Owner	Planning and Sustainability
Implementation	2018
Reviewed	Biennial
Next Review	31 December 2029

POLICY OPERATION

Policy Development

This policy has been prepared under the provisions of Clause 4 of the deemed provisions of District Planning Scheme No. 2.

Application and purpose

The purpose of this policy is to provide a framework to guide the planning and development of increased housing density in existing suburbs in the City of Wanneroo.

Structure

The policy is in two parts:

Part 1 Housing Precincts: provides a framework for implementing the City of Wanneroo Local Housing Strategy, 2005 (LHS) recommendations relating to large areas of a number of suburbs identified for increased residential density within the City of Wanneroo.

Part 2 Other Infill Development: provides a framework to guide other infill development to allow for proposed additional precinct and other proposed increased density on parcels of land in other established suburbs not identified in the LHS.

Objectives

1. To address State government policy to increase housing density within the existing urban footprint of the metropolitan region and meet State Government infill housing targets;
2. To address housing affordability within the City by providing a variety of housing stock;
3. To better utilise existing infrastructure and amenities in existing suburbs by providing additional dwellings in close proximity; and
4. To promote higher density development in appropriate locations.

PART 1 - HOUSING PRECINCTS

The LHS places emphasis on increasing residential density and housing choice in existing and planned residential areas that have easy access and close proximity to retail and employment centres and public transport services.

There are five Housing Precincts divided across the suburbs of Wanneroo, Koondoola, Girrawheen, Yanchep, and Two Rocks (The Girrawheen and Koondoola Precincts also include small parts of adjacent Marangaroo and Alexander Heights).

This Policy Framework outlines the approach to be taken in implementing recommended density increases.

GENERAL POLICY PROVISIONS

1 Determination of Local Housing Strategy Precinct Boundaries and Proposed Densities

The extent of each Housing Precinct and the proposed residential densities within each Precinct is detailed on the Local Housing Strategy Implementation Plans attached as **Appendix 1**.

The Housing Precinct boundaries and the densities proposed within each precinct have been based on application of criteria included in the LHS. Details of the criteria and the way in which they have been applied are provided in the following table.

Table 1 - Criteria for Designation of Housing Precinct Boundaries and Proposed Residential Densities

No.	Criterion Detail	Policy Application
1.	Easy access/close proximity to retail and employment centres.	This criterion has been applied spatially as follows: a) R60 within 400m of neighbourhood and town centres; b) R40 between 401m and 800m of neighbourhood and town centres.
2.	Easy access/close proximity to public transport with priority towards rail nodes and bus interchanges.	This criterion has been applied spatially: a) R60 within 200m of a rail station and R40 between 201m and 800m of a rail station; b) R40 within 250m of main bus routes which are not high speed through traffic routes or designated primary freight routes. ('Main' bus routes having a peak and non-peak frequency typical of most bus routes in Perth, as distinct from those which provide a clearly less frequent service).
3.	Easy access/close proximity to areas of high amenity including public open space (POS) and recreational facilities.	This criterion has been applied spatially, and related to Council's POS policy as follows: a) R40 within 250m of Neighbourhood POS that include at least one of the following: • Active playing field with sufficient 'around the ground' space to permit simultaneous use. • A community centre or other community

		facility that supports community activity. • Landscaped passive recreation areas with informal recreation infrastructure: - BBQ's / Shade structures; - playgrounds; - exercise equipment; - multipurpose courts. b) R40 within 250m of District POS applied on a case-by-case basis, depending on the intensity of uses that may not always be compatible with higher densities; c) Regional Open Space considered similarly to b), and also noting that it may be for conservation and therefore of limited use for active and passive recreation purposes.
4.	Easy access/close proximity to major arterial routes, educational institutions (including primary, secondary and tertiary institutions), community facilities (including libraries and medical centres).	This criterion has not been applied spatially, but rather the area concerned has been assessed in general terms regarding adequacy of the arterial routes, educational institutions and community facilities serving the area to cope with increased population and traffic arising from increased densities.

Lots that fall outside of a criterion distance (where applicable) but form part of a:

a) Gateway to the identified centre, and/or

b) A logical land cell (defined by clear physical boundaries) in conjunction with other lots identified for R40,

have been identified for an increase in residential density to R40.

