



AMENDMENT NO. 4

TO THE

WOODVALE

AGREED STRUCTURE PLAN NO. 64

RECORD OF AMENDMENTS MADE TO THE WOODVALE

AGREED STRUCTURE PLAN NO. 64

Amendment No.	Description of Amendment	Finally Endorsed by Council	Finally Endorsed by WAPC
4	Deleting the residential coding R25 from within Lot 26 Wanneroo Road, Woodvale and substituting a density coding of R30.		

**AMENDMENT NO. 4 TO THE
WOODVALE AGREED STRUCTURE PLAN NO. 64**

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

1. Deleting the residential coding R25 from within Lot 26 Wanneroo Road, Woodvale and substituting a density coding of R30.

AMENDMENT NO. 4 TO THE WOODVALE AGREED STRUCTURE PLAN NO. 64



Figure 1 Existing Local Structure Plan Coding

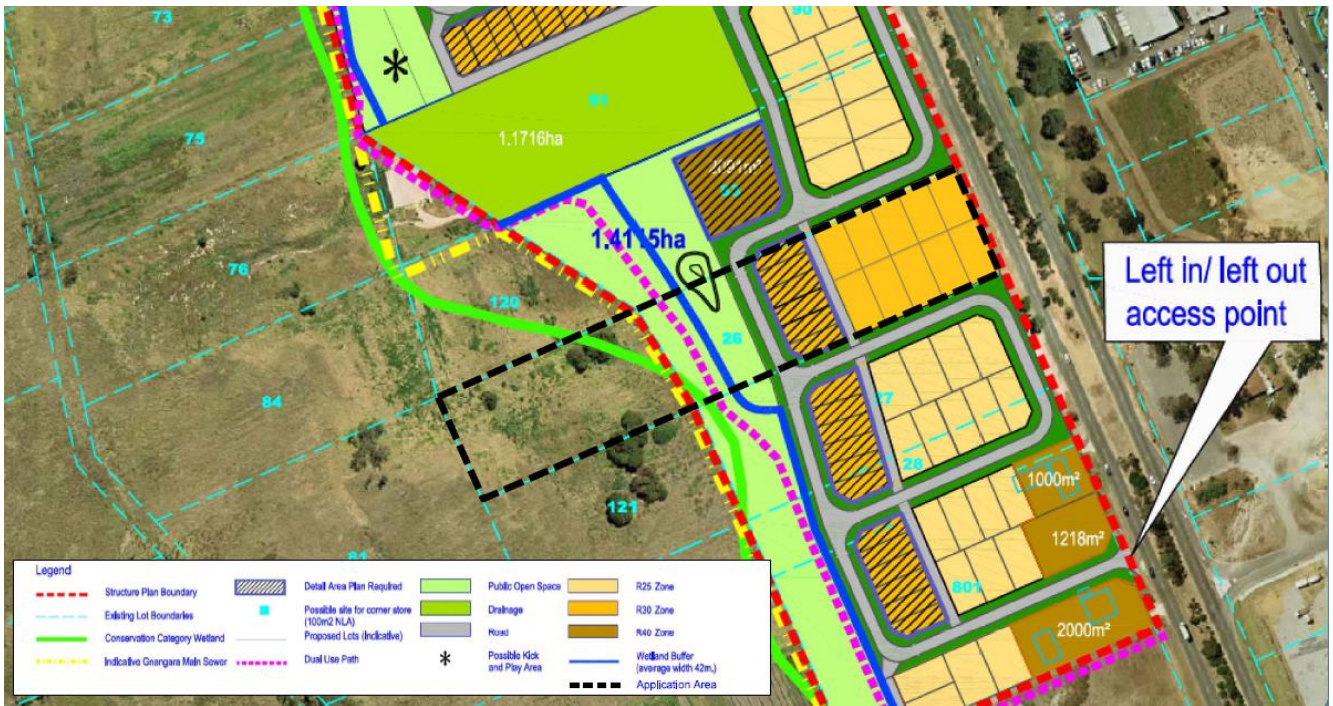


Figure 2 Proposed Local Structure Plan Coding

CERTIFIED THAT AMENDMENT NO. 4 TO THE WOODVALE AGREED STRUCTURE PLAN
NO. 64

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

PART 2 - EXPLANATORY REPORT

**AMENDMENT NO. 4 TO THE
WOODVALE AGREED STRUCTURE PLAN NO. 64**

DOCUMENT CONTROL

Control Version	DATE	Status	Distribution	Comment
A	25/02/2015	Draft	Client	Review
B	03/03/2015	Final	City of Wanneroo	
C	17/03/2015	Final	City of Wanneroo	

Prepared for: GMF WA Pty Ltd

Prepared by: TVDL

Reviewed by: DM

Job No: 20390

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CONTENTS

DOCUMENT CONTROL.....	i
DISCLAIMER	i
1 INTRODUCTION AND BACKGROUND	1
2 SITE DETAILS.....	2
2.1 Legal Description	2
2.2 Location and Context.....	2
2.3 Land Use.....	3
3 PLANNING FRAMEWORK	4
3.1 Statutory Considerations	4
3.1.2 City of Wanneroo District Planning Scheme No. 2.....	4
3.2 Strategic Considerations.....	4
3.2.1 Directions 2031 and Beyond.....	4
3.2.2 (Draft) Outer Metropolitan Perth and Peel Subregional Strategy (OMPPSS)	4
3.2.3 City of Wanneroo Local Housing Strategy	5
3.3 WAPC Documents	5
3.3.1 Structure Plan Preparation Guidelines.....	5
3.3.2 State Planning Policy 3 – Urban Growth and Settlement	5
4 THE PROPOSAL	7
5 SERVICING.....	8
5.1 Roads and Access.....	8
5.2 Effluent and Drainage Disposal.....	8
5.3 Water, Power and Telecommunications.....	8
6 CONCLUSION.....	10

Appendix A: ASP 64 Amendment No. 2

Appendix B: Indicative Plan of Subdivision

Appendix C: Concept Servicing Scenario

1 INTRODUCTION AND BACKGROUND

This report has been prepared by Harley Dykstra on behalf of GMF WA Pty Ltd to seek approval for a minor amendment to the Agreed Structure Plan for Woodvale (“ASP 64”), with respect to Lot 26 Wanneroo Road, Woodvale (“the subject land”).

