014
2	<ol style="list-style-type: none"> Inserting the following text into Part 1, Clause 8.1 of the Structure Plan: <i>'The Precinct boundaries defined on the Structure Plan map are indicative only, to the extent that where development in any one precinct is proposed to encroach into another, it may be deemed acceptable by the City where demonstrated it will not detract from the objectives and intent for each Precinct and the overall Structure Plan.'</i> Inserting the following text into Part 1, Clause 12.1.2 <ul style="list-style-type: none"> <i>Buildings developed within areas identified as 'Main Street' on the Structure Plan map shall be two - storey developments, or feature two - storey façade heights.</i> <i>90% of building facades adjacent to the Main Street or public domain shall incorporate awnings.</i> <i>Glazing at ground floor level shall comprise at least 70% of the building frontage, as a proportion of the total ground floor elevation.</i> <i>At least 50% of the glazed area on each shop front shall remain unobscured, facilitating surveillance of the street, activation and visual interaction.</i> Replacing the first paragraph under clause 16 of the Part 1 statutory provisions, with the following: 		

	<p><i>'When each landowner makes application to construct all or any part of their retail NLA, then they must provide as part of that development, 40% of the land identified as 'Main Street' within their landholding, or a lesser extent assessed as being satisfactory to the City, and being inclusive of development of the 'Town Square' if applicable to the landholding.'</i></p> <p>4. Inserting the following text into Part 1, clause 16.0 of the Structure Plan as follows:</p> <p><i>'Land identified as 'Main Street' within a landholding, that is not developed in the first stage of retail development, shall not be utilised for car parking as an interim land use, and shall be developed with a temporary form of landscaping in conjunction with the first stage of retail development.'</i></p> <p>5. Removing the following text in Part 1, Clause 16.0 of the Structure Plan:</p> <p><i>'At least 2,000m² residential shall be developed within the Centre'.</i></p>		
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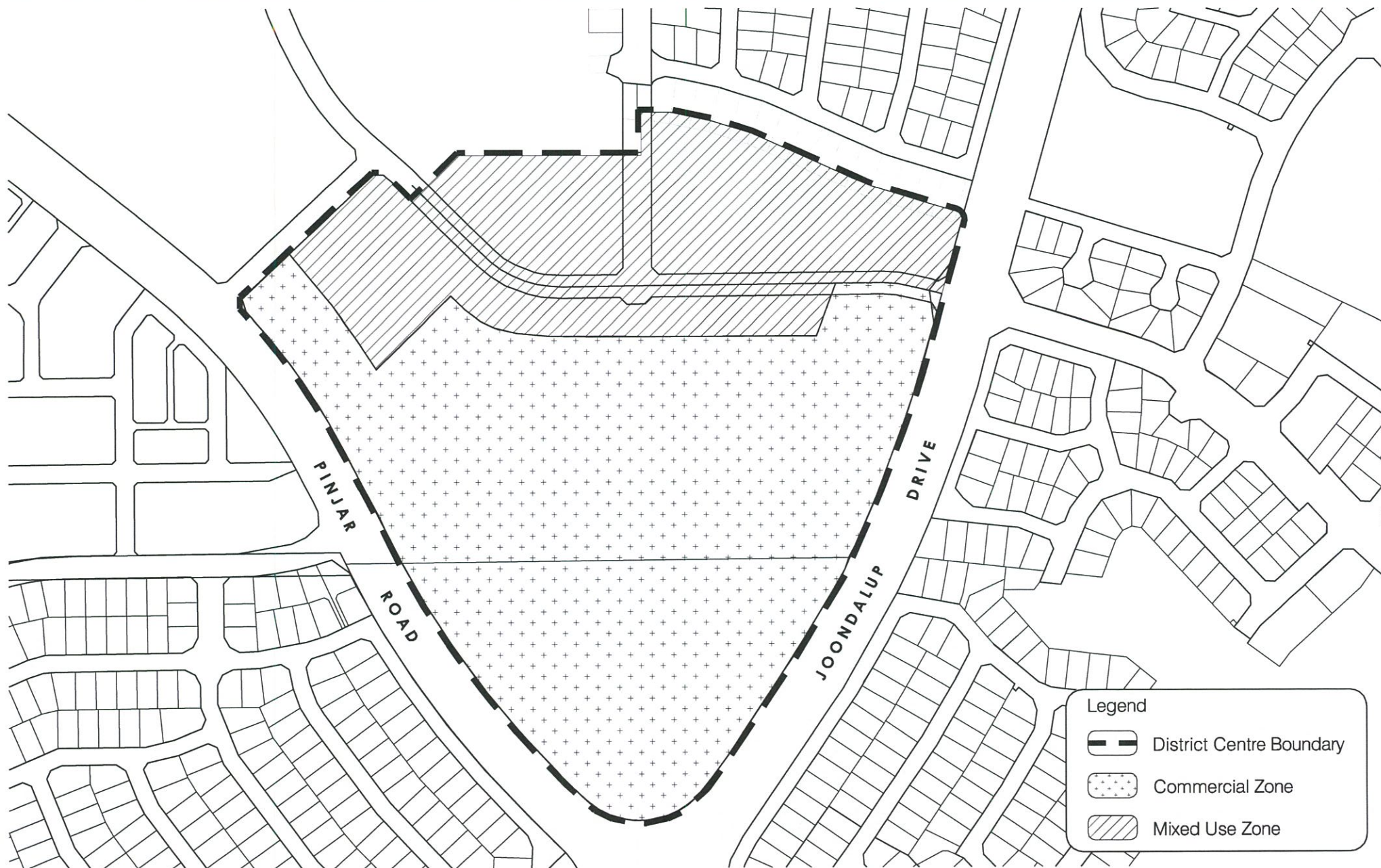
LEGEND

