

**BANKSIA GROVE DISTRICT CENTRE
PRECINCT PLAN NO.65**

AMENDMENT No. 5

**PART ONE
IMPLEMENTATION**

Updated 1 April 2022

This document was adopted under the Banksia Grove Agreed Local Structure Plan (21A) and Carramar South / Tapping North Agreed Local Structure Plan (21B) and Part 9 of the City of Wanneroo District Planning Scheme No.2 and by the Western Australian Planning Commission.

This structure plan is prepared under the provisions of the City of
Wanneroo District Planning Scheme No.2

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED
BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING
COMMISSION ON:

07 October 2010

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b)
of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Date of Expiry: **19 October 2030**

RECORD OF AMENDMENTS MADE TO THE
BANKSIA GROVE DISTRICT CENTRE
PRECINCT PLAN

Amendment No.	Description of Amendment	Finally Endorsed Council	Finally Endorsed WAPC
1	Include 'Drive-Through Food Outlet' as an (A) land use within the Retail Core Precinct	21 March 2014	16 May 2014
2	<ol style="list-style-type: none"> 1. Inserting the text into Part 1, Clause 8.1 of the Precinct Plan regarding precinct boundaries. 2. Inserting Clause 12.1.2 regarding the inclusion of Two storey elements, Awnings, glazing along the Main Street. 3. Replacing the first paragraph under clause 16 of the Part 1 implementation provisions. 4. Modified text into clause 16.0 relating to interim development and requirement for residential development. 5. Inclusion of additional provisions associated with larger floorspace tenancies along Main Streets. 6. Inclusion of community purpose site in Plan 1. 7. Updating Part 1 text in line with WAPC guidelines 		29 July 2016
3	<ol style="list-style-type: none"> 1. Deleting the Residential Mixed-Use Precinct and introducing a Residential Precinct and associated land use permissibility. Replacing the Interface Mixed-Use and Employment Mixed-Use Precincts with a consolidated Mixed-Use Precinct. Renaming the Mixed-Use Business Precinct to Business Precinct. 2. Modifying the spatial configuration of the Retail Core, the Residential and Mixed-Use Precincts. 3. Introducing building typologies and associated development requirements for the Mixed-Use Precinct and Retail Core, in Part 1. 4. Introducing densities of RMD-RS0 for single residential development in the Residential Precinct, R80 in the Mixed-Use Precinct and R100 for the portion of Retail Core. 5. Deleting the Zoning Plan (Plan 2) from Part1. 6. Realignment of Jewel Way and relocation of drainage/POS. 		12 Dec 2017

4	<ol style="list-style-type: none"> 1. Include a 'Drive-Through Food Outlet' as a (A) land use within the Business Precinct, where vehicular access is via an internal road (ie not via Joondalup Drive or Pinjar Road). 2. Modify 'Plan 1: Structure Plan' to: <ul style="list-style-type: none"> a) Change the southern-most vehicle access from Pinjar Road from left-in, left-outonly, to an intersection which accommodates full vehicle movements; and <p>Change the southern-most vehicle access from Joondalup Drive from left-in, left-out only, to an intersection which accommodates left-in, left-out and right-in vehicle movements.</p> 	24 July 2018	21 March 2019
5	<ol style="list-style-type: none"> 1. Modify Plan 1 'Precinct Plan' to remove the 'Mixed Use Building Typology' for a portion of part Lot 9202 Flynn Drive bound by Joseph Bank Boulevard, Honeybee Parade and Kalimba Road. 2. Modify Plan 1 'Precinct Plan' to modify two storey building height locations within the 'Mixed Use Precinct'. 3. Modify Plan 1 'Precinct Plan' to include 'Mixed Use Building Typology 1' and 'Mixed Use Building Typology2'. 4. Modify 14.0 to apply R-MD R60 to single residential development within the 'Mixed Use Precinct'. 5. Modify 15.0 'Local Development Plans; of Part 1 Implementation to include local development plan requirements 'Mixed Use Building Typology 1' and 'Mixed Use Building Typology 2'. 6. Modify 15.0 'Local Development Plans' of Part 1 Implementation modify principle pedestrian route, POS, and PAW interface. 7. Modify Appendix 1 and Appendix 2 to reference 'Mixed Use Building Typology 1' and 'Mixed Use Building Typology 2'. 8. New Appendix 3 – Subdivision Concept Plan 		14 April 2022

1.0 PRECINCT PLAN AREA

The Precinct Plan (Structure Plan) area is the land contained within the inner edge of the thick red line shown on the Structure Plan Map (Plan No. 1) which includes Lot 9030 Pinjar Road, Banksia Grove and the southern portion of Lot 9021 Pinjar Road, Banksia Grove.

2.0 PRECINCT PLAN CONTENT

This Structure Plan comprises:

- a) Implementation section (Part 1);
- b) Explanatory section (Part 2); and
- c) Local development plans (if any).

3.0 INTERPRETATION

The words and expressions used in this Structure Plan shall have the respective meanings given to them in the District Planning Scheme No. 2 (the Scheme) or, where not defined in the Scheme, as set out here under.

'The Centre' shall mean the Banksia Grove District Centre.

'The City' shall mean the City of Wanneroo.

4.0 OPERATION DATE

In accordance with sub-clause 9.8.1 of the Scheme, this Structure Plan shall come into operation on the later date when it is either certified by the Commission pursuant to sub-clause 9.6.3 of the Scheme or adopted, signed and sealed by the Council under sub-clause 9.6.5 of the Scheme.

5.0 RESIDENTIAL DENSITY CODES

The Residential Density Code Map (Plan No. 3) delineates and depicts the residential density codes applicable to the Structure Plan area according to the legend thereon. All provisions, standards and requirements applicable to the residential density codes in the Structure Plan shall apply, unless otherwise specified in the Scheme.

6.0 PRINCIPLES

The plan is based on the following principles:

- A central north-south Main Street and Town Square providing an active public realm and a focus for commercial and community activity;
- A concentrated 'retail core' around the Main Street and Town Square providing for a range of street-based uses;
- Other commercial and mixed uses extending along the Main Street alignment and cross streets, complementing the Main Street function;

-
- Medium and high density residential uses fringing the north of the Centre;
 - Landmark building elements and location of icon buildings at key entry points to assist in legibility and creating a memorable space.

7.0 LAND USE

7.1 Land Use Precincts

The Precinct boundaries defined on the Structure Plan map are indicative only, to the extent that where development in any one precinct is proposed to encroach into another, it may be deemed acceptable by the City where demonstrated it will not detract from the objectives and intent for each Precinct and the overall Structure Plan. Land uses within the Centre shall contribute towards the provision of:

Retail Core Precinct

A range of retail, recreational, civic and commercial activity within the *Retail Core*, concentrated around the Main Street and Town Square;

Mixed Use Precinct

To provide a mixture of residential with complementary lower impact commercial and business uses, in a primarily residential-scale environment. As a transition zone between the Residential Precinct and Retail Core, development should provide for continuity of activity along streets by encouraging a variety of active uses at the street level which are compatible with residential and other non-active uses on upper levels (Refer to indicative building typologies in Appendix 1).

Business Precinct

A range of less intensive commercial activities such as showrooms and service stations along Joondalup Drive and Pinjar Road in the *Business Mixed-Use* precinct.

Residential Precinct

To provide for residential development in medium density through a variety of housing typologies. This precinct allows for an appropriate transition from the surrounding residential areas to the north to a more consolidated built form within the core of the centre.

7.2 Land Use Permissibility

Land use permissibility shall accord with the following:

7.2.1 Retail Core Precinct

Permitted (P) Uses:

Art Gallery, Bakery, Bank, Beauty Parlour, Cinema, Civic Building, Consulting Room, Corner Store, Costume Hire, Department Store*, Hairdresser, Home Business (Categories 1-3), Laundromat, Liquor Store, Lunch Bar, Medical Centre, Multiple Dwelling, Office, Pharmacy, Restaurant, Shop, Supermarket *, Take-Away Food Outlet, Theatre, Veterinary Consulting Room, Video Hire

Discretionary (D) Uses:

Aged or Dependent Persons Dwelling, Amusement Facility / Parlour, Auction Room, Child Care Centre, Club (Non-Residential), Dry Cleaning Premises, Education Establishment, Grouped Dwelling^, Hall, Hotel, Kindergarten, Market, Mast or Antenna, Park, Place of Assembly, Place of Worship, Private Recreation, Public Exhibition Facility, Reception Centre, Recreation Centre, Residential Building, Showroom +, Stall – General, Tavern, Telecommunications Infrastructure, Veterinary Hospital

Discretionary, subject to Advertising (A) Uses:

Cinema Complex, Night Club, Drive-Through Food Outlet

7.2.2 Mixed Use Precinct

Permitted (P) Uses:

Aged or Dependent Persons Dwelling, Bank, Beauty Parlour, Consulting Room, Corner Store, Grouped Dwelling^, Hairdresser, Home Business (Category 1-3), Laundromat, Multiple Dwelling, Office, Single House, Convenience Store, Civic Building.

Discretionary (D) Uses:

Art Gallery, Child Care Centre, Dry Cleaning Premises, Hall, Home Business (Category 2-3), Kindergarten, Mast or Antenna, Park, Place of Worship, Shop**, Telecommunications Infrastructure, Veterinary Consulting Room, Medical Centre, Kindergarten, Bed and Breakfast, Restaurant, Education Establishment, Pharmacy, Nursing Home, Bakery

7.2.3 Residential Precinct

Permitted (P) Uses:

Ancillary Accommodation, Home business – Cat 1, Single House.

Discretionary (D) Uses:

Aged or Dependent Persons' Dwelling, Bed and Breakfast, Caravan Park, Caretaker's Dwelling, Child Care Centre, Civic Building, Consulting Room, Display Home Centre, Grouped Dwelling^, Home Business – Cat 2, Home Business – Cat 3, Kindergarten, Mast or Antenna,

Multiple Dwelling, Nursing Home, Park, Park Home Park, Residential Building, Retirement Village.

Discretionary, subject to Advertising (A) Uses:

Corner Store, Place of Worship

8.2.1 Business Precinct

Permitted (P) Uses:

Auction Room, Child Care Centre, Civic Building, Funeral Parlour, Home Business (Category 1-3), Kindergarten, Medical Centre, Office, Showroom, Veterinary Consulting Room

Discretionary (D) Uses:

Art Gallery, Bank, Car Wash, Club (Non-Residential), Convenience Store, Dry Cleaning Premises, Education Establishment, Group Dwelling, Hall, Hardware Store, Laundromat, Laundry, Lunch Bar, Mast or Antenna, Multiple Dwelling, Park, Place of Assembly, Place of Worship, Plant Nursery, Private Recreation, Public Exhibition Facility, Reception Centre, Recreation Centre, Restaurant***, Service Station, Telecommunications Infrastructure, Veterinary Hospital, Video Hire

* indicates in designated Large Format locations;

** indicates only in accordance with 8.2 of the Structure Plan;

*** where located on an internal street (ie not on Joondalup Drive or Pinjar Road);

+ Small scale, consistent with Main Street form and function only.

^ indicates that grouped dwellings should comply with built form requirements for the relevant location and the local development plan requirements under Clause 15.0.

All other uses defined by the Scheme are 'X' (not permitted).

Discretionary, subject to Advertising (A) Uses:

Drive-Through Food Outlet where vehicular access is via an internal road (ie not via Joondalup Drive or Pinjar Road)

8.0 SHOP RETAIL FLOORSPACE

8.1 Shop Retail Floorspace Volume

'Shopping Floorspace' (as defined by the Metropolitan Centres Policy) shall be limited to 20,000m² NLA though retail tenancies representing an extension to Main Street and complying with Clause 9.2 below may be approved by the Council additional to this limit in accordance with Clause 5.4 of the Metropolitan Centres Policy (which allows up to 1,000m² NLA additional to this cap if provided in Main Street form). The 20,000m² is to be apportioned between the two major landowners as follows:

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- 12,500m² Shop NLA on Lot 9102 Pinjar Road, Banksia Grove (i.e. Banksia Grove Joint Venture landholdings, as identified in the Structure Plan); and
 - 7,500m² Shop NLA on Lot 9030 Pinjar Road, Banksia Grove (i.e. Peet Limited (as trustees for the Yatala Unit Trust), as identified in the Structure Plan).”

8.2 Shop Retail Floorspace Location

Shop floorspace shall be contained within the ‘Retail Core’ except, at the discretion of Council, in the following circumstances:

- Where consistent with the definition of ‘Showroom and Lunch Bar’ in the Scheme, and located in the Business Precinct; or
- Where:
 - Shop floor area does not to exceed 100m² for any individual tenancy;
 - The shop forms part of a Mixed-Use development comprising a residential component equal to or greater in floor space area than the shop use; and
 - The shop retail uses are contained within the Mixed-Use Precinct and extend the Main Street form; and
 - Retail uses outside the Retail Core do not cumulatively represent more than 2,500m² in any given year.