ASP 64 was endorsed by the City of Wanneroo on 4 March 2011 and by the WAPC on 8 February 2011.

In August 2014, Amendment No. 2 to ASP 64 was submitted to the City of Wanneroo which proposed the recoding of the R30 portion of Lots 35 and 36 Wanneroo Road and the R25 portion of Lot 35 to R40 (**Appendix A** refers). The Amendment also proposes the modification of the ASP 64 road pattern within Lots 35 and 36. The City has not yet adopted Amendment No. 2 due to issues with water management and is expected to consider the Amendment at the Ordinary Council Meeting in April 2015. Lots 35 and 36 are located approximately 550m north of the subject land, and have similar locational attributes under ASP 64 as the subject land, with both lots fronting Wanneroo Road to the east and proposed Public Open Space (POS) to the west. Under the existing ASP 64, the areas of Lots 22, 23, 32 and 33, adjoining Wanneroo Road, are zoned R40. Thus, the recoding of the subject land to a higher density is not out of character with the intended residential density code of nearby lots under ASP 64.

In contrast to Amendment No. 2, the proposed recoding of the subject land proposes only a minor increase in residential density over the R25 coded part of the site, with the area of POS, existing R30 coding and road layout remaining unchanged (**Figures 1 and 2** refer). Thus, it is logical the proposed minor amendment to ASP 64 over the subject land be progressed, enabling the viable subdivision of the subject land, and having regard for the established market preference for smaller lots in the locality and the existing medium density residential zoning of lots to the north and south of the subject land.

2 SITE DETAILS

2.1 Legal Description

The legal details of the subject land are provided in the table below:

Lot	Diagram No.	Volume	Folio	Registered Proprietor
26 Wanneroo Road	20508	1576	632	Tomar Holdings Pty Ltd

2.2 Location and Context

The subject land is included within the ASP 64 area, in the suburb of Woodvale. The western portion of the subject land is reserved for Parks and Recreation under the Metropolitan Region Scheme (MRS) as part of Yellagonga Regional Park. The location of this Regional Park results in a large area of land between **Wanneroo** Road to the east of the subject land and Duffy Terrace to the west of the subject land remaining undeveloped. Development adjacent to Wanneroo Road within the MRS Urban zoning, is characterised by single residential dwellings, and progressive redevelopment of previous market garden and industrial properties approximately 700m and 250m north of the subject land within the ASP 64 area. Lots 27, 28 and 801 Wanneroo Road, immediately south of the subject land, are currently being redeveloped, with dwellings adjacent to Wanneroo Road within Lot 801 expected to be developed at R40 density.



Figure 3 Subject land outlined in red

The subject land is situated approximately 2.5km east of the Mitchell Freeway, 18km north of the Perth CBD, and directly adjacent to Wangara Trade Centre which extends from Wanneroo Road to Mirrabooka Avenue, 4km east of the subject land. The subject land is well serviced by road infrastructure, existing open space and recreation facilities, and commercial and industrial services located within the surrounding region, as evident on **Figure 3** (*above*).

2.3 Land Use

The subject land is vacant of all land use or development and is predominately cleared of vegetation.

3 PLANNING FRAMEWORK

3.1 Statutory Considerations

3.1.2 City of Wanneroo District Planning Scheme No. 2

Under the City of Wanneroo District Planning Scheme No.2 (DPS 2) the eastern balance of the subject land is zoned Urban Development with the western portion being reserved for Parks and Recreation under the MRS. The following relevant objectives of the Urban Development zone in relation to the proposed Amendment are to:

- “designate land for future urban development; and
- enable planning to be flexible and responsive to changing circumstances throughout the developmental stages of the area.”

The proposed Amendment will facilitate development on the subject land which is currently underutilised. The increase in density is a response to the established market preference for smaller lots in the locality and the existing medium density residential zoning of lots to the north and south of the subject land adjacent to Wanneroo Road.

3.2 Strategic Considerations

3.2.1 Directions 2031 and Beyond

Directions 2031 and Beyond (Directions 2031) is a high level strategic plan finalised in August 2010 that establishes the vision of future growth of the Perth (and Peel) Metropolitan Regions.

Directions 2031 seeks a 50% increase in the current average residential density in new development areas, from 10 dwellings per gross urban zoned hectare of land to 15 dwellings per gross urban zoned hectare of land.

The proposal to recode the subject land from R25 to R30 is in accordance with the objectives of Directions 2031 to increase residential density in new development areas. Generally, ASP 64 proposes higher density development in areas adjacent to Wanneroo Road, and it is likely that Amendment No. 2 to ASP 64 will result in a larger area adjacent to Wanneroo Road being zoned R40. Therefore, it is appropriate for the R25 zoned portion of the subject land to be increased given its close proximity to Wanneroo Road and existing and proposed R40 development. The proposal will assist in providing increased variety of housing types, improve affordability and is consistent with Directions 2031, which promotes more efficient use of urban zoned land.

