

**BANKSIA GROVE DISTRICT CENTRE
LOCAL STRUCTURE PLAN No. 65**


**PART ONE
STATUTORY PLANNING SECTION**

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.

CERTIFIED THAT AGREED STRUCTURE PLAN No. 65:
BANKSIA GROVE DISTRICT CENTRE

WAS ADOPTED BY
RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING
COMMISSION ON ... 07 OCT 2010

Signed for and on behalf of the Western Australian Planning Commission


.....

an officer of the Commission duly authorised by the Commission pursuant to
section 16 of the Planning and Development Act 2005 for that purpose, in the
presence of:


..... Witness

08 OCT 2010
..... Date

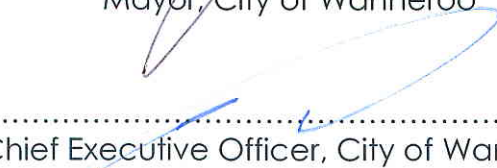
AND BY

RESOLUTION OF THE COUNCIL OF THE CITY OF WANNEROO
(or as otherwise delegated under section 40.2 of its Delegated Authority
Register)
ON ... 26 AUG 2010

AND THE SEAL OF THE MUNICIPALITY WAS PURSUANT
TO THE COUNCIL'S RESOLUTION HEREUNTO AFFIXED IN THE

PRESENCE OF:


.....
Mayor, City of Wanneroo


.....
Chief Executive Officer, City of Wanneroo

..... Date



RECORD OF AMENDMENTS MADE TO THE
BANKSIA GROVE DISTRICT CENTRE
LOCAL STRUCTURE PLAN

Amendment No.	Description of Amendment	Final Endorsed Council

1.0 LOCAL STRUCTURE PLAN AREA

The Local 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 STRUCTURE PLAN CONTENT

This Structure Plan comprises:

- a) Statutory section (Part 1);
- b) Explanatory section (Part 2); and
- c) Detailed Area 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 hereunder.

‘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 RELATIONSHIP WITH THE SCHEME

In accordance with clause 9.8 of the Scheme:

- a) The provisions, standards and requirements specified under Part 1 of this Structure Plan shall have the same force and effect as if they were provisions, standards or requirements of the Scheme.

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- b) In the event of there being any inconsistencies or conflict between the provisions, standards or requirements of the Scheme and the provisions, standards or requirements of this Structure Plan applicable to Zones and Residential Density Codes, then the provisions, standards or requirements of this Structure Plan shall prevail.

6.0 ZONES, RESERVES AND RESIDENTIAL DENSITY CODES

The Zoning Map (Plan No. 2) and Residential Density Code Map (Plan No. 3) delineate and depict the zones, reserves and residential density codes applicable to the structure plan area according to the legend thereon.

The zones, reserves and residential density codes designated apply to the land as if they were incorporated in the Scheme.

All provisions, standards and requirements applicable to the zones, reserves and residential density codes in the Scheme shall apply unless specific provision is made to the contrary in this Structure Plan.

7.0 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.

8.0 LAND USE

8.1 Land Use Precincts

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;

Interface Mixed Use and Residential Mixed Use Precincts

A range of residential and complementary, lower impact commercial uses in the *Interface* and *Residential Mixed Use* precincts. As a transition zone between the Retail Core and residential areas to the north, the precincts provide for a gradual reduction of commercial activity away from the Centre core.

Employment Mixed Use Precinct

A range of offices, consulting rooms and mixed use around the periphery of the Main Street and Town Square within the *Employment Mixed Use Precinct* to provide for predominantly non-shop commercial and mixed use developments which contribute to the service and employment functions of the Centre and support the Main Street environment without undermining the concentration of activity within the core;

Business Mixed Use 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.

