



BURNS BEACH
Change your view

**STRUCTURE PLAN
AMENDMENT
BURNS BEACH ESTATE**

JANUARY 2014

PEET



Development
Planning Strategies

STRUCTURE PLAN AMENDMENT – BURNS BEACH STRUCTURE PLAN – STAGE 10B, 12 & NDP

JANUARY 2014

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Appendix One – Conceptual Development Plan - Burns Beach

1.1 Introduction

This report has been prepared by Development Planning Strategies on behalf of Peet Limited. It forms the basis of a formal request to the City of Joondalup to amend the Burns Beach Structure Plan to rezone portions of the Burns Beach Estate from 'R20 Residential' to 'R40 Residential' and the Northern Residential Precinct from a base coding of 'R20 Residential' to 'R25 Residential'. The following report addresses the proposed modification to the Structure Plan, and describes the statutory planning context of the Structure Plan modification.

1.2 Subject Site

The subject site(s) are located within Burns Beach Estate, approximately 4.7 kilometres north-west of the Joondalup City Centre within the City of Joondalup. The site abuts existing unconstructed residential allotments to the south, west and east, and Public Open Space to the north of the site.



Figure 1 – Approved Burns Beach Structure Plan and extent of proposed Amendment

1.3 Statutory Context

Section 9.6 of TPS 2 identifies the requirements for amending a Structure Plan, in particular the need for public advertising.

1.3.1 Metropolitan Region Scheme and City of Joondalup District Planning Scheme No. 2 (TPS 2)

The subject site is zoned 'Urban' under the provisions of the Metropolitan Region Scheme (MRS) and 'Urban Development' under TPS 2.

1.3.2 Burns Beach Structure Plan

The latest revision to the Burns Beach Structure Plan was adopted by the City of Joondalup and Western Australian Planning Commission in late 2007. The Structured Plan covers land generally bound by Burns Beach Road to the south, Marmion Avenue to the east, the Indian Ocean to the west and Parks and Recreation Reserve to the north. The site(s) subject of this Structure Plan Amendment are identified as 'R20 Residential' by the approved Burns Beach Structure Plan.

Five areas within the Structure Plan area are proposed to be modified by the Structure Plan Amendment.

Firstly, the area identified as the Northern Design Precinct zoned 'Residential R20' is proposed to be modified in general to 'R25 Residential'. The area is bound by a Parks and Recreation Reserve to the north and east, the Indian Ocean to the west, and the balance of Burns Beach Estate to the south. This proposal is to increase the base zoning of the Northern Residential Precinct from R20 to R25.

Provisions pertaining to development in the R25 coded area will conform to the provisions of the WAPC's R-Codes.

The remaining areas of the Structure Plan modified by this Amendment are located centrally within the Estate, and are currently zoned 'R20 Residential'. It is proposed to modify the zoning from 'R20 Residential' to 'R40 Residential'. The surrounding area is zoned 'R40 Residential' to the south and north, and 'R20 Residential' to the west and east. The current provisions pertaining to 'R40 Residential' would be applicable to these areas.

1.3.3 Subdivision Approvals

Since the approval of the latest revision of the Burns Beach Structure Plan in 2007, a number of subdivision applications have been approved over the Estate, with approximately half of the Structure Plan area now either developed or currently being constructed for residential purposes.

The entire Structure Plan area has gained subdivision approval, though the areas subject of this Amendment are yet to be developed.

1.3.4 Draft Local Housing Strategy

The City of Joondalup Draft Housing Strategy sets out targets for the intensification of residential landuse within the City of Joondalup. The document sets out 'housing opportunity areas', and seeks to increase the Residential density coding (R-Coding) of areas to conform with State Government directives to increase residential density in already developed areas. The proposed Amendment to the Burns Beach Structure Plan conforms with the broad intentions of this residential intensification document by encouraging infill residential development.

1.3.5 City of Joondalup Local Planning Strategy

The City of Joondalup Local Planning Strategy is a long term planning document that creates a framework for urban development within the City of Joondalup. The document sets out key challenges that the City will face over the next 15-20 years and as well as strategies to address them. In terms of the built environment, the document supports the aims of residential intensification through the implementation of the Local Housing Strategy, and the development of housing diversity through a variety of lot sizes. The document's Strategic Plan Map identifies the Burns Beach Structure Plan area as 'Finalisation of Urban Expansion Areas'.

The rezoning of the subject site from 'Residential R20' to 'Residential R40' and 'Residential R25' is consistent with the aims and goals of City of Joondalup Local Planning Strategy.

1.3.6 Liveable Neighbourhoods

Liveable Neighbourhoods is the Western Australian Planning Commission's operational policy prepared to implement the objectives of the State Planning Strategy, which aims to guide the sustainable development of Western Australia in to the future.