9.0 ACCESS

9.1 Vehicle Access

Parallel on-street parking shall be provided wherever possible along the Main Street and cross-streets.

A bus layover bay shall be located on the extension of Golf Links Drive into the Centre.

A taxi stand shall be located on the Main Street or abutting the Community Purposes site.

Vehicle access points into sites from private roads should generally be restricted to those points nominated on Plan No. 1. Temporary access may be permitted in early stages where permanent access points are not available.

Street design shall accord with the Western Australian Planning Commission’s Liveable Neighbourhoods Policy and any relevant engineering standards.

9.2 Pedestrian & Cyclist Access

Pedestrian and cyclist access into the Centre shall be provided in accordance with Plan No. 1 and through:

- The provision of on-site cycle facilities in accordance with Clause 4.16 of the Scheme;

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- The provision of Dual Use Paths and Cycle Lanes / Paved Shoulders around the perimeter of the Centre and capacity for on-street cycling on streets through the Centre; and
 - The provision of footpaths along all streets and abutting 'Internal Vehicle Connectivity' routes nominated on Plan No. 1.

9.3 Parking

Parking provision shall be in accordance with the Scheme, though concessions may be approved where reciprocal use is provided (excluding for residential components, which must provide dedicated bays, in accordance with the R-Codes).

10.0 PARKS AND PUBLIC SPACES

10.1 Streets, Town Square and Forecourts

The streets (particularly the Main Street and its southern extension) and town square are important public spaces and shall be treated as such.

The southern extension of the Main Street shall provide:

- An integrated extension of the Main Street form and function;
- A high quality public space and through-route; and
- Good passive surveillance and security measures to allow its continued operation after dark.

Smaller semi-public spaces in the form of forecourts and small squares may be provided as an entry point to buildings where they provide a high degree of pedestrian amenity, a visual focal point and entrance to the abutting building.

Buildings adjoining public and semi-public spaces shall provide good passive surveillance of them through the location of significant doorways and windows (major openings) to adjoining uses. In the case of residential development, surveillance shall be provided from habitable rooms.

10.2 Pedestrian Routes

Provision of pedestrian routes connecting the Main Street to parking areas designated on Plan 1 may be considered where:

- The route provides a direct and open mid-block access route from a nominated parking area to the Main Street; and
- Tenancies abutting both the route and the street are orient to and are provided with primary access to the street.

10.3 Landscape and Streetscape Design

Landscaping and streetscaping within the public domain (i.e. streets, plazas and public open space) are to be of a high standard as per a Landscape and Streetscape Master Plan approved by the City prior to subdivision and / or development stage. The Plan shall establish a planting and streetscape theme for the Centre, hierarchy of spaces, palette of plants and finishes and shall nominate key features. With the exception of accent and shade trees, plants shall comprise waterwise and predominantly native species. Landscape and streetscape design should take into account the image of the Centre, maintenance issues, water usage and hardiness.

The Scheme's minimum 8% of site area landscape requirement shall not apply within the Centre.

Designated drainage areas shall be developed as landscaped swales providing visual amenity in addition to their drainage function.

11.0 BUILDING DESIGN

11.1 Street Interface

11.1.1 All Areas

- All buildings abutting a public street shall address that street and provide pedestrian access from that street;

11.1.2 Non- Residential – (Retail Core Precinct)

- Front & Side Setbacks: Mandatory Nil except:
 - Above ground floor where setbacks of up to 6m are acceptable;
 - Where necessary to provide a forecourt (at the discretion of Council); or
 - To provide for a Pedestrian Route in accordance with Clause 11.2.
- Buildings developed within areas identified as 'Main Street' on the Structure Plan map shall be two – storey developments, or feature two – storey façade heights.
- 90% of building facades adjacent to the Main Street or public domain shall incorporate awnings.
- Glazing at ground floor level shall comprise at least 70% of the building frontage, as a proportion of the total ground floor elevation.
- At least 50% of the glazed area on each shop front shall remain unobscured, facilitating surveillance of the street, activation and visual interaction.

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- Larger floorspace tenancies that exceed 1,000m² such as supermarkets or discount department stores shall be screened behind smaller tenancies fronting the main street and shall provide pedestrian access from the main street and not directly from the car park.

11.1.3 Business Mixed Use Precinct

- Front Setback: Minimum 16.0m, Maximum 24.0m setback to Joondalup Drive and Pinjar Road to allow for interconnected parking and access. Variations to this may be applied at intersections to allow buildings u to the street to establish landmark elements.

11.2 Building Height

Minimum two storey buildings shall be provided where nominated on Plan No. 1.

11.3 Landmark Elements

Primary Landmark Elements (buildings, spaces or features such as public art) shall be provided at the locations designated on Plan No. 1. These shall address the intersection on which they are located, provide a high degree of architectural quality and civic interest and, in the case of built form, be a minimum of 2 storeys in height.

Secondary Landmark Elements shall be provided at key locations, as depicted on Plan No. 1. These shall generally be created through the use of massing, height and/or a pronounced architectural feature to establish a clear and attractive point of focus.

11.4 Fencing

With the exception of residential development, no boundary fencing shall be permitted within the Centre, except where required to screen storage areas and bin enclosures.

Parking areas shall not be divided by fencing, and no fencing shall interrupt vehicle and pedestrian connectivity routes (except as required under law as the minimum requirement to avoid creation of a permanent right of carriageway)

11.5 Noise Attenuation

Developments involving a residential component shall:

- Use 10mm glazing or double-glazing for all residential windows and glazed doors in facades abutting non-residential uses, the Main Street zone or other probable significant noise source;
- Use appropriate materials between floors, walls, ceilings and doors to minimise noise transfer; and

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- Make provision for air conditioning plant, and ensure that this is appropriately treated to minimise noise impact, particularly to residential areas.

11.6 Servicing

Service goods, bin stores and drying courts, and access to these shall be provided in accordance with City of Wanneroo requirements, and shall be screened from view from public areas.

12.0 SUSTAINABILITY DESIGN REQUIREMENTS

All development proposals (excluding change of use or minor modifications) shall:

- Provide plumbing installations with a minimum 5-star water efficiency rating or such other higher rating required under separate legislation;
- Incorporate provision for water harvesting;
- Be accompanied by an energy efficiency plan, proposing initiatives to reduce energy requirements and emissions (eg. passive solar design, insulation, automated climate and lighting control, use of photo voltaic cells etc.).

13.0 BULK EARTHWORK AND DRAINAGE

Site levels shall not be altered from that approved at subdivision or development stage without the prior approval of Council.

14.0 RESIDENTIAL DEVELOPMENT

The provisions of the City of Wanneroo Local Planning Policy 4.19 – Medium Density Housing Standards (R-MD) shall apply to single residential development in the Residential Precinct identified on Plan 1 as R60, and to single residential development in the Mixed Use Precinct area situated to the west of Ghost Gum Boulevard. R-MD does not apply to the Mixed Use site on the corner of Joseph Banks Boulevard and Ghost Gum Boulevard.

For residential development in the Retail Core, the Business Precinct and for grouped/multiple dwellings in the Residential Precinct, the provisions of the R-Codes shall apply, except as varied by this document, including the following:

- Complete Site Cover is permitted (subject to provision of required Outdoor Living Areas and setbacks);
- Each dwelling shall be provided a useable outdoor space, a minimum of 6m² in area with a minimum dimension of 2m;
- No communal open space is required;
- Walls on Boundaries may extend up to 100% along both east and west boundaries and abutting laneways at ground level and 75% above ground level (subject to compliance with front setback, truncation and other requirements); and

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- The Privacy, Design for Climate Protection and Incidental Development provisions of the Codes pertaining to Inner-City Housing will apply in place of those applicable to Mixed-Use development.

Development within the designated 'Mixed-Use Building Typology' area on Plan 1 shall accord with the building typologies identified in [Appendix 1](#).

15.0 LOCAL DEVELOPMENT PLANS

Local Development Plan(s) are to be prepared and approved for:

- i. Sites abutting the principal pedestrian routes of the precinct plan, and/or POS/PAWs to address the following:
 - i. built form orientation towards pedestrian routes (where applicable);
 - ii. window openings from habitable rooms to overlook pedestrian routes/POS/PAW; and
 - iii. visually permeable fencing to enable high level of passive surveillance of pedestrian routes/POS/PAW.
- ii. sites dedicated to grouped or multiple dwellings (density sites) to address the following:
 - i. a continuous building interface (attached streetscape pattern with boundary walls developed to the sides), on designated 'principal pedestrian routes' or POS/PAW's; and
 - ii. a minimum of two-storey height.
- iii. Sites designated as **Mixed-Use Building Typology 1** on Plan 1, to address the following (generally in accordance with the Mixed Use Building Typology in [Appendix 1](#)):
 - i. A minimum of two-storey height;
 - ii. Zero side setbacks (mid-block);
 - iii. A minimum ceiling height of 3.2 metres for lots fronting Jewel Way and 3.0 metres for lots fronting Joseph Banks Boulevard;
 - iv. Glazing of a ground floor habitable room adjacent to the street that promotes visual engagement with the street;
 - v. Pedestrian frontage access from Jewel Way and Joseph Banks Boulevard; and
 - vi. Respond to the built form requirements for Secondary

Landmark Element(s) where depicted on the Precinct Plan map.

- iv. Sites designated as **Mixed Use Building Typology 2** on Plan 1, to address the following (generally in accordance with the Mixed Use Building Typology in Appendix 2):
 - i. A minimum two-story building height or two storey façade elements;
 - ii. A minimum ground-floor ceiling height of 3.5 meters;
 - iii. Zero to minimal (0.5m) street setbacks, and zero side setbacks;
 - iv. Awnings for weather protection;
 - v. Mid-block pedestrian access connecting the Main Street with parking areas at the rear;
 - vi. Configuration of parking areas to be sleeved behind building (not visible from the Main Street) and appropriately treated with a landscaping along their interface with the Mixed Use Precinct;
 - vii. Appropriate building treatments to provide activation/passive surveillance of pedestrian accessways and easements, and visual interest for pedestrians; and
 - viii. Respond to the built form requirements for Secondary Landmark Element(s) where depicted on the Precinct Plan.
- v. Sites designated as Mixed Use 2-storey on Plan 1, to provide a minimum two-story building height.

16.0 STAGING

When each landowner makes application to construct all or any part of their retail NLA, then they must provide as part of that development, 40% of the land identified as 'Main Street' within their landholding, or a lesser extent assessed as being satisfactory to the City and being inclusive of development of the 'Town Square' if applicable to the landholding. Land identified as 'Main Street' within a landholding that is not developed in the first stage of retail development, shall not be utilised for car parking as an interim land use, and shall be developed with a temporary form of landscaping in conjunction with the first stage of retail development.

Concurrent with the development resulting in excess of 5,000m² retail NLA across the whole centre:

- Provision (temporary or permanent) for bus services shall be made through the design of a route and bus bay(s) in consultation with the Public Transport Authority;
- At least 1000m² of non-retail commercial shall be developed within the Centre;
- At least one restaurant or tavern open after 5pm shall be developed within the Centre.

Concurrent with the development resulting in excess of 10,000m² of retail NLA across the whole centre:

- At least two opposing sides of Main Street are to be developed;
- The Town Square and development abutting at least one side shall be constructed;

- At least 2000m² non-retail commercial shall be developed within the Centre;
- At least 4000m² residential shall be developed within the Centre;

Prior to development resulting in excess of 15,000m² retail NLA across the whole centre:

- The Community Facility must be completed (or proportionate contributions made);
- At least 3000m² non-retail commercial shall be developed within the Centre;
- At least 6000m² residential shall be developed within the Centre;
- At least two restaurants and / or taverns open after 5pm shall be developed within the Centre.

17.0 URBAN WATER MANAGEMENT PLAN

Prior to the subdivision and / or development stage, an Urban Water Management Plan shall be prepared by the developer(s) to the satisfaction of the City of Wanneroo, the Department of Water, and the Water Corporation of Western Australia.

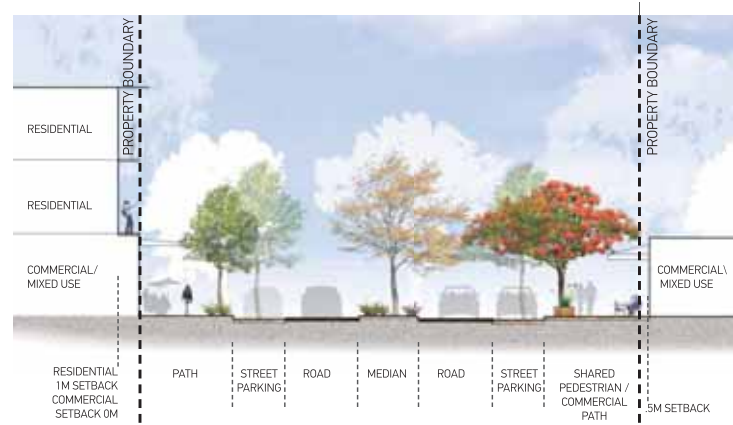
18.0 ABORIGINAL HERITAGE SITES

The Department of Indigenous Affairs (DIA) has advised that, at the development stage the developer(s) should notify the Aboriginal Community and any Native Title Claimants about the projects within the Structure Plan area.