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Main Street design principles, nil setbacks to street
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3m minimum setback (1.5m to verandah)
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(as either a vehicular or pedestrian street)
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- 2 MIN. 2 STOREY ELEMENTS
- ▨ MANDATORY UPPER FLOOR RESIDENTIAL COMPONENT



BANKSIA GROVE DISTRICT CENTRE LOCAL STRUCTURE PLAN CITY OF WANNEROO PLAN 1: STRUCTURE PLAN

AMENDMENT No.2



**BANKSIA GROVE DISTRICT CENTRE
LOCAL STRUCTURE PLAN
CITY OF WANNEROO
PLAN 2: ZONING PLAN**



AMENDMENT NO. 2
BANKSIA GROVE DISTRICT CENTRE LOCAL STRUCTURE PLAN
AGREED STRUCTURE PLAN NO. 65

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

1. Inserting the following text into Part 1, Clause 8.1 of the Structure Plan:

‘The Precinct boundaries defined on the Structure Plan map are indicative only, to the extent that where development in any one precinct is proposed to encroach into another, it may be deemed acceptable by the City where demonstrated it will not detract from the objectives and intent for each Precinct and the overall Structure Plan.’

2. Inserting the following text into Part 1, Clause 12.1.2

- *Buildings developed within areas identified as ‘Main Street’ on the Structure Plan map shall be two - storey developments, or feature raised double - storey façade heights.*
- *90% of building facades adjacent to the Main Street or public domain, shall incorporate awnings.*
- *Glazing at ground floor level shall comprise at least 70% of the building frontage, as a proportion of the total ground floor elevation.*
- *At least 50% of the glazed area on each shop front shall remain unobscured, facilitating surveillance, activation and visual interest.*

3. Replacing the first paragraph under clause 16 of the Part 1 statutory provisions, with the following:

‘When each landowner makes application to construct all or any part of their retail NLA, then they must provide as part of that development 40% of the land identified as ‘Main Street’ within their landholding, or a lesser extent assessed as being satisfactory to the City, and being inclusive of the ‘Town Square’ if applicable to the landholding.’

4. Inserting the following text into Part 1, clause 16.0 of the Structure Plan as follows:

‘Land identified as ‘Main Street’ within a landholding that is not developed in the first stage of retail development, shall not be utilised for car parking as an interim land use, and shall be developed with a temporary form of landscaping in conjunction with the first stage of retail development.’

5. Removing the following text in Part 1, Clause 16.0 of the Structure Plan:

‘At least 2,000m² residential shall be developed within the Centre’.

6. Modifying Plan 1 – Structure Plan.
7. Modifying Plan 2 – Zoning Plan.

**PART TWO –
EXPLANATORY REPORT**

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- 3.0 SITE CONTEXT
- 4.0 PROPOSAL
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Attachment 2: Proposed Banksia Grove District Centre Local Structure Plan No. 65 – Plan 1: Structure Plan (Plan Ref: Nov 2014 981-159G).

