



AMENDMENT NO. 14

TO THE

EAST WANNEROO CELL 2

AGREED STRUCTURE PLAN NO. 4

RECORD OF AMENDMENTS MADE TO THE EAST WANNEROO CELL 2

AGREED STRUCTURE PLAN NO. 4

Amendment No.	Description of Amendment	Finally Endorsed by Council	Finally Endorsed by WAPC
2	Recodes some portions of Lot 20 Capri Leone Way, Sinagra from R20 to R30 and makes minor variations to the road layout of the site.	11.11.05	24.4.06
3	<p>Modifies the proposed road network over Lots 22-26 Pinjar Road and Lot 1665 Wanneroo Road, Sinagra.</p> <p>Rationalises the R40 medium density sites in the area and relocates the public open space area 2H into a more southern position within the Structure Plan.</p>	10.10.06	31.10.06
4	<p>Rezones Lot 19 Vincent Road, Sinagra from Centre Zone to Residential Zone with a density coding of R20-40.</p> <p>Deletes Section 3 in Part 1 relating to "Retail Floor Space" and renumbers the subsequent sections accordingly.</p>	SAT Matter No. DR 171/2008 10.9.08	SAT Matter No. DR 171/2008 10.9.08
5	Recodes portions of Lots 9000 – 9003 Pinjar Road, Sinagra from R20 to R40.	11.3.08	26.9.08
7	<p>Recodes the southern portion of Lot 31 Vincent Road, Sinagra from R40 to R20.</p> <p>Recodes the southern portion of Lot 14 Vincent Road, Sinagra from R40 to R20.</p> <p>Recodes the northern portion of Lot 19 Vincent Road, Sinagra from R20 and R40 to R40.</p> <p>Recodes Lot 357 Borolo Street, Sinagra to R40 in its entirety.</p> <p>Modifies the road network and redistributes the POS areas to achieve 10% POS in East Wanneroo Cell 2.</p>	20.7.09	12.1.10

9	Rezones a portion of Lots 16 and 50 Vincent Road, Sinagra from Special Residential to Residential with density codings of R10 and R20.	5.2.2013	20.9.13
11	Recodes a portion of Lot 9001 Capri Leone Way, Sinagra from Residential R20 to Residential R30.	20.12.13	17.2.14
10	Introduces a new Residential density code 'Residential R25'.	21.7.14	8.9.14
	Recodes a portion of Lots P17, 18-20 and 50 Vincent Road, Sinagra from a base code of Residential R20 to a base code of Residential R25 and modifies the proposed road pattern		
12	Recodes portions of Lot 700 Pinjar Road, Sinagra from R20 to R30 and R40.	21.8.14	15.10.14

**AMENDMENT NO. 14 TO THE
EAST WANNEROO CELL 2
AGREED STRUCTURE PLAN NO. 4**

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

1. Recoding portion of Lot 335 Valdina Place, Sinagra from R20 to R40 as shown on the Structure Plan Amendment Map.

STATUTORY PLANNING SECTION
(AMENDMENT ONLY)