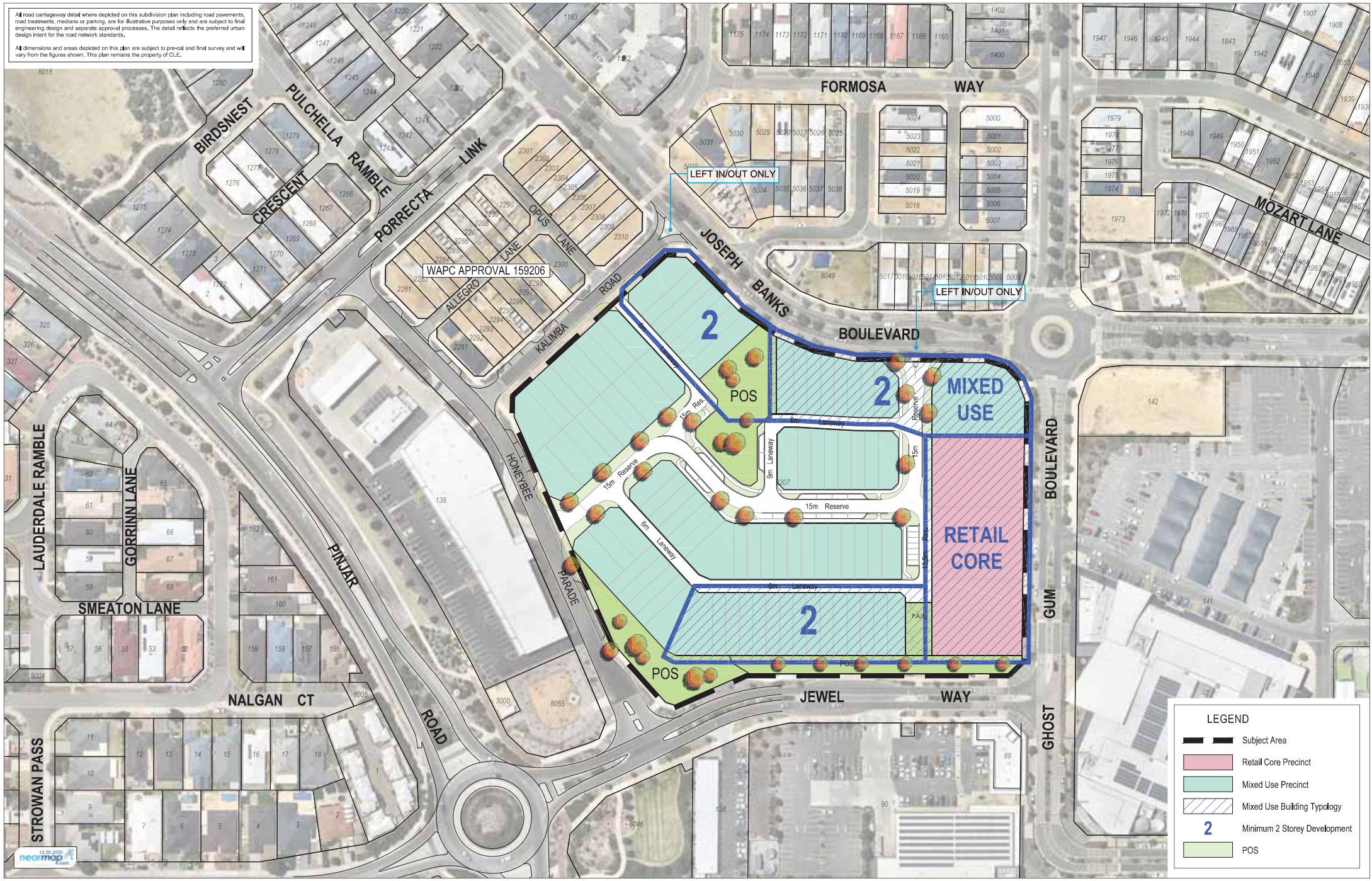
RETAIL CORE PRECINCT

- Typical main street configuration
- Buildings to zero lot line.
- Shop interface directly with street.
- Residential setback above



All road cartage detail where depicted on this subdivision plan including road pavements, road treatments, medians or parking, are for illustrative purposes only and are subject to final engineering design and separate approval processes. The detail reflects the preferred urban design intent for the road network standards.




















All dimensions and areas depicted on this plan are subject to pre-final and final survey and will vary from the figures shown. This plan remains the property of CLE.

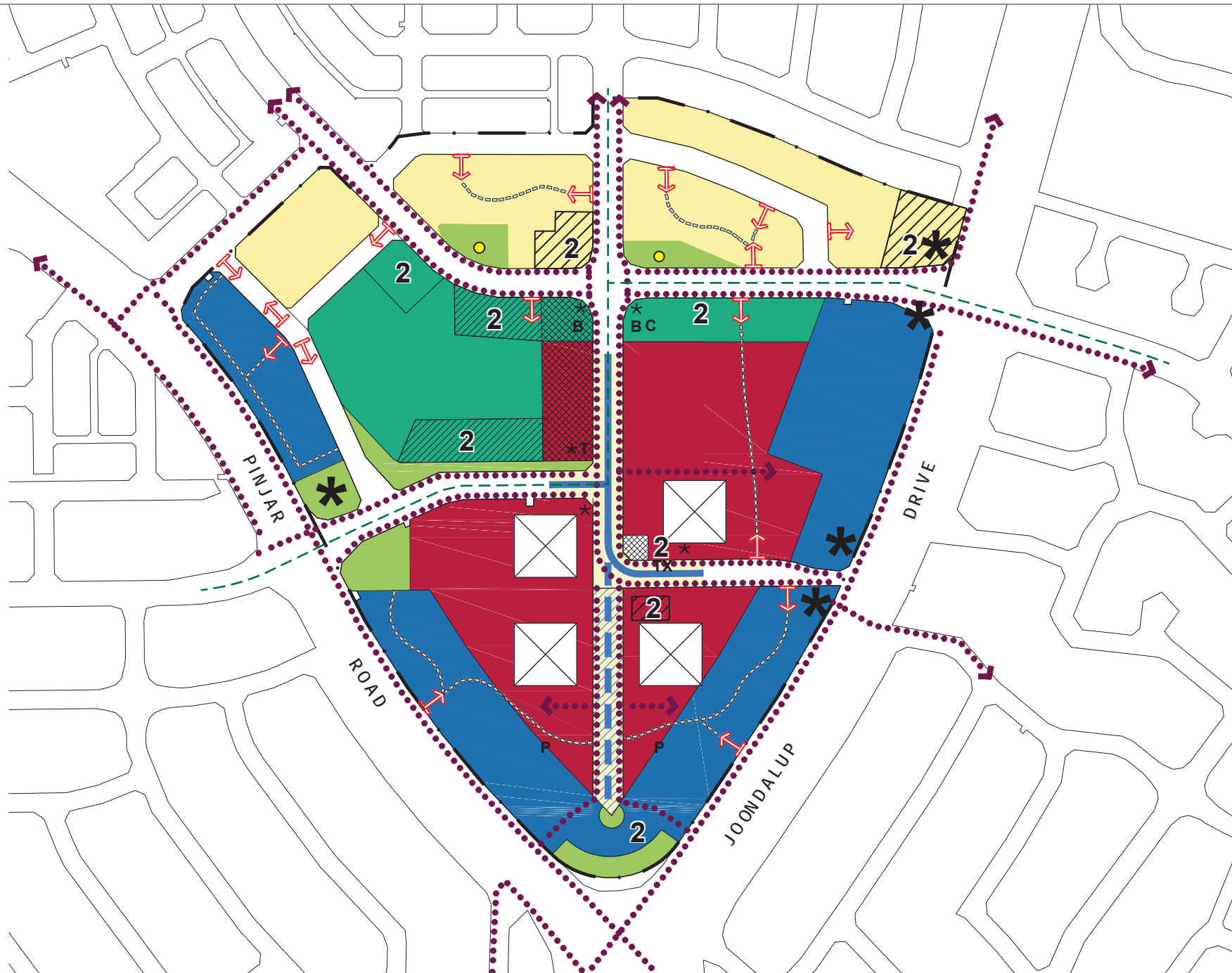


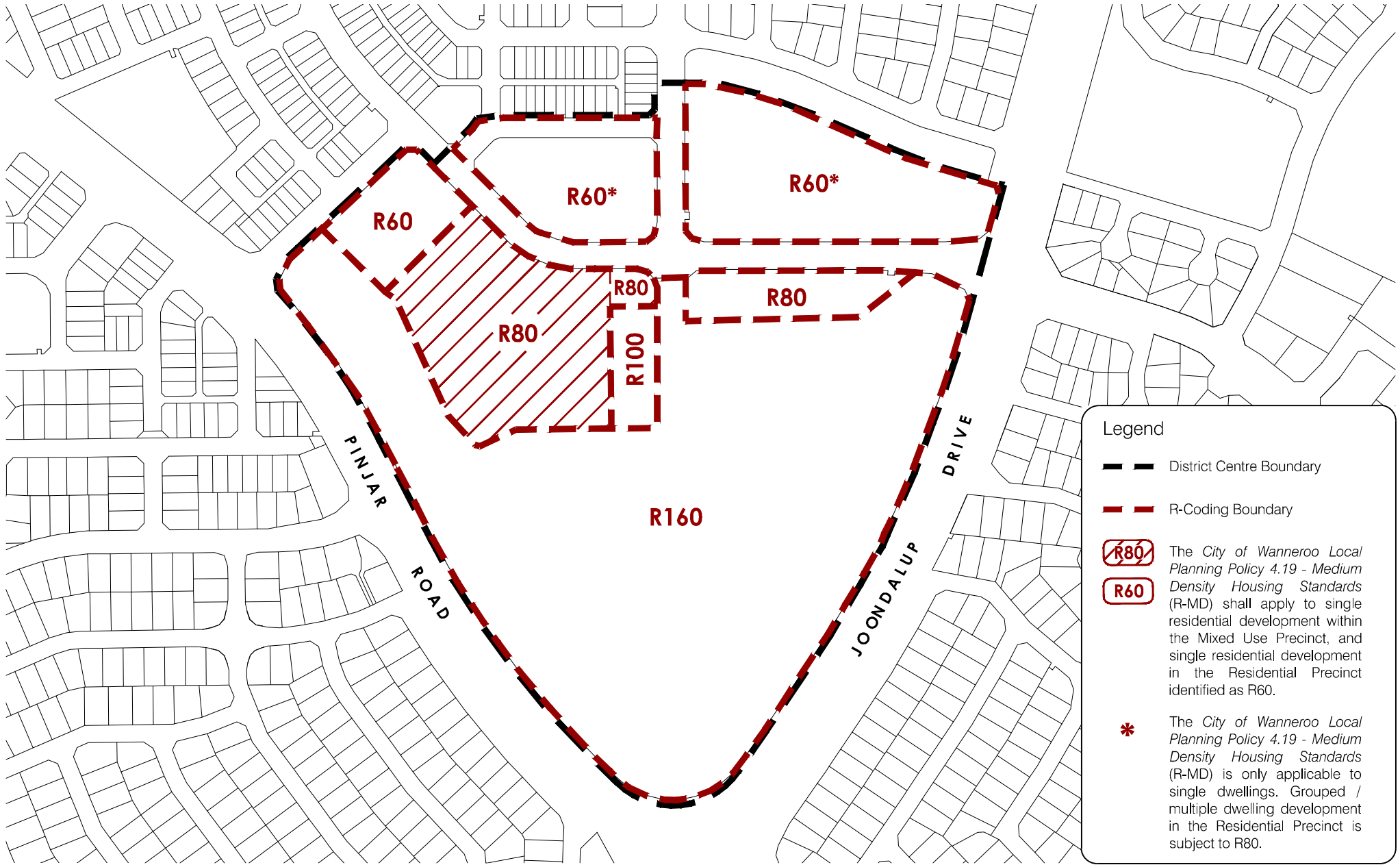
LEGEND	
	Subject Area
	Retail Core Precinct
	Mixed Use Precinct
	Mixed Use Building Typology
	Minimum 2 Storey Development
	POS



LEGEND

-  District Structure Plan Boundary
-  Retail Core
-  Residential Precinct
-  Business Precinct
-  Mixed Use Precinct
-  Mixed Use Building Typology 1
-  Mixed Use Building Typology 2
-  Park/Stormwater Management
-  (Main Street)
-  Extension of Main Street (as either a vehicular or pedestrian street)
-  Large Format Retail Element (sleeved from main street view)
-  Principal Entry Point To Off-street Parking
-  Primary Landmark Element
-  Secondary Landmark Element
-  Principal Pedestrian Routes
-  Internal Vehicle Connectivity
- P** Principal Parking Areas/
Future Potential Decked Parking
- C** Community Purpose Location
- T** Preferred Tavern Location
- B** Bus Stop Locations
- TX** Taxi Rank
-  Indicative Bus Routes
- 2** Min. 2 Storey Elements
-  Mandatory Upper Floor Residential Component
-  POS Unrestricted from Drainage





Legend

- District Centre Boundary
- R-Coding Boundary
- ~~R80~~ The City of Wanneroo Local Planning Policy 4.19 - Medium Density Housing Standards (R-MD) shall apply to single residential development within the Mixed Use Precinct, and single residential development in the Residential Precinct identified as R60.
- ~~R60~~
- * The City of Wanneroo Local Planning Policy 4.19 - Medium Density Housing Standards (R-MD) is only applicable to single dwellings. Grouped / multiple dwelling development in the Residential Precinct is subject to R80.

