



Beach, Quinns Rocks

10. Planning Areas

The City contains a number of areas that will experience significant change during the lifetime of this Strategy. However, most of these already have current precinct, structure or local development plans in place over them which will guide their land use planning and development, including the City's key growth suburbs in the northern coastal corridor. Subsequently, the planning areas nominated for inclusion in this Strategy are those major areas that will grow and do not have a complete local planning framework in place or have a planning framework in place that will soon be due for review.

Whilst East Wanneroo has a District Structure Plan and Local Planning Policy in place to guide its planning and development, local structure plans are still required to guide the staged development of its 28 precincts. Given the size and significance of this area, it is imperative that development in East Wanneroo is appropriately staged and that there is consistency between each of the structure plan areas. For this reason, East Wanneroo is a planning area in this Strategy.

The Landscape Enhancement zone (including the former Dizzy Lamb Park site) is also a planning area as it has significant potential to develop as a niche rural tourism destination in the State. To facilitate this, the Scheme provisions relating to the area need to be reviewed including the zone objectives and permitted uses. The vision for the area and guidance to facilitate this review is provided.

A proposal to allow stand alone offices in a portion of the Wangara Industrial Area (WIA) is included in this Strategy. However, these uses must be of an appropriate size and scale so that they do not undermine the predominant industrial nature of the WIA. For this reason the WIA is a planning area and objectives for its development are outlined.

The remaining planning areas are Madeley District Centre (Kingsway), the Girrawheen District Centre (Newpark) and the Wanneroo Secondary (Town) Centre. The Needs Assessment undertaken to support this Strategy outline that they are each anticipated to experience retail growth in the future, which will trigger redevelopment opportunities. Actions included in this Strategy propose to remove the lower densities of the split codes applied in Girrawheen and Koondoola. A longer term action is to review additional areas in the City where densities could be increased, which may include areas around the Kingsway Centre.

It is noted that the area around the Koondoola Centre will also be considered for density increases. However, as the Koondoola Centre already has a Local Development Plan and Improvement Plan over it which transfers planning powers to the State, the Centre itself it is not included as a planning area in this Strategy.

A preamble about each of the planning areas, the focus areas and the City's objectives for their development follows.

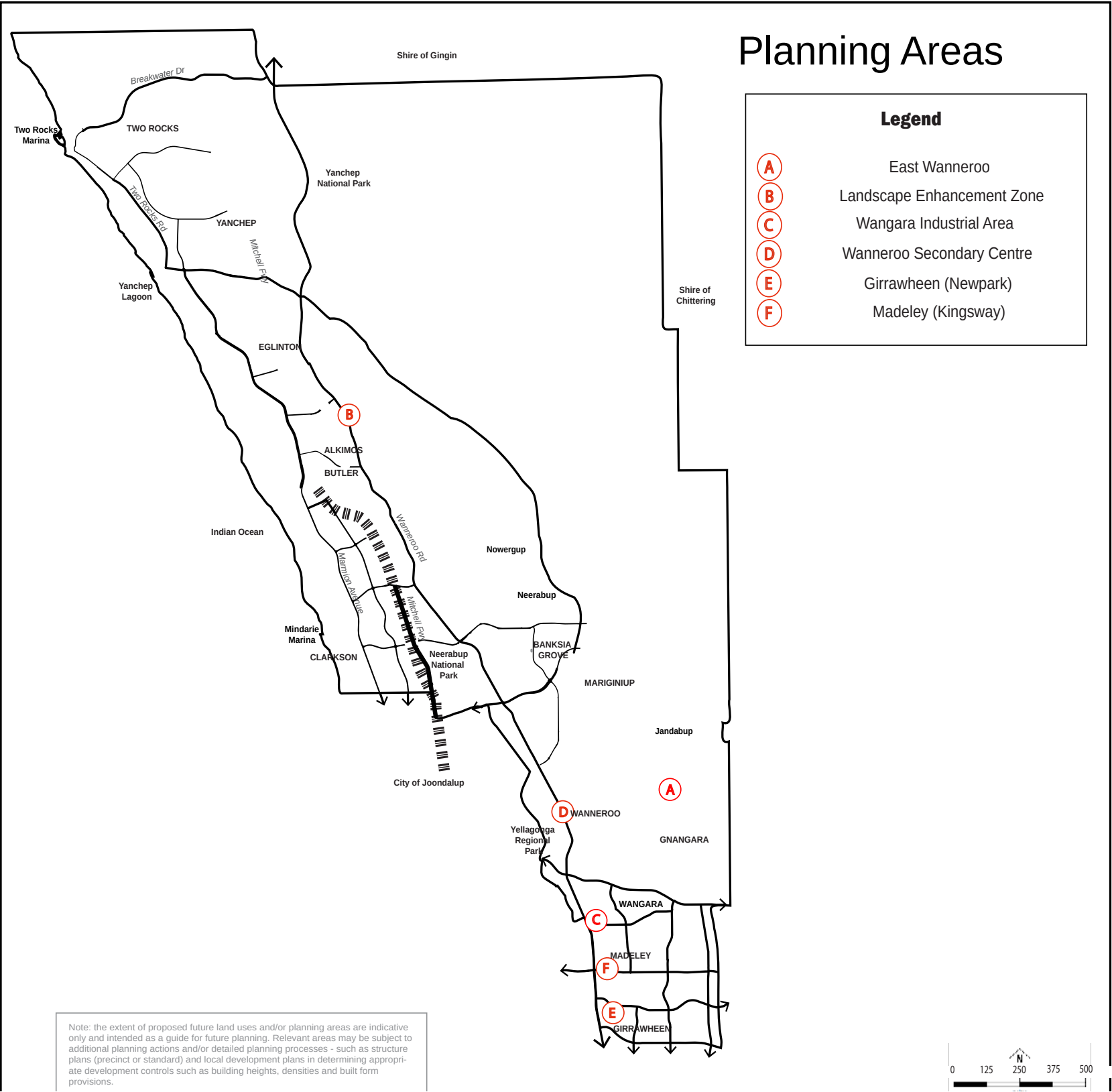


Figure 31: Planning Areas Map

10.1 East Wanneroo (A)

East Wanneroo is one of the largest areas ever to be urbanised in Western Australia and will be a key area of change in the City, with an ultimate planned population of 150,000 people. The East Wanneroo area is subject to the East Wanneroo District Structure Plan (EWDSP) which guides its progressive urbanisation in line with the WAPC’s North-West Sub-regional Planning Framework 2018. The EWDSP will see the creation of 50,000 new homes and be supported by up to 20,000 new jobs.

East Wanneroo has a unique and diverse natural environment which includes lakes and wetlands, native vegetation and undulating landforms. East Wanneroo is also rich in Aboriginal and built heritage, including Berriman House and the former East Wanneroo school site. The area also has a history of rural and agricultural uses. The protection of these natural, historical and cultural values will be a defining feature in the future character of East Wanneroo.

In support of the vision, a district Sense of Place statement consolidates the relationship that future residents and visitors will experience with the area, based on the natural environment and heritage values of East Wanneroo.