Liveable Neighbourhoods is used for the design and assessment of structure plans and subdivision for new urban areas in the metropolitan area and country centres. It incorporates many of the development control policies relating to structure planning and subdivision. Liveable Neighbourhoods is to be followed in the design and approval of urban development. While the Burns Beach Structure Plan has evolved over the course of implementation of Liveable Neighbourhoods, it nevertheless reflects many elements contained within the policy and in particular promotes diversity of housing density and product. The rezoning of the subject site is consistent with the overarching aims and goals of Liveable Neighbourhoods.

1.4 Proposed Development Concept

The proposed Structure Plan Amendment will facilitate the subdivision of the subject site into green title lots approximately 300-400m² in area, adhering to the proposed R40 Residential zoning. Proposed lots will conform to the provisions of the Residential Design Codes, and be subject to design guidelines as prescribed by the approved Structure Plan.

A copy of the conceptual development plan (**Appendix 1**) is appended to the Structure Plan Amendment for information purposes.

No development concept has been undertaken for the Northern Residential Precinct. The slight increase in density from R20 to R25 will enable the development to better respond to the changing residential market, being able to offer lots with an average lot area less than 500m². We confirm that subdivision approval covering the entire Northern Residential Precinct has been approved, though development of this area has not yet commenced.

1.5 Conclusion

The modification to the Burns Beach Structure Plan is deemed consistent with the goals and aspirations of State and City Policies, as well as proper and orderly planning. The proposed Structure Plan Amendment seeks to modify Structure Plan No. 10 by rezoning 4 areas from 'Residential R20' to 'Residential R40' and the base R20 Residential zoning of the Northern Residential Precinct to R25 Residential. The proposed Amendment recognises the suitability of the subject site for intensified residential use.

On the basis of the information presented, it is requested that the City amend provisions of the Burns Beach Structure Plan from R20 to R40 by revising the text within Part 1 of the Structure Plan, and also amend the Structure Plan to reflect this change. The second part of the Amendment is to change the base zoning of the Northern Residential Precinct from R20 to R25, by amending the text within Part 1 and changing the Structure Plan.

Changes to the wording of Part 1 of the Structure Plan follows, detailing the exact changes requested.

Amendment No. 3

To

The Burns Beach Structure Plan

Structure Plan No. 10

**This Amendment to the Structure Plan is prepared under
the provisions of Part 9 of the City of Joondalup District
Planning Scheme No. 2**

1.6 Description of Amendments made to the Burns Beach Structure Plan

Amendment No.	Description of Amendment	Council Endorsed	WAPC Endorsed
3	Rezone portions of Burns Beach Estate from 'R20 Residential' to 'R40 & R25 Residential'		

Statutory Planning Section (PART 1)

1. Amend the Burns Beach Structure Plan 1 by:
 - Rezoning the portions of Burns Beach estate as indicated on the Amended 'Plan 1 – STRUCTURE PLAN' from 'R20 Residential' to 'R40 Residential'; and
 - Rezoning the 'R20 Residential' zone to 'R25 Residential' within the 'Northern Residential Precinct'.
2. Amend the Structure Plan text by:
 - i. Modifying PART 1 - Section '9.2 Land Use and General Provisions' from:

"Development of all lots within the Northern Residential Precinct shall be in accordance with the R20 residential density code except where defined on the approved Structure Plan at R40 and R60, and development shall be assessed in accordance with the Residential Design Codes, District Planning Scheme, Council's policies, relevant Local Laws and the Building Codes of Australia, except where they have been varied in the following instances:

Land use permissibility and general provisions in the Northern Residential Precinct shall be the same as those within the Residential zone under the City's District Planning Scheme No 2. For lots within the Northern Residential Precinct with a R20 residential density code, the provisions of the Residential R20 Precinct apply."

To read:

"Development of all lots within the Northern Residential Precinct shall be in accordance with the R25 residential density code except where defined on the approved Structure Plan at R40 and R60, and development shall be assessed in accordance with the Residential Design Codes, District Planning Scheme, Council's policies, relevant Local Laws and the Building Codes of Australia, except where they have been varied in the following instances:

Land use permissibility and general provisions in the Northern Residential Precinct shall be the same as those within the Residential zone under the City's District Planning Scheme No 2. For lots within the Northern Residential Precinct with a R25 residential density code, the provisions of the Residential R20 Precinct (ie. Clause 5.2 I-VI) apply.