Attachment 3: Endorsed Banksia Grove District Centre Local Structure Plan No. 65 – Plan 2: Zoning Plan (Plan Ref: 981-135E).

Attachment 4: Proposed Banksia Grove District Centre Local Structure Plan No. 65 – Plan 2: Zoning Plan (Plan Ref: Aug 2014 981-135E).

AMENDMENT NO. 2 TO THE

BANKSIA GROVE DISTRICT CENTRE LOCAL STRUCTURE PLAN NO. 65

1.0 INTRODUCTION

The Banksia Grove District Centre Structure Plan – Agreed Structure Plan No. 65 (ASP 65) provides a framework guiding the *incremental* development of the Banksia Grove District Activity Centre (Banksia DAC).

This amendment seeks modifications to the Part One – Statutory Section and Plan 1 – Structure Plan affecting Lot 140, #81 Ghost Gum Boulevard, resulting in:

- a range and distribution of activity preserving the existing principles and intent of the ASP.
- modifications to the precinct boundaries, to accommodate additional development in the Business Mixed Use precinct area of Lot 140, #81 Ghost Gum Boulevard.
- a new Residential Mixed Use Precinct area at the southern side of Joseph Banks Boulevard, having a mandatory two - storey and upper floor residential requirement.
- the preservation of existing major pedestrian and vehicular connections, the Main Street extent and Town Square development.

2.0 ZONING AND PRECINCTS

The APS 65 area is zoned 'Urban' under the MRS, 'Urban Development' in the City of Wanneroo District Planning Scheme No. 2 (DPS2) and 'Centre' Under the Banksia Grove Agreed Local Structure Plan No. 21A.

Under the Banksia Grove District Centre Local Structure Plan No. 65 (ASP 65), the activity centre is zoned 'Commercial' and 'Mixed Use'. The 'Commercial' zoned area is separated into both the 'Retail Core' and 'Business Mixed Use' Precincts. This 'Commercial' zoning facilitates 'Showroom' and 'Shop' development, based on the corresponding land use permissibility under Table 1 of DPS2, and ASP 65 further refines the distribution of permissible uses through its precinct policy provisions applicable to the 'Retail Core' and 'Business Mixed Use' precincts. Among other matters, the precinct policy provisions identify that 'Shop' uses are permissible in the 'Retail Core' precinct, but prohibited within the 'Business Mixed Use' area and vice versa.

The Interface Mixed Use and Residential Precincts function as a transition between the Retail Core and residential areas to the north, providing a gradual reduction of commercial activity away from the Centre core.

3.0 SITE CONTEXT

The Banksia DAC is located approximately 28km north from the CBD and 6km north - east from the Joondalup City Centre. It is bounded to the south - east by Joondalup Drive and south-west by Pinjar Road. These roads intersect at the southern edge of the activity centre and both are identified as an 'Other Regional Road' under the Metropolitan Region Scheme (MRS).

The Banksia DAC is within a north eastern fringe development area, north of the suburb of Pearsall and south of the Neerabup industrial estate. Banksia Grove is a new developing suburb with residential development extending north-east from Grandis Boulevard to final stages of residential development currently occurring. Approximately 60% of the total identified residential area on the Banksia Grove ASP 21 is now established with housing, including those areas immediately surrounding the ASP 65 area.

At this time, the most conveniently accessible shopping centre providing for daily and weekly shopping services is located 2 - 4km to the south - west of the suburb of Banksia Grove, at the Carammar Village Neighbourhood Activity Centre. A Coles supermarket and associated shop tenancies have been developed within the southern portion of the ASP 65 area and are likely to commence trading during December 2014.

4.0 PROPOSAL

Amendment 2 proposes modifications to the ASP 65 Plan 1 – Structure Plan and Part One - Statutory Planning Section, including the following:

4.1 – Revised Precinct Boundaries and Retail Elements

Business Mixed Use Precinct

The proposed modifications to ASP 65 respond to an identified demand for larger format showrooms in the locality. The inclusion of large format showrooms is evident within other district activity centres in the Perth Metropolitan Region, including the Clarkson DAC prior to its reclassification to a Secondary Activity Centre, along with the Baldivis DAC and Kalamunda DAC.

Modification to the precinct boundary is proposed, to more closely reflect the likely development area and footprint. In addition, the current land use permissibility provisions associated with the 'Retail Core' prohibit 'Showroom' activities encroaching into the Retail Core. It is the City's preference to modify ASP 65 to avoid this outcome and facilitate advertising, as opposed to considering such departures through a development application.