2 Site Responsive Design Requirements

Neighbourhood and lot design should have regard to the following documents:

a) "Residential Design Codes of Western Australia (April 2008)";

b) Element 3 (Lot Layout) of "Liveable Neighbourhoods"; and

c) Design of battle-axe lots in accordance with the requirements specified in the WAPC's "Policy No. DC 2.2 Residential Subdivision".

The documents are available from the Western Australian Planning Commission's website: **www.planning.wa.gov.au**.

3 Need for Scheme Amendments and Other Planning Requirements

The recommended density increases will require amendments to the City of Wanneroo District Planning Scheme No. 2 (DPS 2). In addition, other planning issues may also need to be addressed prior to or in support of amendment proposals, including:

a) Assessment of the existing infrastructure provision and identification of infrastructure upgrades needed to facilitate redevelopment at a higher density;

b) Establishment of a development contribution arrangement for funding of infrastructure upgrades; and

c) Introduce provisions for the application of Design Guidelines to address the specific aspects and context of each Housing Precinct to facilitate appropriate future residential development and subdivision. Design Guidelines could take the form of a Detailed Area Plan, Local Planning Policy or Special Control Area and would contain development control guidance on built form, R-Code variations and lot type and configuration.

4 Subdivision and Development at Existing Density

Until such time as an amendment for a Housing Precinct is gazetted, proposals for subdivision or development will only be supported where compliant with the current residential density code and meeting all other requirements of DPS 2 and relevant policies.

5 Prioritisation of Scheme Amendments by the City

Due to resource constraints, the City is unable to simultaneously prepare and progress amendments to DPS 2 and address other planning requirements for all identified Housing Precincts.

The City will therefore, in so much as resources allow, undertake the tasks required for each Housing Precinct on a sequential basis, in the order of priority allocated in the Implementation Table.

The allocated priority does not prevent landowners or developers from submitting recoding proposals and addressing the relevant planning requirements for the entire Housing Precinct ahead of the City doing so.

The highest priority for implementing the increases in density for each Housing Precinct has been determined by the City based on the following factors:

a) The highest order centre that the Housing Precinct surrounds;

b) The need for redevelopment of the existing housing stock considering age and condition; and

c) The highest potential development yield based on the level of input.

6 LHS Implementation Table

The Implementation Table (Table No. 2 below) outlines:

a) Housing Precincts identified for increased residential density;

b) Proposed densities;

c) The planning requirements to be addressed in each Housing Precinct; and

d) The priority allocated by the City for addressing planning requirements and preparing and progressing amendments to DPS 2 for each precinct.

Table 2 Local Housing Strategy Implementation Table

City of Wanneroo — LOCAL HOUSING STRATEGY IMPLEMENTATION TABLE					
Housing Precinct	Proposed Density	Planning Requirements*			
	(Refer to plans in Appendix 1)	Recode Higher Density	Cost contributions/ Infrastructure Upgrades	Design Guidelines	Priority for implementation
WANNEROO	R40, R60	✓	✓	✓	1
GIRRAWHEEN KOONDOOLA	R40, R60	✓	✓	✓	2
YANCHEP	R40, R60	✓	✓	✓	3
TWO ROCKS A	R40, R60	✓	✓	✓	4
TWO ROCKS B	R40, R60	✓	✓	✓	5

*As a minimum, a Scheme Amendment report will need to i) evaluate the capacity of existing infrastructure and services, ii) address when infrastructure and services will need to be upgraded and iii) how upgrades will be delivered through cost contributions.

7 Preparation of Scheme Amendments by Landowners

A landowner or group of landowners may request that Council initiate an amendment to DPS 2 to change the density of land within a Housing Precinct, ahead of the City undertaking this work. The Council may consider such a request where it is made in writing and accompanied by the following:

a) Formal Scheme Amendment documentation prepared by a planning consultant in accordance with the implementation framework, for recoding of the entire Housing Precinct, to the City's satisfaction; and

b) Payment of the required amendment proposal fee.

Scheme Amendment proposals will not be submitted to Council for consideration unless these criteria are met.

