

CY O'CONNOR VILLAGE STRUCTURE PLAN



STRUCTURE PLAN AND EXPLANATORY REPORT

PREPARED FOR THE CY O'CONNOR ERADE FOUNDATION

**by
Turner Master Planners Australia**

June 2015

ENDORSEMENT PAGE

This structure plan is prepared under the provisions of the City of Armadale Local Planning Scheme No. 4.

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

09 OCTOBER 2015

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 2028

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CY O'CONNOR VILLAGE STRUCTURE PLAN

PART 1 - STATUTORY PROVISIONS

1.0 Application of Structure Plan:

- 1.1 The CY O'Connor Village Structure Plan (the Structure Plan) shall apply to the land identified in Schedule 2 – Additional Use No 35 and Development (Structure Plan) Area No.7 in Schedule 12 of the City of Armadale Town Planning Scheme No. 4 (the Scheme).
- 1.2 This Structure Plan comes into effect on the date it is adopted by the City. On that date it shall supersede the plan approved by the City in October 2003.
- 1.3 The Structure Plan comprises two Parts:
 - (a) Part 1 Statutory Provisions including Report and Structure Plan, and
 - (b) Part 2 Explanatory Report.
- 1.4 Subdivision and development shall be generally in accordance with the Structure Plan.

2.0 Relationship with the Scheme:

- 2.1 In the case of any inconsistency between this Structure Plan and the Scheme, the provisions of the Scheme shall prevail.

3.0 Precincts:

- 3.1 The Structure Plan area contains three precincts:
 - (a) "Residential Precinct",
 - (b) "Mixed Use Precinct" and
 - (c) "Erade Precinct".

3.2 Land Use Permissibility

Land use permissibility within the Structure Plan area shall be in accordance with Table 1 of Town Planning Scheme No.4 (the Scheme) and the additional uses listed under Additional Use Zone No. 35 of Schedule 2 of the Scheme.

The Structure Plan map provides a list of 'Preferred Uses' for each precinct which shall guide the City in exercising its discretion when determining development applications for 'D' and 'A' uses under Schedule 2 – Additional Use Zone No. 35.

4.0 Precinct Objectives:

4.1 Mixed Use Precinct – Objectives;

- a) To encourage a mix of compatible land uses to meet community needs for convenient local shopping, medical and other services, housing and employment opportunities.
- b) To facilitate and encourage coordinated design and development of buildings, streetscapes and safe pedestrian areas to develop a sense of place, walkability and identity for the CY O'Connor Village that can evolve over time.
- c) To encourage the location to develop as the activity centre within a walkable catchment for the local community.

4.2 Erade Precinct – Objectives;

- a) To provide for the evolution and expansion of innovation, research and education and to foster development of businesses and community interest and involvement in the CY O'Connor Village activities.
- b) To facilitate new business development and related land uses and activities through home businesses, incubator units and associated support mixed use development.
- c) To encourage the location as a centre for employment, recreational and social interaction for the community.
- d) To ensure the precinct and the adjoining residential area is designed and developed with both pedestrian and land use linkages to encourage interaction and walkability whilst protecting the amenity of the locality.

5.0 Provisions, Standards and Requirements:

- 5.1 All subdivision and development within the Structure Plan shall include drainage infrastructure and avoid acid sulphate soils to the satisfaction of the City, Department of Environment and Department of Water.
- 5.2 Vehicle access onto Warton Road and Nicholson Road is restricted to one access road only, unless a traffic study prepared by a suitably qualified consultant can demonstrate otherwise to the satisfaction of the Executive Director Development Services.
- 5.3 Unsignalised four-way intersections are not permitted along Nicholson Road.
- 5.4 All vehicular access, intersections and road design are subject to the final approval of the City of Armadale.
- 5.5 Any residential development within the kennel buffer area shown on the structure plan shall be subject to memorials on certificates of title advising:

"This lot is located within 200 metres of land that could be used for a cattery and/or dog kennel and therefore there is a potential for the residential amenity to be affected by those activities".

In the event that the zoning of the land is amended to prohibit cattery/kennel activities and the buffer is reduced, the memorial will not be required.

- 5.6 The Residential Design Code designation for land within the Structure Plan area is R15/40 as specified in the Scheme.
- 5.7 Development standards for non-residential development within the Structure Plan area shall be in accordance with the 'Local Centre Zone' provisions of Part 5C of the Scheme.
- 5.8 The following land use definitions are supplementary to Schedule 1 of the Scheme:

'Research Facility' means facilities that are primarily used for scientific research including laboratories for the design, development and testing of biological, chemical, electrical, magnetic, mechanical and/or optical components in advance of product manufacturing. This use does not involve the fabrication, assembly manufacture or processing of the products.