The modification to the Business Mixed Use precinct will increase the potential extent of showroom development fronting north onto Joseph Banks Boulevard. However, this area is opposed by land contained within the Interface Mixed Use precinct at the northern side of Joseph Banks Boulevard. Part One, Clause 8.2.2 indicates that land in the Interface Mixed Use precinct is set aside for a range of commercial uses, including 'Medical Centre', 'Consulting Rooms', 'Bank', 'Office', 'Veterinary Consulting Room' and 'Multiple Dwellings', as Permissible uses. On this basis, the proposed extension to the Business Mixed Use precinct is unlikely to result in showroom development that is positioned opposite more sensitive activities.

Treatments may be applied to development in the Business Mixed Use precinct at the Joseph Banks Boulevard frontage, including architectural treatments having high visual interest and articulation, green / living walls and landscaping to soften building edges.

The modified **Plan 1 – Structure Plan** now proposes a more efficient utilization of land in the activity centre area with an extension of the Business Mixed Use Precinct into the 'Retail Core'. The proposed modification retains sufficient area to accommodate allocated retail floor space under ASP 65, along with other requirements, including parking.

Retail Core Precinct

The north eastern large format retail component has been moved to a more prominent location adjoining two public streets, nested behind the future Main Street buildings and having greater exposure to the Town Square areas.

Principles set out in Part One, Clause 7.0 of APS 65 include the following:

- *'A concentrated 'retail core' around the Main Street and Town Square providing for a range of street - based uses'.*
- *'A central north - south Main Street and Town Square providing an active public realm and a focus for commercial and community activity'.*

The relocated position of the large format store will deliver a concentrated core for the future Woolworths Stage 1 development, encouraging pedestrian traffic at adjoining shop tenancies and the delivery of a two - storey façade at the most prominent and central part of the activity centre, in place of the former two - storey residential component.

The Town Square is shown to be separated into two components, linked by indoor connections and the external footpath on the north - south Main Street. The northern Town Square node adjoins the east - west principal pedestrian route *and* the proposed location of the large format retail element, which links customers to the car park and future showrooms in the Business Mixed Use Precinct area.

Residential Mixed Use Precinct

The extent of the 'Interface Mixed Use' precinct has been reduced at the southern side of Joseph Banks Boulevard and replaced with a 'Residential Mixed Use' precinct area immediately opposite the passive open space, depicted at the corner of Joseph Banks Boulevard and Ghostgum Boulevard (Main Street).

A mandatory two - storey upper floor residential component has been applied, to balance removal of the two - storey residential development requirement previously shown near the Town Square.

Pedestrian and Vehicle Connectivity

Principal pedestrian routes depicted on ASP 65 have been maintained. The revised location of the large format retail component now coincides more desirably with both the principal pedestrian route and Town Square area.

Vehicle connectivity from Joseph Banks Boulevard is likely to be obstructed through the extension to the Business Mixed Use Precinct, and so the most western egress / access point has been removed.

4.2 Residential Development

The ASP 65 structure plan area incorporates areas north of Joseph Banks Boulevard which are set aside for residential and mixed use developments. Residential development is yet to be established in the activity centre and is not proposed to occur in conjunction with the Woolworths Stage 1 development.

The early stages of retail development will function as a trigger, encouraging future residential development in the structure plan area through the provision of a community focal point, improved local amenity, and a range of convenience shopping opportunities. Higher density residential development in the structure plan area (R60 – R160) will therefore be delivered subsequent to or in tandem with commercial uses in the activity centre, the town square, public realm treatments and passive open spaces.

On this basis, a modification is proposed to Clause 16.0, Part One of ASP 65, involving removal of the requirement for 2,000m² of new residential development in conjunction with development exceeding 5,000m². However, the requirement for 4,000m² of residential development with development exceeding 10,000m² NLA is proposed to be maintained.

4.3 Other Modifications to Part One Statutory Provisions

Clause 16.0, Part One of ASP 65 currently indicates that where an application is lodged to construct any part of their retail NLA, the entire Main Street within the landholding is also to be developed.

The future stage 1 development intended to be established by Woolworths will comprise small tenancies positioned immediately abutting the main street area and surrounding the large format retail element, consistent with the proposed modified format shown in Plan 1. However, additional small tenancies making up the remainder of the northern main street commercial strip on Lot 140, #81 Ghost Gum Boulevard, is intended to be developed in a subsequent stage.

