

PART 1 – STATUTORY REPORT Amendment 4

Amendment 4 to Agreed Structure Plan No 60 Lots 1001 & 1002 Marmion Avenue, Alkimos



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

**AMENDMENT NO 4
TO
LOT 1001 AND 1002 MARMION AVENUE, ALKIMOS
AGREED STRUCTURE PLAN**

AGREED STRUCTURE PLAN NO 60

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

**RECORD OF AMENDMENTS MADE TO THE LOTS 1001 AND 1002 MARMION AVENUE,
ALKIMOS AGREED STRUCTURE PLAN NO. 60**

Amendment No.	Description of Amendment	Finally Endorsed Council	Finally Endorsed WAPC
1	Variations to Residential Design Code Provisions for R20 and R25 front loaded lots.	26 May 2011	19 September 2011
2	<ul style="list-style-type: none"> • Realigns the neighbourhood connector road structure in the northern and central parts; • Removes a portion of the 'Other Regional Road' reservation for Romeo Road and includes the land in the Residential zone; • Zones an area defined as 'subject to further planning' east of the Northern Suburbs Railway as Residential zone; and • Rationalises the boundary between the Centre and Residential zones east of Marmion Avenue. 	20 May 2014 (Delegated Authority in accordance with Clause 8.1e of Council's Delegated Authority Register)	
3	<u>Map Modifications</u> <ul style="list-style-type: none"> • Extending a neighbourhood connector in the northern part. • Zoning the areas defined as 'subject to further planning' as described below: <ul style="list-style-type: none"> i. An area east of Marmion Avenue and south of a neighbourhood connector to 'Residential' and 'Business' zone. ii. An area south of Romeo Road to 'Business' Zone, 'Residential' Zone and 'Service Industrial' Zone. iii. An area west of Mitchell Freeway to Residential zone with extension of 'environment response housing' to the east. 	Lodged with City of Wanneroo – being assessed.	

**RECORD OF AMENDMENTS MADE TO THE LOTS 1001 AND 1002 MARMION AVENUE,
ALKIMOS AGREED STRUCTURE PLAN NO. 60**

Amendment No.	Description of Amendment	Finally Endorsed Council	Finally Endorsed WAPC
<p style="text-align: center;">3</p> <p>Continued</p>	<p><u>Text Modifications</u></p> <ul style="list-style-type: none"> • Introducing new statutory provisions for the Business and Service Industrial Zone with appropriate landuse controls. 		
<p>4.</p>	<p><u>Map Modifications</u></p> <ol style="list-style-type: none"> 1. Removing the Western ‘Environment Response Housing’ precinct and re-coding it from Residential ‘R10’ to Residential ‘R20-60’. 2. Removing the Western Activity Centre and replacing the ‘Centre’ zone with ‘Commercial’ Zone, ‘Mixed Use’ Zone and ‘Residential’ Zone. 3. Modifying the alignment of the Neighbourhood Connector west of Marmion Avenue. <p><u>Text Modifications</u></p> <ul style="list-style-type: none"> • Introducing landuse controls for the Commercial and Mixed Use zone. • Deleting provisions relating to the Western Environmental Responsive Housing and re-numbering provisions for the South Eastern Precinct – Vegetation Protection Area. 		

AMENDMENT NO 4
TO
LOTS 1001 AND 1002 MARMION AVENUE, ALKIMOS

AGREED STRUCTURE PLAN NO. 60

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

Map Modifications

1. Removing the Western 'Environment Response Housing' precinct and re-coding it from Residential 'R10' to Residential 'R20-60'.
2. Removing the Western Activity Centre and replacing the 'Centre' zone with a 'Commercial' Zone, 'Mixed Use' Zone and 'Residential' Zone.
3. Modifying the alignment of the Neighbourhood Connector west of Marmion Avenue.

Text Modifications

A. 9.0 LAND USE PRECINCTS

Eight separate landuse precincts are identified on the structure plan;

- Precinct 1: Activity Centres – Commercial / Retail, Mixed Use and Higher Density Residential.
- Precinct 2: Residential – Low to Medium Density.
- Precinct 3: Environment Responsive Housing.
- Precinct 4: Educational and District Open Space.
- Precinct 5: Business Zone
- Precinct 6: Service Industrial Zone
- Precinct 7: Commercial Zone
- Precinct 8: Mixed Use Zone

B. 9.1 Precinct 1 Activity Centre –Commercial / Retail, Mixed Use and Higher Density Residential

There is one Activity Centre Precinct within the Structure Plan area. The activity centre is located in the heart of the eastern cell at the intersection of two neighbourhood connectors and is known as 'Agora Village'.