3.2.2 (Draft) Outer Metropolitan Perth and Peel Subregional Strategy (OMPPSS)

The OMPPSS was released for public comment in August 2010 and is still pending finalisation. The OMPPSS includes the subject land within an “Urban Zoned Undeveloped” land use precinct, identified as a future growth precinct.

3.2.3 City of Wanneroo Local Housing Strategy

The City of Wanneroo Local Housing Strategy 2005 (LHS) guides future housing development in new residential areas. One of the key objectives is to ensure that adequate housing choice is available to meet the changing social and economic needs of the Wanneroo community. Key principal objectives of the LHS are to increase the range of housing choice, ensure there are affordable housing options and increase density in areas within 800m of railway stations, 400m of major bus stops and 200m of frequent bus routes.

The proposed ASP 64 Amendment will encourage the creation of an increased range of lot sizes actively sought by the local community, which are not achievable under the present R25 coding of the subject land. Additionally, the creation of a range of smaller lots will result in more affordable housing. The subject land is located adjacent to Wanneroo Road, which is serviced by two high frequency bus routes with stops on the eastern boundary of the subject land, providing access to Roe Street bus station in Perth, Joondalup train station, Wanneroo Shopping Central, Kingsway City Shopping Centre and Whitfords train station. Thus, the increase in density from R25 to R30 is in accordance with the objectives of the City of Wanneroo Local Housing Strategy.

3.3 WAPC Documents

3.3.1 Structure Plan Preparation Guidelines

Section 3.3 of the WAPC document *Structure Plan Preparation Guidelines* provides guidance on the substantiality of a modification to a Structure Plan. Generally, a ‘minor’ modification to a Structure Plan is a change or departure that does not materially alter the intent of a Structure Plan. The only relevant consideration in this instance is whether the proposed increase in residential density is deemed minor. Whilst the proposal is to increase the density coding from a low (R25) to medium (R30) density band, the coding change is minor and the development of the subject land at this density is more appropriate given its proximity to Wanneroo Road, high frequency public transport and future R40 development. Hence, the amendment should be deemed minor.

3.3.2 State Planning Policy 3 – Urban Growth and Settlement

State Planning Policy 3 (SPP 3) sets out the principles and considerations which apply to planning for urban growth and settlement. SPP 3 places particular emphasis on the application of Liveable Neighbourhood principles in planning for new areas to ensure new developments are provided with local facilities, services, public transport and job opportunities within easy reach by walking or cycling, reducing dependence on the private car for travel. Principles relevant to the proposed ASP 64 Amendment include:

- “new development which supports the efficiency of public transport systems where available, and provides safe, direct access to the system for residents; and
- a variety of lot sizes and housing types to cater for the diverse housing needs of the community at a density that can ultimately support the provision of local services.”

The subject land is located in close proximity to two high frequency bus routes and a proposed corner store, as well as a high level of employment opportunity within the Wangara Trade Centre across Wanneroo Road. The proposed recoding will facilitate higher density development, further capitalising on the subject land's close proximity to these services and facilities.

4 THE PROPOSAL

The Amendment provides for the deletion of the residential coding of R25 from within Lot 26 Wanneroo Road, Woodvale, and the substitution of and R30 coding.

Plans depicting the existing and proposed Structure Plan Map are included at **Figures 1 and 2** within Part 1 of this Report.

It is considered that the existing R25 residential density shown over the subject land does not represent an optimum form of development given its proximity to high frequency public transport routes along Wanneroo Road and that a higher density of R30 would be preferable. The introduction of this marginally higher density coding will allow a varied form of subdivision and development which can be accommodated by the current road pattern. Specifically, the higher density coding will allow subdivision of the subject land into twenty (20) lots, rather than the sixteen (16) lots achievable at an R25 coding. An indicative Plan of Subdivision is included at **Appendix B**.

The overarching objectives of the City of Wanneroo's Local Housing Strategy are to provide for housing choice in appropriate locations. The subject land is located in close proximity to high frequency bus routes, which service two major train stations, a major bus station and two shopping centres. The nearest bus stop is located on the eastern boundary of the subject land. The subject land is also located approximately 200m south of a proposed corner store site. It is considered these locational attributes provide the site with a high level of access to a wide range of services and facilities and is therefore considered to be well located for the proposed residential density. The increase in residential density to R30 will also provide for a variety of housing choice and diversity within ASP 64.

5 SERVICING

5.1 Roads and Access

The subject land is currently accessible via Wanneroo Road, a Primary Regional Road under the MRS, providing linkages to the regional road network. Future access to lots is expected to be via the proposed local road network in accordance with ASP 64. The development of Lot 27, immediately to the south of the subject land, also facilitated the construction of Solaia Loop, a local road providing access to future lots within the subject land. The future extension of the north-south road connections already constructed over Lot 27 will further increase accessibility to various lots within the subject land.

In March 2014, Amendment No. 31 to ASP 6 was submitted to the City of Wanneroo and proposed the rezoning of the southern portion of Lot 22 East Road from R30 to R40, located 2km north east of the subject land. The Traffic Impact Assessment prepared in support of Amendment No. 31 assumed future dwellings would generate approximately 5.5 Vehicle Trips Per Day (VTPD). Due to the close proximity and similar circumstances of the subject land to Lot 22 East Road, development of the subject land is also expected to generate approximately 5.5 VTPD per dwelling. The proposed recoding of the subject site will increase the potential dwelling yield of the subject land from sixteen (16) dwellings under the existing R25 coding, to twenty (20) dwellings under the proposed R30 coding. In this scenario the additional four (4) dwellings could generate an additional 22 VTPD at the R30 coding when compared to the existing R25 coding.