**BANKSIA GROVE DISTRICT CENTRE
PRECINCT PLAN
CITY OF WANNEROO
PLAN 3: R-CODE PLAN**



**BANKSIA GROVE DISTRICT CENTRE
LOCAL STRUCTURE PLAN**

**PART TWO
EXPLANATORY REPORT**

This Local Structure Plan was, adopted under Part 9 of the City of
Wanneroo District Planning Scheme No.2.

TABLE OF CONTENTS

1.0 INTRODUCTION

2.0 STATUTORY PLANNING FRAMEWORK

- 2.1 Metropolitan Region Scheme
- 2.2 City of Wanneroo District Planning Scheme No. 2 (DPS2)
- 2.3 Agreed Local Structure Plan (LSP)

3.0 STRATEGIC PLANNING FRAMEWORK

- 3.1 State Planning Policy (SPP) No. 4.2 – Metropolitan Centres Policy
- 3.2 City of Wanneroo Centres Strategy (January 2005)
- 3.3 City of Wanneroo Local Housing Strategy (2005)
- 3.4 City of Wanneroo Smart Growth Strategy (2005)
- 3.5 City of Wanneroo Community Development Strategy LIFEstyles (2004)
- 3.6 City of Wanneroo Local Environmental Strategy (2002, as updated)
- 3.7 City of Wanneroo Economic Development Strategy (2002, as updated)

4.0 PROPOSAL AND DESIGN RATIONALE

- 4.1 Key Principles and Structuring Elements
- 4.2 Land Use Mix
- 4.3 Residential Development
- 4.4 Interface
- 4.5 Community Facilities
- 4.6 Public Spaces
- 4.7 Traffic and Access
- 4.8 Car Parking
- 4.9 Building Design
- 4.10 Sustainability Initiatives
- 4.11 Drainage and Service Provision

5.0 CONCEPT IMPLEMENTATION

LIST OF FIGURES

- Figure 1 Location Plan
- Figure 2 Aerial Photograph
- Figure 3 Local Structure Plan 21 B - Carramar South / Tapping North
- Figure 4 Local Structure Plan 21 A – Banksia Grove
- Figure 5 City of Wanneroo Centres Strategy Plan
- Figure 6 Banksia Grove Town Centre Alternative Concept Plan
- Figure 7 Road Hierarchy and Arterial Access Plan
- Figure 8 Example Road Section

APPENDICES

- Appendix 1 Banksia Grove Retail Analysis – Shrapnel Planning
- Appendix 2 Transport Planning for Banksia Grove District Centre - Bruce Aulabaugh
Traffic Engineering & Transport Planning

1.0 INTRODUCTION

Banksia Grove is a (predominantly) residential housing estate of 450ha in Perth's North-West Corridor, approximately 4km east of the Joondalup Regional Centre and 6km north of the Wanneroo Townsite (refer *Figure 1 – Location Plan*). It is located about 27km north of the Perth CBD.

Part of the Banksia Grove estate is already developed. However, the bulk of the land area (338.5 ha) is undeveloped and is the subject of an Agreed Local Structure Plan (21A), lodged with the Council in October 2006 and adopted on 26 June 2007. This provides the framework for its continued development and is anticipated to result in an additional:

- 3445 dwellings;
- 27.45ha of public open space;
- Over 40ha of Conservation Area Bushland;
- 2 government primary schools;
- 1 government high school;
- A district centre; and
- Two local centres, community purpose sites and facilities.

These will supplement the 761 dwellings, 9.5ha of public open space, government primary school, private primary school and local centre already existing (refer *Figure 2 – Aerial Photograph*).

Local Structure Plan 21A provide an analysis, justification and framework for the development of the undeveloped area and designates the approximately 24ha land parcel at the intersection of Pinjar Road and Joondalup Drive as 'District Centre'. It applies a 'Centre' zoning over this.

Clause 3.13.3 of the City's Scheme requires the preparation of a Local Structure Plan over 'Centre' zoned land to guide further its development, which function this document provides. It comprises two parts, being:

- Part 1 – Statutory Section, to be adopted and administered by the City of Wanneroo under Part 9 of the City of Wanneroo District Planning Scheme No.2; and
- Part 2 – Explanatory Section, which supports and explains the rationale for Part 1.

2.0 STATUTORY PLANNING FRAMEWORK

2.1 Metropolitan Region Scheme

The site is zoned 'Urban' under the Metropolitan Region Scheme, which allows for its development for urban (including residential, commercial and associated) purposes.

2.2 City of Wanneroo District Planning Scheme No. 2 (DPS2)

The site is zoned 'Urban Development' under the City of Wanneroo District Planning Scheme No. 2. The objectives of this zone are to designate land for future urban development, provide for its orderly and proper planning through a structure planning process and enable a flexible and responsive planning framework. Part 9 of the City of Wanneroo's District Planning Scheme No 2 provides for the preparation and administration of Agreed Local Structure Plans to guide development on land zoned for 'Urban Development'.

2.3 Agreed Local Structure Plan (LSP)

An Agreed Local Structure Plan (No. 21) was prepared for the whole Banksia Grove area (the Neerabup - East Joondalup Local Structure Plan 1998) in the 1990s. However, when this was considered by the Western Australian Planning Commission (WAPC) on 13 September 1999, its endorsement was subject to a number of conditions, including splitting of the Structure Plan into two parts (A and B). Local Structure Plan 21B Carramar South/Tapping North was adopted on 11 September 2003 (refer Figure 3 – Local Structure Plan 21 B - Carramar South/Tapping North) and its area has largely been developed. Local Structure Plan 21A – Banksia Grove was originally lodged in February 2001 but finalisation was delayed as a number of issues such as the alignment of the abutting Pinjar Road were resolved. As previously stated, a revised document was lodged with the City in October 2006 and adopted (subject to a number of modifications) on 26 June 2007. WAPC consideration and approval of the document occurred on 4 Feb 2008 with modifications requested by the Commission undertaken and resubmitted to the City on 7 July 2008. Finalisation of LSP21A occurred on 4 August 2008.

Local Structure Plan 21A provides for the establishment of a main street based District (Town) Centre on the 24 (approximately) hectare site at the southern tip of the Structure Plan area at the intersection of Pinjar Road and Joondalup Drive (refer Figure 4 – Local Structure Plan 21A – Banksia Grove). Lot 9021, whilst under separate ownership and subject to a separate Structure Plan (21B), similarly reflects the intention to locate a District Centre in this location and has been included in Structure Plan 21A on the instruction of the City to ensure consistent treatment.

Both Local Structure Plan 21A and 21B apply a 'Centre' zoning to the District Centre area which zoning, under Clause 3.13.3 of the Scheme requires the preparation and adoption of an Agreed Local Structure Plan for the Centre prior to development or subdivision. This Structure Plan is required to be prepared in accordance with Part 9 of the Scheme.

Structure Plan 21A further specifies a range of principles, objectives and strategies applicable to the Centre:

Overarching 'Urban Form Principles' are:

- To create a sustainable development that aims to achieve key 'triple bottom line' outcomes while fostering the development of a strong local identity and sense of place within the Banksia Grove community;
- To create a vibrant, sustainable and interactive community that provides a wide range of residential, recreational, retail, education and mixed use areas within walkable neighbourhoods allowing for a variety of living, employment and leisure opportunities;
- To create an urban form which encourages a wide range of lot and housing types in a variety of density settings enhancing lifestyle and affordability opportunities;
- To provide an efficient movement network which facilitates safe, efficient and pleasant walking, cycling and driving, improving access to public transport systems, local employment, retail and community facilities;
- To provide an integrated approach to the retention of key environmental areas, significant cultural features, urban servicing and design of open space; and
- Identification and articulation of discernable neighbourhoods addressing Liveable Neighbourhoods Policy (as updated from time to time).

More specific objectives and strategies are outlined addressing design elements, those of most relevance to the Centre being:

Movement Network

3.3.1 Primary Objectives:

- To provide an interconnected movement network providing convenient and safe linkages for vehicles, cyclists and pedestrians to and throughout the residential areas, activity centres, open space and other areas of interest within or adjoining the development;
- To provide a street network and design which creates a pleasant public realm and encourages walking, less reliance on the private car and enhances public transport use; and
- To ensure efficient use of land through the application of Liveable Neighbourhoods road design principles and standards.

3.3.2 Strategies:

- To locate neighbourhood connectors and major intersection points generally consistent with the locations depicted in the Structure Plan;
- A highly interconnected street network to provide focus on the Banksia Grove Town Centre with strong links both within and external to the structure plan area, maximising safety, encouraging walking and cycling, supporting public transport and minimising the impact of through traffic; To design the street network in a way that provides for development orientation toward major roads;
- Identification of a conveniently positioned bus route network providing maximum accessibility in conformance with PTA policy;
- Location of a public transport node and access points within the District Centre as requested by the PTA;
- The design and character of major roads, to provide an environment amenable to pedestrian, cyclists, homes and businesses;

Housing

3.4.1 Primary Objectives:

- To ensure the provision of choice and a wide range of housing responsive to community needs and sustainability principles;
- To promote efficient use of land through the appropriate spatial allocation of densities and site design; and
- To realistically reflect the constraints and opportunities posed by landform and topography in the design of subdivision

3.4.2 Strategies:

- Allocate higher residential density codings generally consistent with the Structure Plan and in accordance with the criteria below:
 - along neighbourhood connectors supporting bus routes;
 - up to 400 metres of local centres;
 - up to 800 metres of the district centre;
 - Adjacent to public open space; and
 - Other suitable locations as contextually relevant and/or in response to the need to promote diversity.
- Higher densities between R60 and R160 will be provided within and around the District Centre. Medium densities between R30 and R60 will be provided elsewhere, with higher density as identified in (b) above. Within medium densities, a transition is to occur, allowing the higher density coded land to abut other areas of higher density;

Sustainability, Environment & Open Space

3.5.1 Primary Objectives:

- To deliver triple bottom line sustainability outcomes being;
 - Economic – Commercial success for all
 - Environment – Preservation and response to natural features, energy, water and waste minimisation
 - Social – A vibrant and safe community
- Create an area of quality community open space within the Town centre;
- Locate open spaces to ensure good pedestrian accessibility and to enhance pedestrian movement opportunities throughout the Estate; and
- Ensure surveillance of public open space areas to enhance security.

Community and Schools

3.6.1 Primary Objectives:

- To create a distinctive and responsive built form that enhances the sense of neighbourhood and community identity, place and character of Banksia Grove;
- Provision of community facilities and services (including retail, education, health, community centre, recreation, child care etc), a variety of housing choice and a legible street network which facilitates community interaction, supports different needs and lifestyles and provides acceptable levels of safety and convenience for all;

Activity Centres & Employment

3.8.1 Primary Objectives:

- To establish an accessible and amenable main street based district centre based on TOD principles to best serve the commercial, social and employment needs of the community and act as a focus for community activity and interaction; and
- Create a robust urban framework within and around centres which enhances the opportunity for mixed use local based employment and active focal points.

3.8.2 Strategies:

- Develop a vibrant Banksia Grove Town (District) Centre incorporating best practice main street design and sustainability principles in the area bounded by Pinjar Road, Joondalup Drive and the extension of Tumbleweed Drive, to act as a focus and attractor for the local community, create a centre for commercial activity and provide opportunities for local employment, consistent with the City's Centres Strategy and Element 7 of Liveable Neighbourhoods;
- Designate main street based Local Centres with a maximum retail net lettable area of 1200m² in locations central / accessible to their respective catchments in the east and west of the Structure Plan area;

- Promote multimodal access to Centres through their location on higher order roads and public transport, pedestrian and cycle routes
- Maximise on-street parking at Centres to enable appropriately reduced private parking, make best use of urban land and encourage alternative modes of transport;
- Incorporate a diversity of land uses within Centres consistent with their function under the City's Centres Strategy.
- Incorporate vertical as well as horizontal mixed use integration;
- Concentrate higher residential densities in and around centres to maximise catchment, access to the centres, reduced car dependence and after-hours surveillance and use;
- Provide for the location of a 0.5ha multi purpose Community Facility site within the District Centre;

Structure Plan 21B more simply recognises the need for a Centre Structure Plan over the District Centre, with the stated objective of the zone being “to encourage commercial and associated community infrastructure development to a high standard”. It recognises the allocation of a shop floorspace limit over the whole Centre of 15,000m² NLA and the requirement for a 0.5ha Community Facility site within the District Centre to be vested free of cost.