C. **9.1.1 Objectives:**

- The objective of the Activity Centre Precinct is to facilitate the creation of a vibrant centre with a diverse mix of uses including commercial and retail activities as well as leisure, health and community services. More intensive housing is also proposed within and around the activity centres. The creation of a strong public realm based upon more intensive urban design with an emphasis on streetscape amenity to enhance the sense of place is also a fundamental objective in the creation of activity centres.
- The land included within the Local Structure Plan boundary is located between the proposed District Centre at Jindalee and the proposed Regional (City) Centre at Alkimos. As such, the activity centre within the Structure Plan area will be relatively small and intimate.

D. **9.1.2 Provisions:**

- Eastern Activity Centre (Agora Village)

The Eastern Activity Centre Precinct is zoned 'Centre'. A separate Centre (Local) Structure Plan is required for the Activity Centre in accordance with Clause 3.13 of the Scheme.

There is an Agreed Local Structure Plan No 86 for the Eastern Activity Centre which was adopted by the City of Wanneroo on the 1 March 2002, and the Western Australian Planning Commission on the 8 May 2012.

Agreed Local Structure Plan No 86 specifies the requirement for the preparation of accompanying Detailed Area Plans to define built form, carparking etc as defined under the provisions of the Scheme.

- Retail Floorspace Provision

The retail floorspace provision within the activity centre is identified on Plan 3.

The maximum Retail Net Leasable Area's (NLA) is as follows;

- Eastern Centre 1500m² NLA

E. **9.3 Precinct 3 Environment Responsive Housing**

One area is identified under Precinct 3 for Environment Responsive Housing:

- South Eastern Precinct – Vegetation Protection Area.

- F. Deleting Clause '9.3.1 Western Precinct – Dune Protection Area' and associated sub clauses '9.3.1.1 Objectives', '9.3.1.2 Provisions'; and re-numbering existing Clause 9.3.2 and sub clauses 9.3.2.1 - 9.3.2.2 to Clause 9.3.1 and sub clauses 9.3.1.1 - 9.3.1.2 respectively as follows:

9.3.1 South Eastern Precinct – Vegetation Protection Area

9.3.1.1 Objective:

- As part of a negotiated agreement with Department of Environment, Water, Heritage and the Arts (DEWHA) through the assessment of the project under the Environmental Protection Biodiversity Conservation Act (EPBC) there was a requirement to protect existing vegetation, primarily Tuart Trees, along a portion of the south eastern boundary of Lots 1001 and 1002. This objective has been satisfied with the identification of the Environment Responsive Housing Precinct – Vegetation Protection Area. The extent of the vegetation protection area comprises a depth of approximately 50-60 metres and length of approximately 620 metres as shown on the Local Structure Plan.

9.3.1.2 Provisions

Land Use Permissibility

- Land use permissibility within this Precinct shall be in accordance with Residential zone under the scheme.

Lot Size/Residential Density

- The minimum lot size that is permitted within this Precinct is 1,800m².

Detailed Area Plan

- A Detailed Area Plan (DAP) will be required for the Environment Responsive Housing Precinct to address:
 - Building location and setbacks;
 - Vegetation Protection zones;
 - Fencing;
 - Building Design;
 - Fire Management;
 - Retaining walls (rear interface).

G. Inserting a new clause '9.7 Precinct 6 Commercial Zone' and clause '9.8 Precinct 7 Mixed Use Zone' with landuse and retail floorspace controls as follows:

9.7 Precinct 6 Commercial Zone

The Commercial zone will provide for a proposed shopping centre and a wide range of business activities.

- Retail Floorspace Provision

The maximum Retail Net Leasable Area (NLA) within the combined area of the Commercial and Mixed Use zone shall not exceed 2600m² as identified on Plan 3.

9.7.1 Landuse Permissibility:

Landuse permissibility within this precinct shall be in accordance with those contained in the City of Wanneroo District Planning Scheme No 2 for the Commercial Zone.