Generally, Main Roads Western Australia (MRWA) transport data assumes 8 VTPD per dwelling, resulting in the proposed increased density generating an additional 32 VTPD. The increases in vehicle movements on the local road network are considered capable of being accommodated within the existing and proposed road network based on the capacity of those roads.

Therefore, both scenarios result in relatively small increases in traffic volume, and thus the proposed amendment will not adversely impact the normal flow of traffic in the surrounding area.

5.2 Effluent and Drainage Disposal

A sewer line currently exists along the southern boundary of the subject land, within the Solaia Loop road reserve, providing connections to the proposed lots adjacent to the southern boundary. This sewer line is expected to be extended north within the proposed road reserve to service the western most lots, and along the northern boundary of the subject land to service the lots fronting Claret Loop, as illustrated on the Concept Servicing Scenario at **Appendix C**.

5.3 Water, Power and Telecommunications

An existing water main exists along the southern boundary of the subject land within the Solaia Loop road reserve. This main is expected to be extended north within the proposed road reserve and the proposed lane, and along the northern boundary of the subject land within the Claret Loop road reserve as illustrated on the Concept Servicing Scenario at **Appendix C**.

High voltage underground power runs along Solaia Loop along the southern boundary of the subject land, and a power connection is available at the south-western corner of the subject land, readily extendable to service the subject land.

Similarly, telecommunications infrastructure is available to service the subject land.

6 CONCLUSION

This application seeks a minor Amendment to ASP 64 increasing the residential density of Lot 26 Wanneroo Road, Woodvale from R25 to R30. The proposed Amendment has regard for:

- The relevant statutory documents applicable to the subject land;
- The relevant strategic documents applicable to the subject land;
- Surrounding and proposed development and the impact on the current use of the subject land.

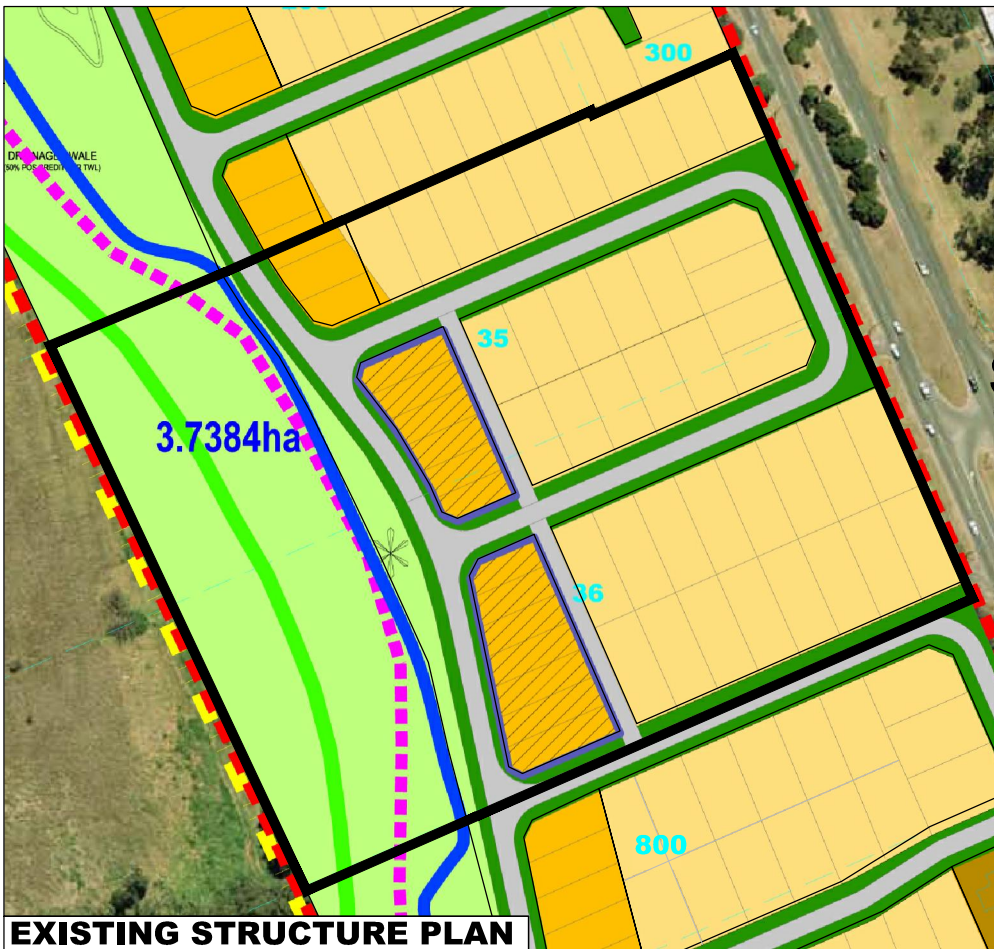
In view of the above, it would be appreciated if the proposed Amendment could now be progressed.