Plan Modification

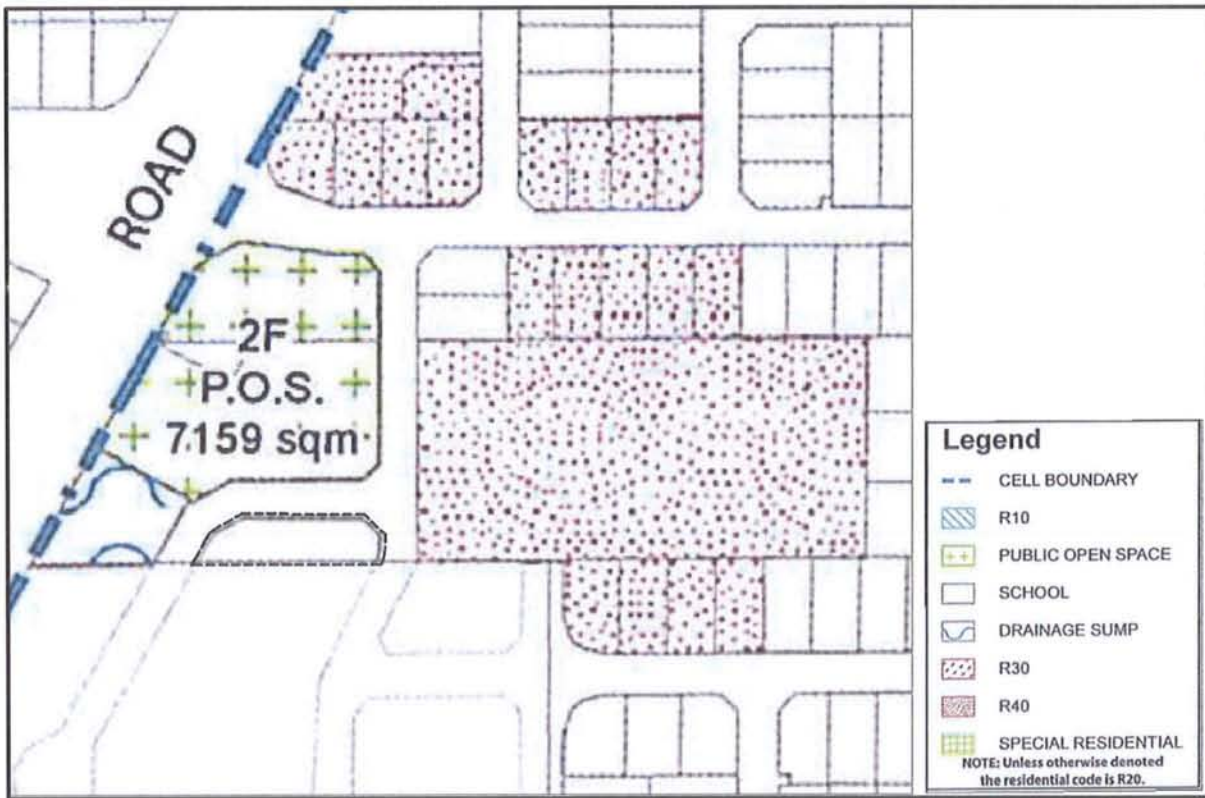


Figure 1 – Existing Zoning Plan ASP 4



Figure 2 – Proposed Zoning Plan ASP 4

CERTIFIED THAT AMENDMENT NO. 14 TO THE EAST WANNEROO CELL 2 AGREED
STRUCTURE PLAN NO. 4

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

EXPLANATORY REPORT

AMENDMENT NO. 14 TO THE

EAST WANNEROO CELL 2 AGREED STRUCTURE PLAN NO. 4

1. Introduction

The report has been prepared in support of a minor Amendment to the East Wanneroo Cell Adopted Structure Plan No. 4 (ASP 4). See Figure 3 – Location Plan & Figure 4 'ASP 4'.

The Amendment proposes to introduce a greater variety of lot sizes in the north east portion of ASP 4 by increasing the density code of the eastern portion of Lot 335 (No. 2) Valdina Place, Sinagra from R20 to R40.

The Amendment represents a minor change to ASP 4 as:

- The cell layouts and overall road network connections do not change: and
- Surrounding land in the immediate vicinity of the abutting Public Open Space ('POS') is coded for higher density development (R40).