8 Council Determination (Landowner Initiated Amendments)

Council will consider supporting landowner-initiated amendments for land within a Housing Precinct where:

a) The land is proposed to be increased in density in accordance with the Housing Precinct on the relevant plan in Appendix 1 to this Policy Framework;

b) All relevant planning requirements identified in the Implementation Table have been adequately addressed to the satisfaction of the City; and

c) The existing infrastructure has been assessed and is found to be capable of supporting the ultimate development, or there is a satisfactory approach to sharing the cost of infrastructure upgrades needed to facilitate redevelopment at a higher density as recommended in the Implementation Table.

PART 2 – OTHER INFILL DEVELOPMENT

For areas outside of the identified Housing Precincts there are two options for increasing density, the first is through the creation of new Housing Precincts and secondly through the recoding of small parcels of land.

9 Consideration of Proposals which are Outside of the Housing Precincts

9.1 Where applications are made to Council for an increase in density of land that is outside the boundary of a Precinct designated under this Policy, Council shall require that:

a) Where the land concerned is not the subject of a Structure Plan approved under DPS 2 the application for amendment of DPS 2 must be accompanied by an application seeking amendment of this Policy to include the subject land within a new Housing Precinct.

The application must demonstrate:

i. how the proposed new Precinct meets the planning requirements detailed in Table 2 of this policy; and

ii. how the proposal supports the objectives and recommendations of the Local Housing Strategy.

b) Where the land concerned is the subject of an approved Structure Plan approved under DPS 2, the application for amendment of that Structure Plan must include an assessment of how the proposal:

i. is appropriate within the broader planning framework provided by the Structure Plan;

ii. satisfies the criteria in Table 3 of this Policy relating to infill development and increased density; and

iii. supports the objectives and recommendations of the Local Housing Strategy.

c) Applications for increased density shall comply with one or more of the criteria outlined in Table 3 Criteria for other Infill Development and Increase Density, below:

Table 3 Criteria for other Infill Development and Increased Density

No.	Criterion Detail	Policy Application
1.	Easy Access/Close proximity to Activity Centres	This criterion has been applied based on **walkable distances** as follows: a) R60 within 400m from an edge of an Activity Centre excluding Local Centres. b) R40 between 401m and 800m from an edge of Activity Centre excluding Local Centres.
2.	Easy Access/ Close proximity to public transport with priority towards rail nodes and bus interchanges.	This criterion has been applied based on **walkable distances** as follows: a) R80 within 250m from the entry of a rail station and R60 between 401m and 800m from the entry of a rail station; b) R60 within 250m of a high frequency bus route designated stops ('High Frequency Bus Routes' are defined as having a minimum of 4 services per hour during peak periods.

