

HOA / PLACE NEIGHBOURHOOD 1 – DUNCRAIG (SOUTH) / WARWICK

IMPORTANT POINTS TO NOTE: It is essential that proposed density be read in conjunction with draft Scheme Amendment No. 3 to Local Planning Scheme No. 3 and the draft Place Neighbourhoods Local Planning Policy.

- Development standards set out in draft Scheme Amendment No. 3 and the draft Place Neighbourhoods Local Planning Policy will change the way development in this area can be undertaken, including but not limited to:
 - Some forms of development may not be supported.
 - Development potential in cul-de-sacs will be moderated – where permitted, multiple dwellings will be limited by requirements to meet average lot sizes as per the R-Codes.
 - The requirement for dedicated landscape areas and provision of trees.
 - Visitor parking requirements.

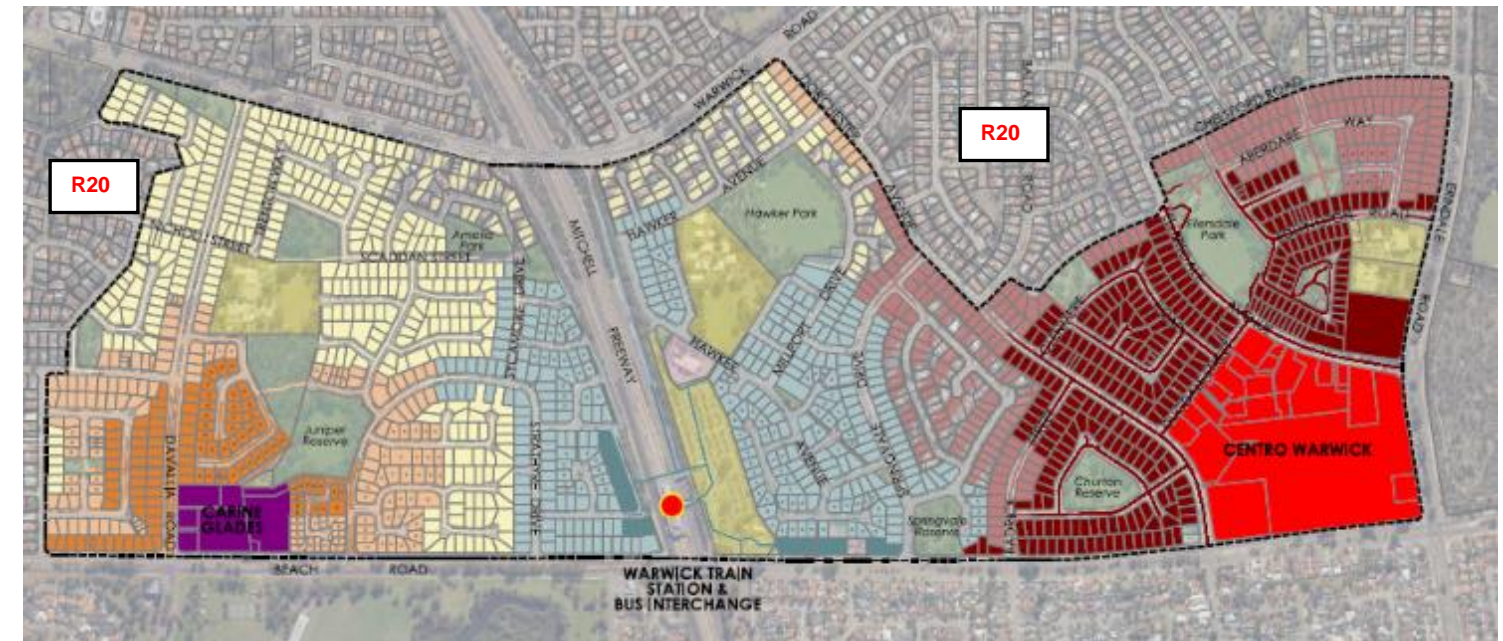


Legend

- | | | |
|--------------------------|---------------------------------------|-----------------------------------|
| Housing Opportunity Area | Existing commercial/mixed use area | Railway stations |
| R20/R40 coding | Existing public use including schools | Bus routes |
| R20/R60 coding | Existing parks | No changes to residential density |

CURRENT DENSITY

- R20 / 60 around Warwick station
- R20 / 60 around Warwick centre
- Some R20 / 60 on Beach Road west of Davallia Road
- Balance of the area is R20 / R40



LEGEND

PLACE NEIGHBOURHOODS

PLACE TYPES

- | | |
|---------------------------------------|---------------------------------|
| Suburban | Transit Hub |
| R30 (400- 800m LAC, DAC & Transition) | R60 (0- 400m) |
| R30 Transition Area | R40 (400- 800m) |
| Local Activity Centre | R40 Transition Area |
| R40 (0- 200m) | District Activity Centre |
| R30 (200- 400m) | R60 (0- 400m) |
| Neighbourhood Activity Centre | R40 (400- 800m) |
| R60 (0- 200m) | R40 Transition Area |
| R40 (200- 400m) | |

PLACE TYPE CENTRE/ NODE

- | |
|-------------------------------|
| Train Station (Transit Hub) |
| District Activity Centre |
| Neighbourhood Activity Centre |
| Local Activity Centre |

OTHER EXISTING LAND USES & COMMUNITY INFRASTRUCTURE

- | |
|----------------------------|
| Public Open Space |
| Environmental Conservation |
| Public Purpose |
| Urban Development |
| Mixed Use |
| Private Community Purpose |
| Drainage/ Waterway |
| Service Commercial |

PROPOSED DENSITY

- Remove dual density code
- Include additional R60 within 400m of Warwick centre (mainly to the north)
- Minor realignment of R40 and R60 areas to the west of Warwick centre (based on walkability)
- Reduce size of R60 area around Warwick station (balance reduces to R40)
- Addition of some R60 within 200m walkability of Carine Glades centre
- R40 area reduced – confined to within 200m to 400m of centres
- Rest of Place Neighbourhood reduced to R30

HOA / PLACE NEIGHBOURHOOD 2 – GREENWOOD / WARWICK (NORTH)