Residential development within the Northern Residential Precinct shall be limited to;

- R25 – 305 dwellings
- R40 – land area of 6072m²
- R60 – land area of 10452m²"

- ii. Modifying PART 2 – Section '10.4 – Northern Residential Precinct- Density' from:

"The bulk of the development in the Northern Residential Precinct will conform with the R20 Code. A number of smaller pockets of R60 AND R40 development are proposed surrounding the large park at the high point of the Precinct, and also adjacent to the coastal road. These have been shown on the Structure Plan (Plan 1) and the below extract from the Structure Plan. The increased amenity value of the open space areas and coastal proximity provides the opportunity for increased density in these areas."

To read:

"The bulk of the development in the Northern Residential Precinct will conform with the R25 Code. A number of smaller pockets of R60 AND R40 development are proposed surrounding the large park at the high point of the Precinct, and also adjacent to the coastal road. These have been shown on the Structure Plan (Plan 1) and the below extract from the Structure Plan. The increased amenity value of the open space areas and coastal proximity provides the opportunity for increased density in these areas.

Residential Development within the Northern Residential Precinct shall be limited to;

- R25 – 305 dwellings
- R40 – land area of 6,072m²
- R60 – land area of 10,452m²

Minor modifications to Part 2 – Explanatory Report of the Burns Beach Structure Plan (Structure Plan No 10) may be undertaken at the discretion of Council if required.

BURNS BEACH STRUCTURE PLAN AMENDMENT NO. 3

CERTIFIED THAT MODIFIED BURNS BEACH STRUCTURE PLAN NO. 10 WAS ADOPTED 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

AND BY RESOLUTION OF THE COUNCIL OF THE CITY OF

JOONDALUP ON

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

HEREUNTO AFFIXED IN THE PRESENCE OF:

.....

MAYOR, CITY OF JOONDALUP

.....

CHIEF EXECUTIVE OFFICER, CITY OF JOONDALUP

.....DATE

Approved Burns Beach Structure
Plan 'Plan 1'

PLAN 1 STRUCTURE PLAN

Possible future road access to possible future northern swimming beach. Final alignment, intersection location, design and road form will be subject to Regional Open Space Management Plan to be prepared by relevant State and Local Government agencies, in conjunction with the developer of the Burns Beach Structure Plan area.

