

# **BUTLER-JINDALEE**

## **AGREED DISTRICT STRUCTURE PLAN**

**Structure Plan No. 39  
Amendment 1 : Approved 10 March 2016**

Amendment 1 to the Agreed District Structure Plan was prepared under the provisions of Part 9 of the  
City of Wanneroo District Structure Planning Scheme No 2.

**RECORD OF AMENDMENTS MADE TO THE  
BUTLER JINDALEE DISTRICT STRUCTURE PLAN**

<b>Amendment No.</b>	<b>Description of Amendment</b>	<b>Finally Endorsed Council</b>	<b>Finally Endorsed WAPC</b>
1	<p>Modify and update the Butler Jindalee District Structure Plan to:</p> <p><b>MAP MODIFICATIONS</b></p> <ol style="list-style-type: none"> <li>1. Removing notation and reference to the Romeo Road Station.</li> <li>2. Replacing a portion of 'Service Industrial' in the eastern portion of Lot 1001 with 'Urban Development'.</li> <li>3. Inserting a new western and north eastern 'Business' zone on Lot 1001.</li> </ol> <p>Note: A portion of Service Industrial to be retained in the north east part of Lot 1001.</p> <ol style="list-style-type: none"> <li>4. Replacing 'Other (Local) Centre' in the northern portion of Lot 1001 with 'Urban Development' and 'Business' zone.</li> <li>5. Relocating the western and eastern 'Other (Local) Centre' to reflect the approved locations under Agreed Local Structure Plan No 60.</li> <li>6. Relocating the 'Civil and Cultural' (Government Primary School and Government High School) and District Open Space to reflect the approved locations under Agreed Local Structure Plan No 60 and Agreed Local Structure Plan No 27.</li> <li>7. Updating the location of Transport and Movement Networks (including Neighbourhood Connectors) to reflect Agreed Local Structure Plan No 60 (and amendments).</li> <li>8. Relocating Romeo Road consistent with the Metropolitan Region Scheme.</li> </ol> <p>As depicted on Plan 1 and Amendment Plan No. 2.</p>	26 May 2015	10 March 2016

	<p><b>TEXT MODIFICATION</b></p> <p>1. Reference updated Lot numbers for former Lot 3, Alkimos and a primary/high school with District open space on former Lot 8, Butler in Part 1 Statutory Report.</p>		
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**PART 1**  
**STATUTORY SECTION DOCUMENT**  
**BUTLER-JINDALEE DISTRICT STRUCTURE PLAN**

This District Structure Plan has been prepared generally in accordance with Part 9 of the City of Wanneroo District Structure Plan No 2.

**1.0 STRUCTURE PLAN AREA**

The land subject of the original Butler Jindalee District Structure Plan comprised then of Lots 7, 8, 11, 31, 32 and 33 Butler and part Ridgewood, Lot 3 Alkimos and Lots 9, 10 and 12 Jindalee.

Amendment 1 only applies to Lot 1001 and 1002 Marmion Avenue, Alkimos (originally known as Lot 3 Romeo Road, Alkimos). Amendment 1 also includes Lot 2966 and 8210 Halesworth Parade, Butler (originally known as part of Lot 8 Butler).

**2.0 DISTRICT STRUCTURE PLAN**

2.1 Plan No.1 District Structure Plan

2.2 Status: The District Structure Plan provides the broad district level planning framework for development of the Structure Plan area. It provides the broad disposition of land use, major roads, rail and other community infrastructure. It is intended that the Structure Plan will form the general basis for subsequent preparation of Local Structure Plans over portions or precincts (generally superlots or equivalent areas) of the area. Those Local Structure Plans will comprise zonings, residential density codings, a more detailed level of planning for community infrastructure, and development standards and requirements.