8.2 Land Use Permissibility

Notwithstanding the provisions of Plan No. 2 – Zoning Plan, land use permissibility shall accord with the following:

8.2.1 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

8.2.2 MIXED USE EMPLOYMENT PRECINCT

Permitted (P) Uses :

Art Gallery, Bank, Beauty Parlour, Civic Building, Consulting Room, Hair Dresser, Home Business (Categories 1-3), Medical Centre, Multiple Dwelling, Office, Shop**, Veterinary Consulting Room

Discretionary (D) Uses:

Child Care Centre, Education Establishment, Group Dwelling, Hall, Hotel, Mast or Antenna, Park, Place of Assembly, Place of Worship, Public Exhibition Facility, Reception Centre, Recreation Centre (Fitness Centre only), Restaurant, Telecommunications Infrastructure, Veterinary Hospital

8.2.3 INTERFACE MIXED USE PRECINCT

Permitted (P) Uses:

Aged or Dependent Persons Dwelling, Bank, Beauty Parlour, Consulting Room, Corner Store, Hairdresser, Home Business (Category 1 -2), Laundromat, Lunch Bar, Multiple Dwelling, Office, Shop**, Veterinary Consulting Room

Discretionary (D) Uses :

Art Gallery, Auction Room, Bakery, Child Care Centre, Dry Cleaning Premises, Grouped Dwelling, Hall, Home Business (Category 3) Kindergarten, Mast or Antenna, Medical Centre, Park, Place of Worship, Pharmacy, Recreation Centre, Single House

Discretionary, subject to Advertising (A) Uses:

Cinema, Club (Non-Residential), Reception Centre, Restaurant, Takeaway Food Outlet.

8.2.4 RESIDENTIAL 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), Laundromat, Multiple Dwelling, Office, Single House

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

8.2.5 BUSINESS MIXED USE 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 9.2 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.

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

9.0 SHOP RETAIL FLOORSPACE

9.1 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:

- 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)."

9.2 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 Mixed Use 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 Employment Mixed Use Precinct or the Interface 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.

10.0 ACCESS

10.1 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 Livable Neighbourhoods Policy and any relevant engineering standards.

10.2 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;
- 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.

10.3 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).

11.0 PARKS AND PUBLIC SPACES

11.1 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.

11.2 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.

11.3 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.

12.0 BUILDING DESIGN

12.1 Setbacks

12.1.1 All Areas

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

12.1.2 Non- Residential – (Core Retail Precinct, Employment Mixed Use Precinct, Interface Mixed Use Precinct & Along Main Street)

- 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.

12.1.3 Residential (R60) – Residential and Interfact Mixed Use Precincts

Front Setback	Minimum (m)	Maximum (m)	Average (m)
Porch, Balcony, verandah, or the equivalent	1.5	3.0	Not applicable
Dwelling	2.0	4.0	Not Applicable
Rear Setbacks	Minimum	Maximum (m)	Average (m)
Dwelling (abutting 6.0 m laneway)	0.5	Not Applicable	Not Applicable
Dwelling (abutting 5.0m laneway)	1.0	Not Applicable	Not Applicable

12.1.4 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 up to the street to establish landmark elements.

12.2 Building Height

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

12.3 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.

12.4 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).

12.5 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;

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- Use appropriate materials between floors, walls, ceilings and doors to minimise noise transfer; and
 - Make provision for air conditioning plant, and ensure that this is appropriately treated to minimise noise impact, particularly to residential areas.

12.6 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.

13.0 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).

14.0 BULK EARTHWORK AND DRAINAGE

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

15.0 RESIDENTIAL DEVELOPMENTS

The 'Mixed Use' provisions of the R-Codes shall apply to residential development, 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;

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- 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
 - 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.

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, the entire Main Street within their landholding.

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 2000m² residential 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:

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- 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.