Parks & Recreation
144ha

INDIAN OCEAN

NORTHERN
RESIDENTIAL
PRECINCT

STAGE 3

STAGE 1

STAGE 1B

STAGE 2

STAGE 4

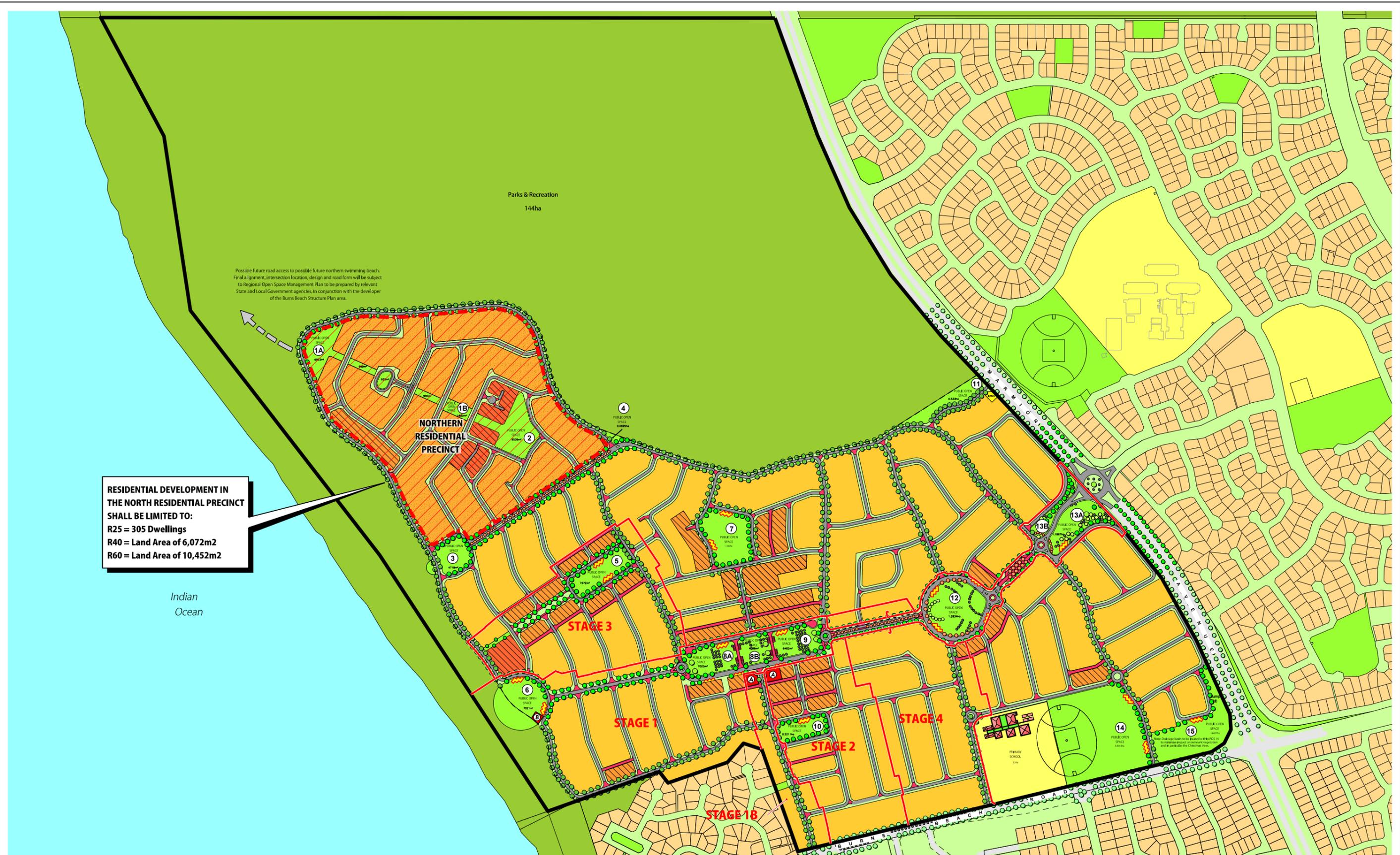
LEGEND

- Car Parking embayments (Location and number of bays subject to approval at subdivision)
- Subject site
- Subject to design guidelines
- R20 Residential
- R40 Residential
- R80 Residential
- Local shop site
- Lunch bar/ Restaurant/ Cafe site
- Staging Boundary



While every care has been taken with the preparation of this plan, the developer is not responsible for any errors or omissions. The plan is for information only and is not to be used for any other purpose. All rights reserved.

Amended Burns Beach Structure
Plan 'Plan 1'



PLAN 1 STRUCTURE PLAN

BURNS BEACH



LEGEND:

- Subject Site
- R20 Residential
- R25 Residential
- R40 Residential
- R60 Residential
- Subject to design guidelines
- Staging Boundary
- Local shop site
- Lunch bar/ Restaurant/ Cafe site
- Car Parking embayments (Location and number of bays subject to approval at subdivision)
- Subject to design guidelines

Whilst every care has been taken with the preparation of this plan, its final configuration is subjected to further engineering, survey, detail design and approval by relevant authorities.

NORTH



Scale 1:8000 @ A3



COMPILED: DPS	DRAWN BY: NM
DATE: 7/5/2012	REVISED: 4/02/2014
GRID: PCG 94	DATUM: AHD
DRAWING NUMBER: PACBB143h	JOB CODE: PACBBMS
FILE ID: M:\PACBB\BASE\PACBB143h.dgn	



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AppendixOne – Conceptual
Development Plan



PUBLIC RESERVE

McINTYRE AVENUE

McINTYRE AVENUE

GARNERS WAY

GARNERS WAY

KARRATA LANE

ENDORSEMENT OF REGISTERED TOWN PLANNER

SIGNATURE: _____ DATE: _____

INDICATIVE SUBDIVISION PLAN

Lot 9009, Marmion Avenue, BURNS BEACH

for: **PEET**



NOTES :

- AREA SUBJECT TO AMENDMENT
- AREAS AND DIMENSIONS SUBJECT TO SURVEY
- CARRIAGEWAYS ARE DIAGRAMMATIC ONLY

NORTH		Scale 1: 1000 @ A3	
COMPILED: DPS	DATE: 3/8/2011	DRAWN BY: MDH	REVISED: 9/8/2011
GRID: PCG 94	DRAWING NUMBER: PACBB184b	DATUM: AHD	JOB CODE: PACBBMIS
FILE ID: M:\PACBB\PACBB184b.dgn			

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INDICATIVE SUBDIVISION PLAN
 Lot 9009, Marmion Avenue, BURNS BEACH
 for: **PEET**



- NOTES:**
- AREA SUBJECT TO AMENDMENT
 - AREAS AND DIMENSIONS SUBJECT TO SURVEY
 - CARRIAGEWAYS ARE DIAGRAMMATIC ONLY

NORTH	
Scale 1: 1000 @ A3	
COMPILED: DPS	DRAWN BY: JNP
DATE: 22/8/2011	REVISED:
GRID: PCG 94	DATUM: AHD
DRAWING NUMBER: PACBB185	JOB CODE: PACBBMIS
FILE ID: M:\PACBB\PACBB185.dgn	

ENDORSEMENT OF REGISTERED TOWN PLANNER
 SIGNATURE: _____ DATE: _____

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