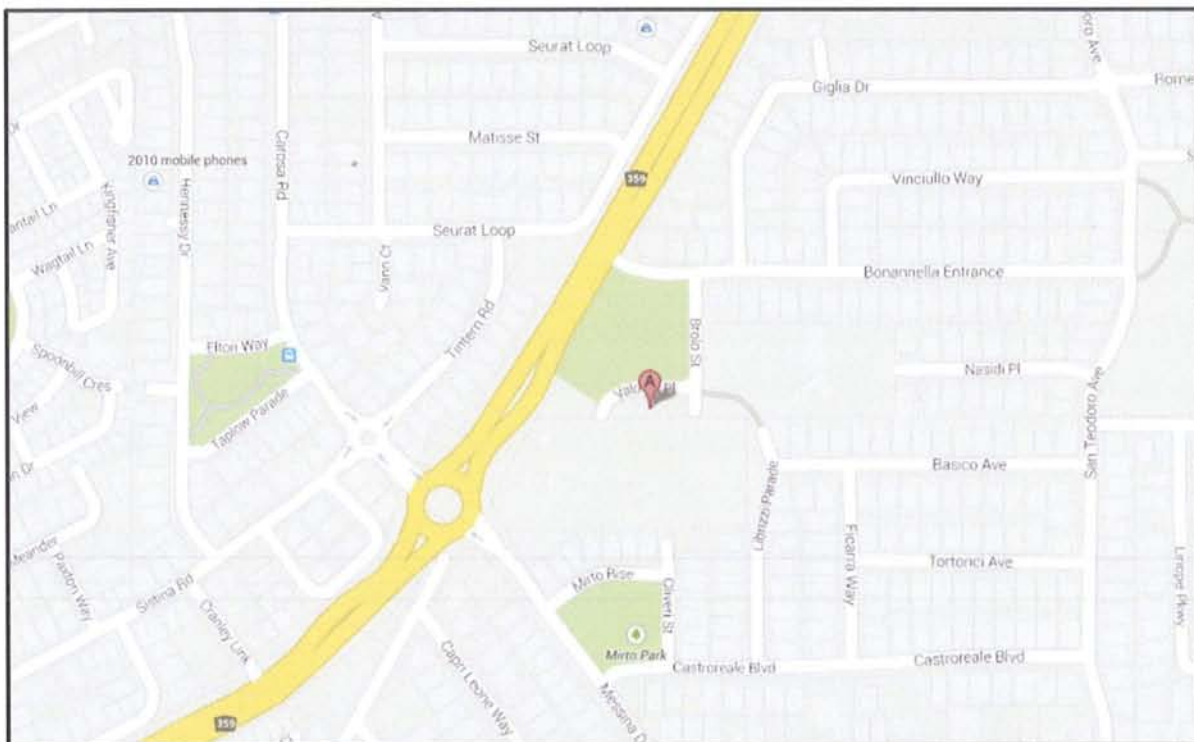
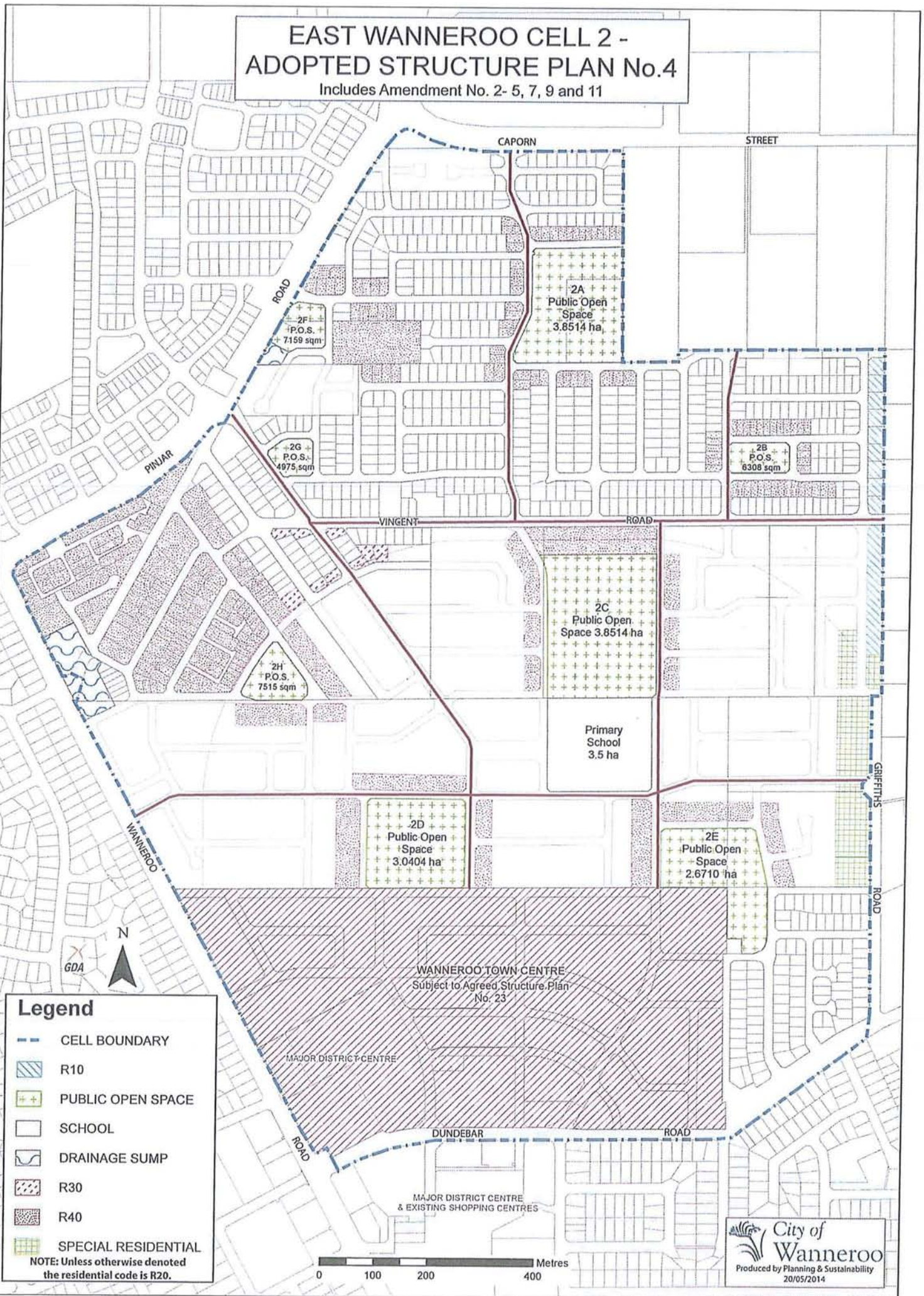