'Child Minding Centre' shall have the same meaning as a **'Child Care Premises'** as defined under Schedule 1 of the Scheme.

6.0 Retail Floor space

The maximum retail floor space within the Structure Plan area shall be limited to 2,000m² net leasable area (NLA) of 'Shop' and 500m² NLA of 'Showroom' as defined under Schedule 1 of the Scheme.

7.0 Explanatory Report

The Explanatory Report is a non-statutory part of the structure plan that contains additional information and background information including:

- A Retail Sustainability Assessment, and
- A Concept Plan.

Approved by the City of Armadale

Endorsed by the Western Australian
Planning Commission

.....
Executive Manager Planning Services
City of Armadale

.....
On behalf of the WAPC

Date.....

Date.....

CY O'CONNOR VILLAGE STRUCTURE PLAN

PART 2 - EXPLANATORY REPORT

1.0 Purpose

The purpose of this revised Structure Plan is to update the Structure Plan to reflect the new development that has occurred in the Structure Plan area and indicate contemporary planning directions for future subdivision and development to consolidate the "village" including retail, residential and employment components.

This Explanatory Report is a non statutory part of the structure plan intended to inform the structure plan.

2.0 The Site

The Structure Plan area includes three parts:

The Residential Precinct

(The northern area bounded by Nicholson Road, Erade Drive and the Water Corporation pipeline). This area has been subdivided and developed for residential purposes.

The Mixed Use Precinct

(The central area bounded by Warton Road, the Water Corporation pipeline and Erade Drive). This is vacant land.

The Erade Precinct

(The southern Erade area is bounded by Warton Road, Erade Drive, the Water Corporation pipeline, Genomics Rise and the boundary of the P2 Public Drinking Water Resource Protection Area to the south). This precinct contains the Erade Village, business incubator buildings fronting Erade Drive, the CY O'Connor Tavern, an "original" cottage, residential buildings, office and outbuildings as well as vacant land.

3.0 Zoning

The land is included in the Residential zone - R15/40 with a Schedule 2 Additional Use No. 35 overlay zoning and Schedule 12 Development (Structure Planning) Area classification - Development Area 7 under the Scheme.

The specific provisions of Schedule 12 - 'Development (Structure Planning) Areas' of the Scheme in relation to Development Area 7 requires a Structure Plan to be prepared for the area to guide subdivision and development.

4.0 Existing Structure Plan

The existing Erade Village Structure Plan was approved by Council in October 2003. That structure plan reflects the TPS provisions and an indication of precincts with listing of “likely grouping of uses” as follows:

- a) Main Street Commercial and Residential Precinct – north of Water Corporation pipeline.
- b) Erade Village Precinct – Corner Nicholson and Warton Roads south to future Erade Drive.
- c) Business Incubators Precinct – south of future Erade Drive.

It also indicated POS and Drainage areas west of Erade Drive straddling the Water Corporation pipeline.

A copy of the existing approved Structure Plan is attached as Appendix 1.

5.0 Water Corporation Land

This structure plan does not include the Water Corporation pipeline land in order to conform with the Scheme. It is intended that negotiations will be conducted with the Water Corporation to achieve a common approach to the use of the WC pipeline land abutting the CY O'Connor Village.

6.0 Proposed Structure Plan Amendment

6.1 Land Use Precincts

The Structure Plan comprises 3 Precincts which are as follows:

- a) Residential Precinct: This eastern area has been developed for residential purposes and is included only to reflect the DA 7 boundary shown on TPS4. There are no proposals contained in the structure plan for this area. It is separated from the CY O'Connor Village by the WC pipeline area.
- b) Mixed Use Precinct: This central area has a “likely grouping of uses” indicated on the structure plan. The intention of this grouping of uses is to consolidate this area as a local retail and medical/health services Centre together with abutting residential and commercial uses to provide opportunities for density living, local services and employment in the heart of the CY O'Connor Village.
- c) Erade Precinct: This western precinct contains the business incubator buildings that already provide some local food, retail and business services as well as employment, medical and the research and development activities of the CY O'Connor Erade Foundation. The existing tavern is proposed to be expanded with convention centre facilities to reinforce this precinct's role as the social, dining, service and gathering place for the community. The undeveloped part of the precinct is expected to be developed for complementary community uses and residential purposes abutting Genomics Rise.