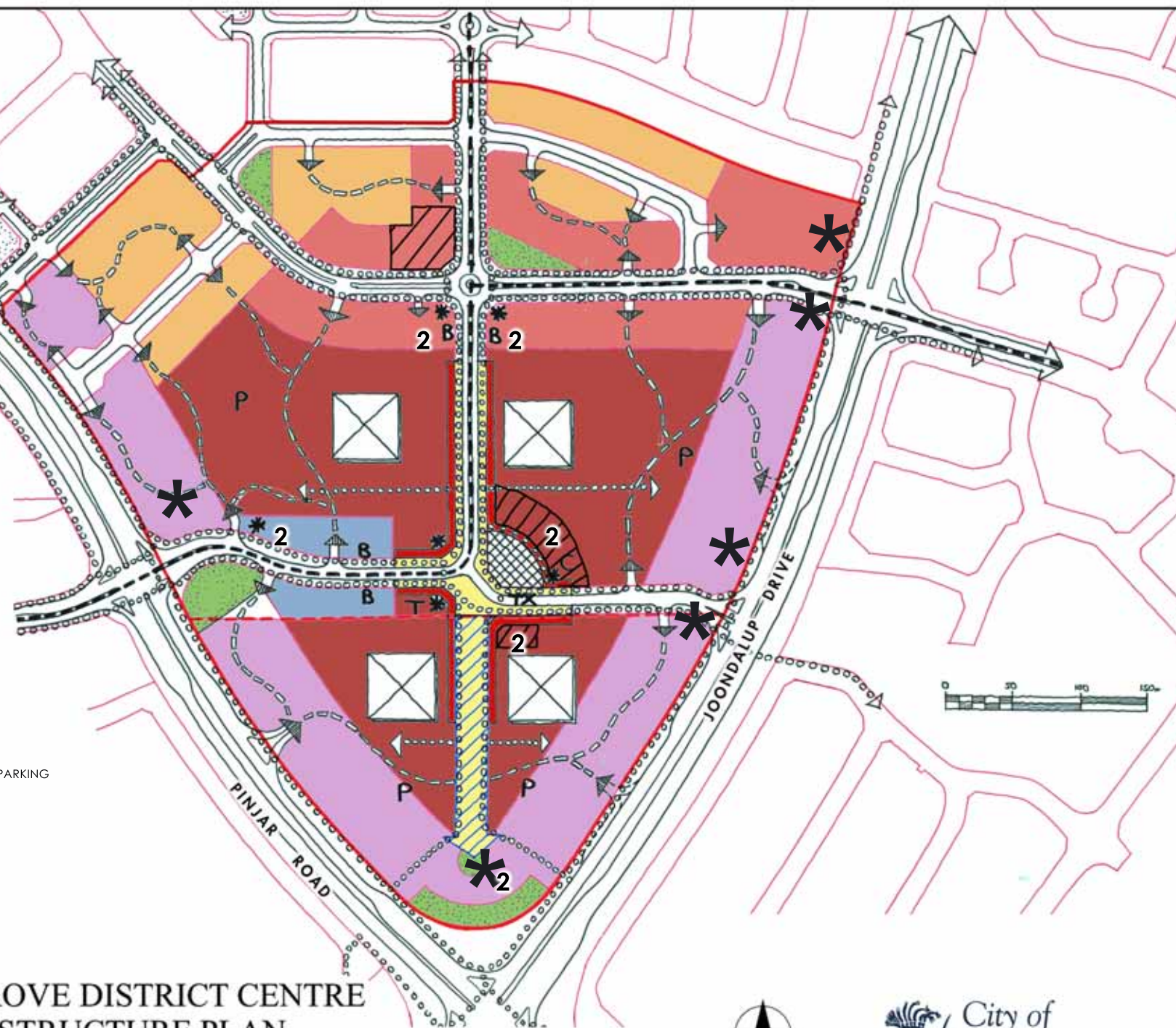
17.0 URBAN WATER MANAGEMENT PLAN

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

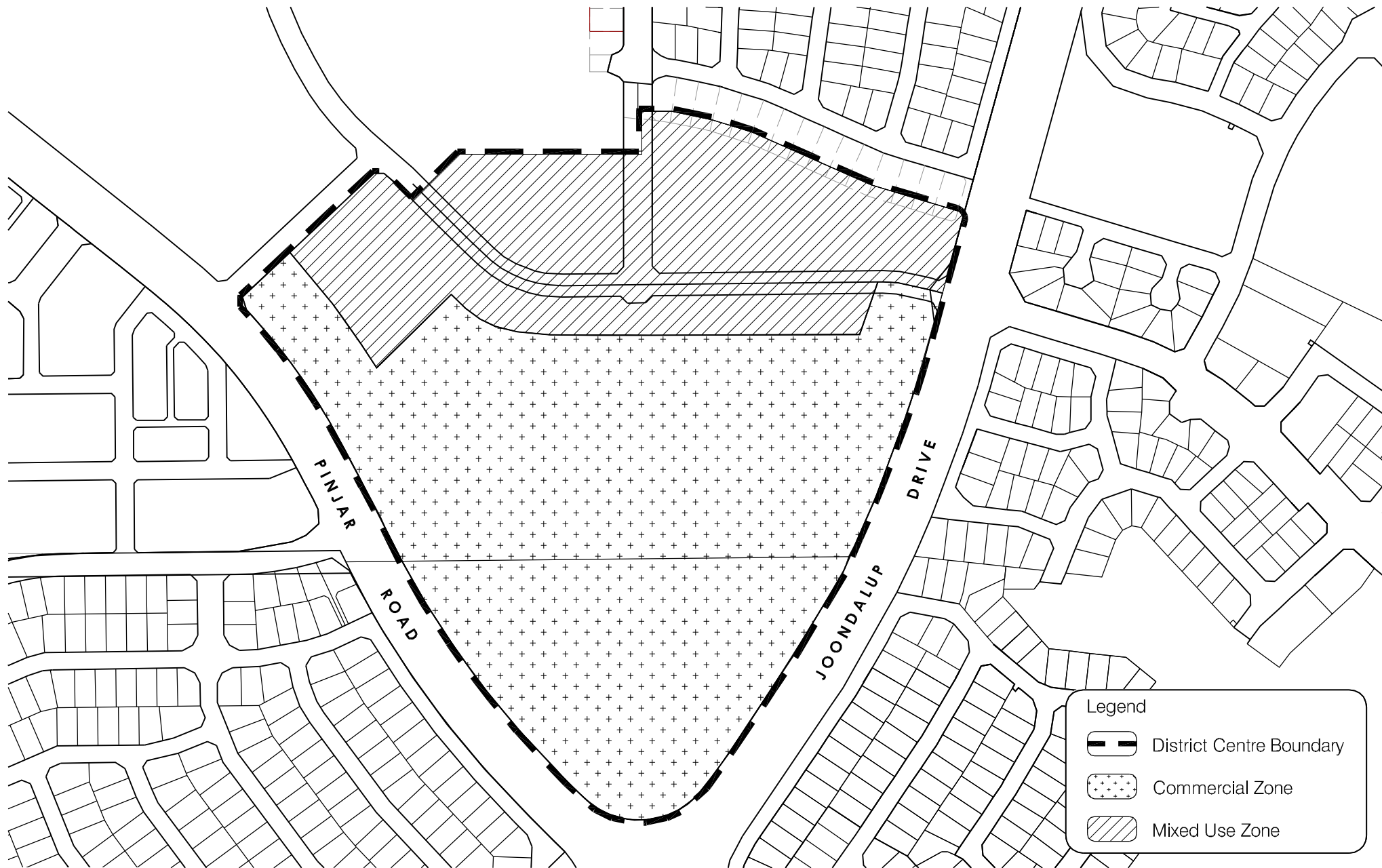
The Department of Indigenous Affairs (DIA) has advised that, at the development stage the developer(s) should notify the Aboriginal Community and any Native Title Claimants about the projects within the structure plan area.

- LEGEND**
- DISTRICT CENTRE BOUNDARY
 - BGJV/PEET & CO BOUNDARY
 - RETAIL CORE
Main Street design principles, nil setbacks to street
 - INTERFACE MIXED USE PRECINCT
Main Street design principles, nil setbacks to street
 - RESIDENTIAL MIXED USE PRECINCT
3m minimum setback (1.5m to verandah)
 - EMPLOYMENT MIXED USE PRECINCT
Main Street design principles, nil setbacks to street
 - BUSINESS MIXED USE PRECINCT
Address Pinjar Rd/Joondalup Dr: min 16m, max 24m setback
 - PARK/STORMWATER MANAGEMENT
 - MAIN STREET
 - TOWN SQUARE
 - 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
 - PRINCIPAL PARKING AREAS/FUTURE POTENTIAL DECKED PARKING
 - COMMUNITY PURPOSES LOCATION
 - PREFERRED TAVERN LOCATION
 - BUS STOP LOCATIONS
 - TAXI RANK
 - INDICATIVE BUS ROUTES
 - MIN. 2 STOREY ELEMENTS
 - MANDATORY UPPER FLOOR RESIDENTIAL COMPONENT



**BANKSIA GROVE DISTRICT CENTRE
LOCAL STRUCTURE PLAN
CITY OF WANNEROO
PLAN 1: STRUCTURE PLAN**





**BANKSIA GROVE DISTRICT CENTRE
 LOCAL STRUCTURE PLAN
 CITY OF WANNEROO
 PLAN 2: ZONING PLAN**





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