The EWDSP has been divided in 28 precincts that will be developed in a staged manner. More detailed planning at a precinct level will occur through the preparation of proponent-led local structure plans. Additionally, the City will implement and review the local planning policy for East Wanneroo to guide the development of individual precincts, ensuring coordination throughout the East Wanneroo district structure plan area.

This will see a gradual change over a period of 30 to 40 years from a largely rural and undeveloped area of approximately 8,300 hectares into an urban area that will include two large activity centres, a range of residential development and more than 40 schools (government and private) which will be supported by a strong movement and public transport network to enable ease of movement throughout and beyond the area.

"East Wanneroo will be a place which offers housing and lifestyle choice for all generations, that supports, links and protects natural flora and fauna and wetland systems and celebrates local historic and cultural values."

Planning Objectives

• Sense of Place

Create an area that draws on its natural features, former land uses, culture and heritage to develop an enviable area in which people will want to live and visit.

• Movement Network

Establish a movement network to enable people to move around easily, efficiently and safely within and beyond the area through an extensive network of paths, parkland links, roads and public transport.

• Design, Landscaping and Parkland Links

Retain existing vegetation and provide additional landscaping to create a community recognised for its environmental attributes comprising linear parks or landscaped boulevards to promote continuous tree canopies and extensive landscaping.



Planning Direction	Action	Rationale	Time frame
To facilitate the urbanisation of East Wanneroo	Review all future local structure plans to be consistent with the planning directions outlined in the East Wanneroo District Structure Plan and the City's local planning policy for East Wanneroo, and include developer contribution requirements for East Wanneroo into LPS 3.	Section 5.6 of part 2 outlines that there is a significant opportunity to guide the future planning and development of East Wanneroo, in order to create a place which offers diverse housing choice while protecting and celebrating its unique heritage and environmental values. A coordinated approach essential to the consistent development of services and infrastructure required for each of the 28 precinct areas identified in the East Wanneroo District Structure Plan area.	Ongoing

Focus Areas

Residential Development

Residential development in East Wanneroo will include a diversity of housing to accommodate a range of people with different needs. It will include higher density housing in District and Neighbourhood centres such as apartments and terraced housing, medium density housing close to centres located in urban neighbourhoods and low to medium density housing, such as single houses, townhouses and terraces in Suburban and Character areas.



Activity Centres

A district and neighbourhood centre will be developed which will provide for a pedestrian focused retail core and include mixed use development containing a range of commercial, business, health, educational and recreational uses centred around public transport links and supported by medium density residential development.



Sense of Place

Sense of place is the connection that people feel to a place. There are many elements which contribute to sense of place in East Wanneroo including its natural and diverse environment. Through planning processes developers will be encouraged to consider the East Wanneroo's District Sense of Place Statement and include elements in development areas that reflect East Wanneroo's history, natural environment, culture and heritage.



Design and landscaping of road networks and parkland links

The design of the movement network will incorporate selected street tree species and landscaping which will contribute to creating a sense of place for residents and visitors. As well as facilitating vehicle movements, roads will also provide a place for people to walk, run and cycle. Parkland links will provide amenity and connectivity to provide opportunities for district-wide cycling, pedestrian movement, nature-based experiences and opportunities for local enjoyment and to access schools. They will comprise of linear parks or landscaped boulevards to promote a continuous tree canopy and extensive landscaping. Ecological corridors would also be facilitated to protect native vegetation and enhance biodiversity.



Public Open Space

The EWDSP area will have extensive parks and recreation areas including lakes, natural bushlands and sporting fields. These areas will play a significant role in creating spaces for people to enjoy and connect with others for casual recreation or active sports.



Public Transport

The area will be serviced by public transport that will form part of a broader network that will connect East Wanneroo to others parts of the Perth metropolitan area, through transit corridors between the future centres at Gnangara and Mariginiup and the Wanneroo town centre and beyond.



Community Facilities

Provision of facilities that support the community through multi-purpose buildings, recreation centres, libraries, art galleries and exhibition spaces, sporting grounds and infrastructure. Facilities will be developed and located to cater for all members of the community regardless of age income, social status, cultural background, gender or ability.