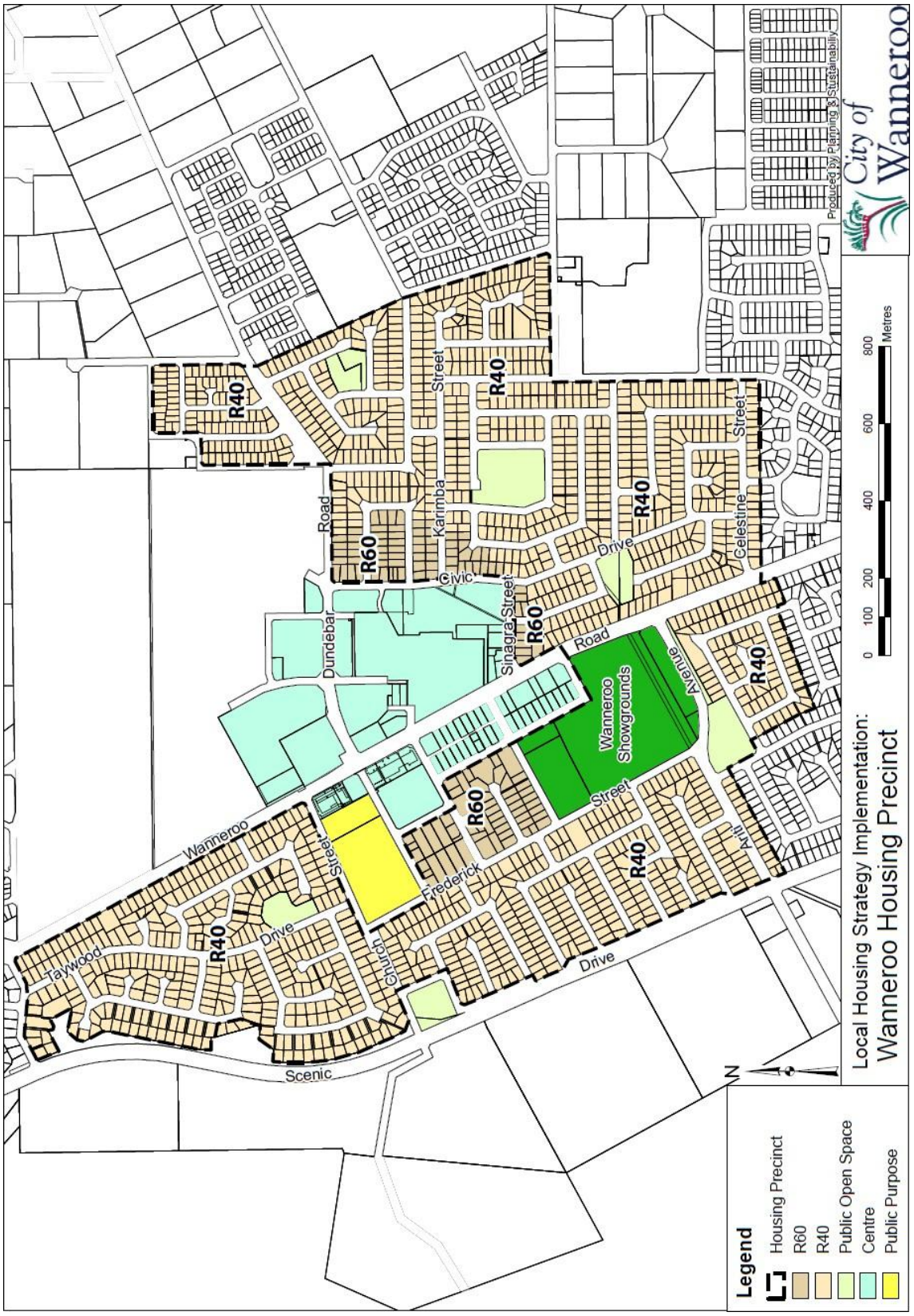
Applications shall also include:

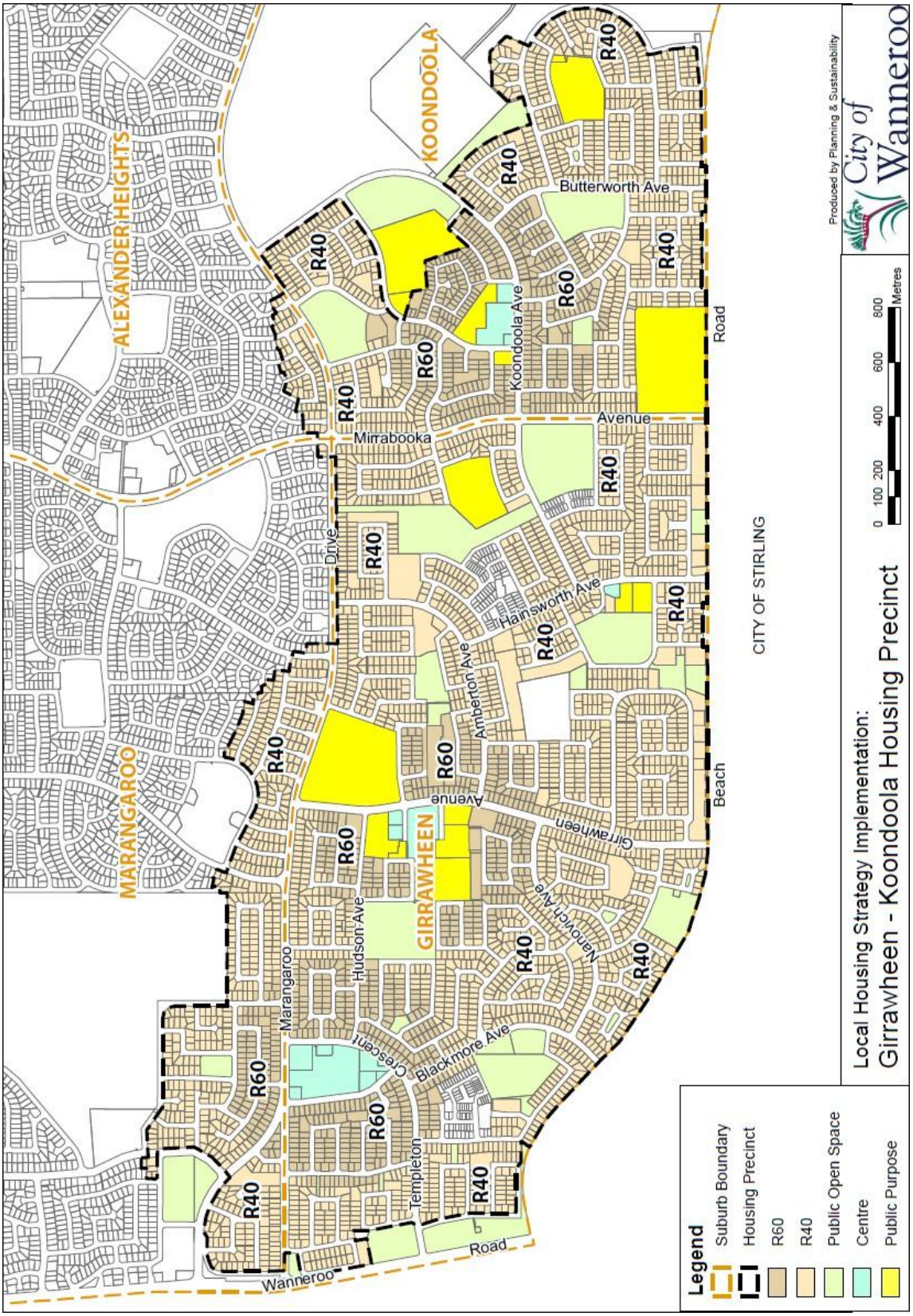
a) Written confirmation from each relevant servicing agency that the development proposed for the applicant's land is capable of being provided with the range of public services necessary to service that development. In the case of public utilities (e.g. sewer, water, power, gas and drainage), this capability may also be demonstrated through certification in the form of a report from a qualified civil or construction engineer.

