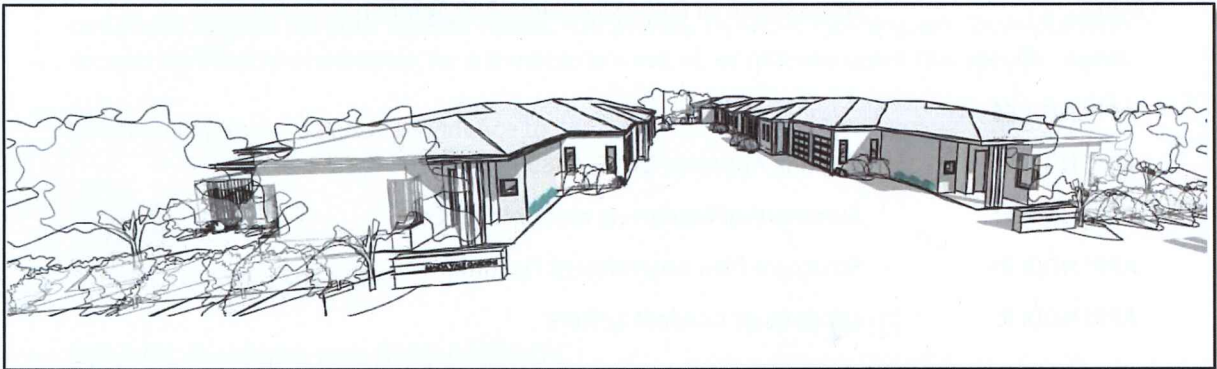




# DYNAMIC PLANNING AND DEVELOPMENTS

AMENDMENT TO MAIDA VALE CELL 6 LOCAL STRUCTURE PLAN

LOT 256 (NO. 53) MAIDA VALE ROAD, MAIDA VALE



Project No. 905

January 2019

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## 1.0 INTRODUCTION

Dynamic Planning and Developments act on behalf the proponent of Lot 256 (No. 53) Maida Vale Road, Maida Vale (herein referred to as the 'subject site'). The following report has been prepared in support of an Amendment to the Maida Vale Cell 6 Local Structure Plan (LSP 6). The proposed Amendment seeks to increase the residential density coding of the subject site from R40 to R60.

As further described in succeeding sections of the report, the Structure Plan Amendment is proposed to facilitate the successful long-term occupation of the existing dwellings which have been constructed on-site. The Amendment is considered to be consistent with the aims and objectives of LSP 6 and the City of Kalamunda's broader planning framework and will have a positive impact on the subject site itself and the surrounding locality.

As such, it is respectfully requested that Council resolve to initiate an Amendment to LSP 6.

## 2.0 SITE DETAILS

### 2.1 Regional Context

The subject site is located in the suburb of Maida Vale, within the municipality of the City of Kalamunda. The subject site is located approximately 13 kilometres east of the Perth Central Business District, and approximately 4 kilometres east of the Perth Airport.

As well as being provided direct frontage to Maida Vale Road and Pinker Crescent, the subject site is located within 600 metres of both Roe Highway and Kalamunda Road which afford an ease of access to the regional road network of the wider metropolitan area. Figure 1 depicts the subject site's regional context.