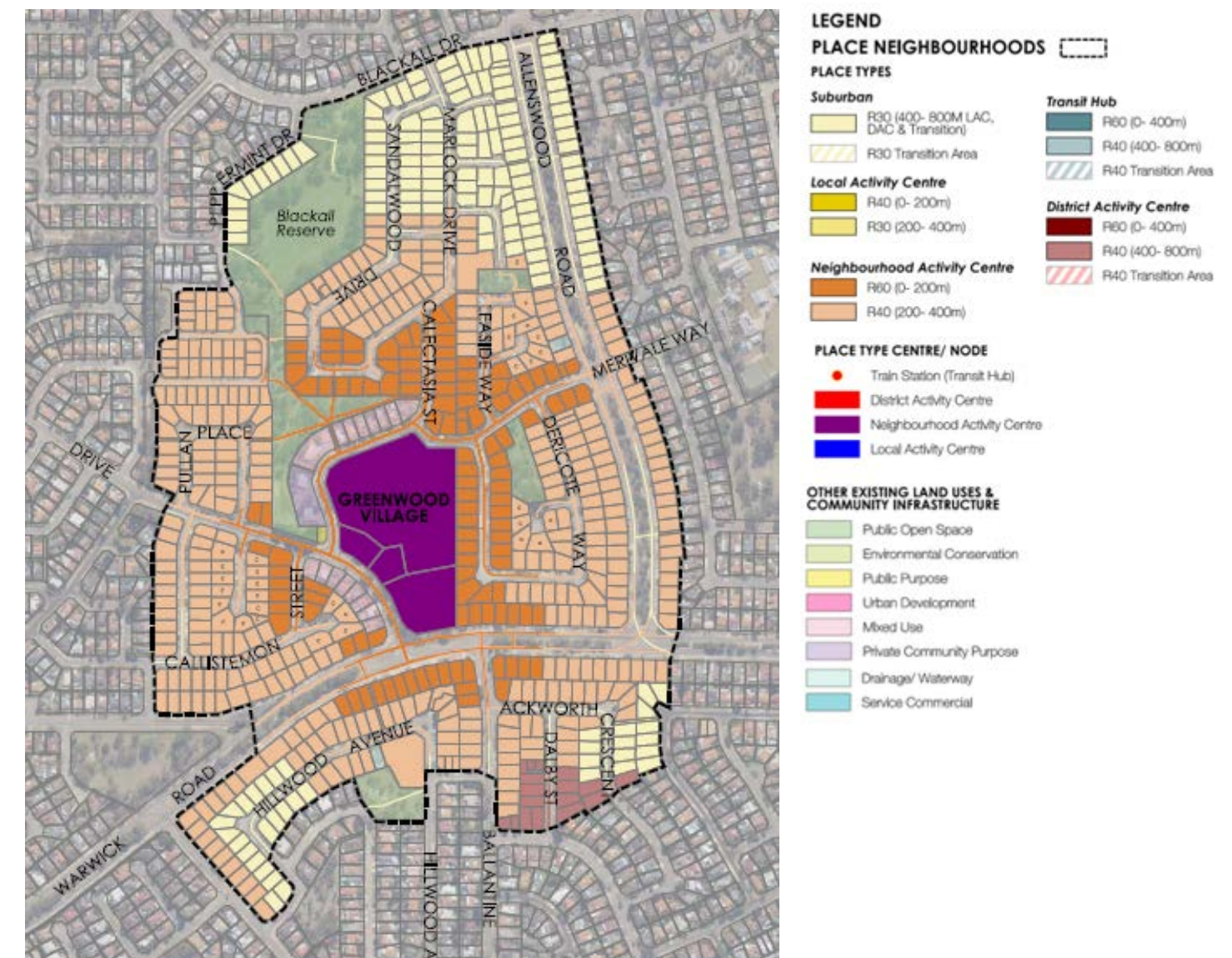
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 - Some forms of development may not be supported.
 - Development potential in cul-de-sacs will be moderated – where permitted, multiple dwellings will be limited by requirements to meet average lot sizes as per the R-Codes.
 - The requirement for dedicated landscape areas and provision of trees.
 - Visitor parking requirements.



CURRENT DENSITY

- All R20 / R40



PROPOSED DENSITY

- Remove dual density code
- Introduce some R60 within 200m of the Greenwood centre
- Some R40 to remain within 200m to 400m of Greenwood centre
- Limited R40 to remain in the south east corner, which falls within 800m of the Warwick centre (outside of Place Neighbourhood)
- Rest of Place Neighbourhood reduced to R30

HOA / PLACE NEIGHBOURHOOD 3 – SORRENTO

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 - Some forms of development may not be supported.
 - Development potential in cul-de-sacs will be moderated – where permitted, multiple dwellings will be limited by requirements to meet average lot sizes as per the R-Codes.
 - The requirement for dedicated landscape areas and provision of trees.
 - Visitor parking requirements.

