



CITY OF STIRLING

***District Planning Scheme No. 2***

***AMENDMENT NO. 537***

Lot 14 (HN 136) Weaponess Road, Wembley Downs  
Rezoning from 'Service Station' to 'Business'

&

Lot 13 (HN 132) and Lot 757 (HN 128) Weaponess Road,  
Wembley Downs  
Rezoning from 'Civic' to 'Business'

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# INTRODUCTION

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## AMENDMENT PURPOSE

To amend District Planning Scheme No 2 by rezoning Lot 14 (House Number 136) Weaponess Road, Wembley Downs from 'Service Station' to 'Business' and Lot 13 (House Number 132) and Lot 757 (House Number 128) Weaponess Road, Wembley Downs from 'Civic' to Business'.

## BACKGROUND

Reported to the Ordinary Meeting of Council 15 April 2008.

### **ITEM 11.4/CP5 PROPOSED AMENDMENT TO DISTRICT PLANNING SCHEME NO. 2 - LOTS 14,13 AND 757 HOUSE NUMBERS 136, 132 AND 128 WEAPONESS ROAD, WEMBLEY DOWNS**

#### Report Information

Location: Lot 13 (House Number 132) Lot 14 (House Number 136) and Lot 757 (House Number 128) Weaponess Road, Wembley Downs

Reporting Officer: Director Planning and Development

Business Unit: City Planning

Ward: Doubleview

#### Recommendation

***That Council resolve to AMEND District Planning Scheme No 2 by rezoning Lot 14 (House Number 136) Weaponess Road, Wembley Downs from 'Service Station' to 'Business' and Lot 13 (House Number 132) and Lot 757 (House Number 128) Weaponess Road, Wembley Downs from 'Civic' to 'Business' and that the Amendment be processed in accordance with the Town Planning Regulations.***

#### Report Purpose

To consider a proposal to rezone Lot 14 (House Number 136) Weaponess Road, Wembley Downs from 'Service Station' to 'Business' and Lot 13 (House Number 132) and Lot 757 (House Number 128) Weaponess Road, Wembley Downs from 'Civic' to 'Business'.

#### Relevant Documents

Attachments: Nil

Available for viewing at the meeting: Wembley Downs Local Commercial Centre Urban Design Study (previously circulated under a separate cover), Concept Plan

Tax sheet: 15.58

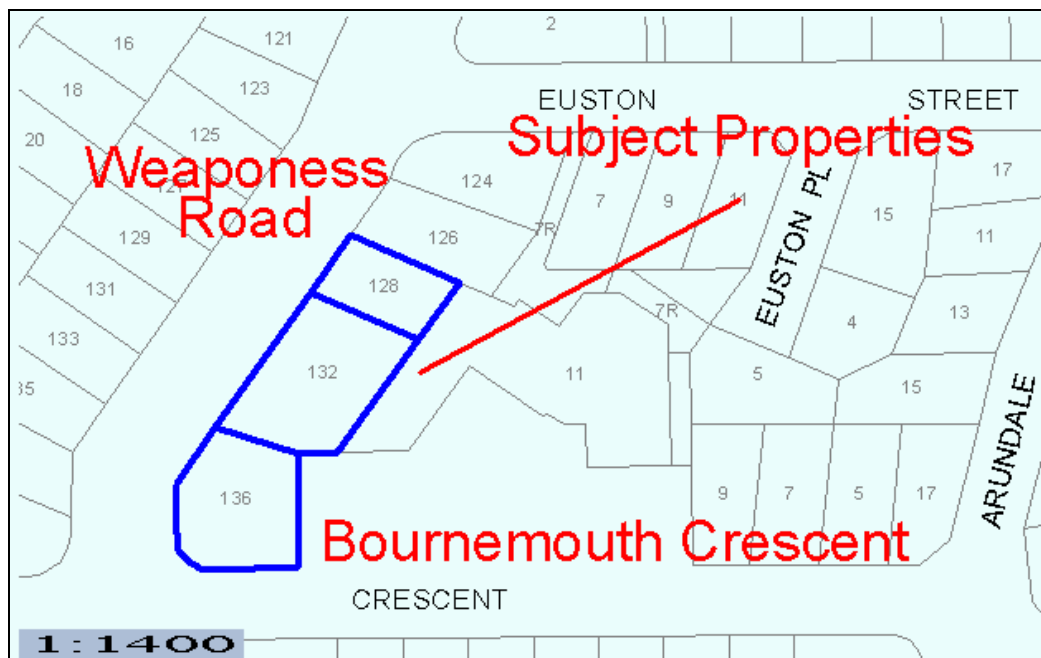
## Summary of Proposal

Current Zoning: MRS - Urban  
DPS2 - Service Station and Civic

Proposed Zoning: DPS2 - Business

Size of Site: Lot 14 - 1224m<sup>2</sup>, Lot 13 - 1496m<sup>2</sup>, Lot 757 - 664m<sup>2</sup>

Concept Plan: As part of the City's Local Commercial Centre Urban Design Improvement Program an urban design study was undertaken for the Wembley Downs Local Commercial Centre. No detail concept plan has been developed at this stage, however an initial concept has been prepared to support the urban design study recommendations. A mixed-use development is likely to be encouraged, with commercial/retail units on the ground floor and residential units on the upper storey. In addition, improved connection between Weaponess Road and the Downs shopping centre will also be explored through further concept plan development.