Planning Area 'A' Map East Wanneroo

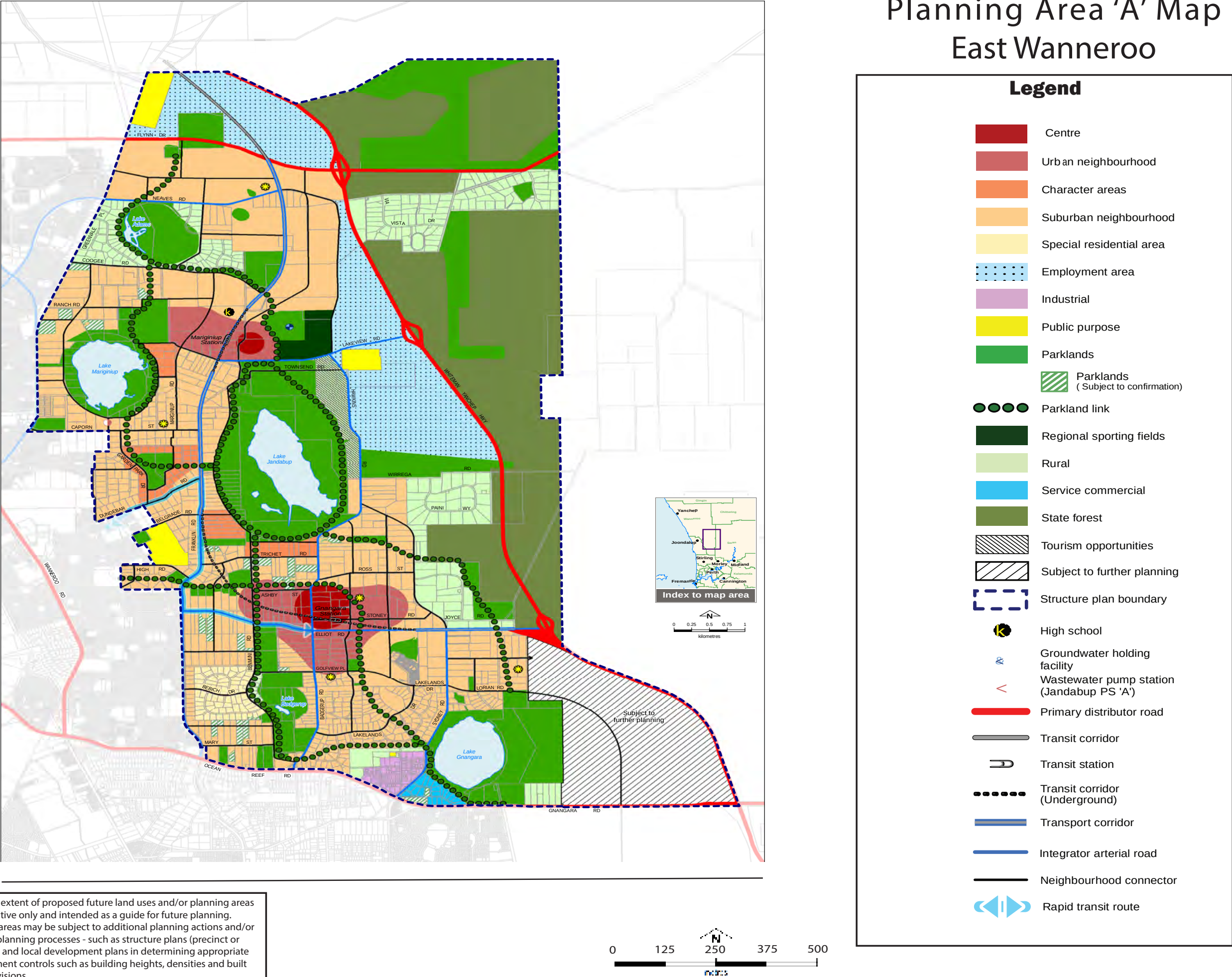


Figure 32: East Wanneroo District Structure Plan

10.2 Existing Landscape Enhancement Zone and Former 'Dizzy Lamb Park' Site (B)

The land which comprises the Landscape Enhancement (LE) zone in the City's DPS 2 is well-placed to become an important regional tourist destination that offers unique visitor experiences and showcases Wanneroo's agricultural and rural history and character. This zone sits alongside lakes and wetlands in Carabooda and Nowergup and contains significant vegetation and fauna.

The LE zone was introduced into DPS 2 in 2016 following extensive engagement with landowners. This engagement process allowed residents to participate in the development and promotion of the zone, which has built community pride and fostered a sense of ownership over the area.

Since the creation of the LE zone, some rural tourism uses have emerged in the area. However, there is significant potential for further growth and the establishment of other niche rural tourism offerings.



To encourage more investment opportunities in the LE zone to provide unique and enriching visitor experiences, the City will review mechanisms through its preparation of LPS 3 to better reflect the area's intent and consider amending the zone's boundaries to include additional lots that could offer rural tourism pursuits. Some examples of land uses that would suit the area include cafes, micro breweries, restaurants, farmers' markets, cider houses, art galleries, reception centres, camping grounds and chalets as well as other land uses which complemented the landscape setting.

Planning Objectives

• Facilitate Niche Tourism Development

Encourage a range of tourism opportunities that are compatible with rural Wanneroo's unique landscape amenity and character.

• Protect Sensitive Land Uses

Avoid potential land use conflicts to ensure that developments do not detrimentally impact sensitive land uses such as residential and associated developments or farming practices.

• Retain Sense of Place and Local Vegetation

Investigate ways to manage the preservation of vegetation and fauna and the protection of areas of visual or landscape quality.

• Facilitate Agriculture & Horticulture

Investigate mechanisms to better reflect the rural-tourism intent and objectives of the zone and encourage land uses that are not consistent with these objectives to be located in other zones.

Planning Direction	Action	Rationale	Timeframe
To protect and enhance this area as an important tourism destination that offers unique visitor experiences and showcases Wanneroo's agricultural and rural character.	<div>a. Investigate scheme mechanisms that will better reflect the rural-tourism intent of the existing Landscape Enhancement zone.</div> <div>b. Consider including mechanisms in LPS 3 to allow larger recreational and 'landmark' tourism uses on the following lots, that are compatible with the areas surrounding rural character:</div> <div><ul style="list-style-type: none">Lot 5838, Karoborup Road, Carabooda (the former Dizzy Lamb Park site);Lot 2 Bailey Road, Carabooda; andLot 1 Karoborup Road, Carabooda.</div>	Section 4.2.2 of part 2 outlines that clear and distinct objectives for the development of this area must be clearly articulated outlined to landowners and potential investors in the planning framework for it to develop in line with the vision for the area.	Short Term

Focus Areas

Provide clear zone objectives

The area comprising the LE zone has unique objectives which differ from those in its neighbouring Rural zones. For example, this zone does not accommodate more extensive agricultural or horticultural activities or the keeping of animals for meat production. Rather, the LE zone accommodates agricultural pursuits that are generally of a smaller-scale and rural tourism activities that do not detrimentally impact these sensitive neighbouring land uses.

Outlining a clearly defined area and explicit zone objectives will enable landowners and potential investors to easily understand what the City is seeking to achieve in the area.



Review scheme provisions

Through the preparation of LPS 3, and as this area develops, we will review the land uses that are appropriate for the zone and amend these to ensure that development continues to align with the area's objectives. We will also review provisions to ensure that land use conflicts do not occur and other sensitive land uses are protected. In accordance with a current objective for the LE zone, all development will be conducted in a manner that preserves the rural character of land within the zone.



Amend the zone boundaries

When the LE zone was introduced into the scheme, the zone boundary was amended to remove those land parcels considered to contain basic raw materials (BRMs). This resulted in the application of two zones over some lots in the LE area. The potential locations of BRMs has since been revised and reduced in this area. As a result the City will consider amending the LE zone to reflect this and include other adjacent land areas that could be used for rural tourism activities.



Former 'Dizzy Lamb' Park Site

An important site in this area is the former Dizzy Lamb Park site and its neighbouring lots at 400 & 414 Karoborup Road and 23 Baily Road, Carabooda.

The former Dizzy Lamb Park site has been an iconic tourist destination for many decades, housing a variety of amusement / entertainment uses including the former 'Dizzy Lamb' theme park in the 1980s and 90s and currently WASP Paintball. This site is approximately 18 hectares and is located along Wanneroo Road with good exposure and vehicle access, making it a prime tourist and stop over destination.