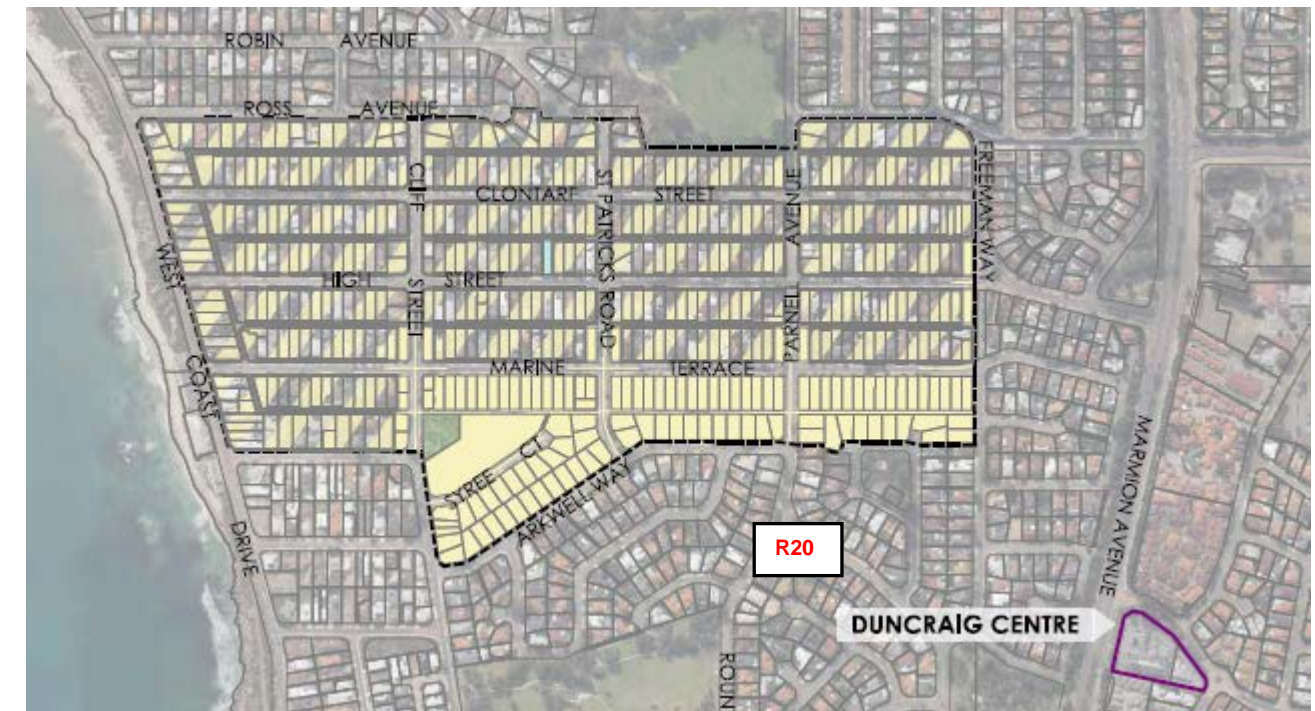


Legend

- | | | |
|--------------------------|---------------------------------------|-----------------------------------|
| Housing Opportunity Area | Existing commercial/mixed use area | Railway stations |
| R20/R40 coding | Existing public use including schools | Bus routes |
| R20/R60 coding | Existing parks | No changes to residential density |

CURRENT DENSITY

- All R20 / R25



LEGEND

PLACE NEIGHBOURHOODS

PLACE TYPES

Suburban

- R30 (400- 800m LAC, DAC & Transition)
- R30 Transition Area

Local Activity Centre

- R40 (0- 200m)
- R30 (200- 400m)

Neighbourhood Activity Centre

- R60 (0- 200m)
- R40 (200- 400m)

Transit Hub

- R60 (0- 400m)
- R40 (400- 800m)
- R40 Transition Area

District Activity Centre

- R60 (0- 400m)
- R40 (400- 800m)
- R40 Transition Area

PLACE TYPE CENTRE/ NODE

- Train Station (Transit Hub)
- District Activity Centre
- Neighbourhood Activity Centre
- Local Activity Centre

OTHER EXISTING LAND USES & COMMUNITY INFRASTRUCTURE

- Public Open Space
- Environmental Conservation
- Public Purpose
- Urban Development
- Mixed Use
- Private Community Purpose
- Drainage/ Waterway
- Service Commercial

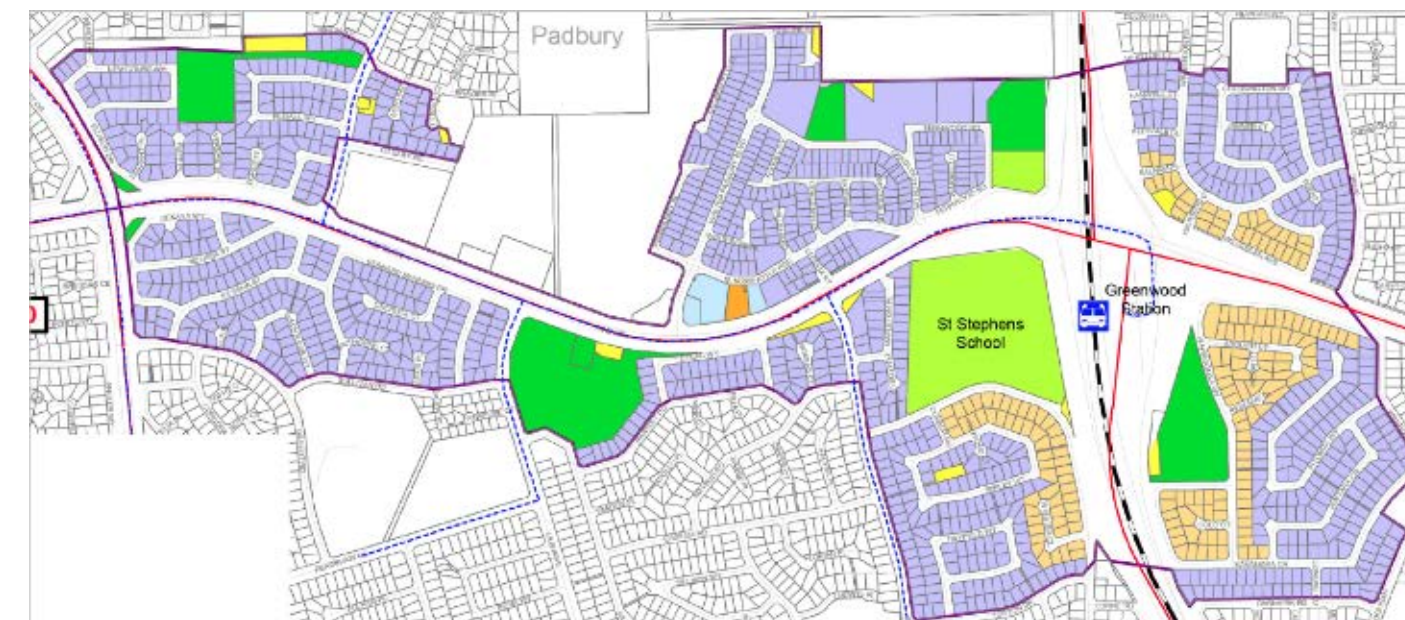
PROPOSED DENSITY

- Remove dual density code
- Increase the southern part to R30 because of walkability to the Marmion and Duncraig centres (outside of Place Neighbourhood)
- Rest of Place Neighbourhood retained as R25

HOA / PLACE NEIGHBOURHOOD 4 – PADBURY / KINGSLEY / GREENWOOD / DUNCRAIG (NORTH)

IMPORTANT POINTS TO NOTE:

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 - Some forms of development may not be supported.
 - Development potential in cul-de-sacs will be moderated – where permitted, multiple dwellings will be limited by requirements to meet average lot sizes as per the R-Codes.
 - The requirement for dedicated landscape areas and provision of trees.
 - Visitor parking requirements.