Location Map



Aerial Map

## Background

The Local Commercial Centres Urban Design Improvement Program was adopted by Council on 18 July 2000 (Item 11.1/PL2) and is subsequently rolled out and periodically reviewed.

On the basis of owner support, Council endorsed a study for the Downs Shopping Centre to be included in the programmed work for 2006-07 in April 2006 (Item 11.1/PS7). Further to this, in May 2007 Council supported the expansion of the study area to include the adjacent commercial and civic properties along Weaponess Road to help create a coherent local centre (Item 11.1/PS5).

Following an initial survey of property owners and an internal investigation undertaken by the Project team, a stakeholder workshop was held on 13 August 2007 for the purposes of establishing a vision for the Centre. From this workshop it was expressed by both property owners and tenants that to ensure the long-term survival of the Centre there is a need to be focusing on the 'bigger picture' and to identify opportunities for how the Centre could be developed. Currently, the Centre includes a service station, a child day care centre, a medical centre, the Downs shopping centre and the vacant child health clinic owned by the City (Council approved its demolition on 1 April 2008 Item 11.1/AM1).

In 2004, as part of the rationalisation of the City's child health centres, the Wembley Downs child health centre situated on Lots 757 and 13 Weaponess Road was relocated to a combined centre at the Scarborough Community Centre. Following this, the Asset Rationalisation Project Committee resolved to investigate the potential for rezoning and disposing of the land. The future of Lots 757 and 13 (both are owned in fee simple by the City) have been explored as part of the urban design study and offer an opportunity to help improve the exposure, integration and overall function of the Centre. In addition, the current landowner of the service station has indicated to the City that the service station use is no longer viable and would be supportive of rezoning to allow for redevelopment to occur.

## **Comment**

### Urban Design Study

A number of issues were identified through the urban design study (previously circulated under a separate cover) that are considered to affect the ongoing survival of the Centre, including:

- A lack of opportunity for expansion due to the current restrictive zonings;
- Poor integration of the centre between the land uses fronting Weaponess Road and the Downs shopping centre on Bournemouth Crescent;
- Lack of exposure to Weaponess Road to attract passing trade;
- Poor built form appearance to Weaponess Road;
- Need to encourage a mix of uses and activities; and
- Limited opportunities for passive surveillance in the Centre.

At the core of addressing each of the above issues is the need to ensure appropriate zonings are in place within the Centre.

There is currently a mix of zonings under District Planning Scheme No. 2 that make up the Wembley Downs Commercial Centre including Business, Service Station, Special Use and Civic. Under draft Local Planning Scheme No. 3 (LPS 3), it is proposed to rezone the following properties within the Centre:

- Lot 30 Bournemouth Crescent (Downs shopping centre) to 'Local Centre'
- Lot 758 Weaponess Road (Child Day Care Centre) to 'Business'
- Lot 759 Weaponess Road (Medical Centre) to 'Business'

The above proposed rezonings will still allow the existing land uses to continue in addition to allowing more flexibility in future land uses. It should also be noted that under the proposed zonings above, the retail function of the Centre would remain on Lot 30 Bournemouth Crescent, as the 'Business' zone under LPS 3 would not permit shop uses. However, no changes to zoning are proposed for Lot 14 Weaponess Road (Service Station) and Lots 13 and 757 Weaponess Road (Civic) under Local Planning Scheme No. 3. As mentioned above, both the City owned lots and the service station are no longer required for their current uses and as such rezoning both the civic-zoned lots and the service station lot to 'Business' under District Planning Scheme No. 2 is one of the key recommendations of the urban design study.

### Draft Local Commercial Strategy

The City's draft Local Commercial Strategy indicates the modelled retail floorspace expansion of the Centre is limited to only 157m<sup>2</sup>. The net lettable area of retail floorspace for the Downs shopping centre is currently 1614m<sup>2</sup>, however the tenants of the shopping centre would like to expand to 2,200m<sup>2</sup> to meet growing business needs, thus exceeding the modelled potential.

The draft Local Commercial Strategy was prepared to assist in the implementation of the Western Australian Planning Commission's Statement of Planning Policy No.9 – Metropolitan Centres Policy (2000). The Metropolitan Centres Policy supports the promotion of neighbourhood centres in recognition of their vital role in providing day-to-day convenience shopping and as such allows retail expansion up to 4,500m<sup>2</sup>. The Wembley Downs Commercial Centre is currently well below this limit.

Nevertheless, it is very unlikely any retail expansion would occur within the Centre given the current zonings and built form of the Downs shopping centre. The Downs shopping centre is in a unique situation where it is land locked (surrounded by road reserve and right of way) limiting possibilities for expansion at-grade and upper storey additions are unlikely to be pursued given limitations to provide additional parking. Therefore to allow any future retail expansion (including to the modelled potential), there is a need to expand the 'Business' zoning to other lots within the Centre. Rezoning the service station and civic lots to 'Business' will allow some retail floorspace to expand to these sites improving the exposure of the Centre to passing trade along Weaponess Road.