In addition, the Structure Plan shows the existing POS and drainage areas south of Erade Drive. Outside but abutting the Structure Plan the P2 water protection area west of the Erade Precinct is shown as that provides access and parking off Warton Road for the tavern.

6.2 Retail Floor space

The City adopted as a guide to retail development in the City the Retail Hierarchy Review prepared by Shrapnel Urban Planning dated October 2004. The strategy identified a small local centre at the CY O'Connor Village location.

In support of the allocation of retail floor space proposed under the Structure Plan amendment, Shrapnel Planning conducted a Village Centre Retail Sustainability Assessment (the Assessment) that concluded:

- Up to 2,000m² of Shop/Retail floor space is appropriate, which may consist of a small supermarket and specialty shops;
- 500m² of Other Retail (small showrooms) floor space would also be sustainable within the Structure Plan area;
- The impact of these retail land uses will have an acceptable impact on other planned centres in the locality.

Based on the findings and conclusions of the Assessment, the Structure Plan amendment proposes a maximum cap of 2,000m² of 'Shop' floor space and 500m² of 'Showroom' floor space as defined by the Scheme. The retail floor space proposed by this amendment balances the need to provide a sufficient amount of floor space to service the locality commensurate with the sites high-exposure location without having a detrimental impact on other planned centres in the locality. The amount of commercial floor space facilitated by this amendment will provide an excellent opportunity for small scale retail operators to provide local convenience shopping for existing and future residents, creating essential services, facilities and local employment opportunities within a walkable catchment. The WAPC's *Liveable Neighbourhood* Operational Policy reinforces the structuring of urban areas around local centres with walkable catchments to provide a focus and services for residential living at a pedestrian scale.

The Assessment includes detailed retail modelling to determine the potential performance of the retail land uses that this amendment will facilitate. The modelling confirms that the amount of retail floor space is indeed viable with the key findings as follows:

- The proposed amount of retail floor space will be viable from 2016 onwards;
- Other planned commercial centres in the locality will continue to be viable with trade potential continuing to improve in future years if development within the Structure Plan area proceeds to the full amount of retail floor space cap; and
- All the estimated impacts of the CY O'Connor Village are below -1% indicating a negligible impact on other commercial centres.

As demonstrated above, the proposed retail floor space caps proposed by this Amendment will assist to ensure that retail development within the CY O'Connor Village does not impact on the sustainability of other planned commercial centres. The population growth within the study area of the Assessment is expected to grow to 29,000 people and 9,870 households at ultimate development forming a solid consumer base to sustain commercial land in the locality.

6.3 Traffic, Access and Parking

The vehicle access requirements stipulated under Parts 5.2, 5.3 and 5.4 of the Part 1 - Statutory Provisions of this report are consistent with Schedule 12 of the Scheme which sets out the structure planning requirements for Development Area 7.

The Structure Plan Map identifies an indicative access location onto Warton Road which is consistent with the existing approved ERADE Village Structure Plan. Notwithstanding this, Part 5.4 of the Part 1: Statutory Provisions makes clear that all access is subject to the final approval of the City of Armadale.

The Western Australian Planning Commission's Development Control Policy 5.1 – Regional Roads (Vehicular Access) will need to be taken into consideration with regard to the potential impact of the Warton Road Freight Route on proposed land uses within the Village.

6.4 Development Controls for Commercial Development

The Structure Plan area is zoned Residential R15/40 under the Scheme yet a range of commercial land uses are permitted, as set out under Schedule 2 - Additional Use Zone No.35 of the Scheme. Whilst the Scheme lawfully permits commercial development on land zoned Residential, it does not set out separate development control provisions for commercial development. Obviously, residential development standards are not appropriate for commercial development, particularly on strategically located sites such as the CY O'Connor Village which have a high level of exposure to major roads and good accessibility.

The Structure Plan amendment therefore proposes to include development standards for commercial development within the Structure Plan area in accordance with the existing 'Local Centre Zone' provisions of Part 5C of the Scheme. This clarifies the framework within which any application for commercial development is to be prepared and assessed, providing certainty for the City of Armadale and applicants.