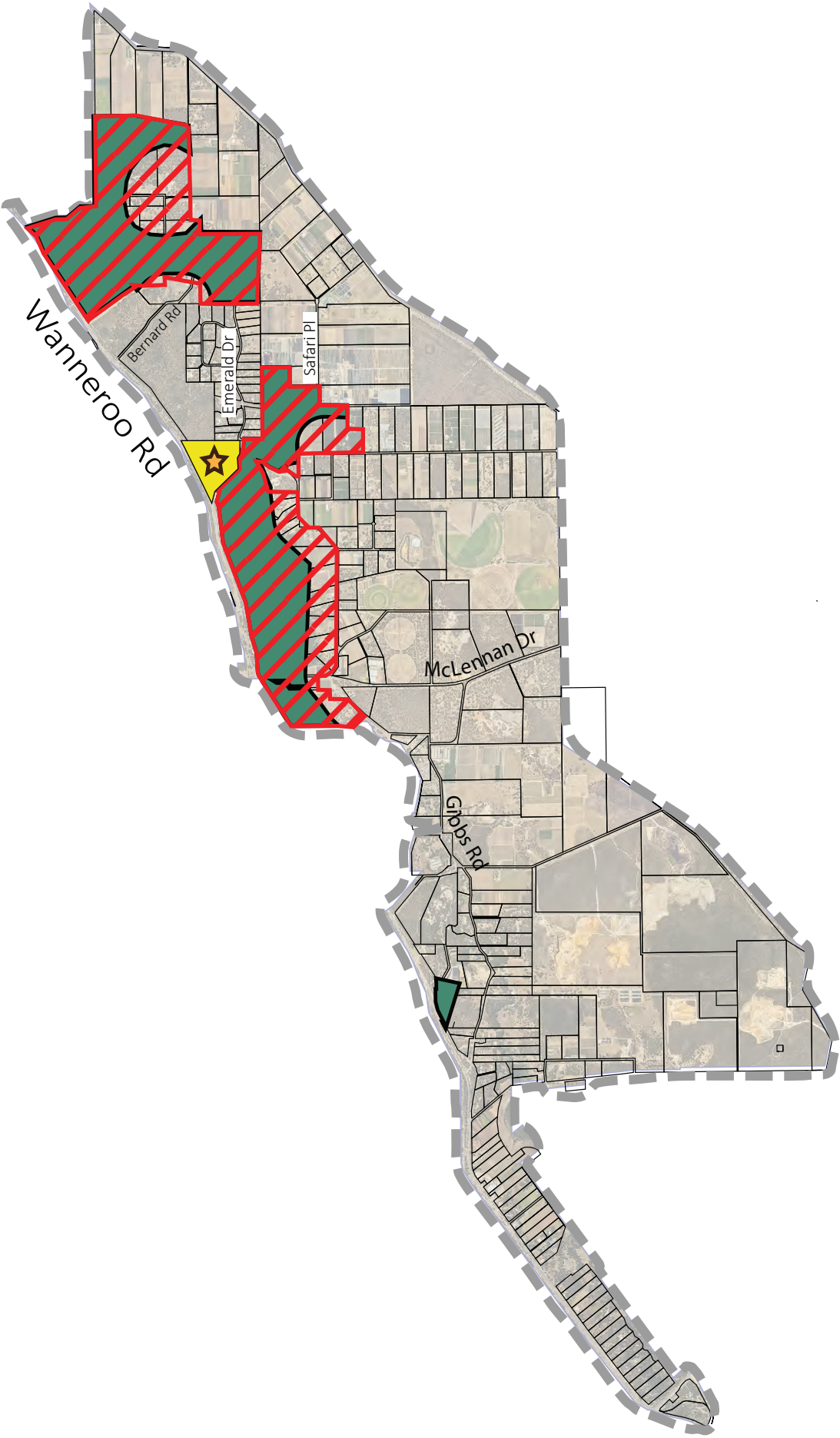
At present, three different zones apply to the subject lots which have one owner. This limits the potential for the site to develop more consistent tourism uses across the entire land area.

Given the history and significance of the site, and its location in the heart of the existing Landscape Enhancement zone, the City will investigate and consider including mechanisms in LPS 3 to allow larger recreational and 'landmark' tourism uses on the following lots, that are compatible with the areas surrounding rural character:

- Lot 5838, Karoborup Road, Carabooda (the former Dizzy Lamb Park site);
- Lot 2 Bailey Road, Carabooda; and
- Lot 1 Karoborup Road, Carabooda.

Importantly, such uses would need to be compatible to the surrounding rural character, and development proposals would need to demonstrate the preservation of environmental values. The City will investigate zoning and scheme mechanisms for the land that will reflect this intent.

Planning Area 'B' Map North Wanneroo Rural Landscape Tourism Zone



Legend

Planning Area Boundary

Cadastral Boundary

Environment & Recreation

Existing Landscape Enhancement Zone

Additional Area considered for inclusion

Proposed Tourism Hub/Focal Point (former 'Dizzy Lamb' site)

Note: the extent of proposed future land uses and/or planning areas are indicative only and intended as a guide for future planning. Relevant areas may be subject to additional planning actions and/or detailed planning processes - such as structure plans (precinct or standard) and local development plans in determining appropriate development controls such as building heights, densities and built form provisions.

Figure 33: Existing Landscape Enhancement Zone

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City of Wanneroo - Local Planning Strategy

10.3 Wangara Industrial Area (C)

The Wangara Industrial Area (WIA), which includes the suburb of Wangara and a portion of Landsdale, is an established industrial area that generates significant economic activity and employment opportunities. The WIA predominantly consists of industrial and manufacturing uses. However, its western portion also accommodates car sales, vehicle repairs and some showrooms. There are also a number of supporting businesses and stand-alone offices, in the WIA. Some of these are located in the Service Commercial zone, where offices are permitted and others that were permitted under the former Town Planning Scheme No. 1 remain in place. As the WIA evolves over time, some heavier industrial uses may relocate to the emerging Neerabup Industrial Area.

Since the 1990s, the WIA has expanded, including the office / business floorspace proportion, which represented 5.6% of the area's total floorspace in 1990 and 12.6% of the total floorspace in 2016. Whilst many of these offices are ancillary to their building's predominant industrial uses there is also an increasing demand for stand-alone offices which offer professional services to local businesses and workers. Some of these include accountants, architects, engineers, lawyers, insurance brokers, IT/Comms, real estate agents and other typical industry related service providers. The Needs Assessment which supports this Strategy, outlines that the City should expect office / business uses to continue in line with this historical growth although the final proportion of the overall use is unlikely to grow beyond 15% of total WIA floorspace.

As the Needs Assessment indicates, at ultimate build out stand-alone offices and businesses are expected to represent an estimated 2% to 3% of the total employment floorspace which would be between 50,000m² and 75,000m². Importantly, the Needs Assessment notes that this demand for offices in the WIA will not impact the demand for offices in the City's activity centres. Rather stand alone offices will most likely locate in the WIA to offer specific services to nearby client markets which will predominantly consist of industrial workers and businesses.

Whilst there is some capacity for stand-alone of a limited size and scale to occur in the WIA, it is important that their presence does not undermine the predominant industrial nature of the area. Through the preparation of the new LPS 3, the City will consider appropriate locations for a limited amount of small-scale stand alone offices taking into account:

- the potential for a consolidated location to avoid ad-hoc office development occurring throughout the precinct.
- appropriate development controls to address size and scale and the relationship to the street.
- any other controls and measures to ensure that offices are of a limited scale and do not undermine the predominant industrial nature of the area.

Focus Areas

Built form

The height, size, shape and configuration of future office buildings as well as their relationship to streets and open spaces will need to be considered to ensure that stand-alone office developments contribute to the area's identity and integrate well with the surrounding environment.



Appropriate location

An appropriate location for stand-alone offices in the WIA will be investigated as part of the preparation of LPS 3. The City will consider consolidating this land use to a defined location to prevent ad hoc office developments from occurring around the WIA.



Types and scale of development

Stand-alone offices developments may be supported where they support and complement local industries. The size and scale of office developments needs to be appropriate to the area and not undermine the areas' predominant industrial focus or the role of nearby activity centres to accommodate offices.



Planning Objectives

• Protect Industrial Land Uses

Prioritise the area's primary industrial role by limiting the scale, amount and size of other land uses permitted to prevent land use conflicts from occurring and to ensure the area continues to prosper as a major industrial hub.