The Structure Plan places a guideline of 40% as a quantitative measure to describe the extent of main street development to be established when developing a landholding with retail NLA.

5.0 SUMMARY

Amendment 2 to ASP 65 proposes edits to the indicative precinct boundaries and the location of retail elements depicted on Plan 1 – Structure Plan, to more closely reflect the form of development intended for Lot 140, #81 Ghost Gum Boulevard. Plan 2 – Zoning Plan, has also been modified to reflect these changes.

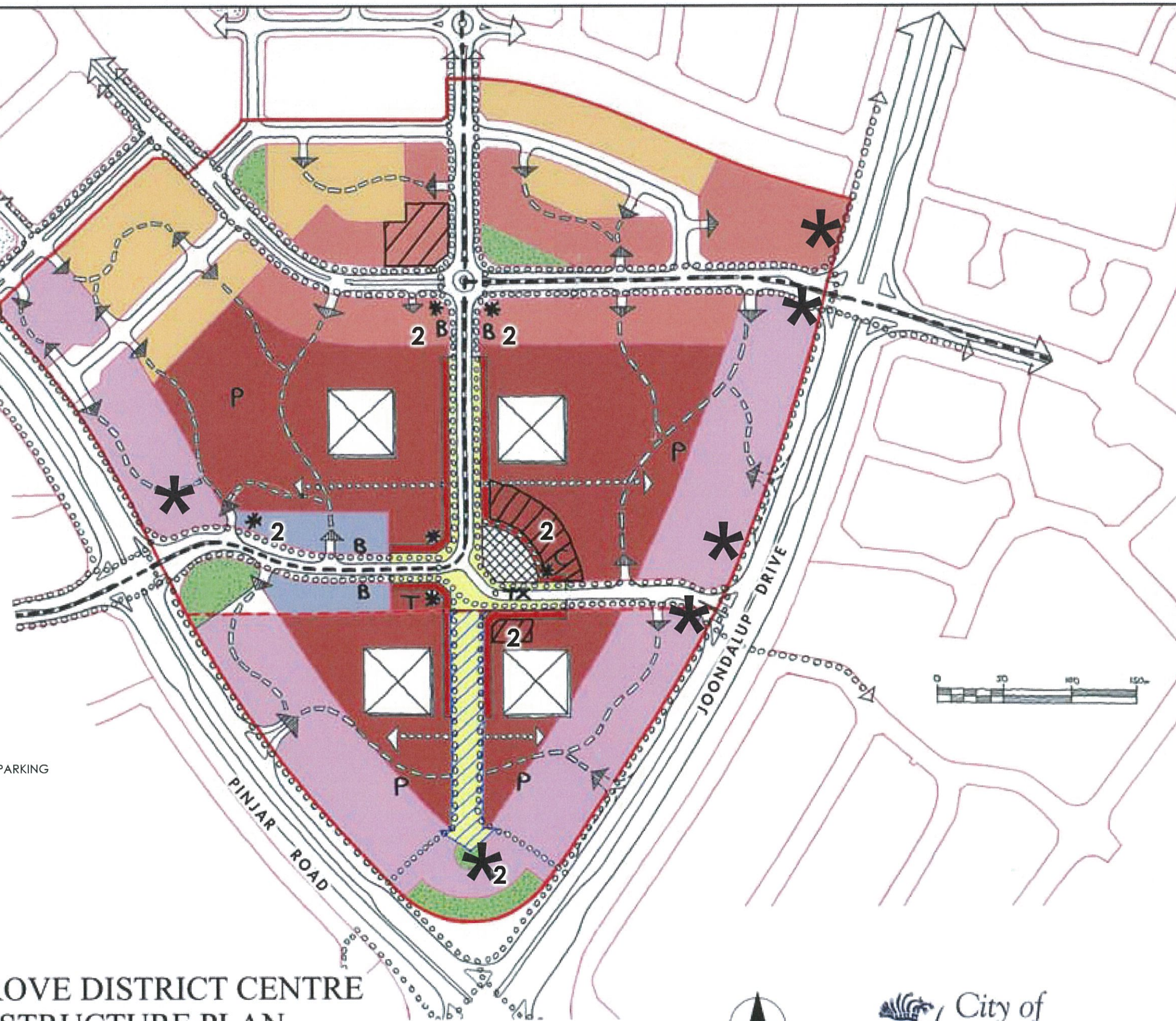
Amendment 2 also introduces modifications to Part One clause 16.0, to enable the realistic staging of residential and commercial development along the Main Street. Residential development is also now positioned within the northern fringe, at the southern side of Joseph Banks Boulevard, maintaining the mandatory upper floor residential component currently applied at this new location.

