BANKSIA GROVE DISTRICT CENTRE
ACTIVITY CENTRE PLAN NO.65

PART ONE
IMPLEMENTATION

FINAL
Updated 19 February 2018

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.
IT IS CERTIFIED THAT AMENDMENT NO. 3 TO BANKSIA GROVE
DISTRICT CENTRE STRUCTURE PLAN NO. 65 WAS APPROVED BY
RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING
COMMISSION ON:

12 December 2017

Signed for and on behalf of the Western Australian Planning Commission

[Signature]

an officer of the Commission duly authorised by the Commission pursuant
to Section 16 of the Planning and Development Act 2005 for that purpose.
# RECORD OF AMENDMENTS MADE TO THE

**BANKSIA GROVE DISTRICT CENTRE**

**ACTIVITY CENTRE PLAN**

<table>
<thead>
<tr>
<th>Amendment No.</th>
<th>Description of Amendment</th>
<th>Finally Endorsed Council</th>
<th>Finally Endorsed WAPC</th>
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<tbody>
<tr>
<td>1</td>
<td>Include ‘Drive-Through Food Outlet’ as an (A) land use within the Retail Core Precinct</td>
<td>21 March 2014</td>
<td>16 May 2014</td>
</tr>
</tbody>
</table>
| 2             | 1. Inserting the text into Part 1, Clause 8.1 of the Structure 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 | 3 August 2016          |                       |
2. Modifying the spatial configuration of the Retail Core, the Residential and Mixed-Use Precincts.  
4. Introducing densities of RMD-R60 for single residential development in the Residential Precinct, R80 in the Mixed-Use Precinct and R100 for the portion of Retail Core. | 12 December 2017    |                       |
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<td>5.</td>
<td>Deleting the Zoning Plan (Plan 2) from Part 1.</td>
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<tr>
<td>6.</td>
<td>Realignment of Jewel Way and relocation of drainage/POS.</td>
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</tbody>
</table>
1.0 ACTIVITY CENTRE PLAN AREA
The Activity Centre 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) Implementation 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 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. All provisions, standards and requirements applicable to the zones, reserves and 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

Notwithstanding the provisions of Plan No. 2 – Zoning Plan, 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

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 Activity Centre 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).

**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:

- 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 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 Livable 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;
- 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

Lanscaping 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.

- 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.
11.2 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
- 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.

For residential development in the Retail Core, the Business Precinct and the Mixed-Use Precinct, and for grouped/multiple dwellings in the Residential Precinct, the Mixed-Use provisions of the R-Codes (Part 6) 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

• 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 activity centre plan, and/or POS/PAWs to address the following:

   i. built form orientation towards these thoroughfares;
ii. window openings from habitable rooms to overlook these thoroughfares; and

iii. visually permeable fencing to enable passive surveillance of these thoroughfares, from window openings and outdoor areas.

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’ on Plan 1, to address the following:
   i. built form, setbacks, height and scale, in accordance with the Mixed-Use Building Typologies indicated in Appendix 1;
   ii. a minimum of two-storey height;
   iii. building treatments on the ground floor that promote visual engagement from the street;
   iv. a minimum ground-to-floor ceiling height of 3.5 meters; and
   v. subtle definition of public/private interface; where fencing is required, this shall be uniform and of an appropriate height and character.

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.
APPENDIX 1 – INDICATIVE MIXED USE BUILDING TYPOLOGIES
* only applicable to single dwellings, grouped/multiple dwelling development in the Residential Precinct subject to R80
RETAIL CORE PRECINCT

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