• Facilitate Office Uses to Support Businesses and Workers

Support the provision of office development in specific locations as additional uses to support increasing demand for professional services in the area.

• Achieve Quality Built Form Outcomes

Utilise the local planning framework to set out built form provisions that ensure stand-alone office uses are complimentary to surrounding development.

Planning Direction	Action	Rationale	Timeframe
Investigate inclusion of provisions in the local planning framework to allow for offices of a limited size and scale in specific locations to ensure land uses are compatible and consistent with the zone objectives	Investigate including stand alone offices as 'additional uses' in the new LPS 3 in specific locations in the WIA.	Section 4.2.1 of part 2 outlines that there is increasing demand for office spaces in the Wangara Industrial Area to offer more professional services. The City's Employment Land Study supports the location of office uses in key locations in the industrial area.	Short Term

10.4 Wanneroo Secondary Centre (D)

The Wanneroo Secondary Centre, known as the Wanneroo Town Centre, was established in the early 1900s to support the commercial and retail needs of surrounding rural landowners. Over the last 40-years, the urbanisation of rural land parcels in the area has resulted in the Centre's growth and redevelopment to cater to an increased population. In the future, the urbanisation of East Wanneroo will result in an additional 150,000 people. Whilst the East Wanneroo District Structure Plan (DSP) area will accommodate its own activity centres, the Wanneroo Town Centre will be the largest centre within proximity to the DSP area to service the needs of this community.

A Precinct Plan is currently being prepared to guide the subdivision and development of land contained within the Wanneroo Town Centre which will replace the existing Wanneroo Town Centre Activity Centre Plan No. 23. The Precinct Plan will facilitate the development of a vibrant, progressive and prosperous centre providing for a mix of commercial, residential, mixed use and civic uses.

The Centre's continued growth and revitalisation will be important to attract more people to live and work in the area. To meet this demand, City will consider recoding the split-coded lots around the Centre and applying a suitable single code, subject to the servicing capacities of the infrastructure and utility networks. The full maps of these split coded areas are shown in Section 4.1.1 of this Strategy's part 2. The area's capacity to accommodate more housing is outlined in Table 6.

Planning Objectives

• Facilitate Expansion

Support future expansion that provides opportunities for a mix of land uses and facilitates infill development in the area, including higher density residential development around the centre.

• Improve Built Form

Encourage the built form and scale of development that positively contributes to the public realm and streetscape by providing good amenity and passive surveillance at the ground level to encourage improved pedestrian connectivity and legibility across the centre.

• Improve Connectivity

Consolidate fragmented development throughout the centre, and support improved pedestrian connections, public open space and the public realm to make a more attractive and inviting place for people to visit.

Table 6: Dwelling ranges within walkable catchments around the Wanneroo Secondary Centre.

Infill Planning Area	Dwelling Estimate Range	
	Lower Growth Business as Usual	Higher Growth Additional Latent Capacity
Secondary Centre Precincts		
Wanneroo Secondary Activity Centre	2,150	4,900
Wanneroo Housing Precinct subdivision potential <400m	10	2,920
Wanneroo Housing Precinct subdivision potential 400m - 800m	10	3,600
	2,170	11,420

Focus Areas

Centre Expansion

Detailed planning for the Town Centre will occur through a revised Precinct Structure Plan, which will replace the existing Activity Centre Structure Plan and provide for a more contemporary planning framework to facilitate the Centre's redevelopment.



Residential Development

Higher and medium density residential development will occur within walkable catchments to the Centre, which will assist to facilitate a transit orientated method of development. Delivering higher densities around the Centre will also assist the City to contribute towards delivering the State's infill development target.



Access to transport

Locating high and medium density housing along Wanneroo Road will provide greater access to the high frequency public transport services which are provided along this road. This will facilitate a more walkable environments and reduce the need for private vehicles to access people and places.

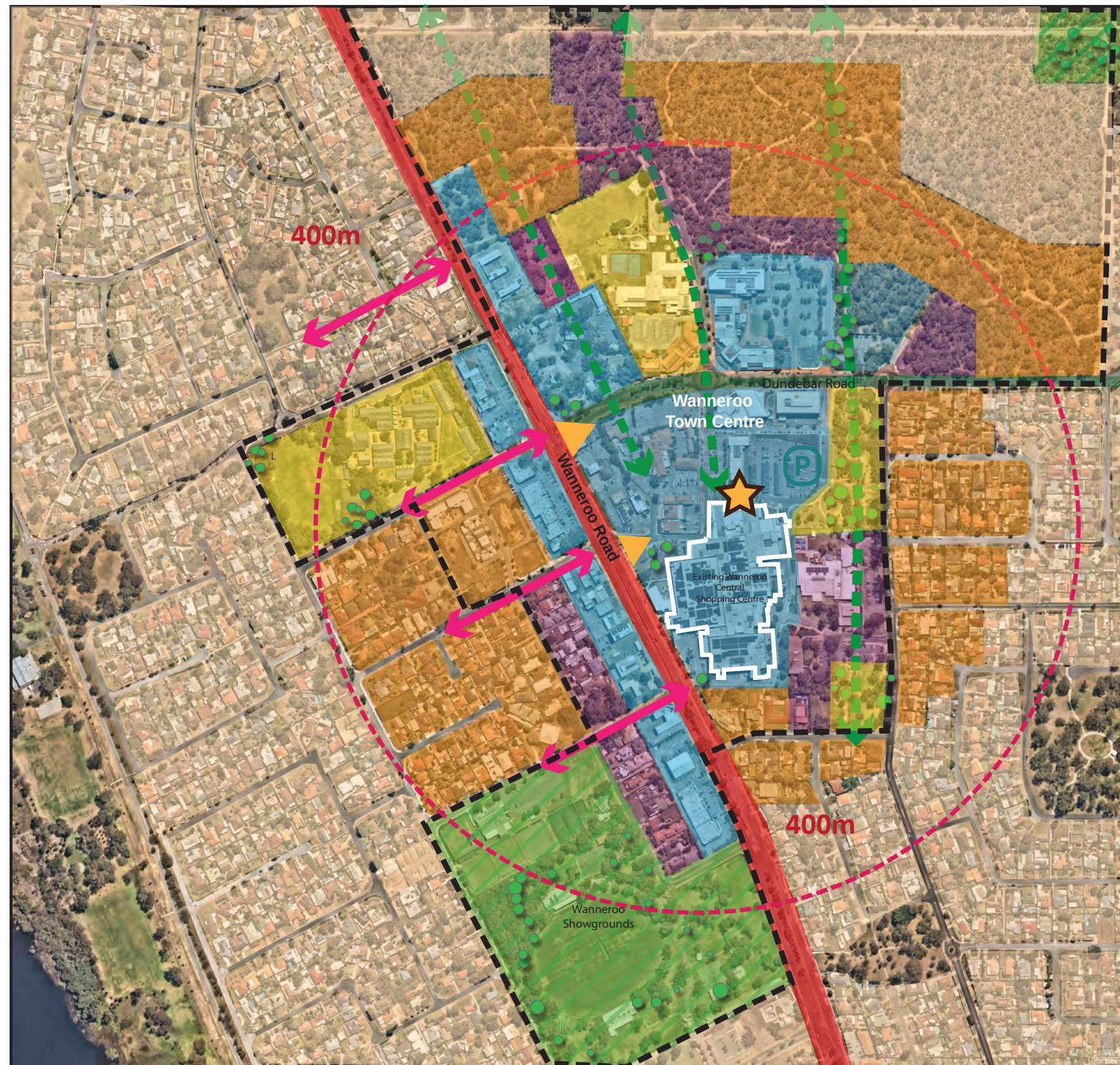


Public Realm

The design of the public realm will incorporate selected trees and landscaping which will contribute to a sense of place. Public space interfaces will be activated and provide shade, seating, lighting and pedestrian amenities. Roads and green links will provide amenity, connectivity and opportunities for cycling and walking.