This structure plan seeks to respond to the direction set by Structure Plans 21A and B though its form, zoning, infrastructure provision and design requirements.

3.0 STRATEGIC PLANNING FRAMEWORK

3.1 State Planning Policy (SPP) No. 4.2 – Metropolitan Centres Policy

WAPC State Planning Policy No 4.2 ‘Metropolitan Centres’ identifies Banksia Grove (referred to as Neerabup within the document) as a ‘District Centre’ with a maximum shopping floorspace allocation of 15,000m² NLA (in the absence of any Commission-endorsed Local Commercial Strategy). The stated role of a District Centre is to serve “the weekly shopping and service needs of the suburban population. They should provide mainly convenience goods, a range of comparison goods, local services and local employment” (p8). Amongst other things, the Policy further goes on to promote centres in a ‘main street’ form and to encourage the preparation of Centre Plans. Concentration of commercial, entertainment, service and employment opportunities in accessible locations is also encouraged, as are good urban design principles and the promotion of centres as attractive, community focal points. Incorporation of mixed use and residential

components within Centres is now widely accepted as desirable and whilst embraced in other documents (such as Network City and the Liveable Neighbourhoods Community Design Code), this principle is not well addressed in the policy. The Policy is, however, currently under review, this being identified as a priority in the Network City Action Plan.

This Centre Structure Plan is consistent with the Policy in terms of the location, role, function and structure of the Centre (which is based on Main Street principles), though a variation to the cap on retail floorspace imposed is proposed under the provisions of Wanneroo's Scheme which is further discussed below.

3.2 City of Wanneroo Centres Strategy (January 2005)

The City of Wanneroo's revised Centres Strategy, adopted in January 2005, provides a framework for the location, size, land use mix and related matters for all existing and planned future commercial centres with the City, building upon State Planning Policy 4.2. The Strategy promotes retailing and commercial development throughout the City, and encourages diverse centres based on 'main street' planning principles.

Map 3 of the Strategy (Figure 5 – City of Wanneroo Centres Strategy Plan) currently suggests the potential for not only a District Centre, but also a Neighbourhood Centre and three Local Shops within the Banksia Grove Structure Plan area. It concludes:

- Modelling indicates there is potential to support in the order of 10,500m² of retail floor area at Banksia Grove by 2006;
- This assessment is based on the assumption that by 2006, Joondalup Drive will have been connected through to Neaves Road to interconnect all parts of the new Banksia Grove, Carramar and Tapping residential areas;
- Development of the Banksia Grove Centre could be slow. 'Main Street' planning principles are more amenable to incremental expansion than the typical enclosed 'box' shopping centre; and
- Development of the Banksia Grove District Centre should be in the context of an approved structure plan developed on 'main street' principles in which the adjacent service commercial and mixed business uses have direct frontage to a public road.

Table 5.2 of the Strategy builds detail on Map 3 and sets the following floorspace limits;

- District Centre up to 15,000m² NLA;
- One Neighbourhood Centre of 5000m² NLA;
- Two Local Shops up to 200m² NLA.

The Strategy also concludes that;

“N13 The Council may wish to review the distribution of neighbourhood centres with a view to allowing more strategic locations. In some instances where developers or owners are reluctant to hold commercial sites not well located it would be better to relocate the floor area...”

This is clearly the situation at Banksia Grove where more recent retail modelling has identified the need for only two small local shops in addition to the District Centre. The floorspace allocated to the Neighbourhood Centre is proposed be directed to the District Centre to improve viability and formation, lifting the Centre floorspace cap to 20,000m² (ie 15,000m² originally modelled for the Centre plus the 5,000m² originally proposed for the Neighbourhood Centre). The rationale for this change is further explained and supported by the review undertaken by Tony Shrapnel Retail Consultant in 2008 (Appendix 1).

Again, Structure Plan 21A and this document respond well to the direction set by the Local Centres Strategy and associated Centres Policy through provision of a District (Town) Centre within the floorspace parameters set by the Strategy and supplementary modelling undertaken, based around ‘main street’ principles and seeking to provide a ‘heart’ to the community, as well as a centre for commerce and community facilities. Detailed attention has been paid to urban design, with a statutory response provided in the form of the design component of this document.

City of Wanneroo Centres Strategy Review

The City is currently undertaking a review of its Centres Strategy with a view to achieving more sustainable outcomes. As the first step in this process, a Discussion Paper was prepared and endorsed by Peter McNabb and Associates in 2008. This provided background information, issue analysis and sets the framework for the Strategy review. Amongst other things, the Paper:

- Supports a continued focus on ‘main street’ centres;
- Supports diversity of activity and use in centres and recommends measures to promote / ensure this in centre development;
- Recommends a greater social role in centres and suggests that this be supported by community service strategies for centres;
- Recommends more sustainable centres be promoted through a design code;
- Recommends security concerns be addressed through incorporation of ‘CPTED’ principles in centre design; and

- Suggests promotion of more balanced access provision through provision of centre parking, pedestrian and transport strategies.

Whilst not technically a policy document applicable to the Centre in its current form, the Discussion Paper nevertheless sets a clear strategic direction. Much of this is consistent with the new urbanist principles which have been increasingly embraced in Western Australia in recent years (including through Network City), and been strongly promoted by a number of local governments including Wanneroo. Banksia Grove Development Nominees have been actively working with the City in the planning of the area and have incorporated these principles in centre planning. Amongst other things:

- The Centre is 'main street' based;
- A diversity of land use is permitted and provisions ensuring land use mix have been incorporated as requirements in the Centre Structure Plan;
- A community development infrastructure strategy is being piloted for the development; and
- The Centre design and development provisions reflect new urbanist principles, requiring active frontages, a focus on pedestrian amenity, diversity of transport options, restrictions on car parking, a structured and high quality public domain, requirements for passive surveillance and so forth.

3.3 City of Wanneroo Local Housing Strategy (2005)

The City of Wanneroo Local Housing Strategy (LHS) seeks to provide strategic direction on residential development and the achievement of housing objectives. In particular, it seeks to:

- Promote more housing choice;
- Provide more affordable housing;
- Encourage smart house design;
- Respond to a wider demographic need; and
- Encourage appropriate housing types and densities close to centres and infrastructure.

A detailed analysis of how Structure Plan 21A sought to achieve the Housing Strategy objectives and those of the associated Smart Growth Policy was provided in the document. With regards to the District Centre, the document recognises the appropriateness of providing for higher residential densities close to the amenities offered by the Centre and nominates R60-R160 as an appropriate density range. This document

responds to the recommendations of both the City's Housing Strategy and the Local Structure Plan through the allocation of High Density R160 densities within the Centre core with a transition area of R60 abutting the residential precincts to the north.

The Structure Plan promotes the provision of residential and mixed use development throughout the Centre and requires a minimum 2,000m² of residential floorspace for every 5,000m² retail floorspace developed to ensure integration of a residential component as a vital part of the Centre. In addition to the housing diversity benefits this provides, this requirement is seen to assist in the creation of an active, '24 hour' centre.

3.4 City of Wanneroo Smart Growth Strategy (2005)

The City of Wanneroo's Smart Growth Strategy seeks to ensure more sustainable, amenable development as the City expands, focussing on the 'Triple Bottom Line' with a fourth pillar of Corporate Management. The overarching Local Structure Plan 21A included assessment under the Smart Growth Strategy ensuring its objectives were met. The development of the Centre forms an important part of the Structure Plan's response to Smart Growth requirements, with the provisions of the Structure Plan embraced in this document responding further to requirements.

3.5 City of Wanneroo Community Development Strategy LIFEstyles (2004)

The City of Wanneroo Community Development Strategy expands upon the 'people' aspect of Smart Growth, providing direction on community development. It structures objectives and initiatives under three basic headings of; People, Place and Purpose.

The Strategy provides an implementation checklist for developers to ensure due consideration of its direction. The Banksia Grove Development Nominees has taken this a step further, entering into a community development agreement with the City as part of a trial involving the Urban Development Institute. This approach ensures that community development initiatives are fully incorporated into the area (and Centre) planning, and provides a vehicle for delivery.

Particular foci of the Strategy relevant to the Centre include:

- Creation of great places;
- Creation of places with opportunities for social interaction;
- Provision of services in proximity to community;
- Provision of employment opportunities in proximity to community; and
- Provision of infrastructure to support community development and social inclusion.

The Centre responds to these by providing an accessible and high quality public domain-based activity centre. In a fundamental sense, the street provides a highly accessible and democratic place for social interaction, and is further supported by both public (community centre, town square and public open space) and private (shops, restaurants etc) facilities in which socialisation may occur.

Employment opportunities are generated by the Centre with further initiatives to provide for local economic development being explored through an economic development strategy prepared by the principal developer.

3.6 City of Wanneroo Local Environmental Strategy (2002, as updated)

The City of Wanneroo's Environmental Strategy addresses the physical environment. The fundamental question of the appropriateness of the development of this Centre in its proposed location has already been addressed through the assessment and adoption of the overarching Local Structure Plan 21A and does not require further justification here. Many of the Strategies initiatives have also been integrated and enacted through other documents and mechanisms (including Smart Growth) and so do not require direct response from developers. However the Strategy also promotes initiatives aimed at mitigating environmental impact through design and management, which are relevant to the Centre. These are addressed through:

- The commitment to provide a tree survey prior to development of the centre to identify any significant vegetation worthy of retention in the centre;
- The commitment to incorporate integrated drainage design into the centre as far as is feasible; and
- The incorporation of sustainable building design and management initiatives.

More generally, the provision of local facilities which may be accessed by foot, bike or public transport, and the increased residential densities supported by the development both strongly contribute to more sustainable environmental outcomes.

3.7 City of Wanneroo Economic Development Strategy (2002, as updated)

The City's Economic Development Strategy examines the challenges facing Wanneroo as a growing outer metropolitan council, and recommends strategies to encourage local economic activity and redress the imbalances which see much of the area's economic activity occur outside its boundaries.

The Centre provides a primary focus for economic activity in the district and as such provides an 'opportunity' for strategy objectives to be realised. This is supported by a local

economic development strategy / commitment proposed by Banksia Grove Nominees to further support local economic growth.

4.0 PROPOSAL AND DESIGN RATIONALE

The Banksia Grove Local Structure Plan 21A allocates a 'Centre' zone to approximately 19ha of the Banksia Grove landholding which, when added to the 5ha of district centre presently within Lot 9021, results in a total land area for this Centre of around 24ha. It also sets in place a number of principles and objectives applicable to the Centre and included in Part 1 of this document. As such, the location, approximate area and basic strategic direction for the Centre have already been established through this overarching Structure Plan. This document (the Centre Structure Plan) provides greater detail on the intended development of the Centre, providing further guidance on its form and function, and a more detailed basis for the determination of subdivision and development applications. Much of the content was developed at workshops involving both landowners and the City, with the following overview providing a summarised explanation only.

4.1 Key Principles and Structuring Elements

The Centre is based on "main street" principles and provides for the development of a vibrant mix of land uses including:

- Retail;
- Commercial and business;
- Offices and consulting rooms;
- Restaurant and fast foods;
- Tavern/Hotel;
- Entertainment, Recreation and Community Facilities;
- Residential Units;
- Public spaces; and
- Car Parking and Infrastructure.

It is structured around a central 'main street' spine, with access provided from the perimeter, from Pinjar Road and Joondalup Drive, and from the residential areas to the north across the mixed use interface provided along Tumbleweed Drive. The layout is simple, highly accessible and legible, and provides for considerable flexibility for the development and evolution of the Centre. A strong focus on pedestrian access and amenity is provided for through defined pedestrian paths, and design requirements aimed at ensuring a pleasant and safe pedestrian experience. These include provision of direct

routes, passive surveillance, landscaping and weather shelter along key routes, restrictions on car parking and access which might inhibit pedestrian amenity and promotion of a high quality, 'people-scale' environment.