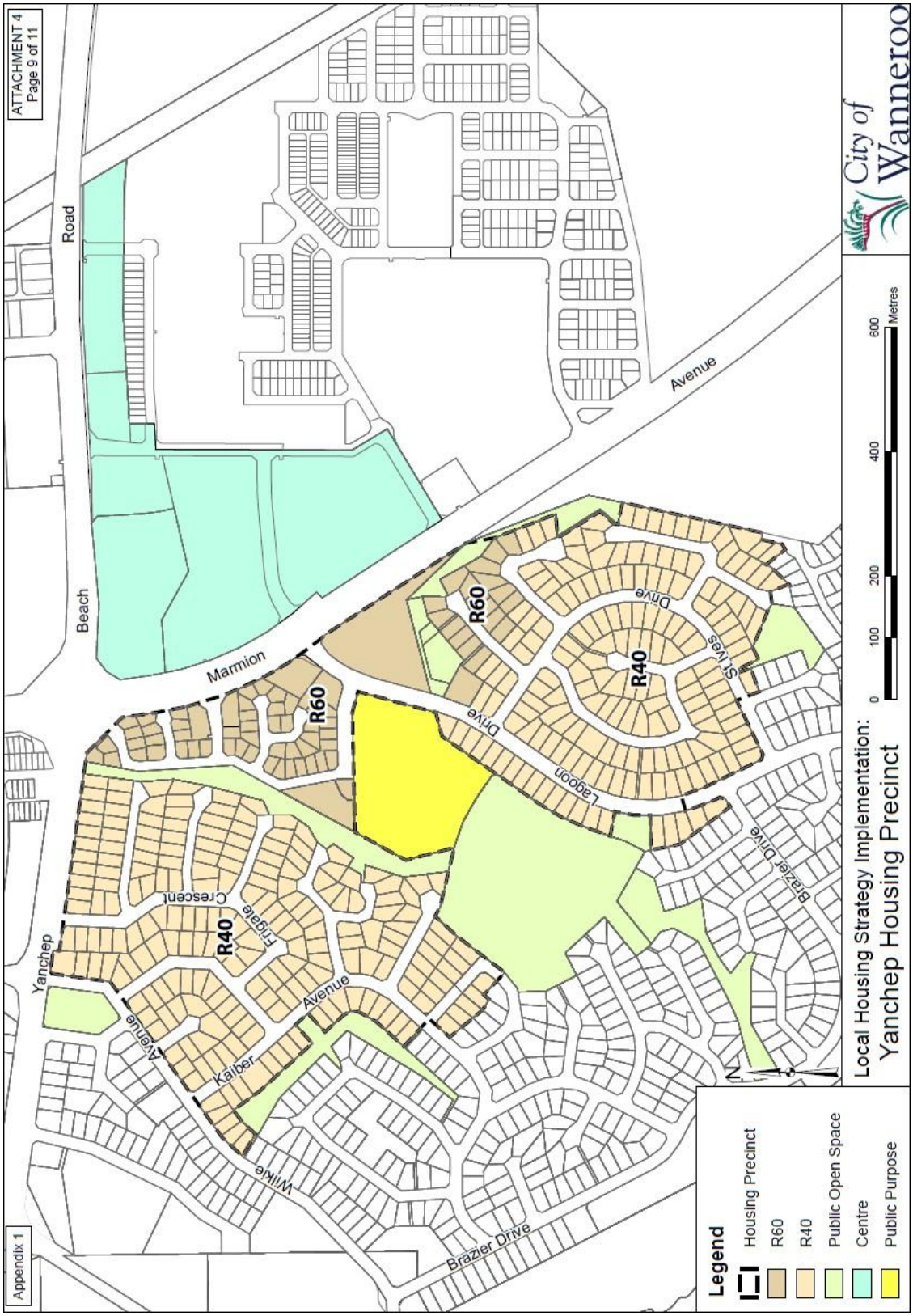
b) Assessment of the impact of the development proposed on the applicant's land on local traffic and parking. An assessment of existing road infrastructure provision and identification of future infrastructure upgrades on local and regional roads (including parking) shall be consistent with the WAPC policy – 'Transport Assessment Guidelines for Developments'. Design guidelines for the proposed development site, including an assessment of impacts on adjacent properties and the streetscape.

c) Where considered necessary to enable Council and/or any nearby residents or landowners to properly consider the nature of the proposed development, adequately detailed plans of the proposed development, including elevations, may also be required to be included in the application.

10 Appendix 1




Local Housing Strategy Implementation:
Girrawheen - Koondoola Housing Precinct
Produced by Planning & Sustainability
City of Wanneroo
0 100 200 400 600 800 Metres
Legend
Suburb Boundary
Housing Precinct
R60
R40
Public Open Space
Centre
Public Purpose
ALEXANDER HEIGHTS
KOONDOOLA
MARANGAROO
GIRRAWHEEN
CITY OF STIRLING
Butterworth Ave
Koondoola Ave
Mirrabooka Avenue
Hainsworth Ave
Amberton Ave
Girrawheen Avenue
Nanovich Ave
Hudson Ave
Marangaroo Drive
Blackmore Ave
Templeton Crescent
Wanneroo Road
Beach Road
R40
R60


ATTACHMENT 4
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Appendix 1
Local Housing Strategy Implementation:
Yanchep Housing Precinct
City of Wanneroo
Legend
Housing Precinct
R60
R40
Public Open Space
Centre
Public Purpose
0
100
200
400
600
Metres
N
Beach Road
Marmion Avenue
Yanchep Avenue
Crescent
Frigate
Avenue
Kaiber
Avenue
Wilkie
Brazier Drive
Lagoon Drive
St Ives Drive
Brazier Drive
R60
R40
R60
R40


ATTACHMENT 4
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City of Wanneroo
Local Housing Strategy Implementation:
Two Rocks Housing Precinct
Legend
Housing Precinct
R60
R40
Public Open Space
Centre
Public Purpose
N
Metres
0
100
200
400
600
800
A
B
R40
R60
Damepattie Drive
Weatherley Dr
Tenggara Ave
Sovereign Drive
Breakwater
Listford
Chatswood Ave
Cassilda Way
Two Rocks Road
Drive
Appendix 1