APPENDIX A

ASP 64 Amendment No. 2

WOODVALE LOCAL STRUCTURE PLAN AGREED STRUCTURE PLAN 64 - AMENDMENT No. 2

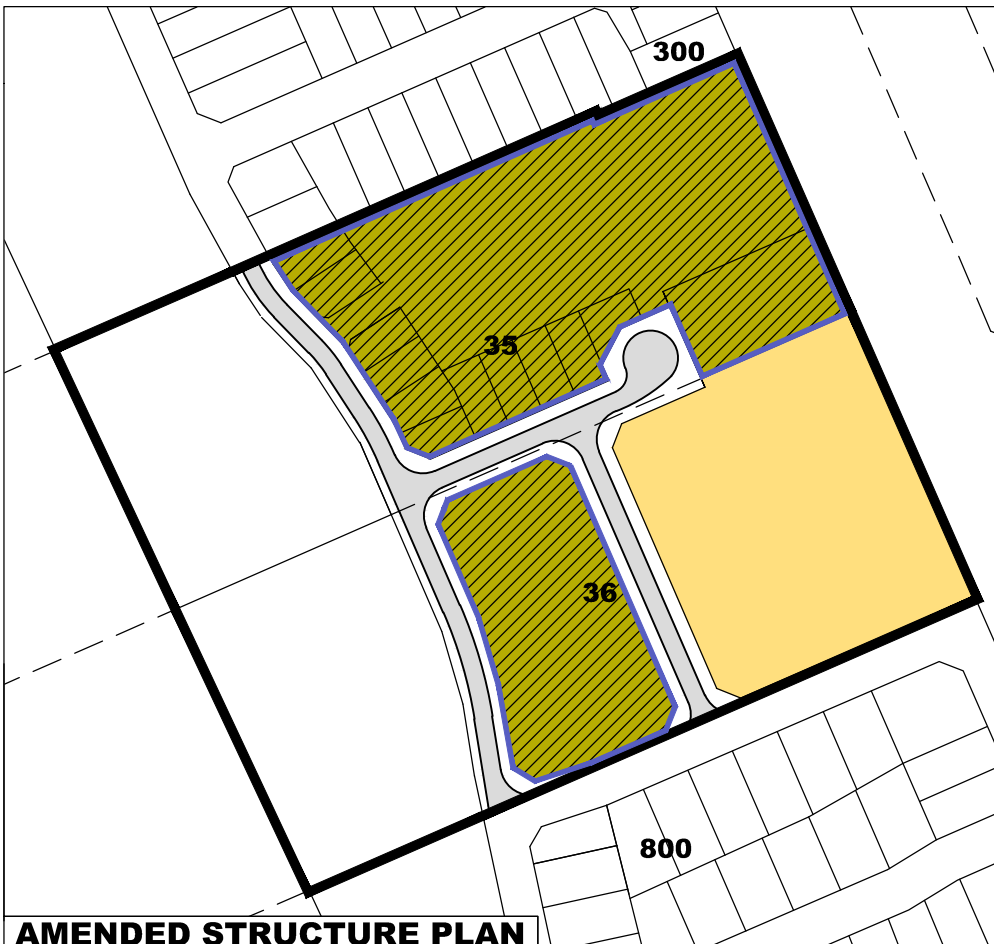
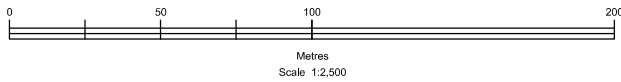
Lot 35 & 36 Wanneroo Rd,
Woodvale - Central Ward



EXISTING STRUCTURE PLAN

LEGEND

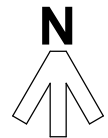
- R25 Zone
- R30 Zone
- Public Open Space
- Detailed Area Plan Required
- Conservation Category Wetland
- Wetland Buffer (average width 42m)
- Dual Use Path
- Indicative Gngangara Main Sewer
- Structure Plan Boundary
- Possible Kick and Play Area
- Amendment Area



AMENDED STRUCTURE PLAN

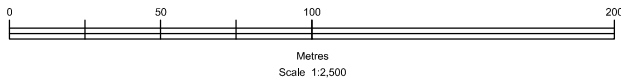
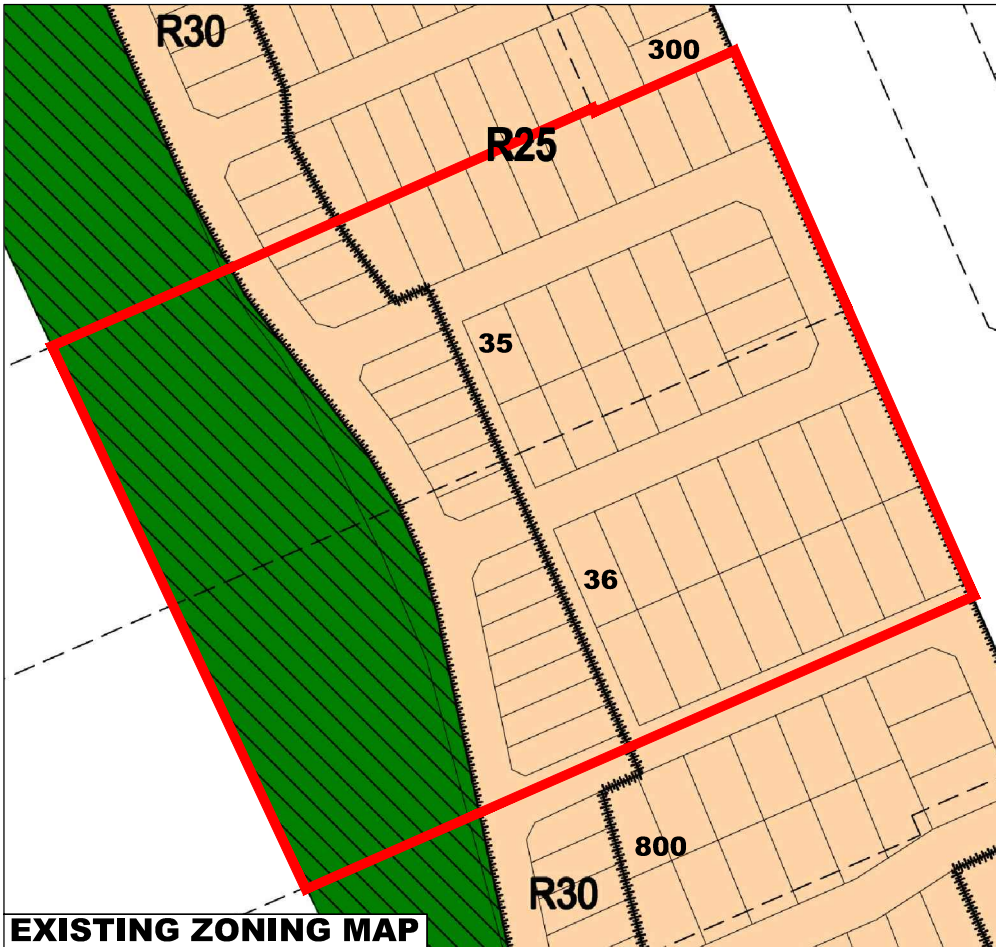
LEGEND