Planning Direction	Action	Rationale	Timeframe
To guide the future development and expansion of the Wanneroo Secondary Activity Centre into an attractive mixed use community hub and to encourage the development of higher density housing within close proximity to the Centre's services and amenities.	<ol style="list-style-type: none">Require a precinct plan to be prepared to facilitate redevelopment of the centre into a contemporary activity centre which offers mixed uses and higher density residential development.Investigate the capacity of existing infrastructure and utility networks to service areas around the Wanneroo Town Centre where density increases could occur. Liaise with State Government agencies to provide and/or upgrade these infrastructure and/or utility networks.	Section 4.2.1 of part 2 outlines that the delivery of an up to date Precinct Plan for the Town Centre is needed. The Needs Assessment prepared to support this Strategy outlines that the Centre will experience growth over the next 20 years. The current structure plan in place for the Centre came into effect in 2001 and is due for review.	Short Term



Planning Area 'D' Map Wanneroo Secondary Centre

Legend

Urban Growth & Settlement

- Activity Centre Boundary
 - Commercial Area
 - Mixed Use Area Including Medium - High Density Residential
 - Higher densities within 400 metre walkable catchment*
 - Medium densities within 800 metre catchment *
- * Areas where the split coded density is proposed to be amended in LPS 3 to reflect the higher density coding

Activity Centre

- Parks and Recreation
- Controlled traffic crossing
- Public Purpose/Public Use
- Proposed Green Link
- Explore Opportunities for Improved Pedestrian Connectivity
- Potential Public Plaza Location

Environment & Recreation

- Significant Vegetation
- Public Open Space

Infrastructure

- Primary Regional Road
- Local Distributor Road
- Explore Consolidation of Car Parking

Note: the extent of proposed future land uses and/or planning areas are indicative only and intended as a guide for future planning. Relevant areas may be subject to additional planning actions and/or detailed planning processes - such as structure plans (precinct or standard) and local development plans in determining appropriate development controls such as building heights, densities and built form provisions.

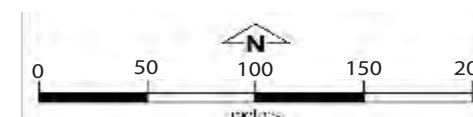


Figure 34: Wanneroo Secondary (Town) Centre Planning Area

10.5 Girrawheen District Centre (E)

The Girrawheen District Centre, known as Newpark Shopping Centre, developed in the 1970s and underwent expansion in the late-1980s however, its footprint remained relatively unchanged. The Needs Assessment prepared to support this Strategy projects that the centre's retail floorspace will nearly double in the next 10-15 years. As there is no specific planning framework in place over the Centre to guide its development, including built form, a precinct plan will be beneficial to outline how this Centre will transition to a contemporary activity centre.

Additionally, there is a smaller Local Centre within proximity, known as the Hainsworth Shopping Centre. Whilst Hainsworth is not anticipated to experience retail floorspace growth and does not require a Precinct Plan to be prepared for it at this time, there is an opportunity for more housing to be provided around both centres given their transport connectivity, green spaces and range of retail and other uses. The City will consider removing the split-code which applies to lots in Girrawheen and apply a suitable single code, subject to the servicing capacities of the infrastructure and utliity networks. The full maps of these split coded areas are shown in Section 4.1.1 of this Strategy's part 2. The area's capacity to accommodate more housing is outlined in Table 7.

Planning Objectives

• Facilitate Expansion

Support future expansion that provides opportunities for a mix of land uses and higher residential development in and around the centre.

• Improve Built Form

Encourage the built form and scale of development to positively contribute to the public realm and streetscape by providing good amenity and passive surveillance.

• Improve Connectivity

Consolidate fragmented development throughout the centre and support improved pedestrian connections, open spaces and the public realm.

• Reflect Local Character & Heritage

Protect and incorporate the rich multicultural food and retail businesses on offer to attract people to the centre and to cater to the diverse local community.

Table 7: Dwelling ranges within walkable catchments around the Girrawheen Activity Centres.

Infill Planning Areas	Dwelling Estimate Range	
	Lower Growth Business as Usual	Higher Growth Additional Latent Capacity
District Centre Precincts		
Girrawheen District Activity Centre	350	790
Girrawheen Housing Precinct 1 subdivision potential <400m	5	5,770
Girrawheen Housing Precinct 1 subdivision potential 400m - 800m	5	4,200
	360	10760
Local Centre Precincts		
Girrawheen Local Activity Centre	70	150
Girrawheen Housing Precinct 2 subdivision potential <400m	5	5,770
Girrawheen Housing Precinct 2 subdivision potential 400m - 800m	5	4,200
	80	10,120
TOTAL	2,735	38,370

Focus Areas

Centre expansion

More detailed planning and development of the centre will be required through a Precinct Plan. This should address the centre's fragmented land ownership by providing for coordinated development of the centre, including opportunities for consolidating car parking and access. The built form should reflect the local character of the area and create a more livable centre where people can live, work and enjoy a mix of land uses both during the day and night.



Improved accessibility



Improving connections within the centre and surrounding public transport, road networks, and other key amenities is important to creating a sustainable and attractive centre. Retaining established vegetation, providing clear pedestrian linkages, public open space and/or public plaza will create places for the community to meet and connect.