9.8 Precinct 7 Mixed Use

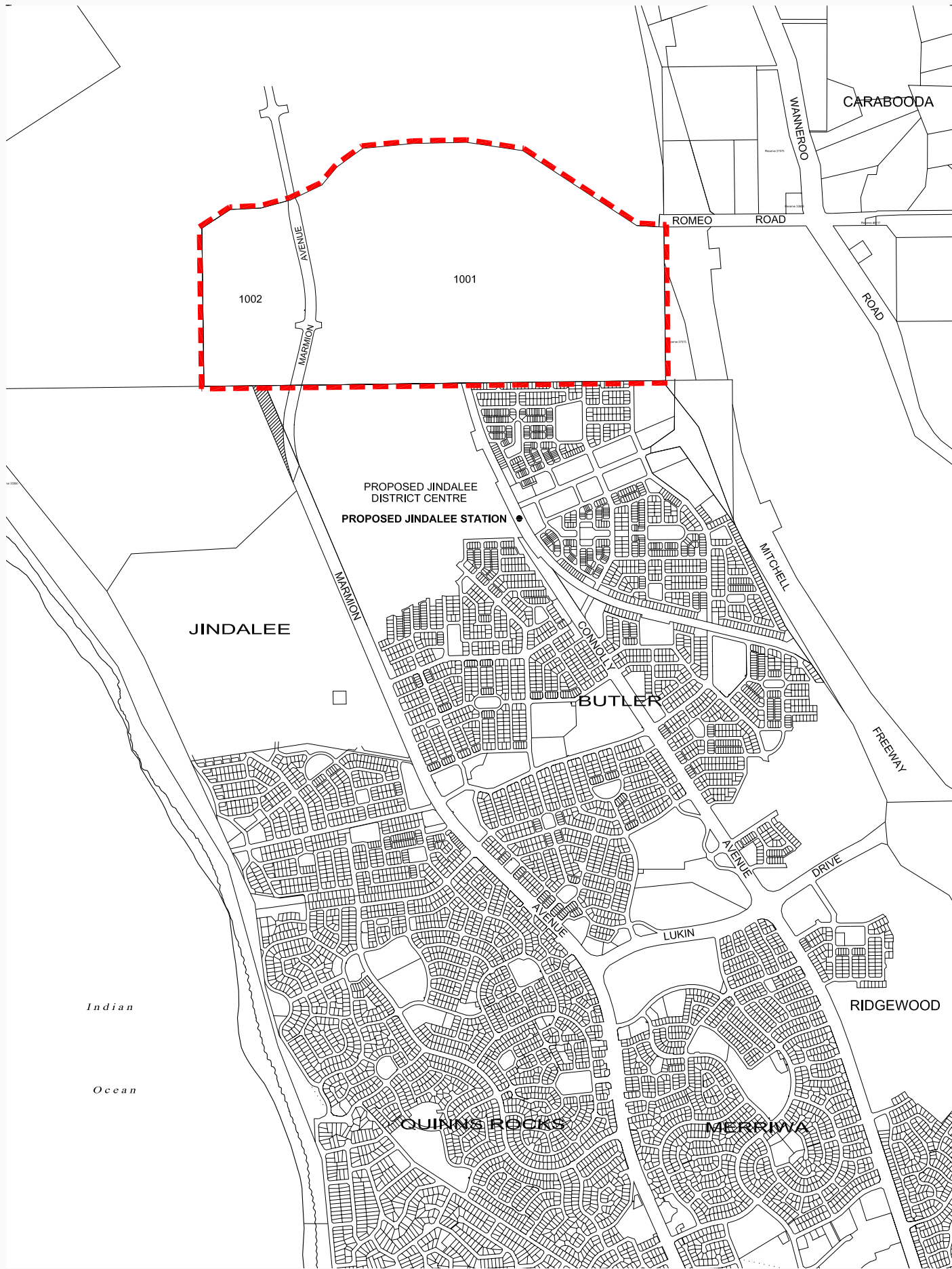
The Mixed Use zone will cater for a variety of compatible landuses and provide an intermediate stage between the Residential and Commercial zones.

- *Retail Floorspace Provision*

The maximum Retail Net Leasable Area (NLA) within the combined area of the Commercial and Mixed Use zone shall not exceed 2600m² as identified on Plan 3.

9.8.1 Landuse Permissibility:

Landuse permissibility within this precinct shall be in accordance with those contained in the City of Wanneroo District Planning Scheme No 2 for the Mixed Use Zone.

