

Amendment No. 41 to the East Wanneroo Cell 4

Agreed Structure Plan No. 6

August 2025

Record Of Amendments Made To The East Wanneroo Cell 4 Agreed Structure Plan No. 6

| Amendment No. | Summary of the Amendment | Date approved by WAPC |
|---------------|---|-----------------------|
| 41 | <ol style="list-style-type: none"> 1. Modify the Structure Plan map legend to replace the 'R25-60' designation with 'R30-R60'; 2. Modify the Structure Plan map for Lot 594 (30) Ranworth Road, Hocking to remove 'Special Use Zone' and replace with 'R30-60'; 3. Modify the Structure Plan map Lot 594 (30) Ranworth Road, Hocking to include the 'R30-R60' area within the 'Area subject to R-MD development standards'; 4. Modify the Zoning Plan map for Lot 594 (30) Ranworth Road, Hocking to remove, 'Special Use Zone' and replace with 'Residential Precinct'; 5. Modify the Concept Plan for Lot 594 (30) Ranworth Road, Hocking to remove 'Special Use' and 'R25' and update the spatial and density arrangements; 6. Amend Part 1.0 (Implementation) to remove Clause 4.2 SPECIAL ZONES – ADDITIONAL USES relating to portion of Lot 594 (30) Ranworth Road, Hocking; 7. Amend Part 1.0 (Implementation) to modify Clause 9.2 'Locational Criteria' for Lot 594 (30) Ranworth Road, Hocking; and 8. Amend Part 1.0 (Implementation) to remove Clause 9.3(a)(iv) of the Local Development requirements for Lot 594 (30) Ranworth Road, Hocking. | |

Amendment No. 41 to the East Wanneroo Cell 4 Agreed Structure Plan No. 6

The City of Wanneroo, pursuant to its District Planning Scheme No. 2, hereby recommends to the Western Australian Planning Commission to approve the abovementioned amendment by:

1. Modify the Structure Plan map legend to replace the 'R25-60' designation with 'R30-R60'.
2. Modify the Structure Plan map for Lot 594 (30) Ranworth Road, Hocking to remove, 'Special Use Zone' and replace with 'R30-60'.
3. Modify the Structure Plan map Lot 594 (30) Ranworth Road, Hocking to include the 'R30-R60' area within the 'Area subject to R-MD development standards'.
4. Modify the Zoning Plan map for Lot 594 (30) Ranworth Road, Hocking to remove, 'Special Use Zone' and replace with 'Residential Precinct'.
5. Modify the Concept Plan for Lot 594 (30) Ranworth Road, Hocking to remove 'Special Use' and 'R25' and update the spatial and density arrangements.
6. Amend Part 1.0 (Implementation) to remove Clause 4.2 SPECIAL ZONES – ADDITIONAL USES relating to portion of Lot 594 (30) Ranworth Road, Hocking;
7. Amend Part 1.0 (Implementation) to modify 'Clause 9.2 Locational Criteria' to read as follows:

9.2 Locational Criteria

- a) *R30-R60 Range*
Residential density generally in accordance with the location depicted on the 'Indicative Concept Plan – Lot 594 Ranworth Road, Hocking'; or modified in accordance with the circumstances described below:
 - i. *A base density code of R30 will generally apply except where otherwise modified below; and*
 - ii. *Higher density codes can be applied for laneway lots, lots with aspect to open space, narrow frontage lots with frontages 10m or less or where considered necessary to promote grouped and multiple dwelling development.*
8. Amend Part 1.0 (Implementation) to remove Clause 9.3(a)(iv) of the Local Development requirements for Lot 594 (30) Ranworth Road, Hocking.