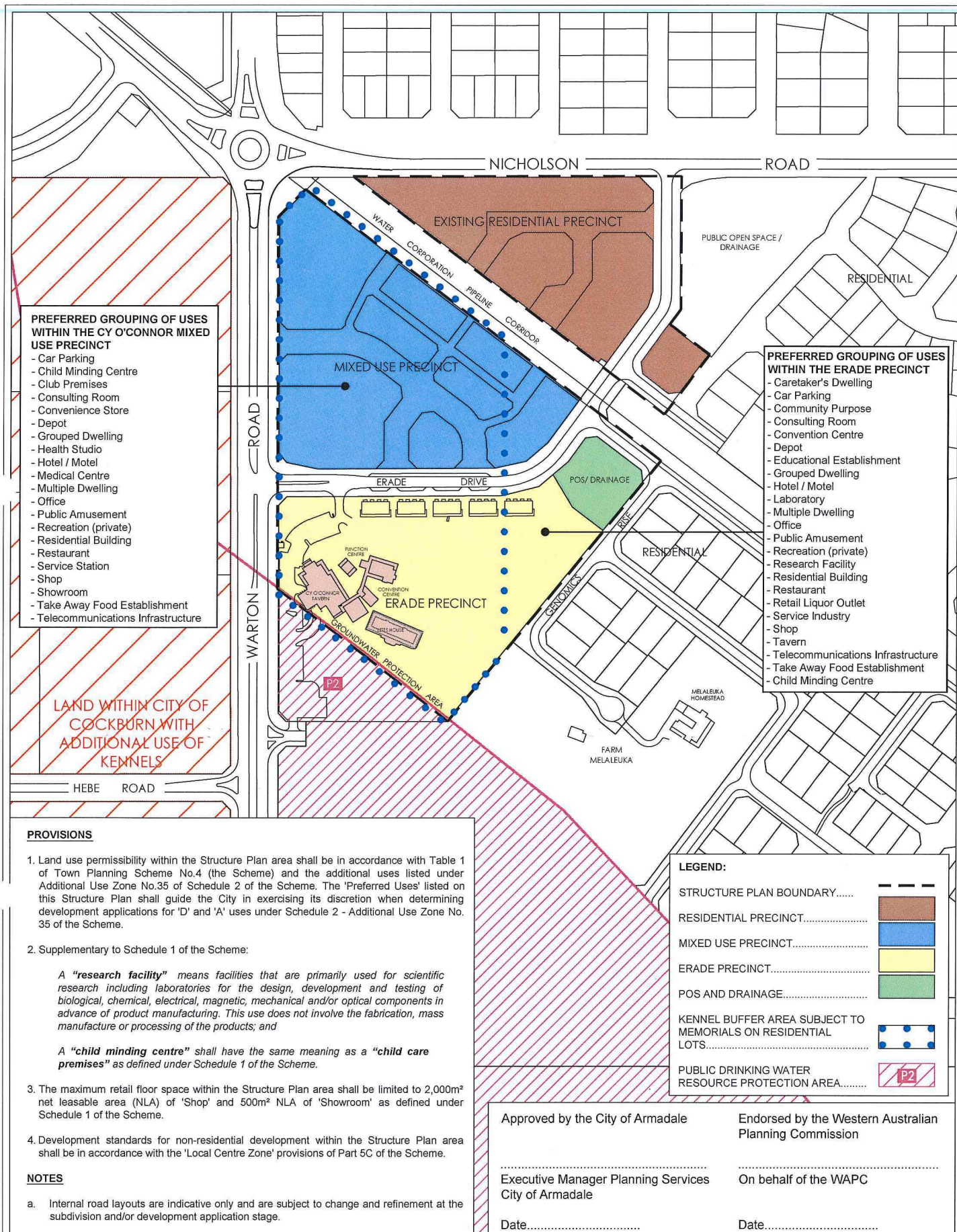
7.0 Concept Plan

The Concept Plan is a non-statutory indicative plan illustrating the potential future development of the CY O'Connor Village and is attached as Appendix 3.

The main features of the Concept Plan are:

- a) A landmark building site at the Nicholson/Warton Roads intersection abutting the WC pipeline corridor.
- b) Potential car parking, pedestrian and dual use paths within the WC pipeline corridor subject to negotiations with the Water Corporation.

- c) A Local Centre of about 2,000 sq metres NLA shop-retail floor space and 500 sq metres other retail and medical services located at the corner of Warton Road and Erade Drive connected to the district dual use path network.
- d) A village green potentially for central community functions and as a green space focus for the CY O'Connor Village. Note this is not POS.
- e) Additional car parking at the rear of the ERADE Precinct buildings.
- f) Additional future car parking west of the tavern and Letts House.
- g) Possible future extension of Genomics Rise.
- h) A pedestrian friendly street environment with kerbside parking and landscaping.
- i) A perspective image of the CY O'Connor Village for future urban design development proposals to be benchmarked against.