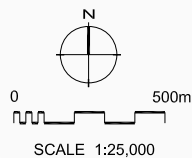


AGREED LOCAL STRUCTURE PLAN
LOTS 1001 & 1002 MARMION, ALKIMOS
LOCALITY PLAN

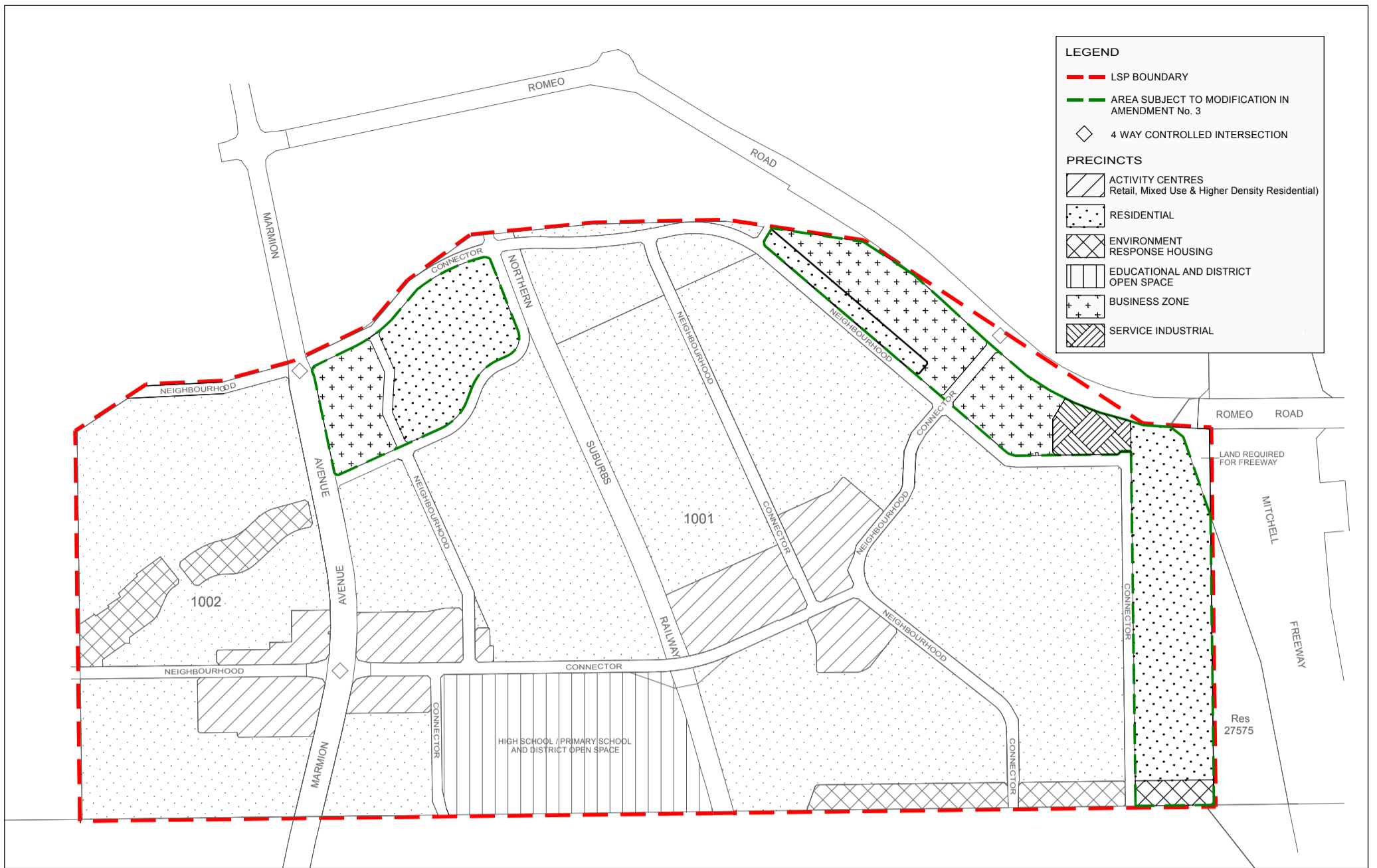
PLAN 1

28 OCTOBER 2009

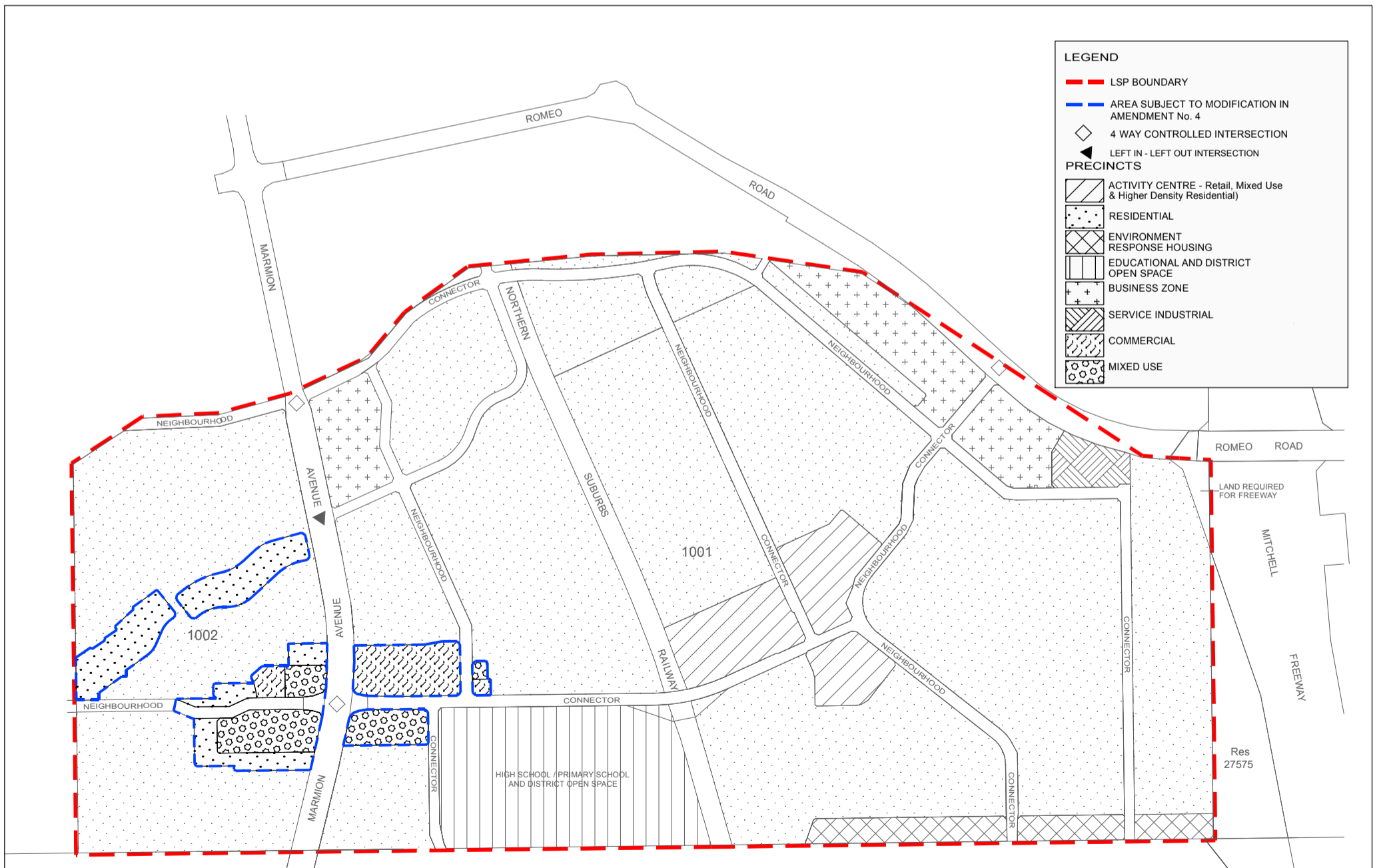
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AGREED STRUCTURE PLAN WITH AMENDMENT 3 *