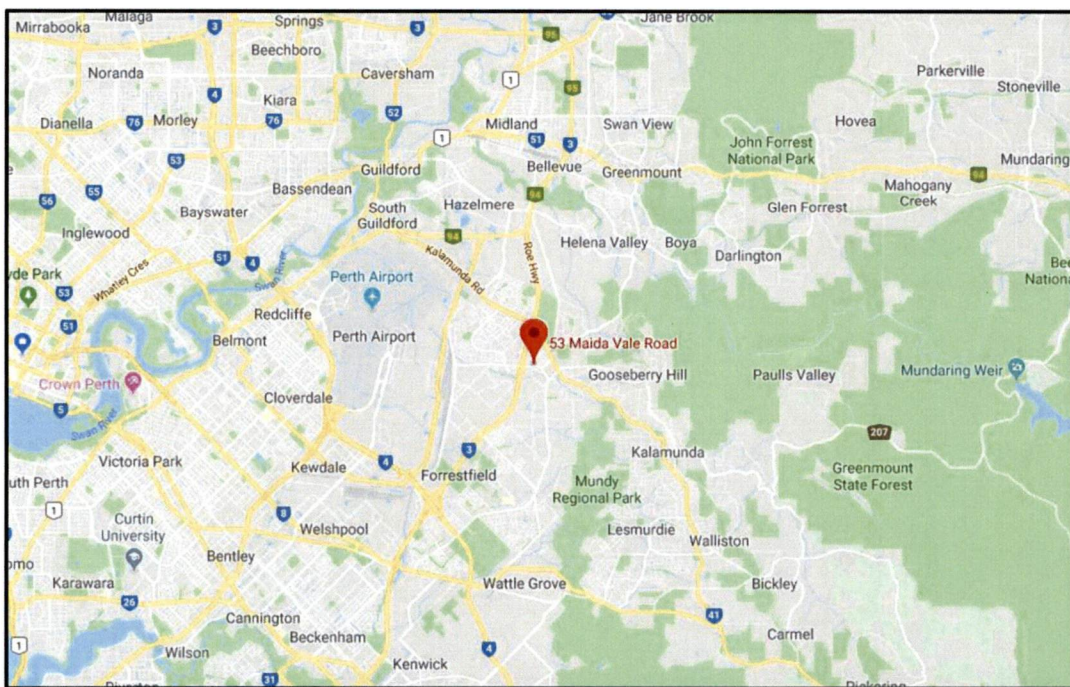


Figure 1: Regional context of subject site

## 2.2 Local Context

As outlined in the preceding sections, the subject site is located within the Maida Vale Cell 6 Local Structure Plan (LSP 6) area. The site is located on the northern border of the LSP 6 area and fronts Maida Vale Road to the north and Pinker Crescent to the south. The land immediately surrounding the subject site is predominantly coded R20, with specific pockets of land coded R30 and R40. The residential areas to the north of the subject site are coded R12.5/30 and these areas fall outside of the LSP 6 area.

Davies Park, Poison Gully Pink Crescent and Maida Vale Recreation Reserve are all located within 500 metres of the subject site. The site is also located within a 2 kilometre radius of three Primary Schools (Maida Vale Primary, Edney Primary and High Wycombe Primary). Due to its location, the subject site is afforded access to existing public transport routes along Maida Vale Road, Kalamunda Road and Hawtin/Gooseberry Hill Road.

The site is 135 metres west of the future Neighbourhood Activity Centre identified under LSP 6. It is noted that the development of this centre has not yet commenced and that additional population growth within the local catchment is likely to be required to strengthen the viability of such a centre.

The subject site itself is designated 'Residential' under LSP 6 with a density coding of R40 and is currently occupied by 13 Aged/Dependent Persons Dwellings which were approved in March 2016 with construction being completed in early 2017. Further detail on the existing development is provided in the succeeding sections of this report.

Figure 2 depicts the subject sites local context and Figure 3 illustrates a current street view of the site from Maida Vale Road.



Figure 2: Local Context of Subject Site



Figure 3: View of the Subject Site from Maida Vale Road

### 2.3 Background

In September 2015, MAC Projects and Construction lodged a development application for 13 Aged/Dependent Persons Dwellings at the subject site (DA15/0485). This application was approved by the City of Kalamunda on 2 March 2016 and construction of the development completed in early 2017. A copy of the DA15/0485 approval is provided in **Appendix 1**. A summary of lot sizes approved under DA15/0485 is provided in Table 1 below.

Minimum Lot Size	Maximum Lot Size	Total Common Property Area	Average Lot Size
148sqm	157sqm	601sqm	154sqm

Table 1 – DA15/0485 Lot Size Summary

Following construction, despite significant marketing endeavours, costs and decreases in sales prices, the sale of the development has not been successful with only 4 dwellings being sold and occupied to date. Due to the increasing marketing and holding costs and lack of market interest, it is no longer financially viable to continue to market the subject site as an Aged/Dependent Persons development only. A summary of marketing and holding costs is provided in **Appendix 2**.