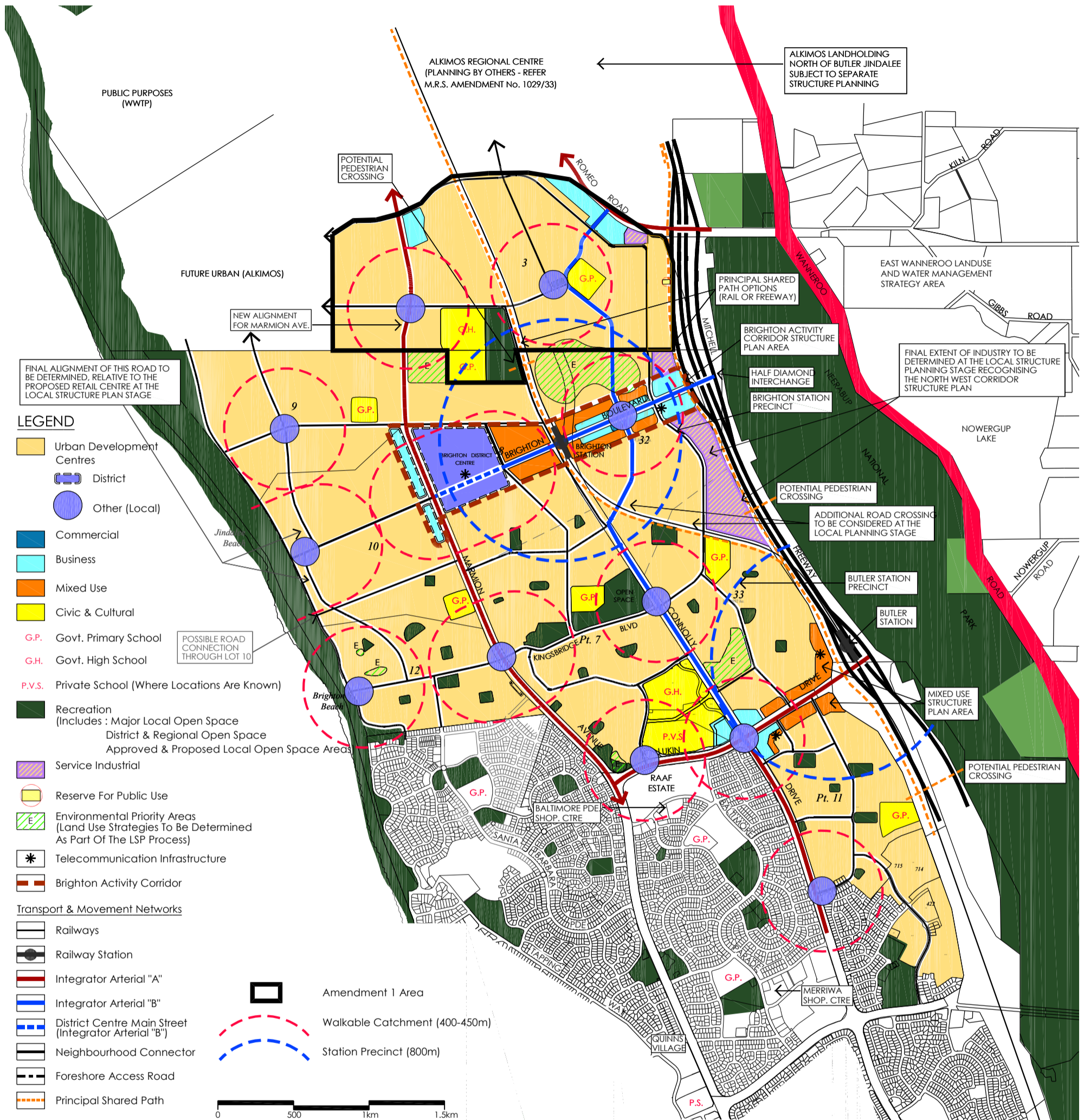
**3.0 PROVISIONS**

3.1 This Structure Plan does not include a plan showing zonings, residential density codings and detailed development standards and requirements. Consequently, no subdivision or development should be commenced or carried out until such time as a Local Structure Plan has been prepared and agreed by Council and the Western Australian Planning Commission for the relevant portions of the Structure Plan area. Note however that the Structure Plan area is zoned under the Scheme and parts of the area are already subject of Agreed Local Structure Plans.