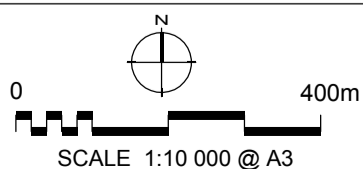


PROPOSED AMENDMENT 4 TO AGREED STRUCTURE PLAN

PROPOSED AMENDMENT 4 TO
AGREED STRUCTURE PLAN
PLAN 2 - LOCAL STRUCTURE PLAN

29th JANUARY 2015

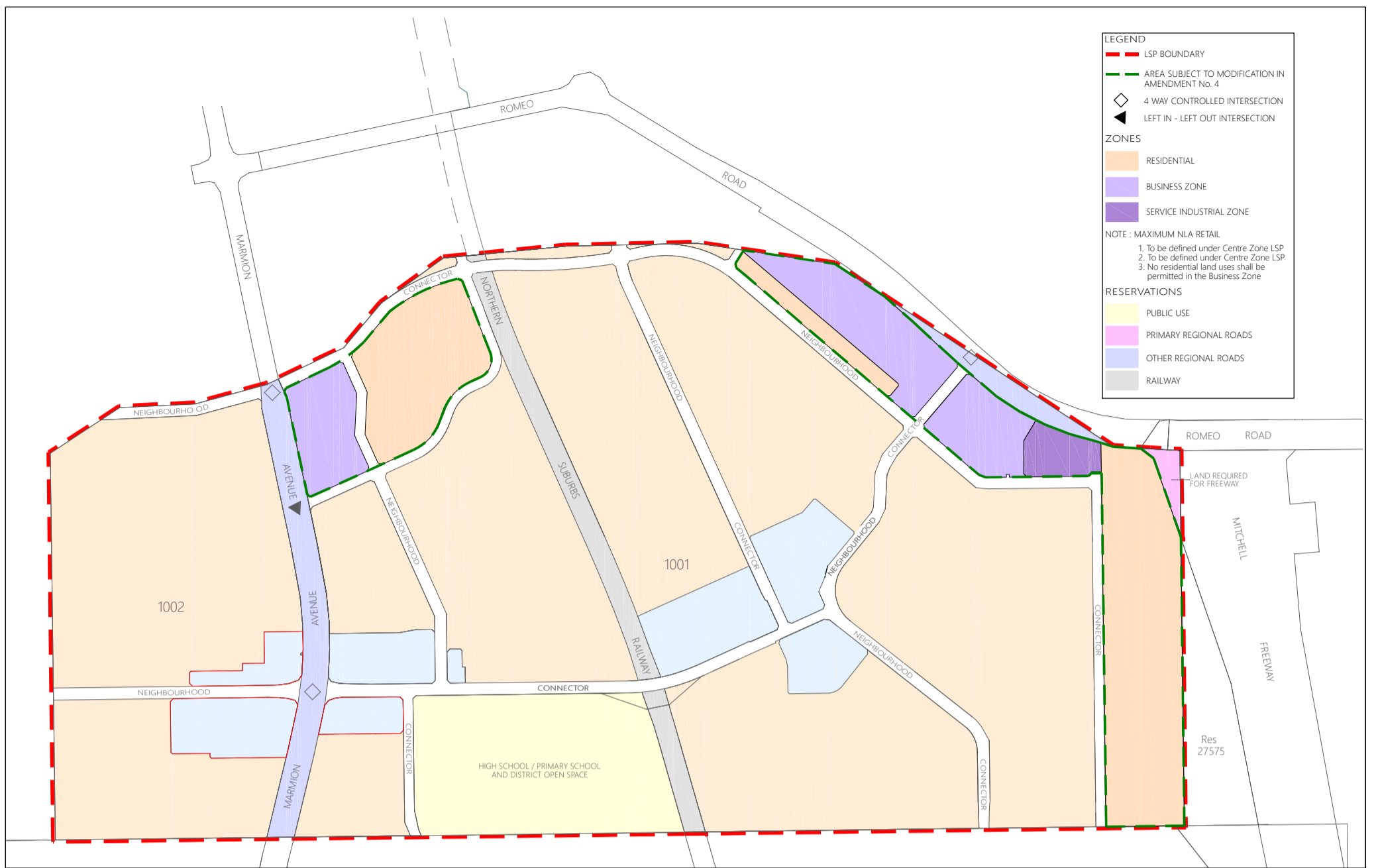