As such, in order to facilitate the successful long-term occupancy of the existing development, it is necessary to consider options for removing the 'Aged/Dependent Persons' restriction on the approved development. In this regard, it is noted that the lot sizes for the 13 dwellings were supported by the City in accordance with Clause 5.1.1 C1.4 (i) of the Residential Design Codes (R-Codes) which allows minimum and average site area requirements to be reduced by up to one third for Aged/Dependent Persons Dwellings. In accordance with the restrictions of Clause 5.1.1, the same site area concessions cannot be granted to standard grouped dwellings with no restrictions on the age or dependency status of occupants.

Therefore, in order to remove the 'Aged/Dependent Persons' restriction from the development, the subject site must be increased to a density coding which allows the existing lot sizes under the standard restrictions of Table 1 of the R-Codes. The lowest density coding which achieves this is R60. An assessment of the existing lot sizes of the subject site against the R60 requirements of the R-Codes is provided in Table 2 below.

	Minimum Lot Size	Average Lot Size
<b>R60 Requirements</b>	120sqm	150sqm
<b>Existing Lots Sizes</b>	148sqm	153sqm

Table 2 – Assessment of DA0485 Against R60 Standards

In September and December 2018, Dynamic Planning and Developments discussed the concept of upcoding the subject site to R60 with the City of Kalamunda's planning team who appreciated the merits of the proposal. In response, Dynamic Planning and Developments has prepared this application for an Amendment to LSP 6

### 3.0 PROPOSAL

This application has been prepared in support of a request for an Amendment to the City of Kalamunda's Maida Vale Cell 6 Local Structure Plan (LSP 6) to increase the residential density coding from R40 to R60. As noted in the preceding sections of this report, this application has been made in order to enable the removal of the 'Aged or Dependent Persons' occupancy restriction from the subject site's development approval which will assist in the successful sale and occupancy of the site.

The proposed Amendment seeks to reflect the new density coding on the LSP 6. A copy of the formal Structure Plan Amendment document is provided in **Appendix 3**.

The LSP Amendment has been driven by Mac Projects and Construction who and the majority landowner of the subject site. Additionally, the remaining four landowners have also provided letters of support for the proposed Amendment which are included in **Appendix 4**.

### 4.0 PLANNING CONSIDERATIONS

In addition to the matters raised in the preceding sections of this report, the proposed Structure Plan Amendment is considered to be appropriate for the reasons outlined below.

#### Relationship with Existing Development

It is reiterated that 13 Aged/Dependent Persons Dwellings have already been developed on the subject site. Unfortunately, despite significant marketing endeavours over the past two years, there has been limited interest in the development from the aged/dependent persons market and 9 of the dwellings have not been sold or occupied. If the development is left with the existing demographic restrictions, it appears that the majority of the existing dwellings will remain unoccupied for the foreseeable future.

The proposed LSP Amendment does not seek to enable additional development or redevelopment on the site. It simply seeks to ensure that the existing development is successfully occupied by broadening the demographic who may reside within the dwellings. This will ensure that the existing development is utilised and enjoyed which will positively impact the surrounding community by bringing additional investment and population growth to the area.

#### Location Opportunities

Across the state, the general principles guiding increases in density are to ensure that the subject areas are within close proximity to:

- Key transport corridors;
- Public Transport Routes;
- Active Public Open Spaces;
- Activity centres; and
- Community facilities and services including educational establishments.

Having regard to the locational criteria above, the subject site is ideally located to support the proposed increase in density coding. As noted in the preceding sections of this report, the subject site is:



- Situated within 600 meters of the major transport routes of the Maida Vale area (Maida Vale Road, Roe Highway and Kalamunda Road) which afford an ease of access to the regional road network of the wider metropolitan area;
- Within 600 metres of the region's major public transport routes along Maida Vale Road, Kalamunda Road and Hawtin/Gooseberry Hill Road;
- Within 500 metre of numerous active open spaces including Davies Park, Poison Gully Pink Crescent and Maida Vale Recreation Reserve;
- A short walking distance (135 metres) from the future Maida Vale Neighbourhood Activity Centre; and
- Within a 2 kilometre radius of three Primary Schools (Maida Vale Primary, Edney Primary and High Wycombe Primary).

The subject site is therefore within close proximity of all necessary facilities, infrastructure and amenities to appropriately accommodate the increase in density coding from R40 to R60.