The land-use structure of the Centre is proposed around a series of complementary and interrelated Precincts which collectively address the overall vision and desired land-use mix for the Centre. A 'retail core' is identified along the Main Street which is intended to provide the concentration of retail, entertainment and community uses: in essence, a linear 'heart' to the centre. Shop-retail floorspace within this core is restricted to the 20,000m² modelled as appropriate for this site. A range of non-shop-retail commercial uses (such as offices and showrooms) are provided for outside this, along the perimeter roads where exposure and access are good, and suited to uses of this nature. A mixed use transition area is proposed as an interface between the Centre core and residential areas to the north, and a more residentially-focussed area is identified in the north-west of the site. All precincts allow for and encourage a mix of uses and provide a significant degree of overlap, but with each having a slightly different focus and range of permissible land uses. A conceptual indication of how the Centre might develop under the Area Plan is provided in Figure 6 – Indicative Development Plan although this is purely notional.

The Main Street links directly into the new Banksia Grove community, providing for good access, integration and a 'sense of arrival'. Cross streets provide for good access from the abutting arterials and the southern, eastern and western catchments they serve, and also achieve a robust structure with considerable opportunity to evolve over time.

All routes lead towards a central town square or piazza, which provides a focal point for the centre. Located at the intersection of the Main Street and southern cross street, this provides a node around which it is anticipated that development will concentrate, and an excellent opportunity for entertainment and community uses to locate. The Main Street and cross streets provide extensive opportunities for a wide range of tenancies, with each quadrant also providing an opportunity for a large format retailer to sleeve in behind the Main Street. This allows for important anchor tenants such as supermarkets and department stores without compromising the main street form or function. Pedestrian access to these locations are in the form of pedestrian laneways (envisaged to be similar to 'Old Theatre Lane' in Claremont), with design provisions incorporated to avoid these developing into conventional malls which might undermine the Main Street and the principles which underpin it.

4.2 Land Use Mix

Because a fine grain land use mix consistent with tradition centres is sought, considerable flexibility on land use permissibility is required. However, the precincts identified in the plan seek to provide a basic framework in which this may occur, and logically separates out the car-dependent uses (on the outskirts) from the pedestrian-based uses in the centre. It also seeks to avoid the most active uses in the centre developing being spread too thinly and thus not achieving the critical mass required to make the centre function both commercially and as a vibrant place of interest and interaction. The retail core contributes to this, and also supports the transport objectives of the strategy by allowing comparison shopping to occur within a walkable area.

Several key uses were identified in discussions with the City and are specifically provided for, namely:

- Night time / entertainment uses (with a requirement for at least two restaurants / taverns to occur prior to development of in excess of 15,000m² retail floorspace);
- Community uses (with provision made for a community centre in a prime location, abutting the Town Square, further discussed below); and
- Residential land uses (discussed below).

The majority of other uses are anticipated to develop in response to market demand, with retail uses likely to lead the way.

4.3 Residential Development

A 'mixed use' site is provided in the north-west corner of the site, along Tumbleweed Drive, providing for a range of residential and lower impact commercial uses, and a gateway into the estate from the west. Residential uses are, however, also permissible in all zones, allowing for residential / mixed use development to occur throughout the Centre, with several sites nominated as requiring this. This is aimed at achieving a '24 hour' presence and 'life' within the Centre, and maximising access to and use of the amenity provided by the retail and other uses provided in the Centre, the employment opportunities it offers and the reduced dependence of private transport this access and the public transport to and from the Centre will create.

A maximum R160 zoning is proposed over most of the Centre which provides for apartment style dwellings and 'shop top' housing, though could allow for town houses in interface areas where the maximum density is not pursued. A medium R60 coding is

proposed over the interface area with residential to the north, providing a transition in residential intensity and built form, and reflecting the provisions of LSP 21A.

4.4 Interface

The relationship of the Centre site with abutting sites is addressed in a broad sense in Local Structure Plan 21A which fundamentally places the centre in this location. More detailed/design-based issues are addressed in the Centre Structure Plan through:

- The complimentary provision of 'Mixed Use' along Tumbleweed Drive, providing a strong interface along this key route, and a 'transitional' zone between the Centre and the residential areas to the north;
- The provision of landscaping and setback requirements applying to uses along Joondalup Drive and Pinjar Road, which, as significant traffic routes, should reduce the impact of the residential – commercial interface along these roads;
- The setback and design provisions applicable to uses within the Centre, which should ameliorate (though cannot remove) the potential land use conflicts which inherently exist in mixed use zones.

Relatively seamless integration is provided along the Main Street and between the two lots over which the Plan applies.

4.5 Community Facilities

Community development has been the subject of considerable attention in the cooperative work between Banksia Grove Development Nominees and the City, with a specific community development strategy prepared for the site. Additionally, the developer is partnering with the Urban Development Institute of Australia to use Banksia Grove as a 'pilot' for provision of community infrastructure.

With regards to the Centre and provision of specific community facilities within this, the City of Wanneroo has indicated a desire for a multi-purpose community facility providing such services as a resource centre, volunteer agency office spaces, meeting spaces and employment services. The preferred location for this is within a central location in the District Centre. A site has therefore been nominated just off the Main Street, abutting the Town Square. This location is not definitive, however represents the preferred location if no preferable one is identified and agreed with the City as part of the development of centre planning. The advancement and implementation of the community facility will in part depend on the availability of capital funding for the building, and will be further explored as part of the community infrastructure pilot project detailed above.

4.6 Public Spaces

The Centre provides for a range of public spaces including:

- The street network, providing the movement network but also a critical space in which informal interaction can occur;
- Small parks at the southern terminus of the Main Street and at the western entry road to the Centre, providing 'entry statements' into the Centre, allowing vistas to the activity corridors, pockets of 'green relief' and spaces in which local residents, visitors and centre workers can spend time. These spaces also provides for an integrated drainage function;
- Opportunities for urban 'piazzas' (including the Town Square) which again, provide for some openness and interest in the streetscape, an entrance into buildings and a place in which informal community interaction can occur: spaces in which people can rest on benches and seats, cafes can provide al fresco areas, people can meet and street theatre could even occur; and
- Several other pocket parks to service the mixed use / residential areas to the north, and add to the amenity of the Centre.

The treatment and landscaping of these spaces will be very important in how well they perform this function. The Structure Plan requires submission of a landscaping plan for public spaces prior to development, and also requires buildings abutting these spaces to provide surveillance of them and, in most instances, orientation to them.

4.7 Traffic and Access

A 'Transport Planning for Banksia Grove Structure Plan' report was prepared by Bruce Aulabaugh Traffic Engineering & Transport Planning in September 2006 which provides the framework for traffic management and access for the Structure Plan and in the Centre. The 'Road Hierarchy and Arterial Access Plan' resulting from this study is reproduced in Figure 7. In summary, the study recommends that:

- The Main Street, Tumbleweed Drive and extension of Golf Links Drive into the Centre be constructed as 'Neighbourhood Distributors';
- Traffic signals be installed (at the appropriate stage in development) at the intersections of the Golf Links Drive extension and Pinjar Road, and Tumbleweed Drive and Joondalup Drive;
- Provision for bus access be provided along the extension of Golf Links Road and the Main Street, as well as Pinjar Road and Joondalup Drive;
- Shared Paths (DUPs) be provided along both sides of Pinjar Road and Joondalup Drive, along with on-street cycle facilities;

- A single-sided DUP with a footpath on the other side of the roads as well as on-street cycle facilities be provided along Tumbleweed Drive and the extension of Golf Links Drive; and
- On-Street parking and crossing points with median protection be provided along Tumbleweed Drive, the Main Street, the Golf Links Drive Extension and the north-eastern access road bounding the Centre;

It also indicates that a bus terminus with layover bay and a turnaround facility may be required within the Centre to provide for the planned future Route 469 between Banksia Grove and Whitfords.

A road reserve of 20-23m to provide for a 'Rokeby Road' style Neighbourhood Connector is recommended for the Main Street (refer Figure 8a and b for example sections). Other roads are recommended to be provided at around 18-20m where bus and / or cycle facilities are required (refer Figure 8b for example section), and as 18m Special Access Streets in other locations (refer Figure 8c for example section).

Refinement of these recommendations occurred through further study undertaken for the Centre in early 2008 (Appendix 2). Whilst centre planning continues to evolve, this review confirms the feasibility of the current proposal and provides further direction on a number of design aspects.

A range of options exist for the provision of other bus facilities with the preferred approach being to provide any necessary future layover areas along the extension of Golf Links Drive or on Tumbleweed Drive, where the controlled access points and potential roundabouts provides good flexibility for movement and access. Liaison with the Public Transport Authority regarding the detail of this is occurring with a view to ensuring adequate provision within subdivision and development to meet current and future requirements, as further details become available.

4.8 Car Parking

Whilst the focus of the Centre is on being 'pedestrian based', particularly along the Main Street, provision for vehicle access and parking is nevertheless critical. Provision of parking in accordance with the City's Planning Scheme and the R-Codes is proposed as a 'default' position, with concessions to this potentially extended where these are demonstrated as justified. In particular, provision of concessions for non-residential development which offers reciprocal use of its parking is recommended. This is advanced in recognition of the great efficiency of use such shared use generates, as well as the

reduced demand in pedestrian-based, multifunction centres and those well served by public transport. It further recognises the negative urban design impact over-supply of parking generates. A preliminary parking calculation prepared on an earlier Indicative Development Plan developed for the Centre indicated capacity for adequate parking to be provided 'at grade', with the potential for further multi-level parking to be provided in the future, as the Centre evolves, consolidates and (potentially) demands this. Restrictions on parking provision to reflect anticipated reciprocity have been suggested but are not advanced as these are too dependent on an assumed land use mix which may well be varied in delivery. It is instead recommended that parking concessions be considered and justified on the basis of what is actually proposed, at development stage.

Location of parking along Joondalup Drive and Pinjar Road is encouraged in two highly visible and accessible strips perpendicular to the nominated vehicular circulation route. These are considered important to support more car-dependent uses which are undesirable in the Main Street. The layout, if well executed, also provides for quite an attractive landscaped setting.

Further parking provision is made in consolidated and accessible 'mid-block' locations, screened from the Main Street by the built form along this. This is further supplemented by 'on-street' parking provided throughout the Centre.

4.9 Building Design

The Structure Plan requires development to be built up to the street, provide pedestrian access, surveillance and activity along it, and to incorporate awnings to shelter pedestrians from the weather, all reflecting traditional centre design and facilitating a comfortable environment. Architectural interest and articulation is required to contribute to the creation of an attractive centre but a specific architectural theme is not mandated.

A maximum building height of 5 storeys is proposed unless varied from Council, to maintain an appropriate scale in relation to its context, though the primary concern expressed by the City to date has related to achievement of minimum rather than maximum heights. In response, various locations have been required to develop at a minimum 2 storey level, contributing to both the character of the centre and providing for additional (potentially lower rental cost) floorspace.

Also contributing to legibility and centre appeal / interest are the requirements for landmark elements at key locations. Again, the precise forms of these are not prescribed, allowing designers and architects to develop appropriate responses to each site.

However, it is necessary that the buildings, art works or elements in these locations provide a strongly identifiable and, it is hoped, attractive feature which will stick in people's minds, assisting in both navigation and place definition.

4.10 Sustainability Initiatives

The basic form of the Centre contributes to sustainability objectives by providing for accessible local services, alternative modes of transport and, as such, reduced car dependence. Efficient land uses (including high residential densities) also contribute, reducing urban sprawl and maximising access to services.

Developments are further required to contribute to more environmentally responsible outcomes through:

- Provision for water harvesting;
- Use of water efficient installations; and
- Provision of energy management plans outlining how each development will reduce its use of fossil fuels. Initiatives need to be integrated in detailed building design, hence the general nature of the requirement, however they might include:
 - Use of automated and reduced and climate lighting control;
 - Passive solar design;
 - Use of photovoltaic cells to generate power;
 - Promotion of alternative modes of transport for employees and / or visitors; and
 - Use of building materials with lower energy demands (in manufacture and / or on-going heating and cooling).

4.11 Drainage and Service Provision

The general approach to drainage management and service provision in the Centre was addressed in the Local Structure Plan for the estate. It requires the preparation of an Urban Water Management Plan (UWMP) for each phase of development within the overarching framework provided by the Structure Plan, based on best-practice principles and techniques. On-site stormwater disposal is promoted with use of integration of this function with public open space design. Open space locations have been selected in part to allow for this. Further detail on this will be available upon development of the UWMP.