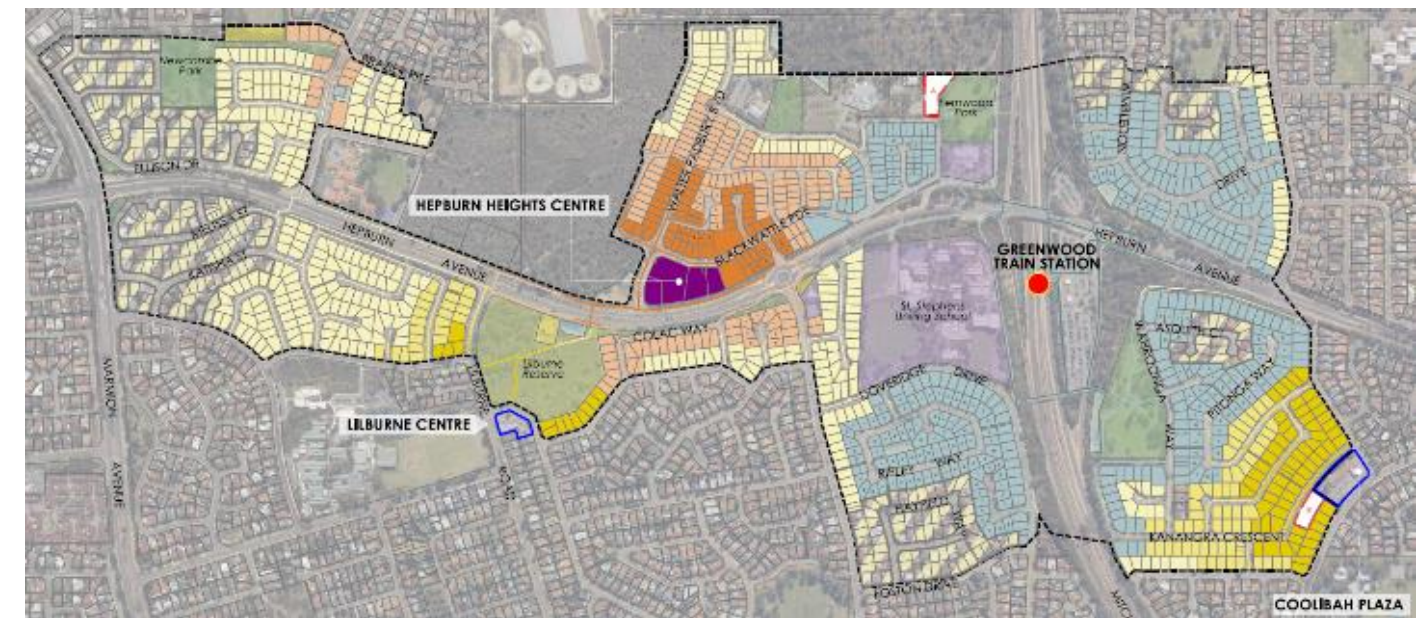


Legend

- | | | |
|--------------------------|---------------------------------------|---------------------------------------|
| Housing Opportunity Area | Existing commercial/mixed use area | Railway stations |
| R20/R40 coding | Existing public use including schools | Bus routes |
| R20/R60 coding | Existing parks | R20 No changes to residential density |

CURRENT DENSITY

- Some R20 / R60 around Greenwood Station
- Balance of the area is R20 / R40



LEGEND

PLACE NEIGHBOURHOODS

PLACE TYPES

Suburban

- R30 (400- 800m LAC, DAC & Transition)
- R30 Transition Area

Local Activity Centre

- R40 (0- 200m)
- R30 (200- 400m)

Neighbourhood Activity Centre

- R60 (0- 200m)
- R40 (200- 400m)

Transit Hub

- R60 (0- 400m)
- R40 (400- 800m)
- R40 Transition Area

District Activity Centre

- R60 (0- 400m)
- R40 (400- 800m)
- R40 Transition Area

PLACE TYPE CENTRE/ NODE

- Train Station (Transit Hub)
- District Activity Centre
- Neighbourhood Activity Centre
- Local Activity Centre

OTHER EXISTING LAND USES & COMMUNITY INFRASTRUCTURE

- Public Open Space
- Environmental Conservation
- Public Purpose
- Urban Development
- Mixed Use
- Private Community Purpose
- Drainage/ Waterway
- Service Commercial