Figure 3 – Location Plan

EAST WANNEROO CELL 2 - ADOPTED STRUCTURE PLAN No.4

Includes Amendment No. 2- 5, 7, 9 and 11



City of Wanneroo IM 16/2/2015

Legend

- CELL BOUNDARY
- R10
- PUBLIC OPEN SPACE
- SCHOOL
- DRAINAGE SUMP
- R30
- R40
- SPECIAL RESIDENTIAL

NOTE: Unless otherwise denoted the residential code is R20.

City of Wanneroo
 Produced by Planning & Sustainability
 20/05/2014

Figure 4 - ASP 4

2. Subject Site

The eastern portion of the subject site (965m²) which is proposed for the higher R40 density coding is unimproved and currently has the potential to be developed into only 2 lots / dwellings, which is considered to be an underutilisation of well serviced residential land (Figure 5: Eastern Portion – Unimproved Land).

The western portion of the subject site (1503m²) is identified as a 'Drainage Sump' pursuant to ASP 4 and this will remain unchanged.



Figure 5 – Eastern Portion of Lot 335 & POS on left hand side of road reserve

3. Planning Framework

3.1 *City of Wanneroo District Planning Scheme No. 2*

The subject site is zoned 'Urban Development' pursuant to the City of Wanneroo District Planning Scheme No. 2 (DPS 2). The site is assigned an 'R20' density code under ASP 4 which provides the overarching framework for the assessment of subdivision proposals.

Clause 3.14.2 is an objective of the Urban Development Zone pursuant to DPS 2 which is to "enable planning to be flexible and responsive to changing circumstances..."

Pursuant to ASP 4 the Residential precinct is to be consistent with the Residential zone specified under Clause 3.4.2 of DPS 2 which is "residential development is provided for at a range of densities with a variety of housing to meet the needs of different household types."

3.2 Metropolitan Region Scheme

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

3.3 Directions 2031

The proposed increase in density is consistent with the Western Australian Planning Commissions Directions 2031 which strives for increased densities in existing serviced residential areas.

Directions 2031 specifies an additional draft housing target of 16360 dwellings within the Wanneroo municipality by 2031. The Amendment will assist with providing a range of lot sizes and variety of housing type and size to meet current and future needs.

3.4 Local Planning Policy 3.1 (LPP 3.1): Local Housing Strategy

LPP 3.1 was prepared to guide and implement the objectives and requirements of the City of Wanneroo Local Housing Strategy 2005 (LHS).

Recommendation 9.2.2 of the City's Local Housing Strategy 2005 (LHS) recognises the need for the provision of a range of housing product types. Providing additional R40 land will assist with providing a variety of housing product while also assisting with provision of affordable housing (Figure 6 – Indicative Subdivision Plan).