### **Scheme/Zoning Objectives**

The subject site is zoned 'Urban Development' under LPS 3 and designated 'Residential' under LSP 6. The objectives of the 'Residential' zone, as stated in LPS 3, are outlined below (inter alia):

- To provide primarily for single residential development whilst allowing for a range of residential densities in order to encourage a wide choice of housing types within the City;
- To give consideration to grouped dwelling developments if the site is near amenities and can be integrated into the single residential environment; and
- To facilitate a range of accommodation styles and densities to cater for all community groups inclusive of the elderly, young people in transition and the handicapped. Such accommodation is supported where it is appropriately situated in proximity to other services and facilities.

The proposed LSP Amendment is consistent with the objectives above as it will further increase the range of residential densities and housing choices for a diverse range of demographics in a location which is suitably situated near essential amenities, services and facilities. Although the occupancy restriction is intended to be removed from the development approval, it is important to note that the dwellings may still be occupied by aged or dependent persons should the market interest improve from these demographics.

### **Local Planning Strategy**

The City of Kalamunda's Local Planning Strategy provides clear direction and understanding of the identified planning aspirations within Kalamunda and sets out key strategies and actions required to achieve these aspirations. The strategy specifically notes that the City of Kalamunda could accommodate population growth in excess of 80,000 by 2031.

Key objectives of the planning strategy which are seek to suitably accommodate the City's growing population forecasts are outlined below:

- The provision of a range of housing types to suit the demographic profile;
- The expansion of new urban areas in a sustainable manner, providing increased housing and lifestyle opportunities; local employment opportunities and protection of biodiversity and the natural environment;

- The promotion of excellent public transportation and the efficient development of physical infrastructure;
- Support activity centres with appropriate housing;
- Encourage compact housing within walking distance of Town Centre and commercial hubs; and
- Identify medium density infill development opportunities around activity centres, public transport and public open spaces, subject to urban design and streetscape guidelines.

As noted in the preceding sections of this report, the proposal will promote population growth and an increased range of housing types for the locality in an appropriate location within walking distance of essential services, infrastructure and amenities. In turn, this population growth will support the utilisation and viability of these surrounding services and infrastructure. In particular, it is considered that supporting population growth within the immediate area surrounding the future Maida Vale Neighbourhood Activity Centre is essential in supporting the demand for, and commercial viability of, the development of this centre.

The proposal is therefore considered to be consistent with the broad objectives and strategies of the City's Local Planning Strategy.

#### Local Housing Strategy

The City of Kalamunda prepared a Local Housing Strategy to provide the City with a firm rationale for determining future housing needs, and to recommend appropriate policy measures for the provision of a range of housing types and densities. A key focus of the strategy is on accessibility to transport, activity centres and local services, thus reducing private transport costs while at the same time increasing opportunities associated with living, working and shopping locally. The strategy specifically identifies the following benefits for increasing the density and range of housing in walking distance of neighbourhood centres:

- To allow more residents to live close to the shops and facilities they tend to patronise on a regular basis;
- To reduce the need for some people to use their vehicles to access these facilities; and
- To increase the level of patronage at the shops and other facilities in the centres, thereby increasing their viability, and perhaps leading to an increase in the range of shops and services on offer.

The Local Housing Strategy specifically identifies the following criteria as catalysts for implementing changes in density:

- Within areas of Forrestfield, High Wycombe and Maida Vale containing older housing on larger lots;
- Within areas of Forrestfield, High Wycombe and Maida Vale within walking distance of local and neighbourhood shopping centres and open spaces;
- Within 200 metres of (relatively) high frequency bus routes; and
- Within 200 metres of District Open Spaces.

Although the subject site is not specifically identified within the Local Housing Strategy as an area for change, it meets the majority of the locational requirements above and is therefore considered to be suitably located to support an increase in residential density. It is noted that the site is not within 200 metres of a District Open Space. However, the site is within 200

metres of Davies Park and within 600m of several other POS areas including Maida Vale Recreation Reserve. The subject site is therefore provided with numerous recreational open spaces within walking distance which is considered to meet the overarching intent of the strategy.