The proposal will facilitate more efficient and best use of land in the activity centre while meeting with the existing principles of ASP 65 guiding the desired form and function for the activity centre.

Attachment 1:

Endorsed Banksia Grove District Centre Local Structure Plan No. 65 – Plan 1: Structure Plan (Plan Ref: 981-159G).

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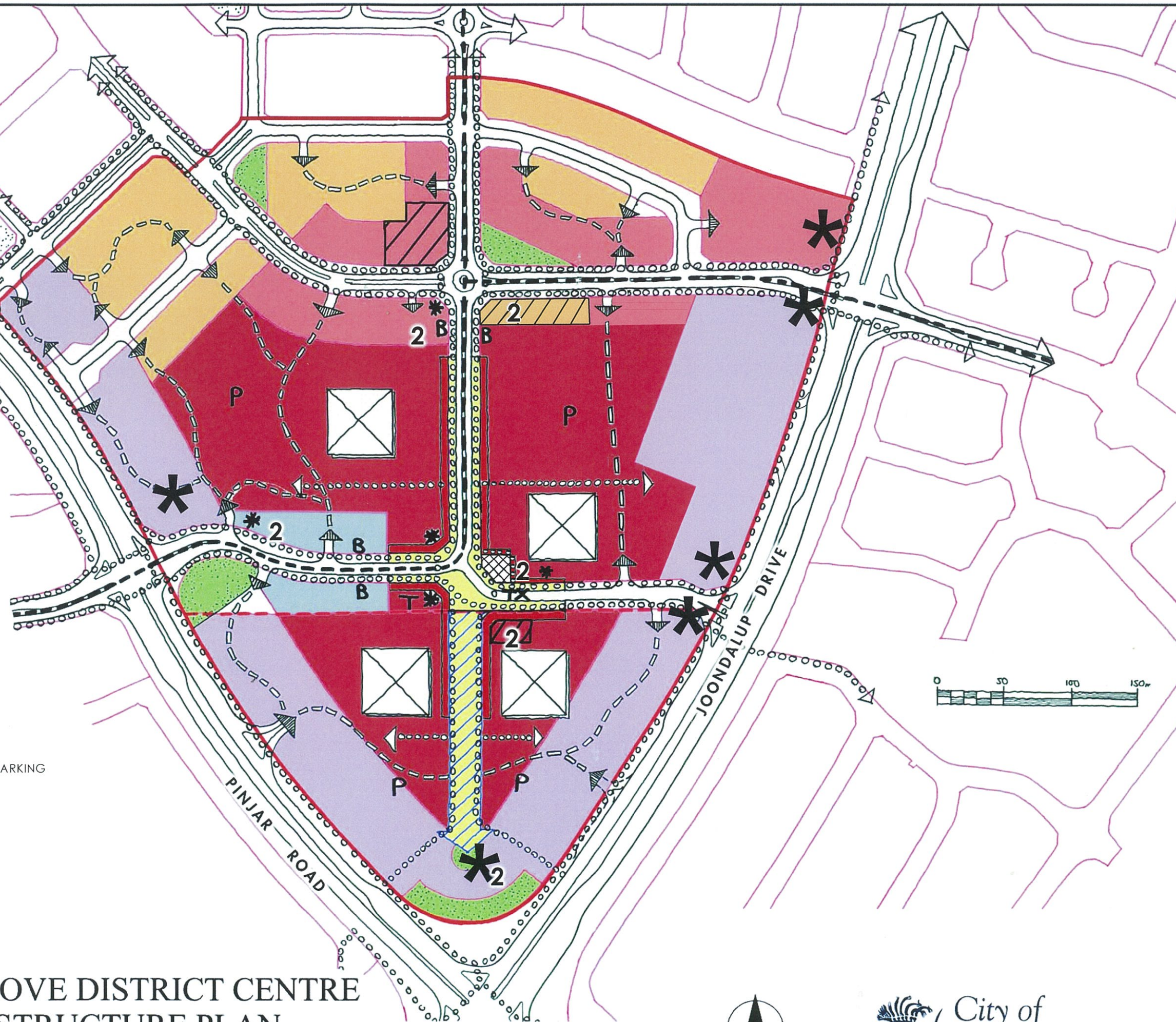