Table 1 of LPP 3.1 establishes the location criteria that housing densities are required to meet. The amendment area is adjacent to POS and therefore meets the LPP requirements to justify an R40 coding. The proposal is also consistent with the location of other R40 coded lots within the ASP 4 area and therefore the proposal accords with the objectives outlined in Part 9 of the LHS.

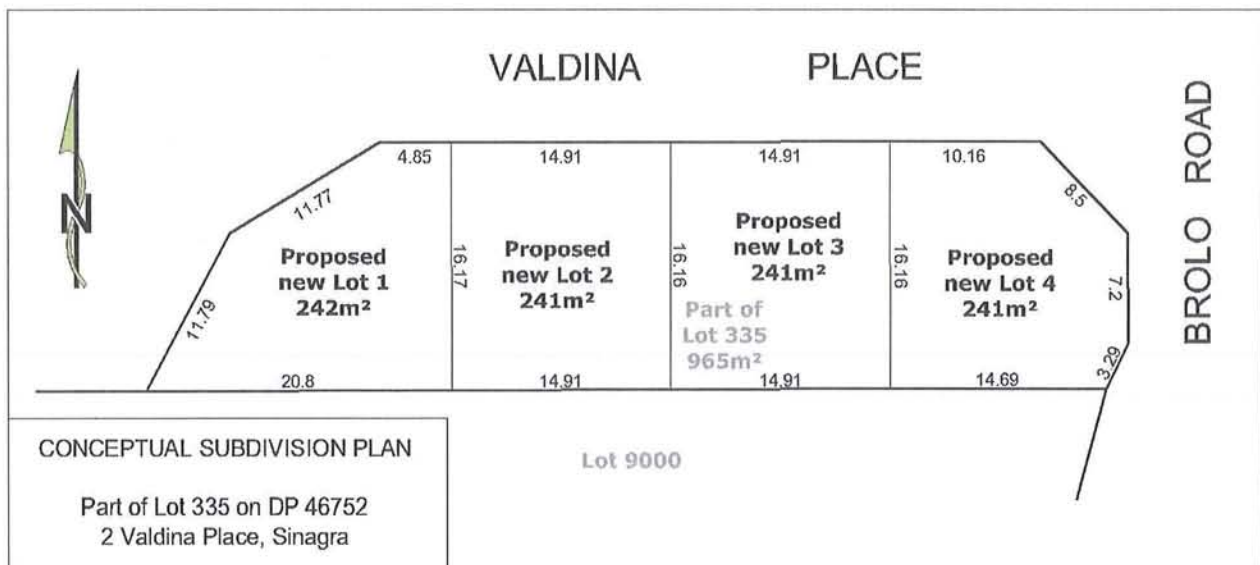


Figure 6 – Indicative Subdivision Plan

3.5 *Liveable Neighbourhoods*

Element 3, R2 of the WAPC's Liveable Neighbourhoods document encourages a variety of residential density and housing type to facilitate diversity and choice to meet the projected requirements of people with different housing needs.

4. **Justification**

The proposed minor Amendment to increase the residential density code to R40 provides the following benefits:

- A variety of housing choice and product that is in strong demand in an area that is well served by main transport links including Pinjar Road and Wanneroo Road.
- An effective rationalisation of the predominant existing R40 density code surrounding the adjoining Public Open Space ('POS') which will also provide more uniformity with road frontage widths and street setbacks.
- Additional surveillance of the adjoining POS once dwellings have been constructed. Due to the shape of the subject lot it is highly likely that all future built form will be orientated towards the POS. This is also consistent with Objective 2 of the City's Strategic Community Plan 2013-2023 :

"2 Society – Healthy, safe, vibrant and active communities.

2.1 Great Places and Quality Lifestyle – People from different cultures find Wanneroo an exciting place to live with quality facilities and services."

5. **Conclusion**

Contemporary planning and Directions 2031 acknowledges the need to provide for greater residential development where services and facilities can be optimised. This Amendment is consistent with the objectives of Directions 2031 and Council's Local Housing Strategy.

The minor modification to ASP 4 will enable a more efficient use of land in a popular locality. The proposed R40 density will not create an undesirable precedent due to the strategic location of the site in relation to the abutting POS.

The proposed Amendment represents a continuation of the R40 code for lots abutting the POS and an extension of the streetscape at the same density.