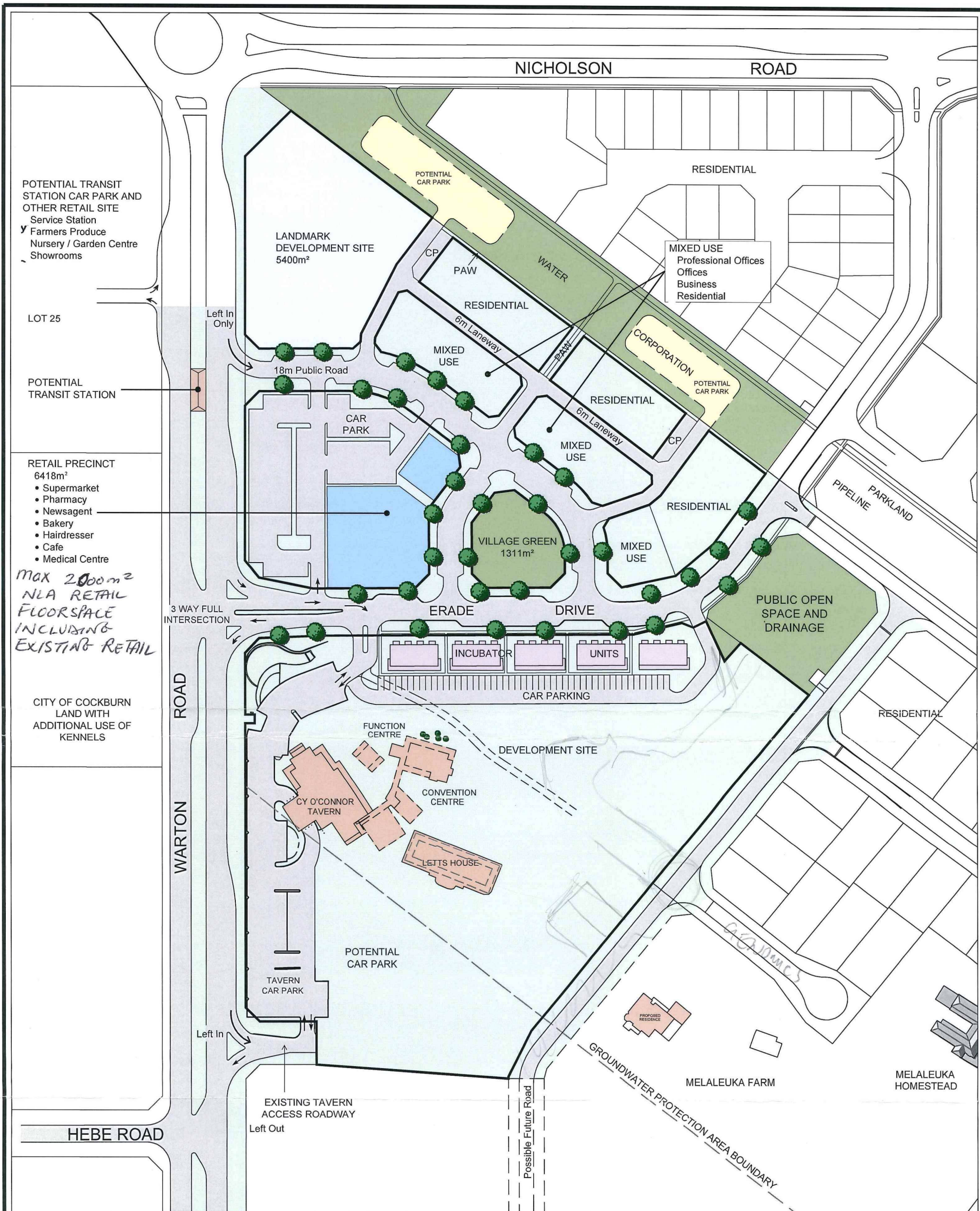
STRUCTURE PLAN

CY O'CONNOR VILLAGE, PIARA WATERS

CITY OF ARMADALE

Not to Scale Date: 13.10.2015
3016-02D-01





**CONCEPT PLAN
(CY O'CONNOR VILLAGE)
LOT 9501 ERADE DRIVE
PIARA WATERS**

0 20 40 60 80m

Scale 1:750 @ A1 Date: 1st August 2013
TURNER MASTER PLANNERS AUSTRALIA



LANDUSE PRECINCT PLAN ERADE VILLAGE

PLAN AS APPROVED BY
COUNCIL IN OCTOBER 2003



Date: 25/9/2003 • Scale: 1:2500 • Plan No: S10FO108

EXISTING STRUCTURE PLAN

- LIKELY GROUPING OF USES WITHIN THE ERADE VILLAGE PRECINCT**
- Car Parking
 - Civic Building
 - Club Premises
 - Community Purpose
 - Consulting Room
 - Convention Centre
 - Depot
 - Educational Establishment
 - Grouped Dwelling
 - Health Studio
 - Hotel/Motel
 - Laboratory
 - Medical Centre
 - Multiple Dwelling
 - Office
 - Public Amusement
 - Recreation (private)
 - Research Facility
 - Residential Building
 - Restaurant
 - Retail Garden Centre
 - Retail Liquor Outlet
 - Service Industry
 - Showroom
 - Tavern
 - Telecommunications Infrastructure

- LIKELY GROUPING OF USES WITHIN THE BUSINESS/INCUBATORS PRECINCT**
- Caretaker's Dwelling
 - Car Parking
 - Community Purpose
 - Consulting Room
 - Convention Centre
 - Depot
 - Educational Establishment
 - Grouped Dwelling
 - Hotel/Motel
 - Laboratory
 - Multiple Dwelling
 - Office
 - Public Amusement
 - Recreation (private)
 - Research Facility
 - Restaurant
 - Retail Liquor Outlet
 - Service Industry
 - Tavern
 - Telecommunications Infrastructure

- LIKELY GROUPING OF USES WITHIN THE COMMERCIAL/RETAIL PRECINCT**
- Car Parking
 - Child Minding Centre
 - Civic Building
 - Club Premises
 - Community Purpose
 - Consulting Room
 - Convenience Store
 - Depot
 - Grouped Dwelling
 - Health Studio
 - Hotel/Motel
 - Medical Centre
 - Multiple Dwelling
 - Office
 - Public Amusement
 - Recreation (private)
 - Residential Building
 - Restaurant
 - Retail Liquor Outlet
 - Service Station
 - Shop
 - Showroom
 - Take Away Food Establishment
 - Tavern
 - Telecommunications Infrastructure