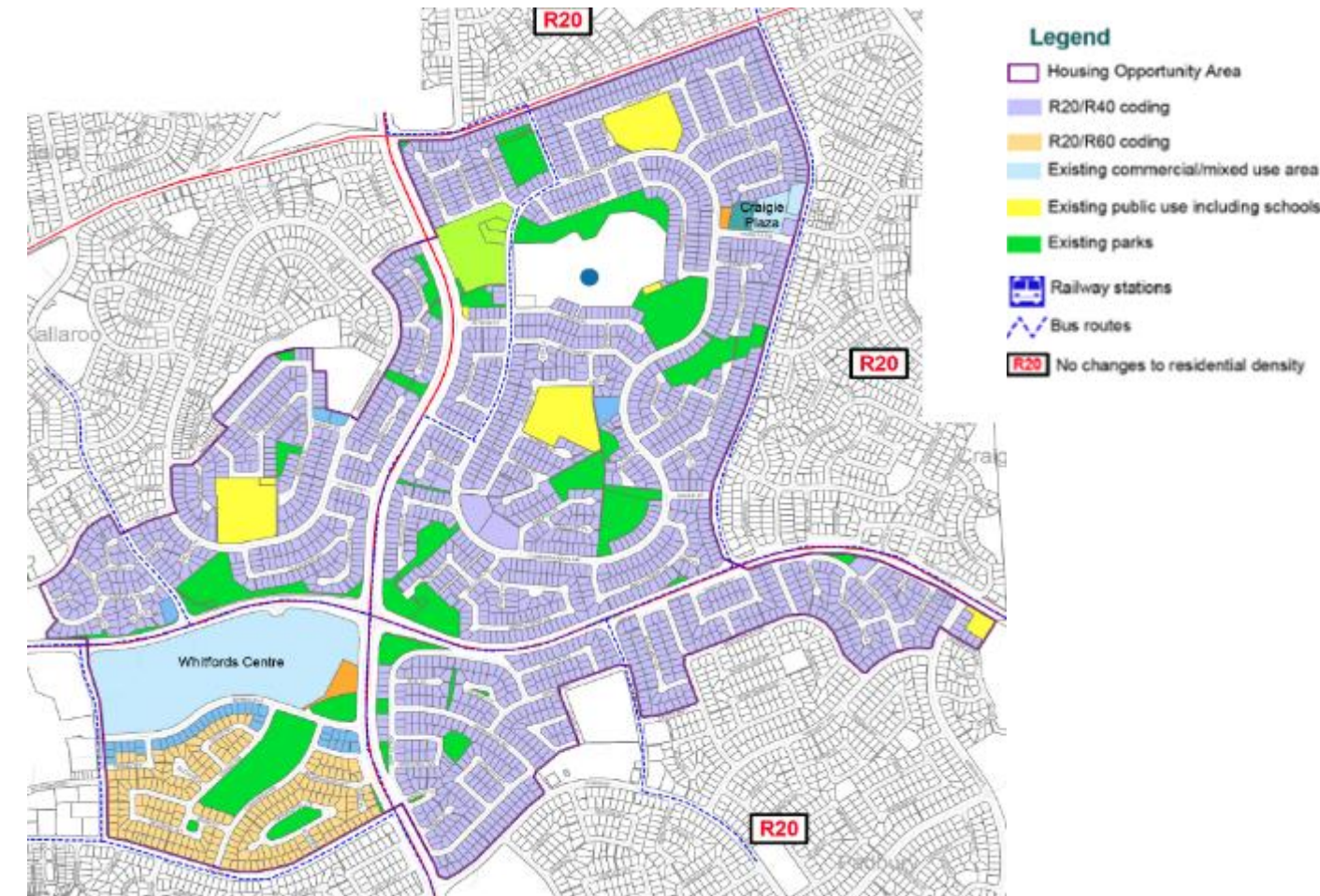
PROPOSED DENSITY

- Remove dual density code
- Remove R60 around Greenwood Station and reduce to R40
- Introduce some R60 within 200m of the Hepburn Heights centre
- Retain R40 within 200 to 400m walkability of Hepburn Heights centre
- Retain R40 within 200m of Lilburne centre
- Retain R40 within 200m of Coolibah Drive centre
- Retain R40 within 400m of Padbury centre (outside of Place Neighbourhood)
- Rest of Place Neighbourhood reduced to R30

HOA / PLACE NEIGHBOURHOOD 5 – KALLAROO / CRAIGIE / HILLARYS / PADBURY

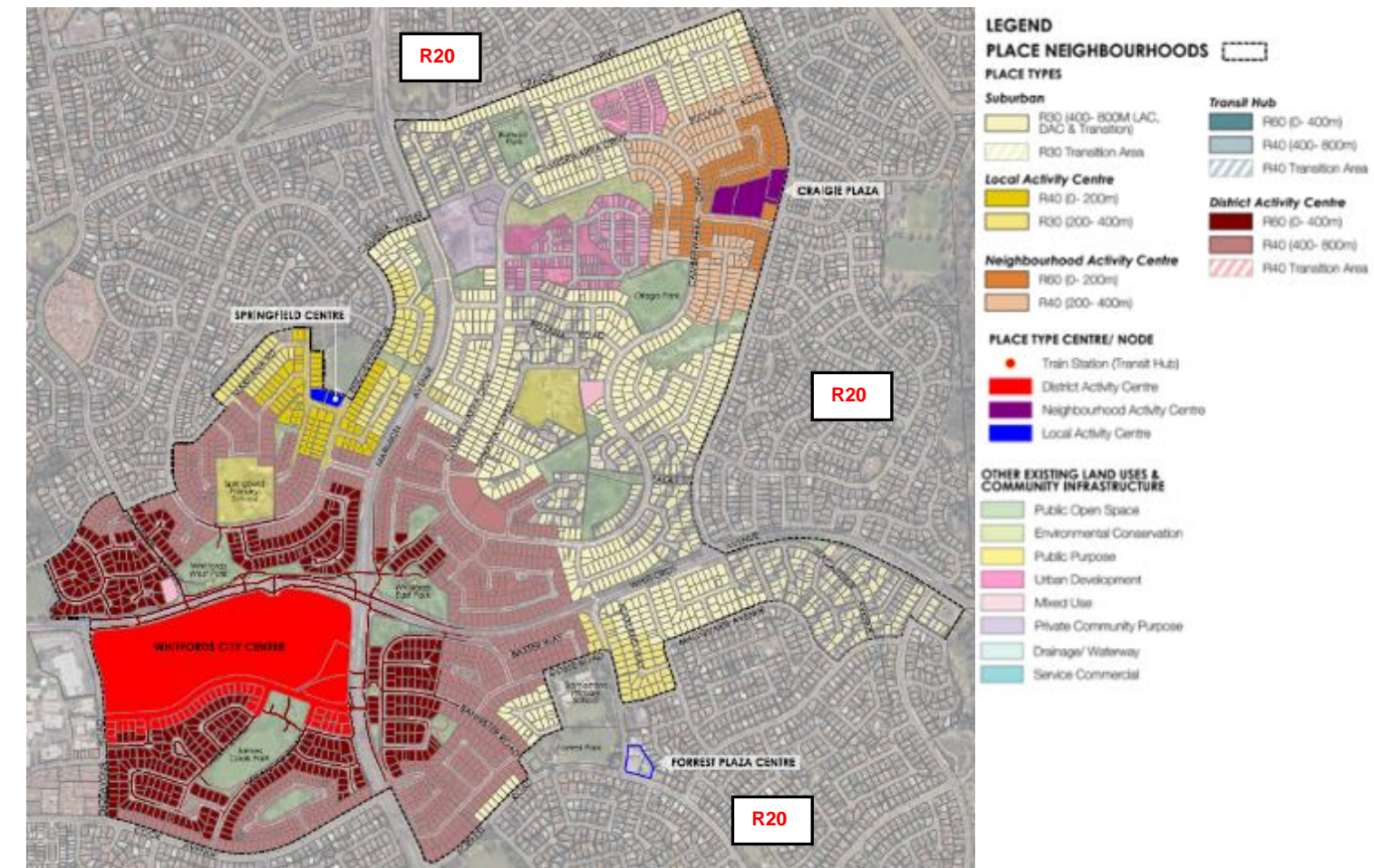
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 - Some forms of development may not be supported.
 - Development potential in cul-de-sacs will be moderated – where permitted, multiple dwellings will be limited by requirements to meet average lot sizes as per the R-Codes.
 - The requirement for dedicated landscape areas and provision of trees.
 - Visitor parking requirements.