- R25 Zone
- R40 Zone
- Public Open Space
- Detailed Area Plan Required
- Amendment Area



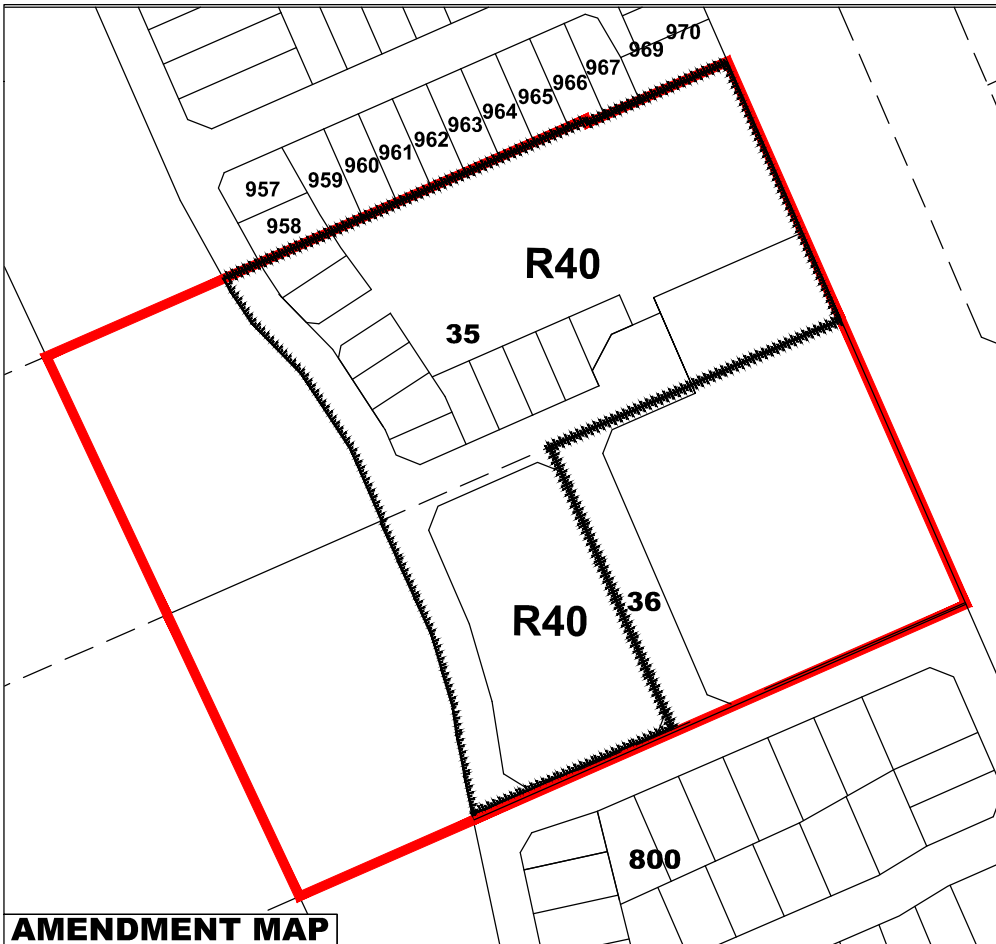
WOODVALE LOCAL STRUCTURE PLAN AGREED STRUCTURE PLAN 64 - AMENDMENT No. 2

Lot 35 & 36 Wanneroo Rd,
Woodvale - Central Ward



LEGEND

- Reserves**
- Parks & Recreation
- Zones**
- Residential
- Other**
- R Codes
 - Amendment Area