#### Aged Accommodation Strategy

In 2008 the City of Kalamunda commissioned leisure/recreation consultants Community Perspectives to prepare an Aged Accommodation Strategy. Following are some of the key findings of the strategy report:

- The City of Kalamunda has higher percentages of aged residents than the WA average;
- There is a strong desire among older people to “age in place”, which means finding suitable accommodation locally without the need to move away from family and friends; and
- The City needs to encourage the development of smaller dwelling units that are better suited to the population profile.

The existing development approval at the subject site for 13 Aged/Dependent Persons dwellings is clearly in keeping with the objectives of the City’s Aged Accommodation Strategy. However, as noted in the preceding sections of this report, it is clear that the existing demand for such a development is insufficient and has failed to successfully accommodate the existing dwellings, despite the direction provided in the strategy.

As previously noted in this report, the proposed LSP Amendment seeks to ensure that the existing development is successfully occupied by broadening the demographic who may reside within the dwellings. Importantly, it must be recognised that the Amendment will not preclude aged or dependent persons from occupying the dwellings should the demand improve in the future. The existing development remains a suitable option for any aged person(s) who may be interested in downsizing to a smaller dwelling within the locality and it is reiterated that this remains the primary intent of development. Furthermore, it should be noted that each of the constructed dwellings meets the minimum Australian Standards requirements for Aged or Dependent Persons Dwellings.

The proposed Amendment is therefore not considered to compromise the objectives of the Aged Accommodation Strategy as the existing development of the subject site will remain a suitable accommodation option for aged persons.

#### Directions 2031

Directions 2031 and Beyond is a Strategic Planning framework to guide future urban development within the metropolitan area. The overall objectives for the metropolitan Perth and Peel region, as identified in Directions 2031 and Beyond, are outlined below (inter alia):

- Planning for adequate supply of housing and land in response to population growth and changing community needs; and
- Facilitating increased housing diversity, adaptability, affordability and choice.

The framework identifies population forecasts for specific regions within the metropolitan area and sets broad objectives for accommodating these population increases. Specifically, the suburbs of Forrestfield, High Wycombe, Maida Vale and Wattle Grove are identified as

having significant potential for increased residential development within the City of Kalamunda.

With the above in mind, the proposal is reflective of the State's overall ethos for future urban development and consolidation, as outlined in the objectives of Directions 2031 and Beyond.

#### Perth and Peel @3.5 Million

On the 23 March 2018, the Perth and Peel @ 3.5 Million land use planning and infrastructure frameworks were released by the State Government. The framework brings together the vision encapsulated in Directions 2031 and the State Planning Strategy 2050 into a series of planning frameworks, responding to those deepening and emerging challenges, with a unified, long-term growth strategy for land use and infrastructure for the Perth and Peel regions.

The document provides information about the levels of expected population growth by local government area and highlights development opportunities and increased densities. As per Directions 2031, the framework anticipates significant population growth with the City of Kalamunda sets broad objectives for accommodating these population increases.

For the reasons outlined in the preceding sections of this report, the proposal is considered to be consistent with the State's direction for increased residential population, densities, housing choice and urban consolidation in suitable locations.

## 5.0 CONCLUSION

In light of the above, the proposed Amendment to the Maida Vale Cell 6 Local Structure Plan is considered appropriate and justified as it:

1. Is consistent with the objectives of the 'Residential' zone under the City of Kalamunda's LPS No. 3;
2. Is justified against the criteria set by the City of Kalamunda's Local Planning Strategy, Local Housing Strategy and Aged Accommodation Strategy;
3. Is justified against the criteria set by the Western Australian Planning Commission's strategic planning documents Directions 2031 and Beyond as well as Perth and Peel @ 3.5 Million;
4. Is suitably located within walking distance of: key transport corridors; public transport routes; a future Neighbourhood Activity Centre, Public Open Spaces and community facilities including schools;
5. Will assist in creating further population growth and economic development to improve self-sufficiency for the locality and the viability of the future Maida Vale Activity Centre;
6. Will assist in facilitating the successful long-term occupation of the existing dwellings which have been constructed on-site; and
7. Will not compromise the overarching objective of the existing development which is to accommodate aged or dependent persons.

As the proposal is consistent with planning principles derived from state and local levels, the proposed Amendment to the ASP 6 warrants the support of the City of Kalamunda and the Western Australian Planning Commission.