Attachment 2:

Proposed Banksia Grove District Centre Local Structure Plan No. 65 – Plan 1: Structure Plan (Plan Ref:
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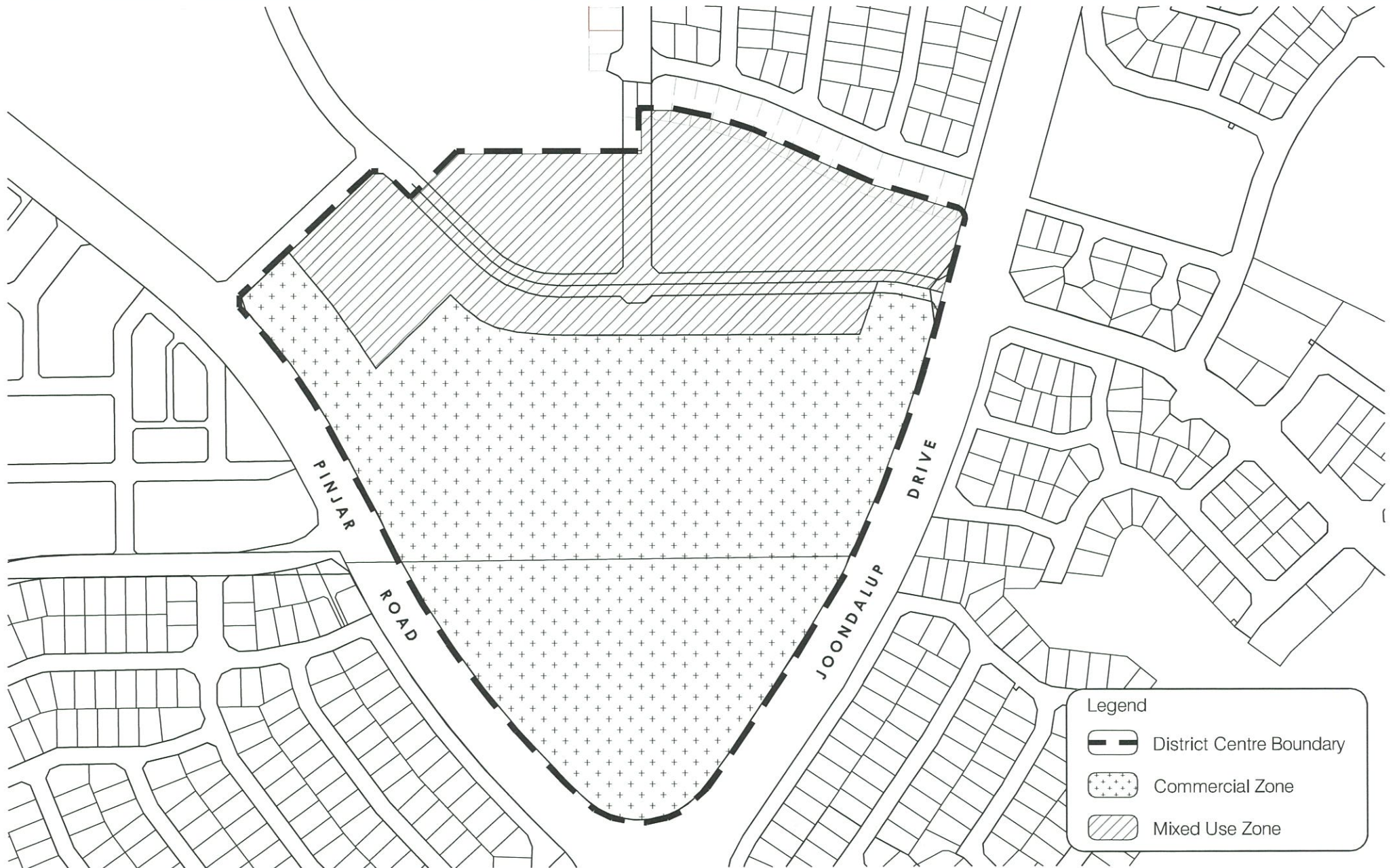


BANKSIA GROVE DISTRICT CENTRE LOCAL STRUCTURE PLAN CITY OF WANNEROO PLAN 1: STRUCTURE PLAN

AMENDMENT No.2

Attachment 3:

Endorsed Banksia Grove District Centre Local Structure Plan No. 65 – Plan 2: Zoning Plan (Plan Ref: 981-135E).