Agreed Structure Plan Map Amendment No.41

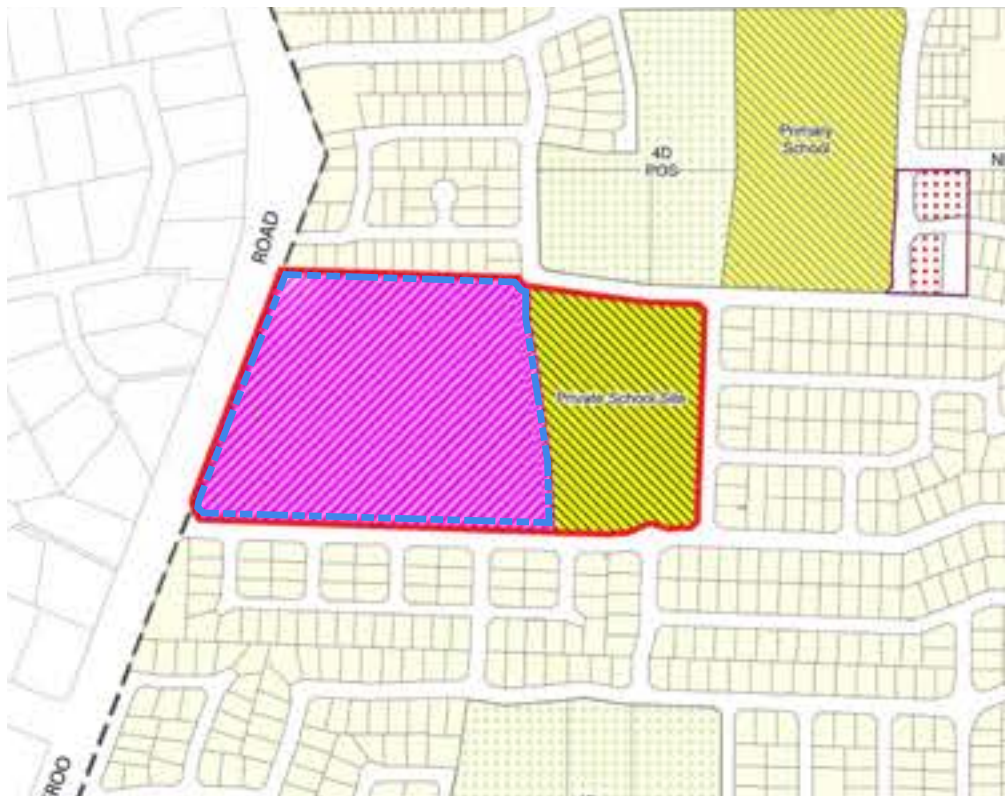
EXISTING STRUCTURE PLAN – PLAN 1



Legend

- Cell Boundary
- Public Open Space (POS)
- School
- Special Use Zone
- R30
- R25 - R60
- Area subject to R-MD development standards
- Detail as per Structure Plan
- Refer to detail on DPS2 map

PROPOSED AMENDMENTS TO STRUCTURE PLAN – PLAN 1

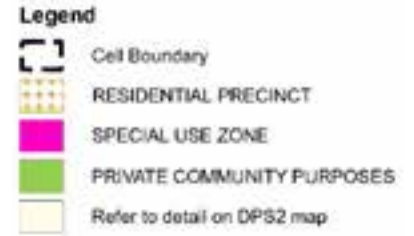


Legend

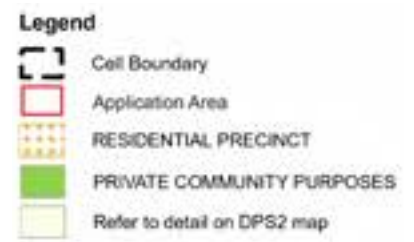
- Cell Boundary
- School
- R30 - R60
- Application Area
- Area subject to R-MD development standards

Agreed Zoning Map Amendment No.41

EXISTING ZONING PLAN – PLAN 2



PROPOSED AMENDMENTS TO ZONING PLAN – PLAN 2



Plan 3 – Indicative Concept Plan Amendment No.41

EXISTING CONCEPT PLAN



LEGEND

- Structure Plan Boundary
 - R60
 - R40
 - R30
 - R25
 - Special Use
 - POS/ Conservation
 - Drainage
 - Retained Black Cockatoo Significant Tree
 - Continuous fencing/ No vehicle access permitted
 - Pedestrian Connection
 - Bus Stop
- Note: Building footprints indicative only

(BARHOC DES DWG 002 L)

UPDATED INDICATIVE CONCEPT PLAN



LEGEND

- Concept Plan Boundary
- R60
- R40
- R30
- Reserve for Recreation/ Conservation/ Drainage
- Black Cockatoo Significant Tree
- Potential Pedestrian Connection
- Bus Stop

(H376303 DWG 004 B)

This Structure Plan Amendment is prepared under the provisions of the City of Wanneroo District Planning Scheme No. 2

IT IS CERTIFIED THAT THIS STRUCTURE PLAN AMENDMENT NO. [AMENDMENT NO.] TO THE
[NAME OF STRUCTURE PLAN] AGREED STRUCTURE PLAN NO. [STRUCTURE PLAN NO.]