5.0 CONCEPT IMPLEMENTATION

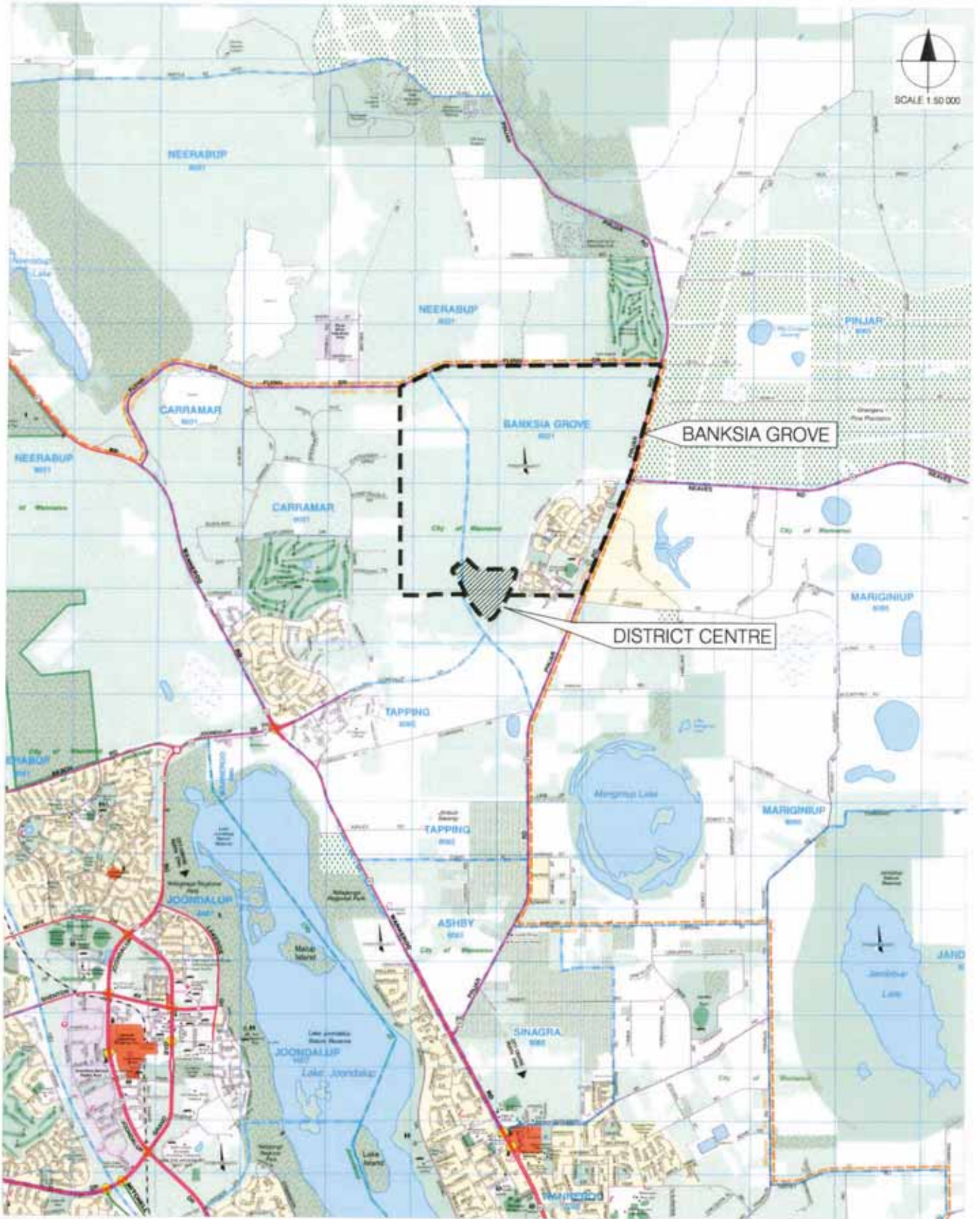
The City's District Planning Scheme, the Banksia Grove Structure Plan 21A and Centre Structure Plan provide the principle planning framework which will guide development of the Banksia Grove District Centre. A separate, private agreement between the two landowners will also guide delivery of the Centre.

It is anticipated that development will be staged, with the principle landowner seeking to establish key commercial services early in the development process, and the Structure Plan specifying several key outcomes to be achieved at certain stages. Applications for development and, potentially, subdivision will be progressively lodged and determined by the Council (or, in the case of subdivisions, the WA Planning Commission) with reference to this planning framework.

It is anticipated that the Centre will evolve and develop over time, with intensity building as demand increases. Capacity for the Centre to further expand in the event of East Wanneroo development proceeding has been built into the plan to ensure its robustness, without being prerequisites to it.

The Local Structure Plan and this document provide both the flexibility to allow this to occur, but also the guidance to ensure that the key principles and requirements considered necessary to achieve the 'vision' are maintained.

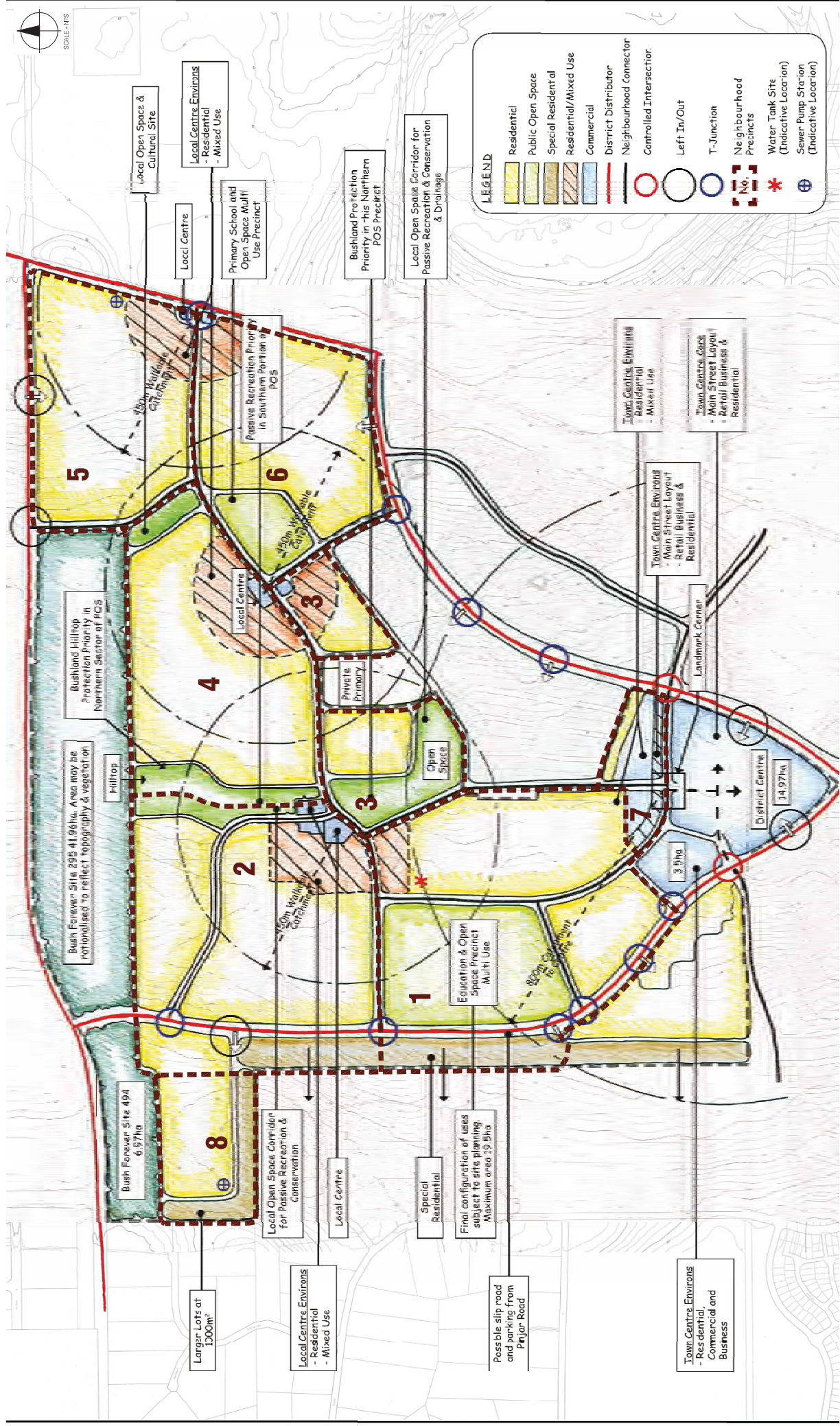
FIGURES



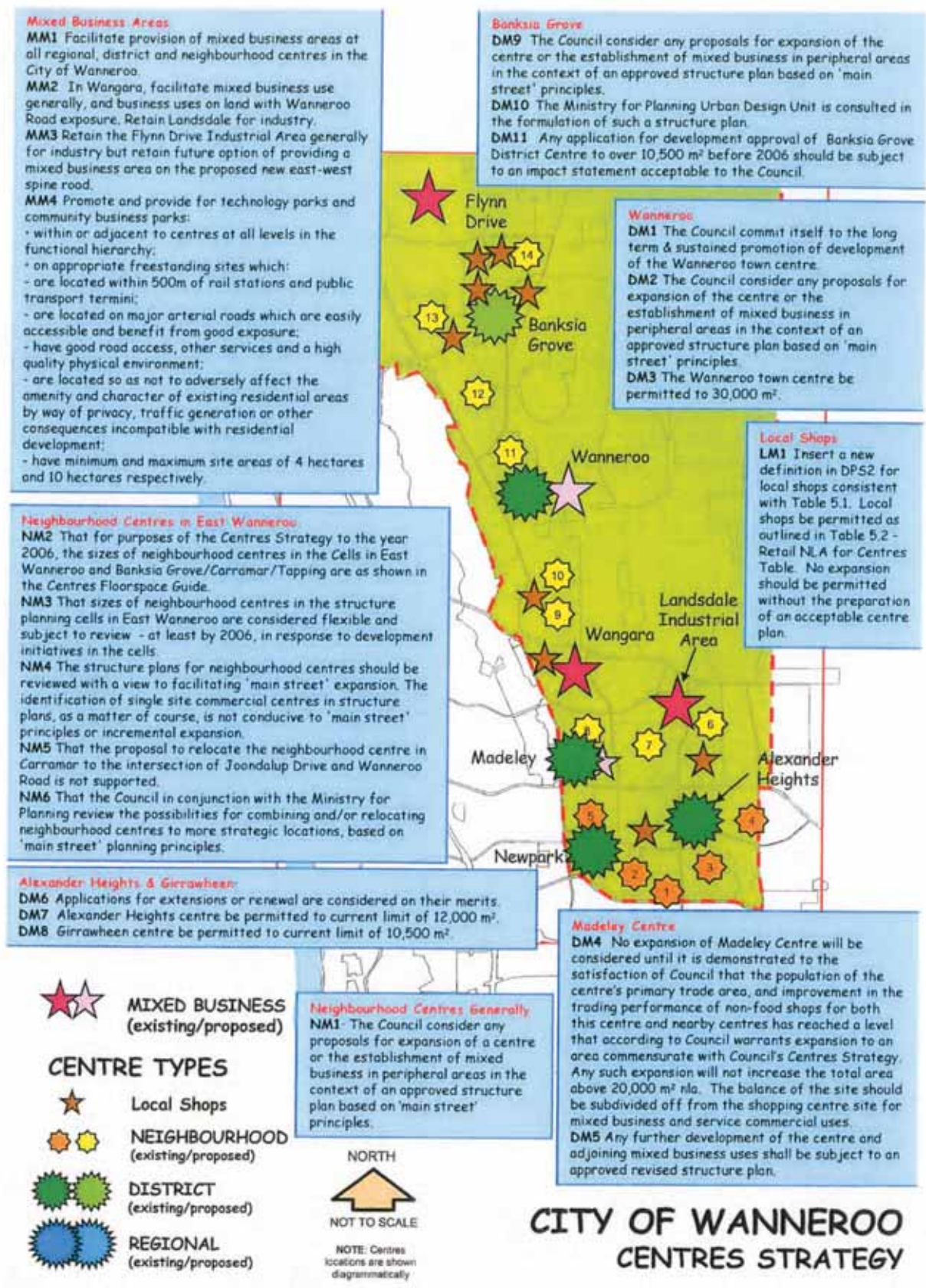
SOURCE: STREET SMART (981-46)