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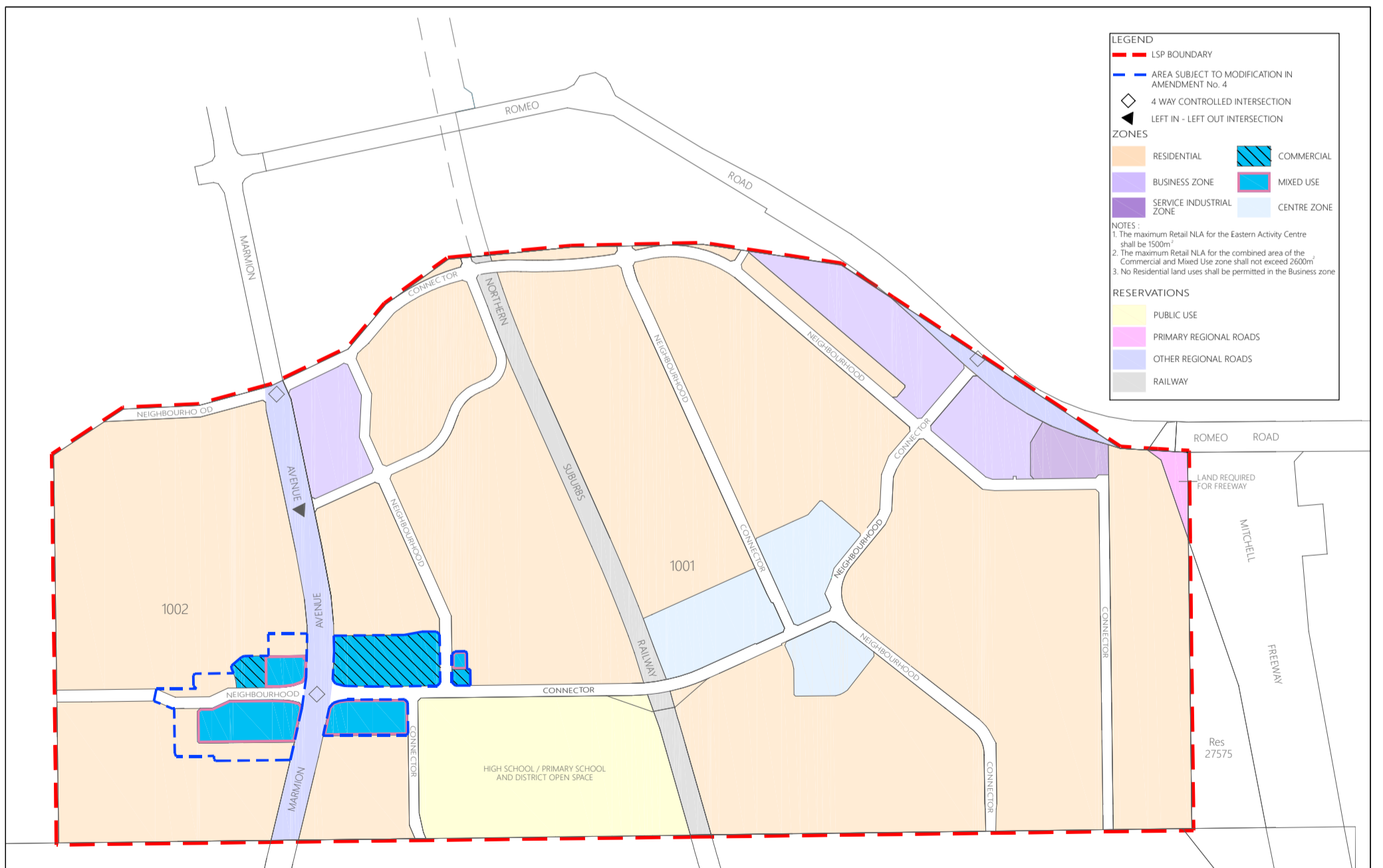
* AMENDMENT 3 HAS BEEN LODGED SEPARATELY TO THE CITY OF WANNEROO AND IS SUBJECT TO SEPARATE APPROVAL. AMENDMENT 3 MAPPING HAS BEEN INCLUDED FOR INFORMATION PURPOSES ONLY.