WAS APPROVED BY

RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON

.....

Signed for and on behalf of the Western Australian Planning Commission

.....

an officer of the Commission duly authorised by the Commission pursuant to section 24 of the Planning and Development Act
2005 for that purpose, in the presence of:

..... Witness

..... Date

..... Date of Expiry

1.0 Introduction and Purpose

Hatch acts on behalf of the landowner (and prospective purchaser) of Lot 594 (30) Ranworth Road, Hocking in making an application to amend the East Wanneroo Cell 4 (Hocking and Pearsall) Agreed Local Structure Plan No.6, hereafter referred to as ASP6.

Currently, ASP designates three zones across the subject site, arranged from east to west, they are: 'Private Community Purposes', 'Residential Purposes'; and 'Special Use Zone' which is adjacent to Wanneroo Road.

The portion zoned 'Private Community Purposes' is occupied by St Elizabeth's Catholic Primary School, while the latter two zones are currently vacant.

The purpose of this structure plan amendment is to rezone the area designated 'Special Use Zone' to 'Residential Purpose', ensuring consistency with the concurrent residential subdivision application (WAPC Ref. No. 202120) for the balance of the site west of the existing school.

The proposed subdivision and the Structure Plan Amendment have been discussed and received in-principle support from the City of Wanneroo during initial consultation on 8th July 2025, including the approach set out in this Amendment request.

2.0 Site Details

2.1. Background

Lot 594 (30) Ranworth Road, Hocking (subject site) was historically retained by the Catholic Church to safeguard the future expansion of the St Elizabeth's Catholic Primary and Secondary School. Expansion of the secondary school never eventuated, which resulted in the western portion of the site remaining vacant.

Previous Structure Plan Amendment No.38 formalised the site's current zoning, originally intended to support future commercial and residential development. However, the prospective purchaser has since committed to pursuing a residential subdivision across the whole of the site.

2.2. Ownership and Description

The application area is legally described as Lot 594 (30) Ranworth Road, Hocking on Deposited Plan 23204 contained within Certificate of Title Volume 2157 Folio 298.

Ownership details are provided in Table 1. A Copy of the Certificate of Title is included in Appendix 1.

Table 1: Land Details

| Lot | Deposited Plan | Volume | Folio | Area | Registered Proprietor |
|-----|----------------|--------|-------|---------|---------------------------|
| 594 | 23204 | 2157 | 298 | 9.996ha | Roman Catholic Archbishop |

2.3. Location

The subject site is situated in the suburb of Hocking within the City of Wanneroo, approximately 500 metres south-west of the Hocking local centre and 2 kilometres south of the Wanneroo City Centre. The site is accessed via Kirkstall Drive off Wanneroo Road which intersects with Ocean Reef Road to the south, connecting the site to Joondalup town centre and the wider metropolitan region via the Mitchell Freeway.

The application area is bound by Wanneroo Road to the west, Kirkstall Drive to the south, Anfield Parade to the east and Ranworth Road to the north.

The immediate development context is established residential housing. The site is located opposite Gungurra Park, which is co-located with the Hocking Primary School.

2.4. Land Use

The previous Structure Plan Amendment No.38 established the current land uses for the subject site, which from east to west, comprise 'Private Community Purposes', Residential Purposes, and 'Special Use Zone'.

The eastern portion contains St Elizabeth's Catholic College which has vehicle access from Ranworth Road. The western portion of the site is undeveloped.

The application area is located within ASP 6 which comprises approximately 294ha bound by Wanneroo Road, Ocean Reef Road, Lenore Road and existing residential development to the north.

While the 'Special Use Zone' was initially designated to accommodate commercial development, the prospective purchaser is seeking to undertake residential development on this portion of the site.