- LIKELY GROUPING OF USES WITHIN THE RESIDENTIAL PRECINCT**
- Office
 - Residential Building
 - Aged Person's Dwelling
 - Consulting Room
 - Grouped Dwelling
 - Multiple Dwelling

NOMINAL LOCATIONS OF GROUPED HOUSING SITES. FINAL LOCATIONS TO BE DETERMINED DURING MORE DETAILED PLANNING

NOTE:

- 1) All subdivision and development within the application area shall incorporate drainage infrastructure which has been designed to maintain existing groundwater levels and avoid the development of acid sulphate soils within the application area, to the satisfaction of the City of Armadale and the Department of Environment, Water and Catchment Protection.
- 2) Vehicular access onto Warton Road and Nicholson Road is to be restricted to one access road only, unless traffic study prepared by a suitably qualified consultant can demonstrate otherwise to the satisfaction of the Executive Director Development Services.
- 3) Vehicular access/intersections/road designs are to be subject to final approval of the City of Armadale. Unsignalised four-way intersections will not be permitted along Nicholson Road.
- 4) Any proposed residential lots to be created within the identified "Affected Area" as defined in the report by Herring Storer Acoustics dated September 2003 are to incorporate the following memorial on the Certificate of Title:

This lot is located within 200 metres of land that could be used for a Cattery and/or Dog Kennel, and therefore there is potential for residential amenity to be affected by these activities.

In the event that the zoning of the land is amended to prohibit Cattery/Kennel activities, use of the Memorial will not be required.

AREA FOR WHICH MEMORIALS REQUIRED ON RESIDENTIAL LOTS

AMENDMENT No:185 APPLICATION AREA

NICHOLSON ROAD

ROAD

ROAD

WARTON ROAD

ERADE VILLAGE PRECINCT

MAINSTREET/COMMERCIAL PRECINCT

RESIDENTIAL PRECINCT

BUSINESS/INCUBATORS PRECINCT

LAND WITHIN CITY OF COCKBURN WITH ADDITIONAL USE OF KENNELS

RURAL GROUNDWATER PROTECTION BOUNDARY