3.2 The following matters shall be considered in the preparation of the Agreed Local Structure Plans for the district (as applicable to the respective precincts or superlots):

- i) Incorporation of design requirements relating to the rail noise impact for dwellings abutting and one lot back from the proposed rail line;
- ii) Detailed vegetation surveys to identify the significance and retention value and to define the detailed location and extent of conservation areas;
- iii) Preparation of management plans for the proposed conservation and foreshore areas;

- iv) Preclusion of earthworks within conservation and foreshore areas other than that relating to the development of reserve features or special development nodes;
  - v) Preparation of ethnographic and archaeological surveys;
  - vi) Incorporation of the District Open Space proposed on Lots 3 and 8 and being of area 11 hectares for multipurpose recreational and community uses. This open space area shall be unconstrained by drainage or other infrastructure or services; and
  - vii) Provision of railway station precincts in accordance with the Western Australian Planning Commission's policies.
- 3.3 Sustainability Indicator Targets based on the principles established as part of the District Structure Plan to be agreed and implemented as part of the District Structure Plan amendments which define new development stages within the District Structure Plan area.
- 3.4 The location and retail nett lettable area of all centres within the Structure Plan area shall be determined as a result of finalisation of the Retail Strategy Study submitted in conjunction with this Structure Plan and which is undergoing a separate approval process through the City's Centres Strategy.
- 3.5 This Structure Plan proposes modification of the regional roads reservations for Marmion Avenue, Connolly Drive and Romeo Road, and the possible addition of a further regional road at Brighton Boulevard. Upon Council and Commission endorsement of the Structure Plan and ultimately an Amendment to the Metropolitan Region Scheme to reflect these modifications, it will be necessary to revise the Clarkson-Butler District Developer Contributions Arrangements provisions in the Scheme and to include Lot 3 Alkimos in those or alternative developer contribution arrangements. This provision serves as acknowledgement by the parties to such requirements.



**LEGEND**

- Urban Development Centres
- District
- Other (Local)
- Commercial
- Business
- Mixed Use
- Civic & Cultural
- G.P. Govt. Primary School
- G.H. Govt. High School
- P.V.S. Private School (Where Locations Are Known)
- Recreation (Includes : Major Local Open Space, District & Regional Open Space, Approved & Proposed Local Open Space Areas)
- Service Industrial
- Reserve For Public Use
- Environmental Priority Areas (Land Use Strategies To Be Determined As Part Of The LSP Process)
- \* Telecommunication Infrastructure
- Brighton Activity Corridor
- Transport & Movement Networks
- Railways
- Railway Station
- Integrator Arterial "A"
- Integrator Arterial "B"
- District Centre Main Street (Integrator Arterial "B")
- Neighbourhood Connector
- Foreshore Access Road
- Principal Shared Path
- Amendment 1 Area
- Walkable Catchment (400-450m)
- Station Precinct (800m)

**NOTES**

1. Final location of the Alkimos Regional Centre to be determined as part of the review of the North West Corridor Structure Plan & MRS Amendment.
2. The final locations and configurations of the government schools depicted on this Structure Plan will occur at the local structure planning stage through landowner consultation with the Department of Education and Training and the Department for Planning & Infrastructure. Locations depicted are notional and approximate to reflect catchment requirements.
3. Further study will be required to identify appropriate pedestrian/cycle crossing locations once final levels along the rail are known.
4. All Centre retail floorspace allocations to be determined through reference to the Metropolitan Centres Policy, the City Of Wanneroo Retail Strategy and the Shrapnel Urban Planning Retail Assessment included within the District Structure Plan report.
5. Concerning public open space this Structure Plan depicts:
  - Regional Open Space
  - The nominated District Open Space site
  - Major local open space areas
  - Other local open spaces either approved or proposed as part

6. Each of the study area superlots shall provide at least 8% public open space in accordance with Liveable Neighbourhoods with the distribution to be determined at the local structure plan and subdivision phases. Land set aside for District Public Open Space will count towards the 8% requirement.
7. The Structure Plan nominates a Brighton Activity Corridor, extending from the Mitchell Freeway to Marmion Avenue, encompassing the Station and District Centre Precinct. This area will require a separate amendment to the Butler Ridgewood local structure plan which pursues an adaptable and flexible urban framework to facilitate higher residential densities and mixed use development once the railway and other major transit infrastructure is in place.
8. The structure plan nominates a Mixed Use Area extending from the future Butler Station, along Lukin Drive to Connolly Drive. This area will require a separate amendment to the Butler Ridgewood local structure plan to establish the extent of mixed use development, residential densities and built form provisions to ensure appropriate development in close proximity to the station.

THE ORIGINAL BJDSP WAS PREPARED BY CHAPPELL & LAMBERT (2005) THIS BASE PLAN HAS BEEN PROVIDED BY CLE TOWN PLANNING & DESIGN AND HAS BEEN MODIFIED BY GRAY & LEWIS LANDUSE PLANNERS TO ILLUSTRATE AMENDMENT 1

**PLAN 1**