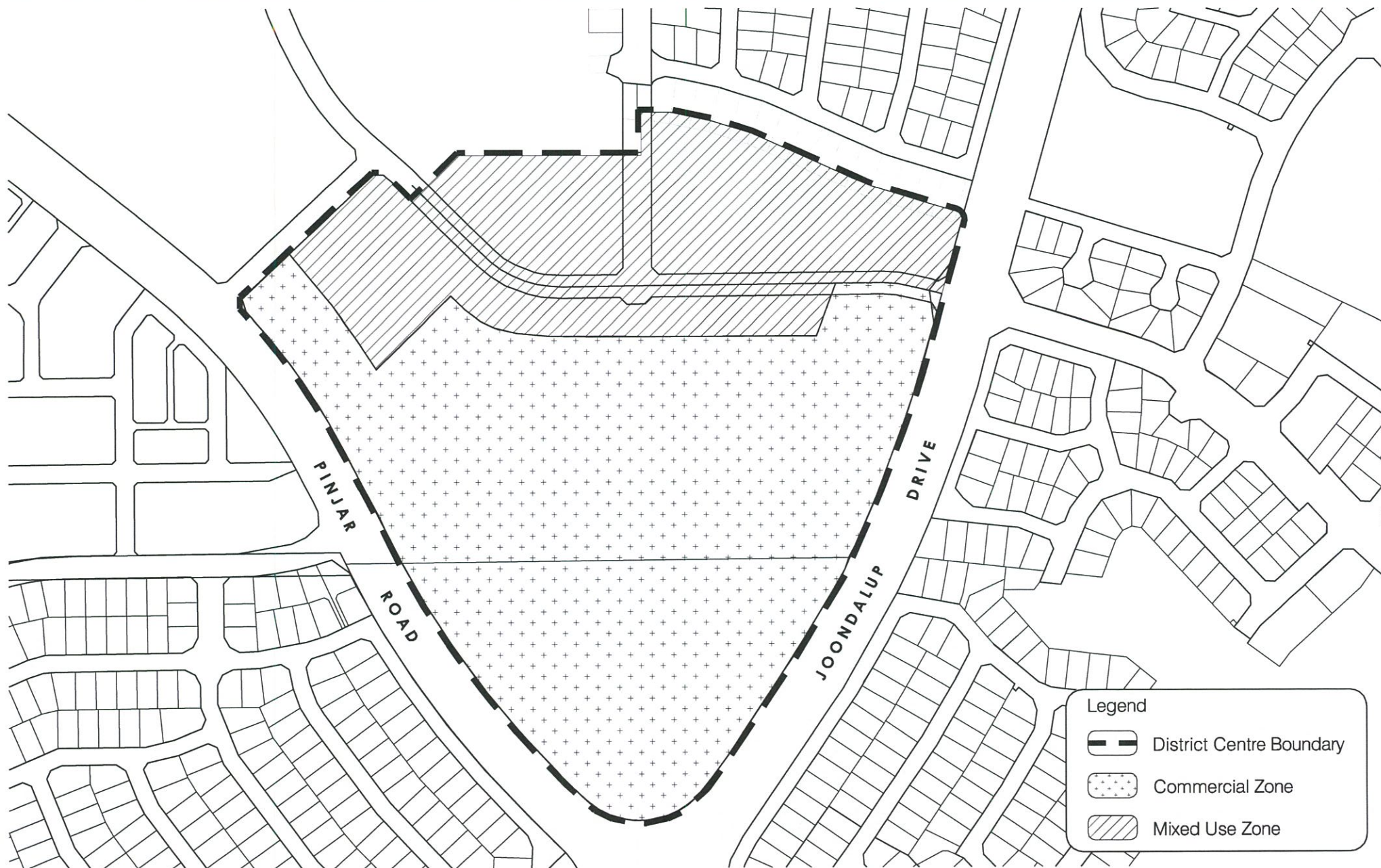


**BANKSIA GROVE DISTRICT CENTRE
LOCAL STRUCTURE PLAN
CITY OF WANNEROO
PLAN 2: ZONING PLAN**



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LOCAL STRUCTURE PLAN
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PLAN 2: ZONING PLAN**