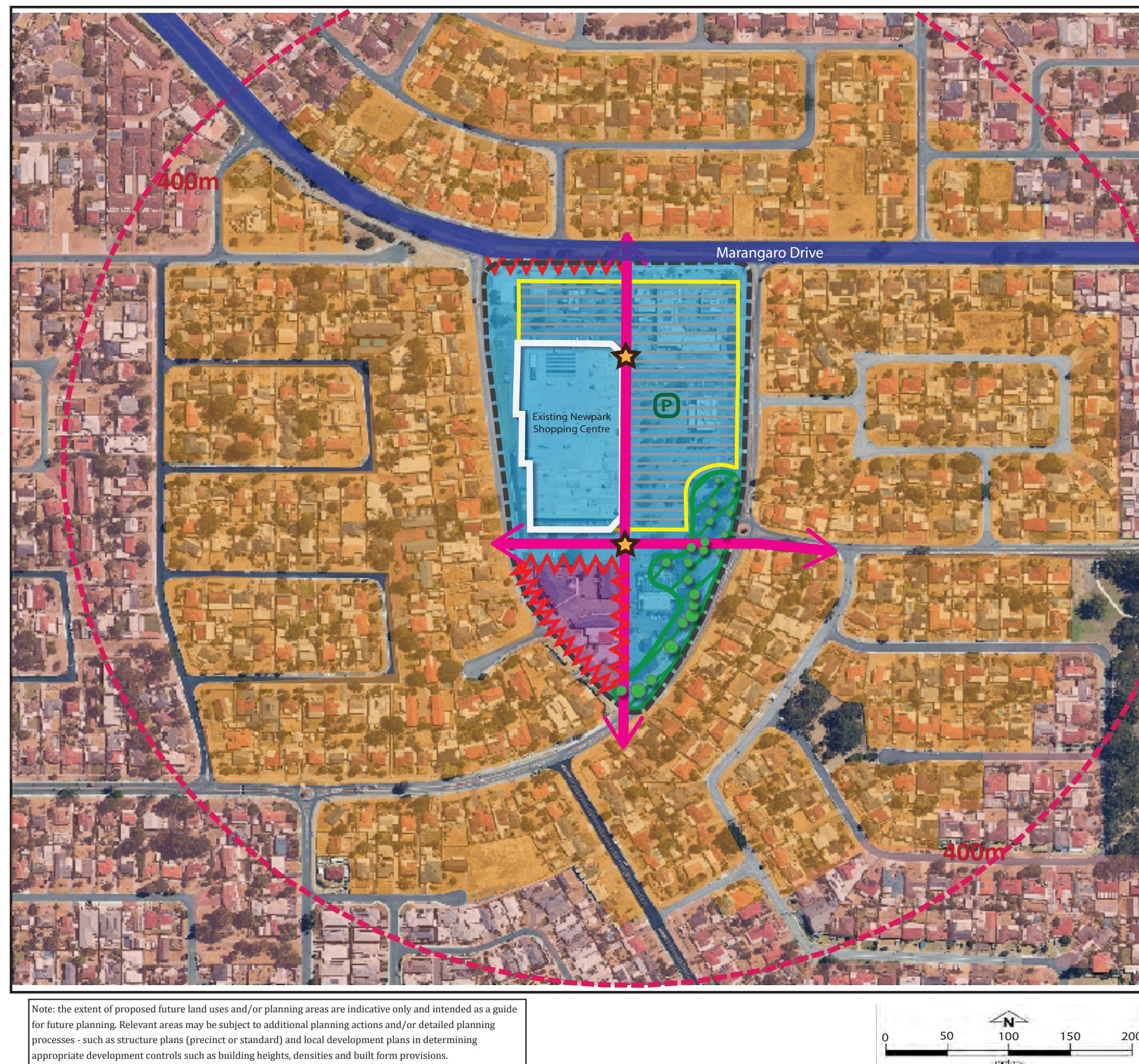
Diversification of housing



Higher and medium densities will occur within walkable catchments to the Centre, which will assist to facilitate a transit-orientated method of development.

Delivering higher densities around the Centre will also assist to the City to contribute towards the State's infill development target.

Planning Direction	Action	Rationale	Timeframe
To guide the future development and expansion of the Girrawheen District Centre into an attractive mixed use community hub	<p>a. Investigate the requirement for a precinct plan to be prepared to facilitate redevelopment of the centre into a contemporary activity centre which offers mixed uses and higher density residential development.</p> <p>b. Investigate the capacity of existing infrastructure and utility networks to service areas around the Girrawheen District Centre where density increases could occur. Liaise with State Government agencies to provide and/or upgrade these infrastructure and/or utility networks.</p>	Section 4.2.1 of part 2 outlines that the delivery of an up to date Precinct Plan for the Town Centre is needed. There is currently no precinct or structure plan in place over this land which is predicted to nearly double in size in accordance with the Needs Assessment undertaken to support this Strategy.	Short Term



Planning Area 'E'- Girrawheen Activity Centre & Housing Precinct

Legend

Urban Growth & Settlement

- Activity Centre Boundary
- Commercial Area
- Mixed Use Area Including Medium - High Density Residential
- Higher densities within 400 metre walkable catchment*
- Medium densities within 800 metre catchment *

* Areas where the split coded density is proposed to be amended in LPS 3 to reflect the higher density, subject to infrastructure provision

- Walkable catchment (400m)
- Special Interface/
Built Form Consideration
- Shopping Centre Expansion/
Consolidation
(indicative only, subject to retail floor space restrictions, car parking)
- Explore Opportunities for
Improved Pedestrian Connectivity
- Potential Public Plaza Location

Environment & Recreation

- Significant Vegetation
- Vegetation Retention Focus Area

Infrastructure

- Other Regional Road
- Explore Consolidation of
Car Parking

Figure 35: Girrawheen District Centre (Newpark) Planning Area

10.6 Madeley District Centre (Kingsway) (F)

Madeley District Centre, more commonly known as the Kingsway Shopping Centre, was developed in the mid 1990s and serves as an important activity hub and service centre in the southern area of the City. There has been limited expansion of the Centre's traditional 'big box' shopping centre footprint since it was established however, the City's Needs Assessment indicate that the Centre's retail capacity will nearly double over the next 10 - 15 years

Expansion of the shopping centre will provide an opportunity for further design and functionality improvements to transform it into a true mixed-use town centre. This will enable it to continue to meet the day-to-day needs of the local community, serve as an important local employment hub and improve connections to the immediate area.

Opportunities for residential and short stay accommodation, offices and other supplementary uses within the centre will also be encouraged. In the future, as the Centre develops, the City will review the capacity of the Centre and surrounding residential areas to accommodate more housing and how it can contribute to the State's infill targets. This will include the ability for the existing road and utility networks to accommodate more residents.

Planning Objectives

• Facilitate Expansion

Support future expansion that provides opportunities for commercial, mix of land uses and higher residential development to the south and east to sleeve the existing centre.

• Improve Connectivity

Consolidate fragmented development (including car parking) around the western commercial area and improve connections between the centre and the Kingsway Sporting Complex as well as pedestrian connections and legibility across Wanneroo Road (west) and Hepburn Avenue (south).

• Retain Vegetation

Ensure precinct planning considers ways to prioritise retaining significant vegetation, recognising that the area likely contains the Threatened Ecological Community of Banksia Woodlands of the Swan Coastal Plain and necessary environmental approvals are required.

• Reflect Local Character

Ensure that future development reflects the area's Place Management Area vision in terms of achieving quality built form outcomes that are in keeping with the expectations of a district level town centre, and preservation of environmental attributes.

Table 8: Dwelling ranges within walkable catchments around the Madeley District Centre.