### Concept Plan and Possible Demonstration Project

As previously mentioned, a detailed concept plan has not been prepared at this stage, though it is also a key recommendation of the urban design study. Both the service station site and the City's civic-zoned lots are identified as key sites to help in the overall revitalisation of the Centre, given their frontage to Weaponess Road and potential for significant redevelopment. In addition, the service station site is also recognised as key to linking the uses along Weaponess Road with the Downs shopping centre, given the prominent corner site and ability to have development fronting three sides (including facing the car park area within Bournemouth Crescent). The City would continue to work closely with the owner of the service station during concept development, in addition to continuing liaising with the other stakeholders in the Centre to ensure the most beneficial outcome for the Centre.

Also included in the recommendations from the urban design study is the suggestion to redevelop the City's civic-zoned lots as a demonstration project to show how other local and neighbourhood centres could be revitalised. This suggestion draws from an objective of Network City to:

*"Revitalise existing centres and suburbs by enhancing their amenity and attractiveness, their economic, social and cultural vitality, and their safety and security"*

One of the key actions identified to help implement the above objective is to use the development of underused or vacant public land to demonstrate the potential of redevelopment in established areas. This is seen as an opportunity to retain a City asset whilst still contributing towards the revitalisation and on-going survival of a neighbourhood centre, in addition to creating a potential income for the City.

### Business Plan

To support the proposal for a demonstration project on the City's owned land, a business plan would need to be prepared, as required under the Local Government Act. The business plan would outline in part the possible cost of developing the two lots and the expected rate of return the City could expect from leasing commercial/residential floorspace.

### Conclusion

The urban design study undertaken on the Wembley Downs Local Commercial Centre identified a number of opportunities to help address key issues facing the Centre. These included:

- Improving the integration of the Centre between Weaponess Road and Bournemouth Crescent;

- Improving the built form appearance to Weaponess Road;
- Encouraging a mix of uses and activities; and
- Improving opportunities for passive surveillance in the Centre.

However, to enable the City to progress with the above opportunities it is considered essential to ensure that appropriate zonings are in place. The current zonings of service station and civic do not permit the type of mixed-use development (commercial/retail/residential) needed to help revitalise the Centre. In addition, given the existing lots are no longer required or viable for their current uses, the vacant civic land and potential closure of the service station would detract from the overall amenity of the Centre.

Therefore, to facilitate implementation of the recommendations of the urban design study rezoning Lots 13, 757 and 14 Weaponess Road to 'Business' is required. During the Amendment process the concept plan can be further developed and the suggestion for a demonstration project can be explored in more detail.

### **Consultation/Communication Implications**

Consultation on Amendment would be required in accordance with Town Planning Regulations, if endorsed. The City would also continue to liaison with relevant stakeholders during the preparation of the Concept Plan.

### **Policy and Legislative Implications**

The Amendment would be subject to the provisions of the Town Planning and Development Act 1928 and the Town Planning Regulations 1967 (as amended). The proposal is considered consistent with the provisions of the Commission's Metropolitan Centres Policy in regard to Neighbourhood and Local Centres.

### **Strategic Implications**

The Amendment would advance Strategic Plan Initiative 2.2.6 – Identify priorities and carry out Local Centre Urban Design Improvements.

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# FORMAL DOCUMENTATION

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PLANNING & DEVELOPMENT ACT 2005



CITY OF STIRLING

**DISTRICT PLANNING SCHEME NO 2 - AMENDMENT NO. 537**

The City of Stirling Council under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005 hereby amends the above Town Planning Scheme by:

1. Amending the Scheme Map by replacing the "Service Station" zone with the "Business" zone for Lot 14 (House Number 136) Weaponess Road, Wembley Downs and by replacing the "Civic" zone with the "Business" zone for Lot 13 (House Number 132) and Lot 757 (House Number 128) Weaponess Road, Wembley Downs as follows:

PLANNING & DEVELOPMENT ACT 2005



CITY OF STIRLING

**DISTRICT PLANNING SCHEME NO 2 - AMENDMENT NO. 537**

Adopted by resolution of the Council of the City of Stirling at the meeting of the Council held on the 15<sup>th</sup> day of April 2008.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CHIEF EXECUTIVE OFFICER

Adopted for final approval by resolution of the City of Stirling at the meeting of the Council held on the      day of      200      and the Seal of the Municipality was pursuant to that resolution hereunto affixed in the presence of :

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CHIEF EXECUTIVE OFFICER

Recommended/Submitted  
for Final Approval

\_\_\_\_\_  
Delegated under S.16 of  
Planning and Development Act  
2005

Date \_\_\_\_\_

Final Approval granted

\_\_\_\_\_  
MINISTER FOR PLANNING  
AND INFRASTRUCTURE

Date \_\_\_\_\_