LEGEND

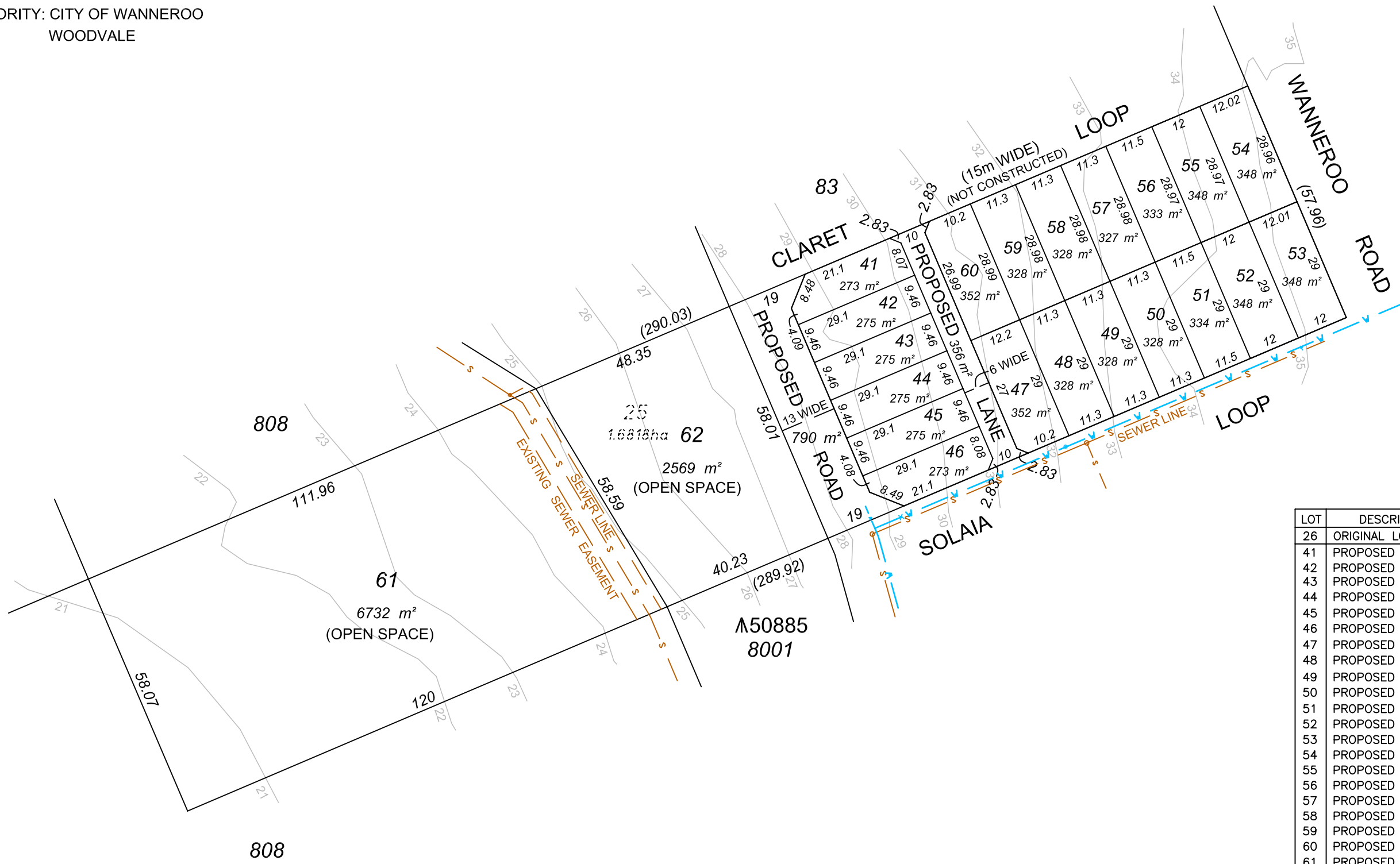
- Other**
- R Codes
 - Amendment Area

APPENDIX B

Indicative Plan of Subdivision

LOCAL AUTHORITY: CITY OF WANNEROO

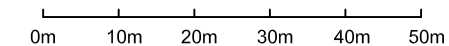
LOCALITY: WOODVALE



LOT	DESCRIPTION	AREA
26	ORIGINAL LOT	1.6818ha
41	PROPOSED LOT	273m ²
42	PROPOSED LOT	275m ²
43	PROPOSED LOT	275m ²
44	PROPOSED LOT	275m ²
45	PROPOSED LOT	275m ²
46	PROPOSED LOT	273m ²
47	PROPOSED LOT	352m ²
48	PROPOSED LOT	328m ²
49	PROPOSED LOT	328m ²
50	PROPOSED LOT	328m ²
51	PROPOSED LOT	334m ²
52	PROPOSED LOT	348m ²
53	PROPOSED LOT	348m ²
54	PROPOSED LOT	348m ²
55	PROPOSED LOT	348m ²
56	PROPOSED LOT	333m ²
57	PROPOSED LOT	327m ²
58	PROPOSED LOT	328m ²
59	PROPOSED LOT	328m ²
60	PROPOSED LOT	352m ²
61	PROPOSED LOT	6732m ²
62	PROPOSED LOT	2569m ²
	PROPOSED ROAD	790m ²
	PROPOSED LANE	356m ²

WARNINGS:

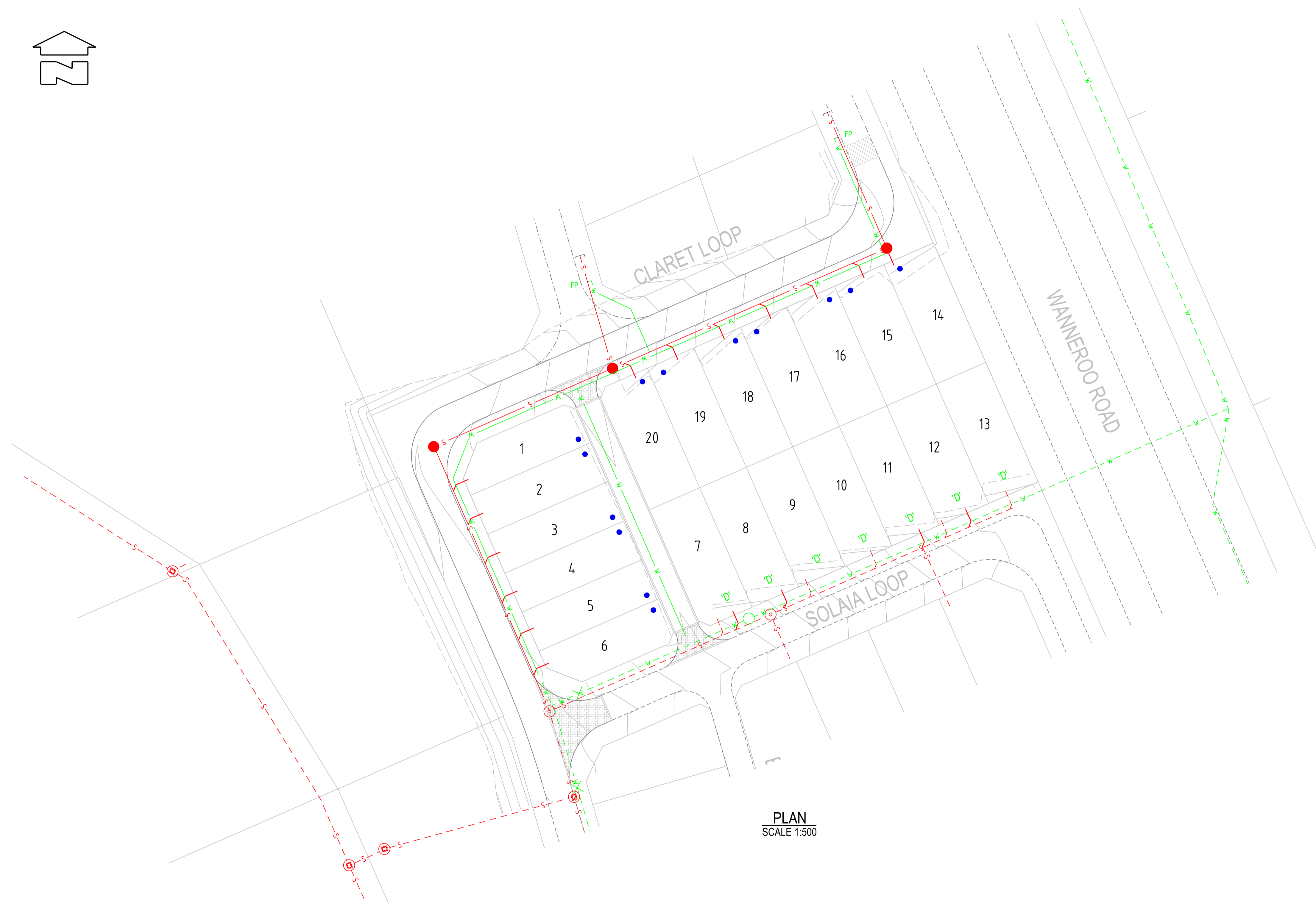
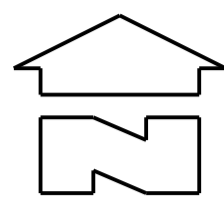
1. LOT NUMBERS, DIMENSIONS AND AREAS SUBJECT TO WAPC APPROVAL, SURVEY AND LANDGATE AUDIT.
2. SEWER INFORMATION TAKEN FROM WATER CORPORATION AS CONSTRUCTED SHEETS.
3. ALL ABOVE & BELOW GROUND SERVICES MAY NOT HAVE BEEN LOCATED - CHECK WITH RELEVANT AUTHORITIES BEFORE COMMENCING ANY WORKS.



REV.	DESCRIPTION	BY	DATE	PROPOSED SUBDIVISION OF		SCALE 1:1000	SCANLAN SURVEYS PTY LTD LICENSED SURVEYORS P O BOX 429 MIDLAND 6936 PH: 08 9250 2261 FAX: 08 9274 6206 Email : bill@scanlansurveys.com.au	DRAWING (A3)	REVISION
A	4 LOTS ADDED. DIMENSIONS & AREAS AMENDED	LF	2/2/2015	LOT 26 ON DIAGRAM 20508		JANUARY 2015		7486/14/1	B
B	LOTS 51 - 56 INCL. AMENDED	LF	17/2/2015	465 WANNEROO ROAD, WOODVALE		GMF WA PTY LTD DATUM : AHD	DRAWN BY : LF		
							APPROVED : WS		

APPENDIX C

Concept Servicing Scenario



- LEGEND:
- - - - - ⊙ - - - - - S - EXISTING SEWER MAINS
 - - - - - ● - - - - - S - PROPOSED SEWER MAINS
 - - - - - ⊙ - - - - - W - EXISTING WATER MAINS
 - - - - - ● - - - - - W - PROPOSED WATER MAINS
 - ● - LOCATION OF LOT SERVICE CONNECTIONS

PLAN
SCALE 1:500



Wood & Grieve Engineers Ltd
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PERTH
MELBOURNE
SYDNEY
BRISSBANE
GOLD COAST
ALBANY
BUNDELTON
BENICORN
DARWIN

CLIENT:
GMF
PROJECT:
LOT 26 WANNEROO ROAD - WOODVALE
TITLE:
OVERALL SERVICING SCENARIO

CONCEPT

SECTION: CIVIL SERVICES	VERIFIED:	SCALE: A1 @ 1:500
DESIGNED: L. GLOGOVAC	APPROVED FOR TENDER:	DATUM: A.H.D.
DRAWN: L. GLOGOVAC	APPROVED FOR CONSTRUCTION:	WAPC: -

PROJECT No.	DRAWING No.	REVISION
BD17126-PER-C	SK3	A

P:\B017126\Civil Drawings\c Plan SK3.dgn

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