Infill Planning Area	Dwelling Estimate Range	
	Lower Growth	Higher Growth
	Business as Usual	Additional Latent Capacity
Secondary Centre Precincts		
Madeley District Centre	1,315	2,280
Marangaroo Housing Precinct subdivision potential <400m	5	1,650
Marangaroo Housing Precinct subdivision potential 400m - 800m	5	1,070
	2,170	11,420

Focus Areas

Centre expansion

More detailed planning and development of the District Centre will be required through a revised Activity Centre Structure Plan (Precinct Plan), which will replace the existing structure plan and provide for a more contemporary planning framework for coordinated redevelopment of the centre. The City's focus will consider opportunities to minimise impact of centre expansion on surrounding residential areas and existing mature vegetation within the planning area boundary. A key objective will be to transition the centre from a 'shopping centre' to a 'town centre', with the inclusion of residential, short term accommodation, offices and other commercial uses.



Access & egress

Access and egress matters should also be a priority; consolidated vehicle access points should be considered, as well as pedestrian accessibility improvements across Wanneroo Road and Hepburn Avenue. The centre should also seek to provide stronger linkages to the regionally significant Kingsway Sporting Complex immediately to the east. A public plaza or square should be introduced as a focal pedestrianised meeting point within the town centre.



Diversification of land uses

Diversification of land uses on the site will be encouraged by the City, including opportunities for community facilities to supplement the adjacent sporting complex. Opportunities for mixed use development and/or higher density residential built forms should also be explored, particularly on the southern and eastern sides of the existing centre. Single houses and grouped dwellings will be discouraged unless an exceptional built form outcome and integration with the centre can be achieved.



Planning Direction	Action	Rationale	Timeframe
To guide the future development and expansion of the Madeley District Centre into a contemporary activity centre with strong connections to the adjacent Kingsway Regional Sporting Complex.	a. Require a precinct plan to be prepared to facilitate redevelopment of the centre into a contemporary activity centre which offers mixed uses and higher density residential development. b. Investigate the capacity of existing infrastructure and utility networks to service areas around the Madeley District Centre where density increases could occur. Liaise with State Government agencies to provide and/or upgrade these infrastructure and/or utility networks.	Section 4.2.1 of part 2 outlines that the delivery of an up to date Precinct Plan for the Town Centre is needed as the Needs Assessment undertaken to support this Strategy projects that the Centre's retail floorspace will nearly double in size in the next few years.	Short Term

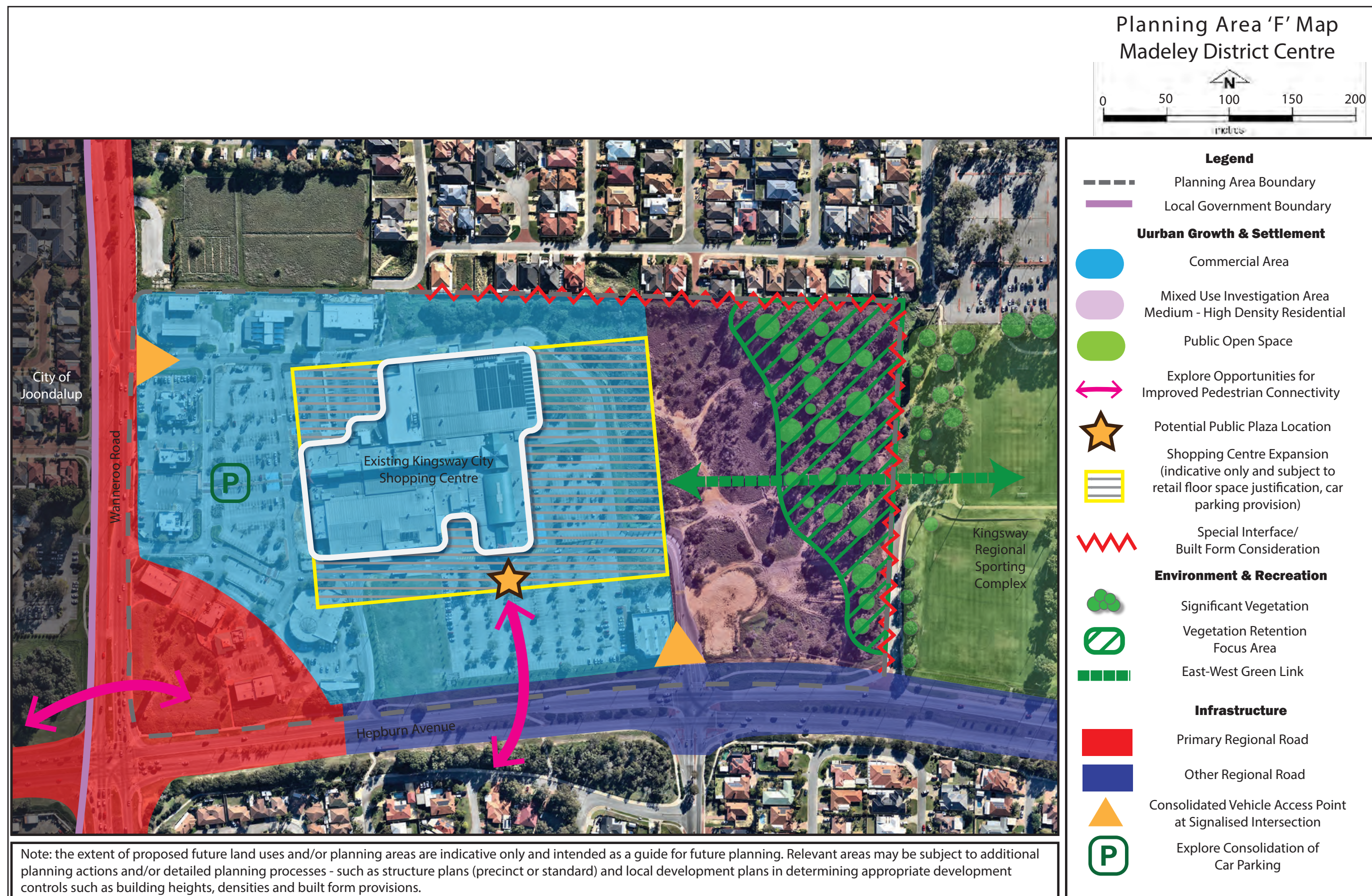


Figure 36: Madeley District Centre (Kingsway) Planning Area

11. Implementation and Review

This section outlines the proposed implementation and review approach for the actions identified in this Strategy.

The City will undertake regular reviews of the Strategy to ensure that the actions are implemented within the specified timeframe and remain relevant and contemporary to the City's future planning and development.

Following the adoption of the Strategy, the City will prepare LPS 3, which will consider and implement a number of the actions proposed in this strategy. In accordance with Part 6 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the scheme and strategy will be reviewed every 5 years through a report of review, which will outline the implementation status of all of the actions and identify the need for any new amendments to be made to either the scheme or strategy.

Where additional amendments are identified, or actions are not anticipated to meet their current timeframes, further amendments may be undertaken in accordance with Part 3 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.



Civic Centre, Wanneroo