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AGREED LOCAL STRUCTURE PLAN WITH AMENDMENT 3 - PROPOSED ZONING PLAN*



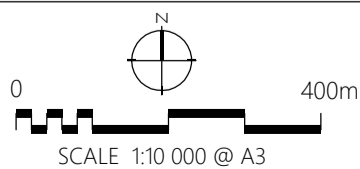
AMENDMENT 4 LOCAL STRUCTURE PLAN - PROPOSED ZONING PLAN

PROPOSED AMENDMENT 4 TO
AGREED LOCAL STRUCTURE PLAN 60

PLAN 3 - ZONING PLAN

29th JANUARY 2015

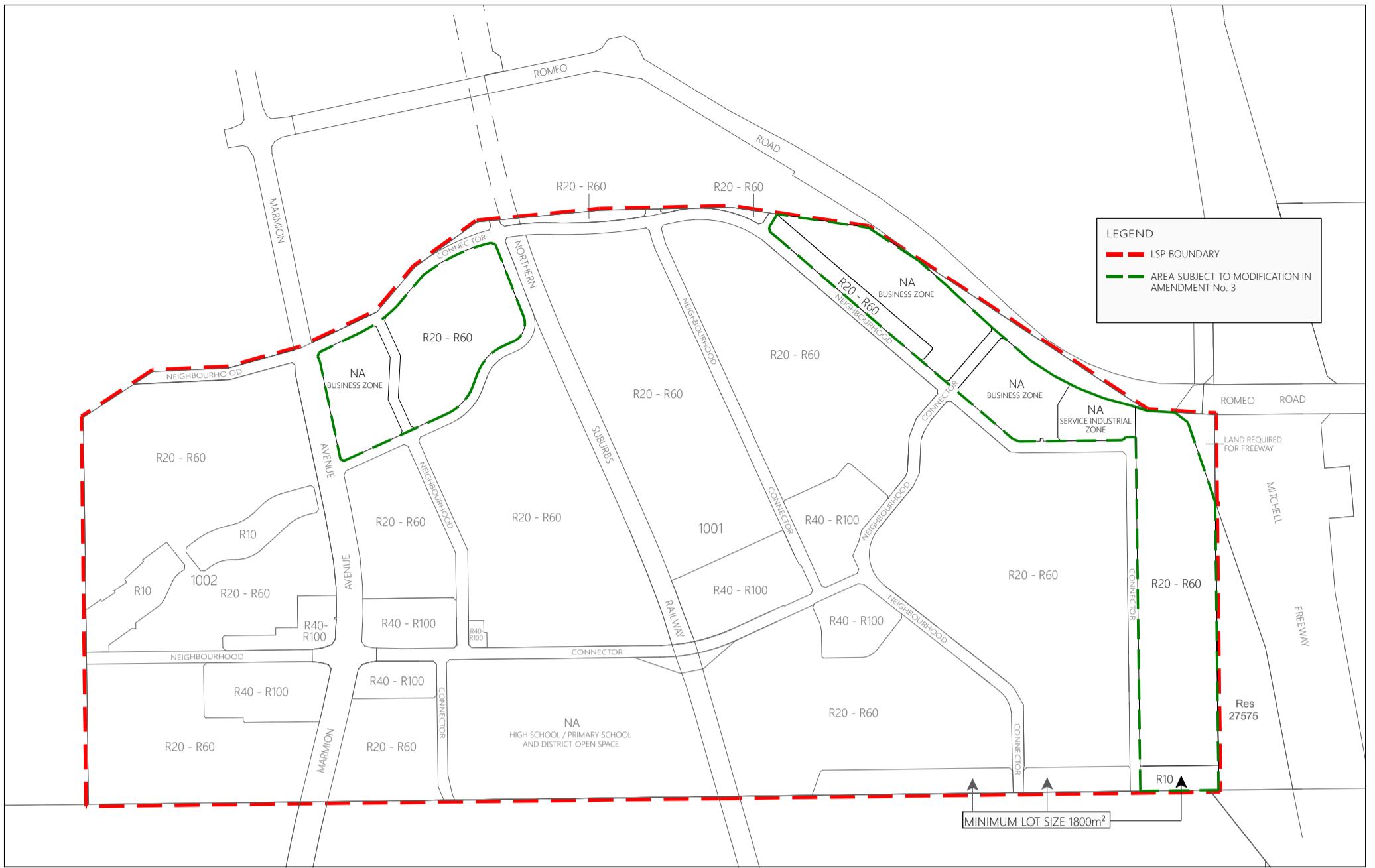
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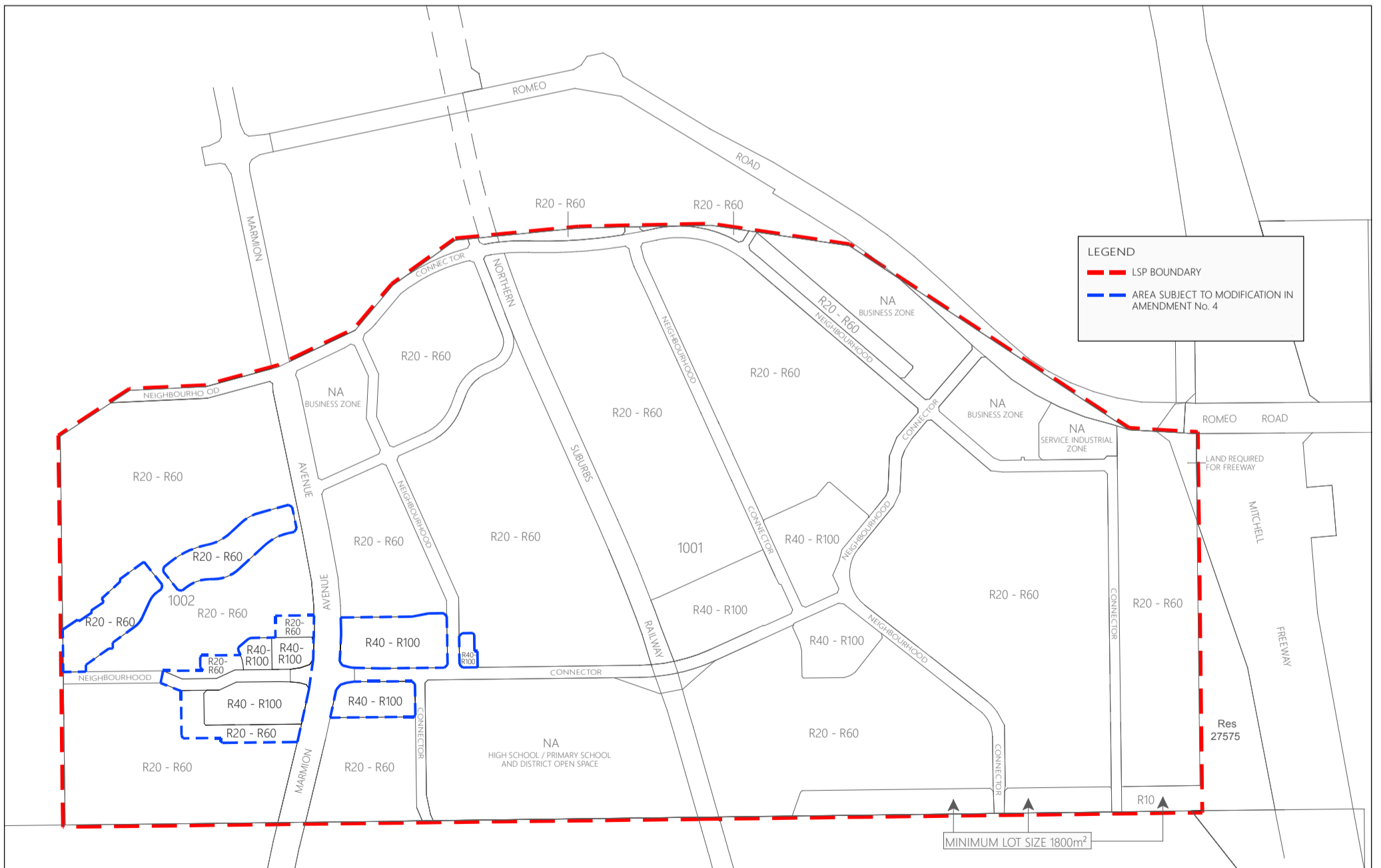
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AGREED LOCAL STRUCTURE PLAN WITH AMENDMENT 3 - PROPOSED RESIDENTIAL DENSITY CODE PLAN *



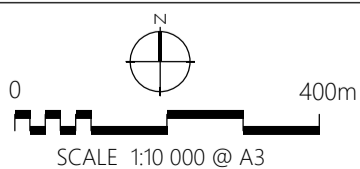
AMENDMENT 4 LOCAL STRUCTURE PLAN - PROPOSED RESIDENTIAL DENSITY CODE PLAN

PROPOSED AMENDMENT 4 TO AGREED LOCAL STRUCTURE PLAN

PLAN 4 - DENSITY CODES

3rd OCTOBER 2014

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**CERTIFIED THAT AMENDMENT NO 4
TO
LOTS 1001 AND 1002 MARMION AVENUE, ALKIMOS
AGREED LOCAL STRUCTURE PLAN No. 60**

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