2.5. Site Conditions

The portion of the subject site zoned 'Private Community Purpose' is occupied by St Elizabeth's Primary School, while the remaining balance of the land is undeveloped. The western portion is generally cleared grassland, while the eastern portion of the land including the southern portion of St Elizabeths contains a combination of Banksia and Marri / Jarrah woodland. The Banksia woodland TEC is contained in the primary open space area.

The subject site's highest elevation is located in the north-east corner, near the intersection of Ranworth Road. From this point, the land slopes down to the north-west and south-east. The lowest point is situated in the north-west corner, with a total fall of approximately 2.4 metres. The eastern portion of the site experiences a more gradual fall of around 2.0 metres. Adjacent residential lots to the north are retained by an existing limestone wall, approximately 1.5 metres in height above the subject site.

3.0 Structure Plan Amendment

This application to amend ASP 6 supports a corresponding subdivision application (WAPC Ref. No. 202120) which seeks to facilitate the residential development of the undeveloped portion of the site, west of St Elizabeth's Primary School. The area proposed for residential development is currently zoned as 'Residential Purpose' and 'Special Use Zone' under ASP 6. The 'Special Use Zone' does not allow for the proposed residential land uses.

The applicant met with the City of Wanneroo on 8th July 2025 to discuss lodging a subdivision for the development of the whole site for residential purposes. The City was supportive of this change in land-use in-principle, noting that:

- In accordance with Clause 27(1) of the Planning and Development (Local Planning Schemes) Regulations 2015, the WAPC "is to have due regard to, but is not bound by, the structure plan when deciding an application". It is therefore open to the WAPC to determine the subdivision application notwithstanding the designation of portion of the land as "Special Use Zone";
- The underlying non-residential zoning is principally an issue when seeking building approval for development of the land. However, this does not prevent progressing preparatory development work over the land for the creation of titles; and
- Approval to a Structure Plan Amendment rezoning the land for residential purposes is encouraged before building applications are needed.

The proposed modifications 2, 4, 6 and 8 facilitate the removal of the 'Special Use Zone' and its substitution with 'Residential Purpose'. These modifications remove reference to the 'Special Use Zone' in the structure plan map and report which was introduced via Structure Plan Amendment No.38. These changes are only applicable to the subject site.

Modifications 1, 3, 5 and 7 principally relate to the residential density arrangement across the site, aligning with the development intention documented in the corresponding subdivision (and Indicative Concept Plan).

Further information on these modifications is provided below.

3.1. Concept Plan

Modification 5 involves a change to the current concept plan to align with the subdivision design which has been submitted for WAPC approval. The intention of the change is to remove ambiguity for decision-making purposes.

The new indicative concept plan remains generally consistent with the existing concept plan, with the main exception replacement of the special use zone with a residential design concept. The distribution of public open space aligns with the previous concept plan and the findings of the Environmental Report prepared by PGV Environmental which accompanied Structure Plan Amendment No.38.

The primary changes include:

- The area designated as 'Special Use Zone' is identified for residential development and integrated with the balance of the development.
- The second access road adjacent to the current 'Special Use Zone' is removed and replaced with residential lots. This has no impact on traffic function as detailed in section 3.2 of this report.
- Pedestrian access to Wanneroo Road is consolidated with the northern open space area, minimising acoustic and safety impacts that would occur if the PAW were located between residential lots.
- Removal of the east-west laneway and reconfiguration of the adjacent residential cells.
- Rationalisation of the density codes for the site set out under section 3.5 below, principally involving establishing a base density code of R30.

3.2. Movement Network

The proposed movement network is generally consistent with the current concept plan, however the design has been refined resulting in a fewer number of total street and one point of access to Kirkstall Drive. The proposed pedestrian access way in the north-west of the subject site allows for access to the bus stop on Wanneroo Road as well as the wider path network to Lake Yellagonga accessed from the western side of Wanneroo Rd.