SOURCE: MAPS 001-06



AGREED LOCAL STRUCTURE PLAN (21A) FIGURE 4

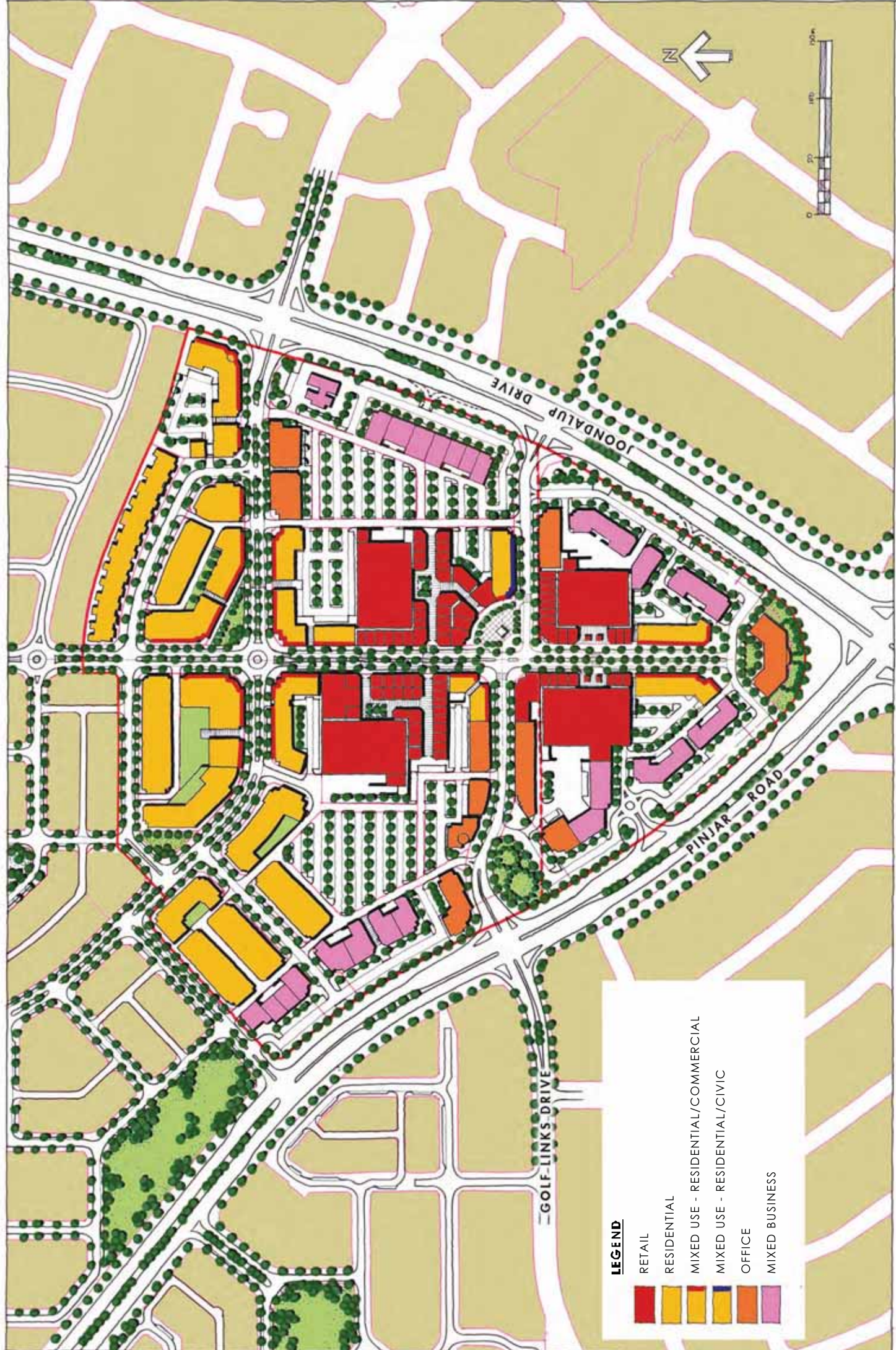


**CITY OF WANNEROO
CENTRES STRATEGY
MAP 3**

January 2005

Centres Strategy - Revised Final
SOURCE: CITY OF WANNEROO (981-58A)





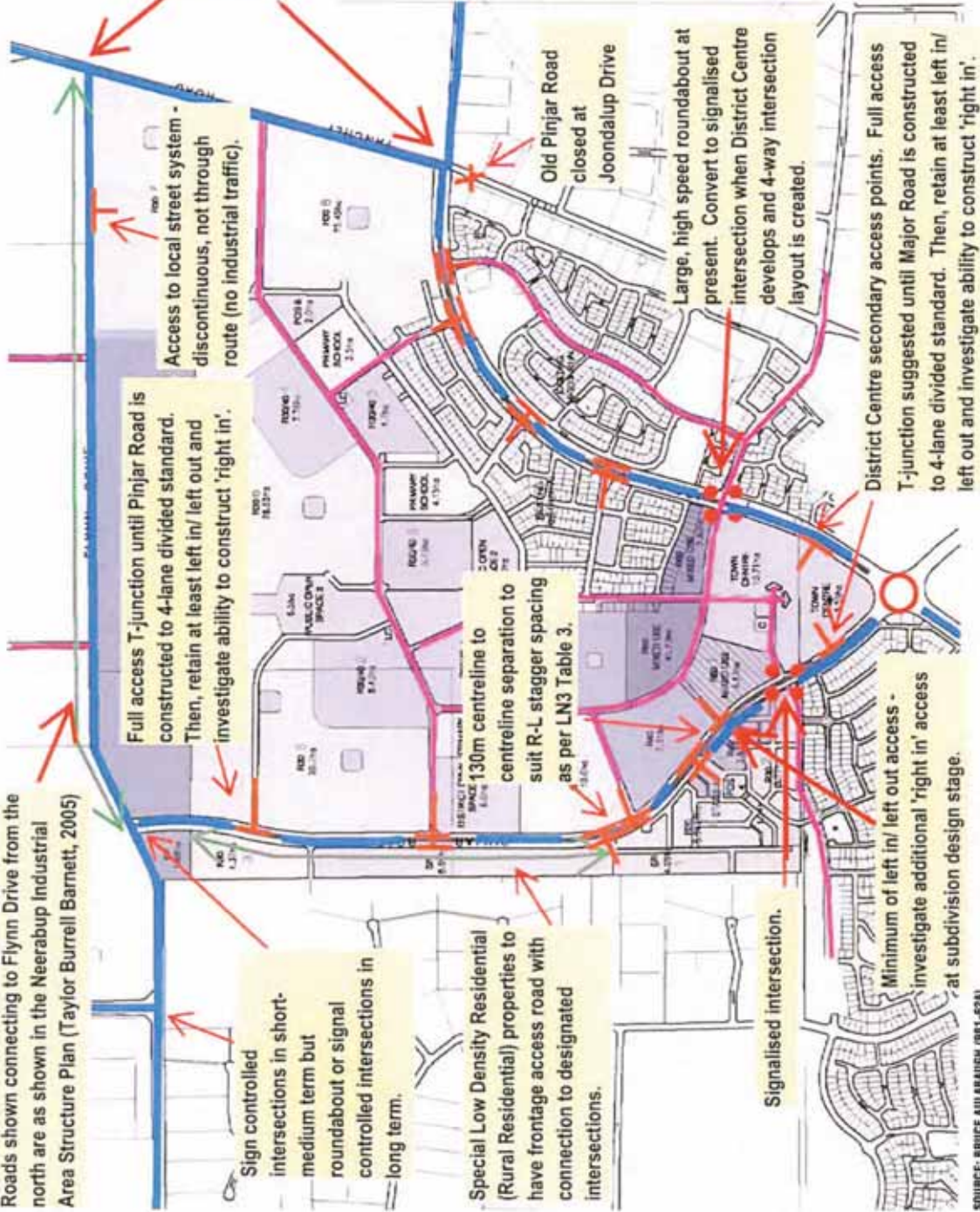
LEGEND

- RETAIL
- RESIDENTIAL
- MIXED USE - RESIDENTIAL/COMMERCIAL
- MIXED USE - RESIDENTIAL/CIVIC
- OFFICE
- MIXED BUSINESS

BANKSIA GROVE TOWN CENTRE - ALTERNATIVE CONCEPT PLAN (full main street)



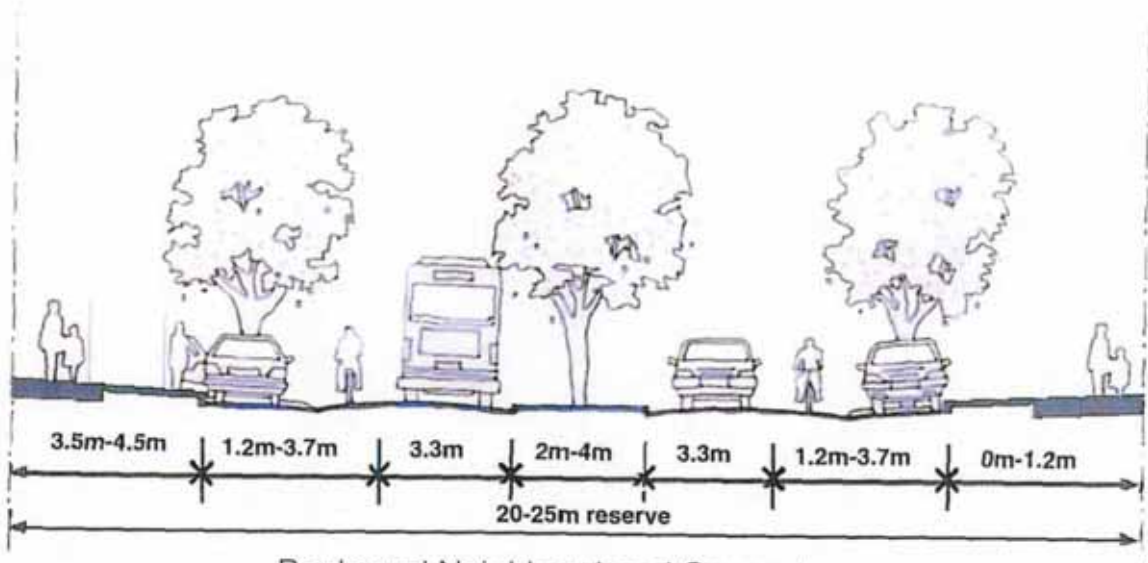
Roads shown connecting to Flynn Drive from the north are as shown in the Neerabup Industrial Area Structure Plan (Taylor Burrell Barnett, 2005)



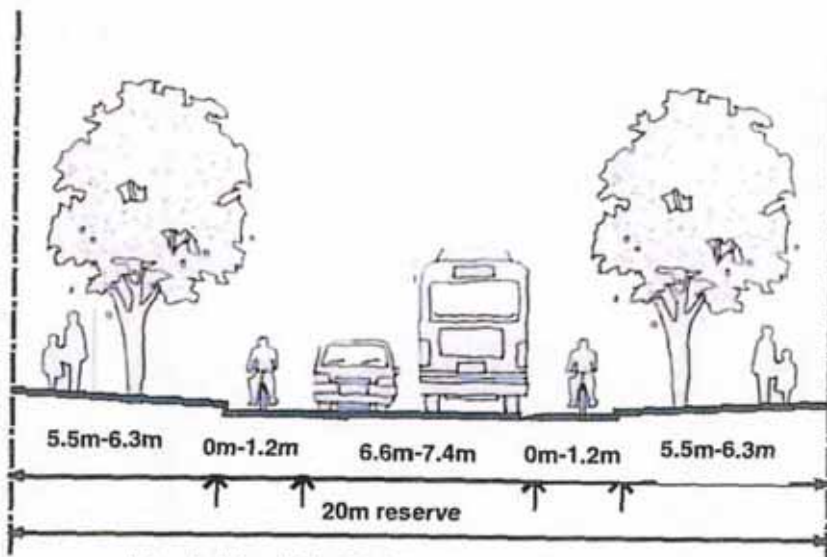
LEGEND

- Neighbourhood Connector (Local Distributor) —
- District Distributor —
- Left In/ Left Out —
- Full Access T-Junction —
- Roundabout —
- Traffic Signals —

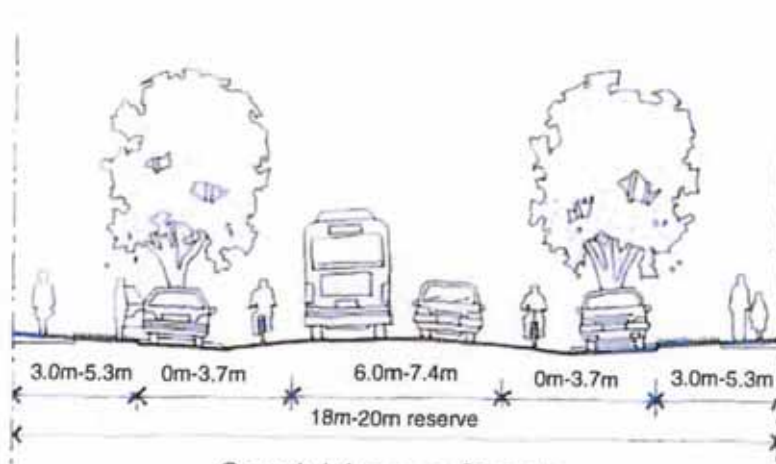
SOURCE: BRUCE AULBAUGH (R81-62A)



Boulevard Neighbourhood Connectors



Undivided Neighbourhood Connectors



Special Access Streets

SOURCE: WAPC LIVEABLE NEIGHBOURHOODS COMMUNITY DESIGN CODES (981-83A)

APPENDIX 1

Shrapnel Urban Planning

**Banksia Grove District Centre
Retail Potential & Staging Assessment
April 2008**

APPENDIX 2

Bruce Aulabaugh – Traffic Engineering & Transport Planning

**Transport Planning for Banksia Grove District Centre Structure Plan
February 2008**