CURRENT DENSITY

- R80 immediately south of Whitfords centre (part of approved Whitfords Activity Centre Plan)
- R20 / R60 further south of Whitfords centre
- Balance of the area R20 / R40



PROPOSED DENSITY

- Remove dual density code
- Reduce size of R60 area south of Whitfords centre in Hillarys (retain R60 within 400m of centre)
- Introduce new R60 area within 400m of Whitfords centre in Kallaroo (north) and Padbury/Craigie (east)
- Reduce R40 around Whitfords centre – confined to within 800m of centre
- Introduce some R60 within 200m of Craigie Plaza
- Reduce R40 within Craigie – confined to within 200 – 400m of Craigie Plaza
- Retain some R40 around Springfield shops
- Reduce rest of Place Neighbourhood to R30

HOA / PLACE NEIGHBOURHOOD 6 – WOODVALE / KINGSLEY

IMPORTANT POINTS TO NOTE:

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 - The requirement for dedicated landscape areas and provision of trees.
 - Visitor parking requirements.

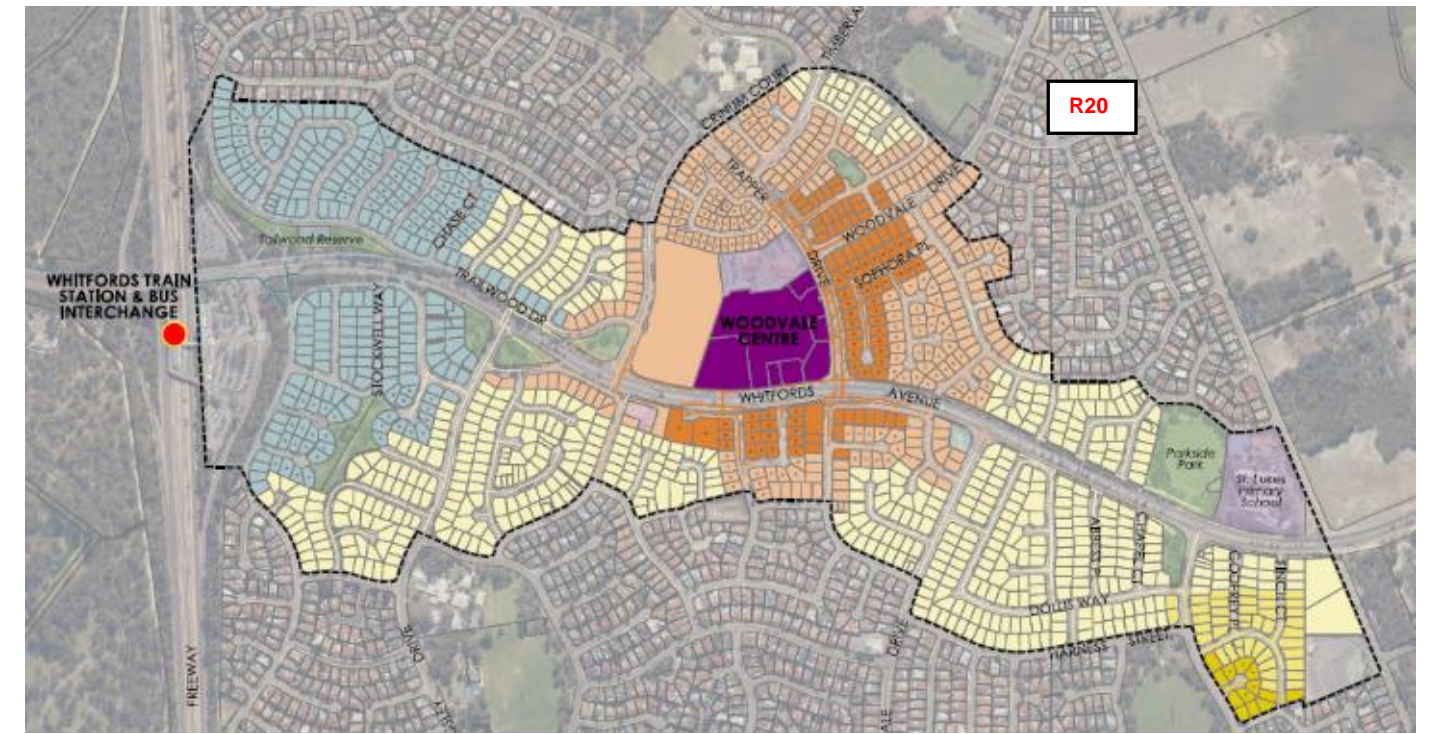


Legend

Housing Opportunity Area	Existing commercial/mixed use area	Railway stations
R20/R40 coding	Existing public use including schools	Bus routes
R20/R60 coding	Existing parks	No changes to residential density

CURRENT DENSITY

- R20 / R60 close to Whitfords Train Station
- Balance of the area R20 / R40



LEGEND

PLACE NEIGHBOURHOODS

PLACE TYPES

Suburban	Transit Hub
R30 (400- 800m LAC, DAC & Transition)	R60 (0- 400m)
R30 Transition Area	R40 (400- 800m)
	R40 Transition Area

Local Activity Centre

R40 (0- 200m)
R30 (200- 400m)

Neighbourhood Activity Centre

R60 (0- 200m)
R40 (200- 400m)

District Activity Centre

R60 (0- 400m)
R40 (400- 800m)
R40 Transition Area

PLACE TYPE CENTRE/ NODE

Train Station (Transit Hub)
District Activity Centre
Neighbourhood Activity Centre
Local Activity Centre

OTHER EXISTING LAND USES & COMMUNITY INFRASTRUCTURE

Public Open Space
Environmental Conservation
Public Purpose
Urban Development
Mixed Use
Private Community Purpose
Drainage/ Waterway
Service Commercial