Transcore has prepared an Addendum (Appendix 3) to the March 2021 Transport Impact Assessment for Structure Plan Amendment 38, considering the proposed design changes. The Addendum confirms the suitability of the proposed changes, specifically:

1. The new residential lots (inclusive of an option for a potential childcare site on the south-west corner) will generate significantly less traffic—about 660 vehicle trips per day—compared to the 3,500 trips projected for the former ‘Special Use Zone’, thereby reducing the overall traffic impact; and
2. The main entrance on Kirkstall Drive, opposite Tenement Loop, will feature a mini four-way roundabout as requested by the City of Wanneroo. The roundabout, fitting within the existing road reserve, is expected to operate efficiently with minimal delays.

3.3. Transport Noise

Since the site adjoins Wanneroo Road, a major freight and traffic route, a noise assessment is required under State Planning Policy No. 5.4 (SPP5.4) for the noise sensitive residential uses proposed in this amendment. Lloyd George Acoustics has provided a Transportation Noise Assessment (Appendix 5), recommending the following mitigation measures to ensure future residential development meets the requirements of SPP 5.4:

1. Construction of a 2.4-metre-high wall along the western boundary;
2. Inclusion of Quiet House Packages for ground and first floor development of homes in affected areas; and
3. Discourage two-storey dwellings in the first row of development adjacent Wanneroo Road.

These measures are anticipated to be required as conditions of future subdivision approval.

3.4. Bushfire Management

Western Environmental has prepared a Bushfire Management Plan (BMP) (Appendix 4) to support the proposed concept plan design / subdivision application. Principally this addresses the residential interface with the vegetated, south-east open space area as the principal source of bushfire threat. The BMP recommends the implementation of a low fuel zone of at least 6.8m to be maintained along the northern and western boundary of the future reserve, ensuring no residential homes will be subject to a radiant heat impact greater than BAL-29. The BMP confirms that with this initiative the updated Concept Plan meets the intent, aims and objectives of SPP3.7 and the Bushfire Guidelines.

3.5. Residential Density

Proposed modifications 1, 3, 5 and 7 relate to the proposed density mix and spatial arrangement of density aligning with the current subdivision application.

The principal change is the adoption of a base density code of R30 across the site, resulting in the reclassification of three areas previously identified as R25 on the Concept Plan. The primary effect of this change is a reduction in front setbacks from 3 metres to 2 metres in accordance with the applicable RMD Codes for this development. This adjustment particularly supports the development of a greater number of more affordable lots with depths of 20 and 25 metres. The change has no impact on adjacent development, as for most lots the built form implications are contained on-site, and for the lots fronting Kirkstall Drive, existing development is oriented away from Kirkstall Drive and located behind brick estate fencing and extensive landscaping.

The modified locational provisions enable selected areas to be developed at higher density codes of R40, R50 and R60 where desirable or necessary for laneway lots, lots with aspect to open space, narrow frontage lots or to promote grouped and multiple dwelling development. These higher density codes are applied sparingly on the Indicative Concept Plan.

The amendment also includes the residential portion of the land within the 'Area subject to R-MD development standards' per the current Structure Plan legend. This appears to be an omission from the previous amendment. The modification removes ambiguity that the R-MD development standards are applicable per Clause 8 of the Structure Plan.

4.0 CONCLUSION

The purpose of this Structure Plan Amendment is to align the Structure Plan with the current residential subdivision proposal for the undeveloped western portion of the subject site. This will be achieved by removing the reference to the 'Special Use Zone' adjacent to Wanneroo Road and updating the residential density mix and layout to reflect contemporary market conditions. The proposed changes are designed to enhance housing diversity and affordability without adversely impacting the amenity of existing residential development in the locality.

The proposed subdivision and the Structure Plan Amendment have been discussed and received in-principle support from the City of Wanneroo during initial consultation on 8th July 2025 and are critical to facilitating an immediate boost in local housing supply. Development is anticipated to commence immediately on receipt of subdivision approval for the residential zoned land, with housing within the current 'Special Use Zone' land commencing after WAPC approval is granted to this Structure Plan Amendment.

We respectfully request the City of Wanneroo's support and the Western Australian Planning Commission approval of the proposed amendment.

Appendix 1 - Certificate of Title

Appendix 2 - Plan 3 Concept Plan

Appendix 3 - Transport Assessment

Appendix 4 - Bushfire Management Plan

Appendix 5 - Transportation Noise Assessment