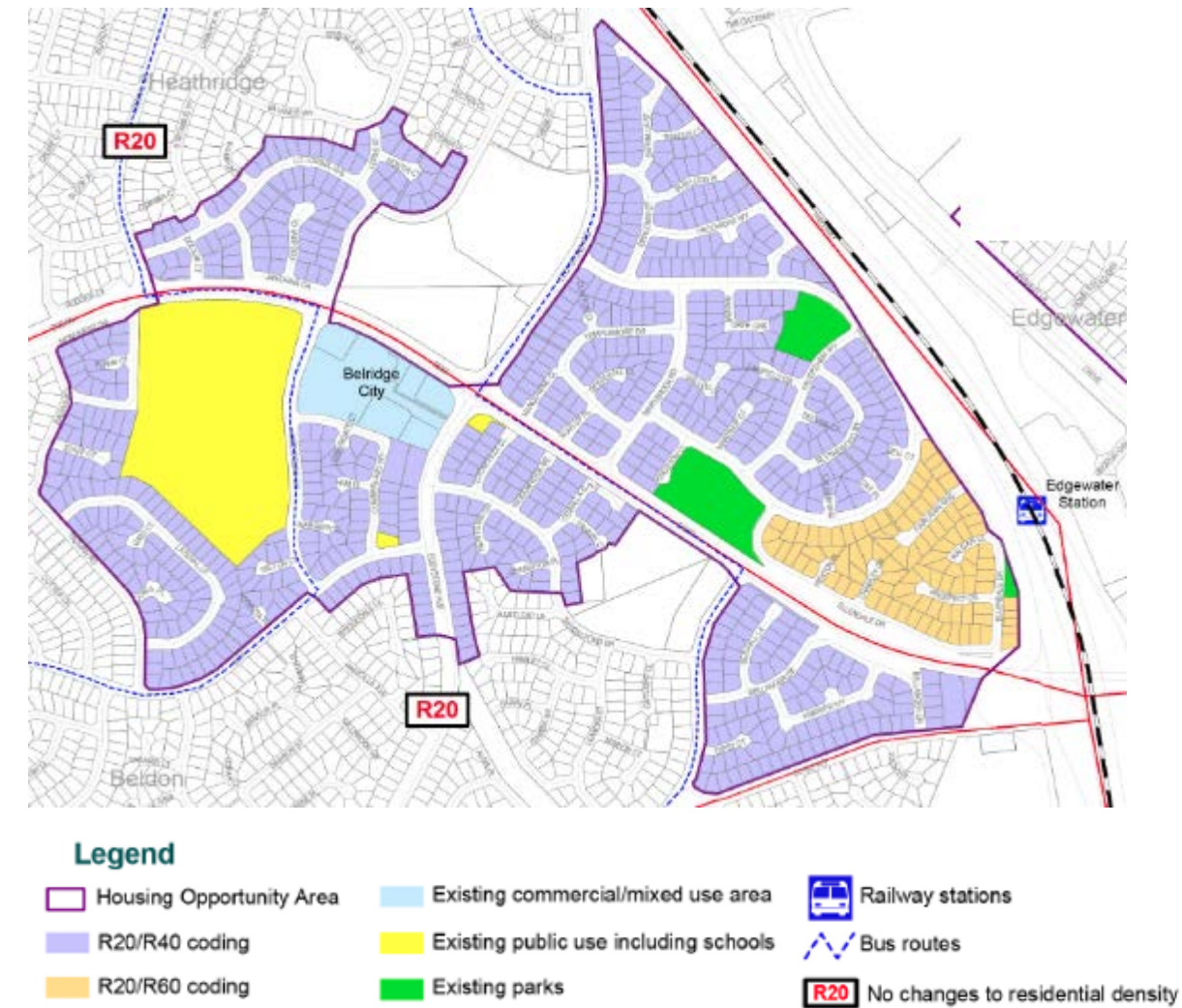
PROPOSED DENSITY

- Remove dual density code
- Remove R60 around Whitfords Station and reduce to R40
- Retain existing R40 within 800m of Whitfords Station
- Introduce some R60 within 200m of Woodvale centre
- Retain existing R40 within 200 – 400m of Woodvale centre
- Retain existing R40 within 200m of Kingsley centre (outside of Place Neighbourhod)
- Reduce rest of Place Neighbourhood to R30

HOA / PLACE NEIGHBOURHOOD 7 – BELDON / HEATHRIDGE

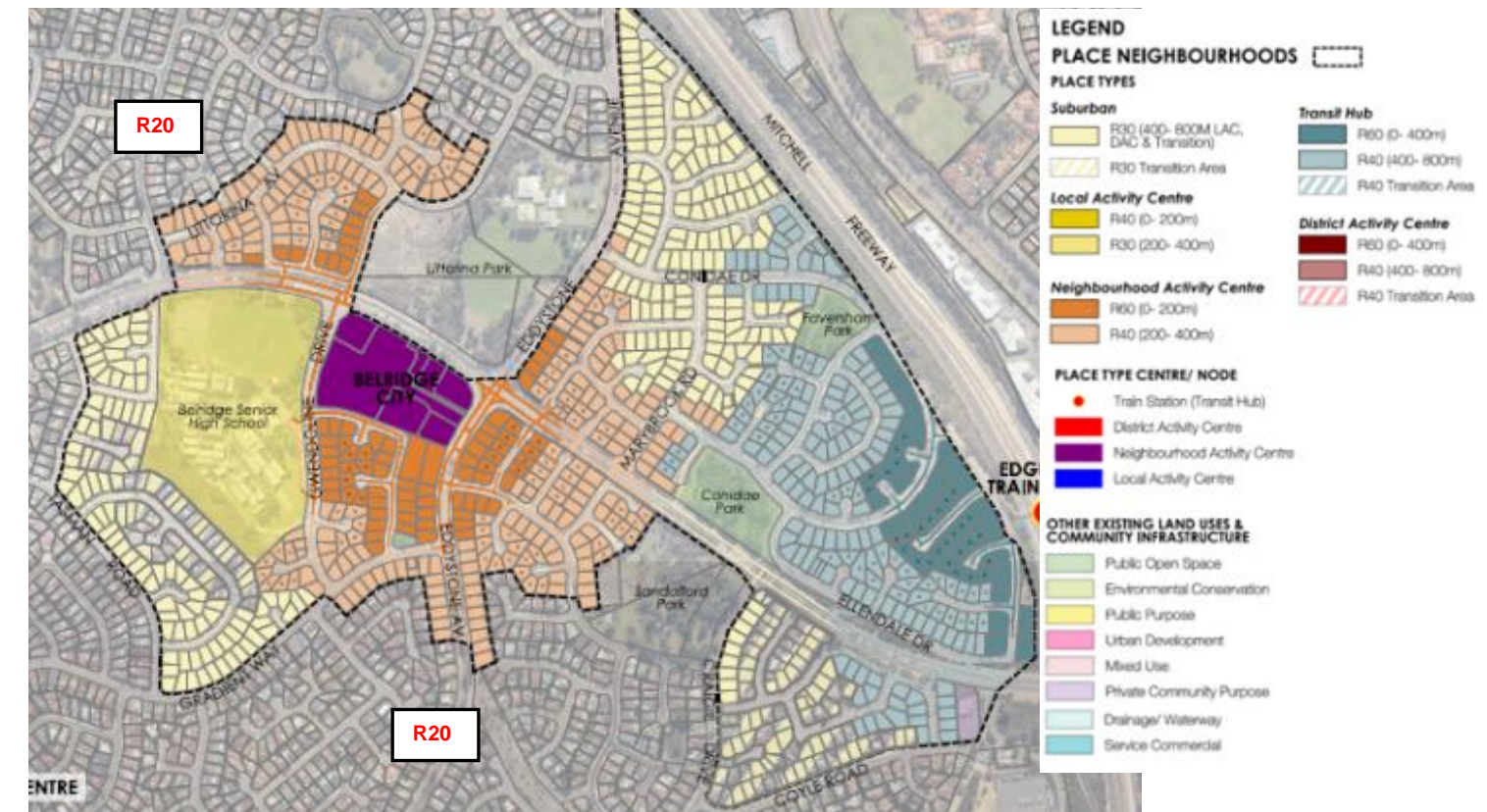
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 - The requirement for dedicated landscape areas and provision of trees.
 - Visitor parking requirements.



CURRENT DENSITY

- Some R20 / R60 west of Edgewater Train Station
- Balance of the area R20 / R40



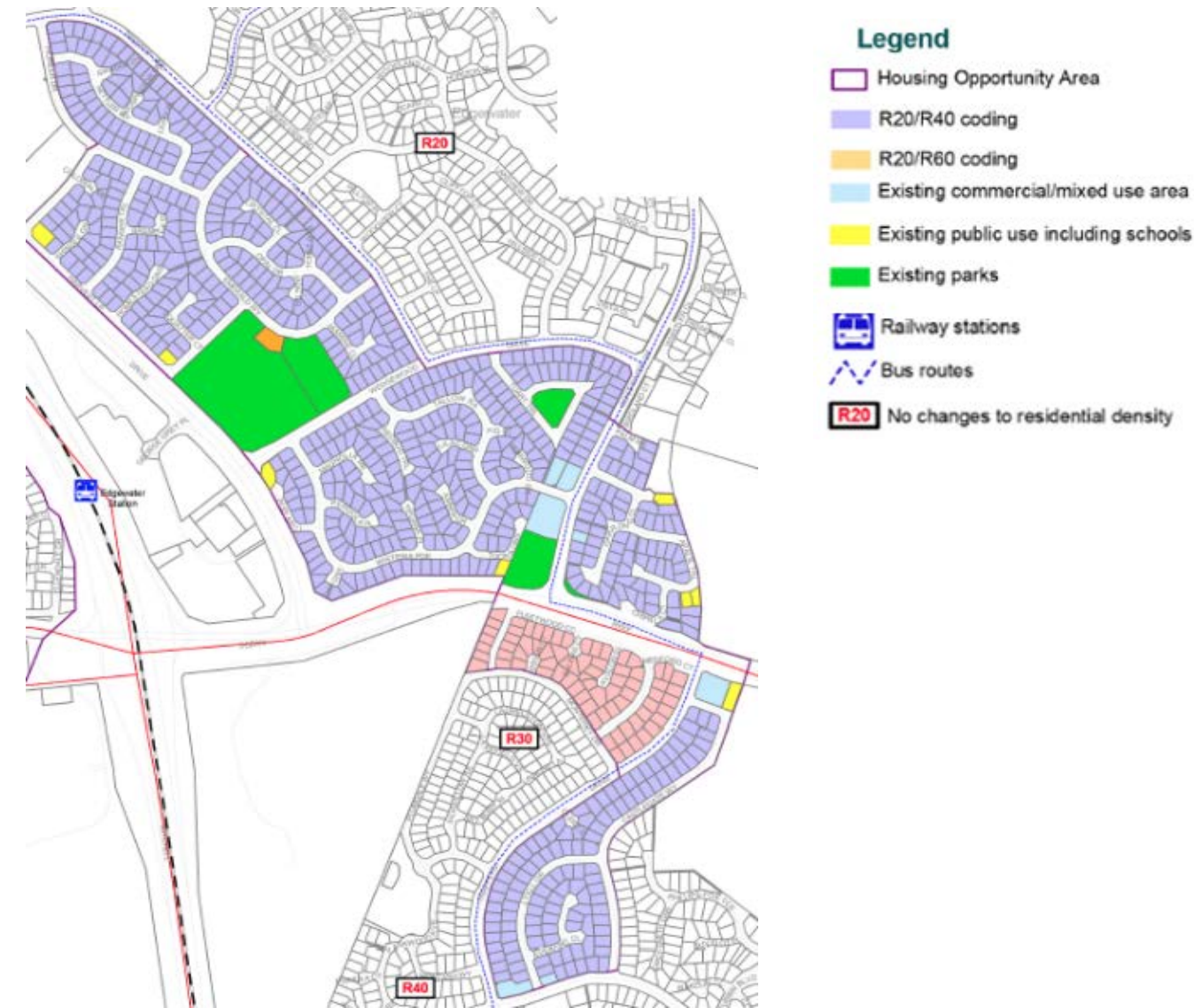
PROPOSED DENSITY

- Remove dual density code
- Reconfigure R60 area – some properties reduce from R60 to R40 and some properties increase from R40 to R60 (based on walkability to Edgewater Station)
- Retain balance of existing R40 within 400 – 800m of Edgewater Station
- Introduce some R60 within 200m of Belridge centre
- Retain R40 within 200 – 400m of Belridge centre
- Reduce rest of Place Neighbourhood to R30

HOA / PLACE NEIGHBOURHOOD 8 – EDGEWATER / WOODVALE (NORTH)

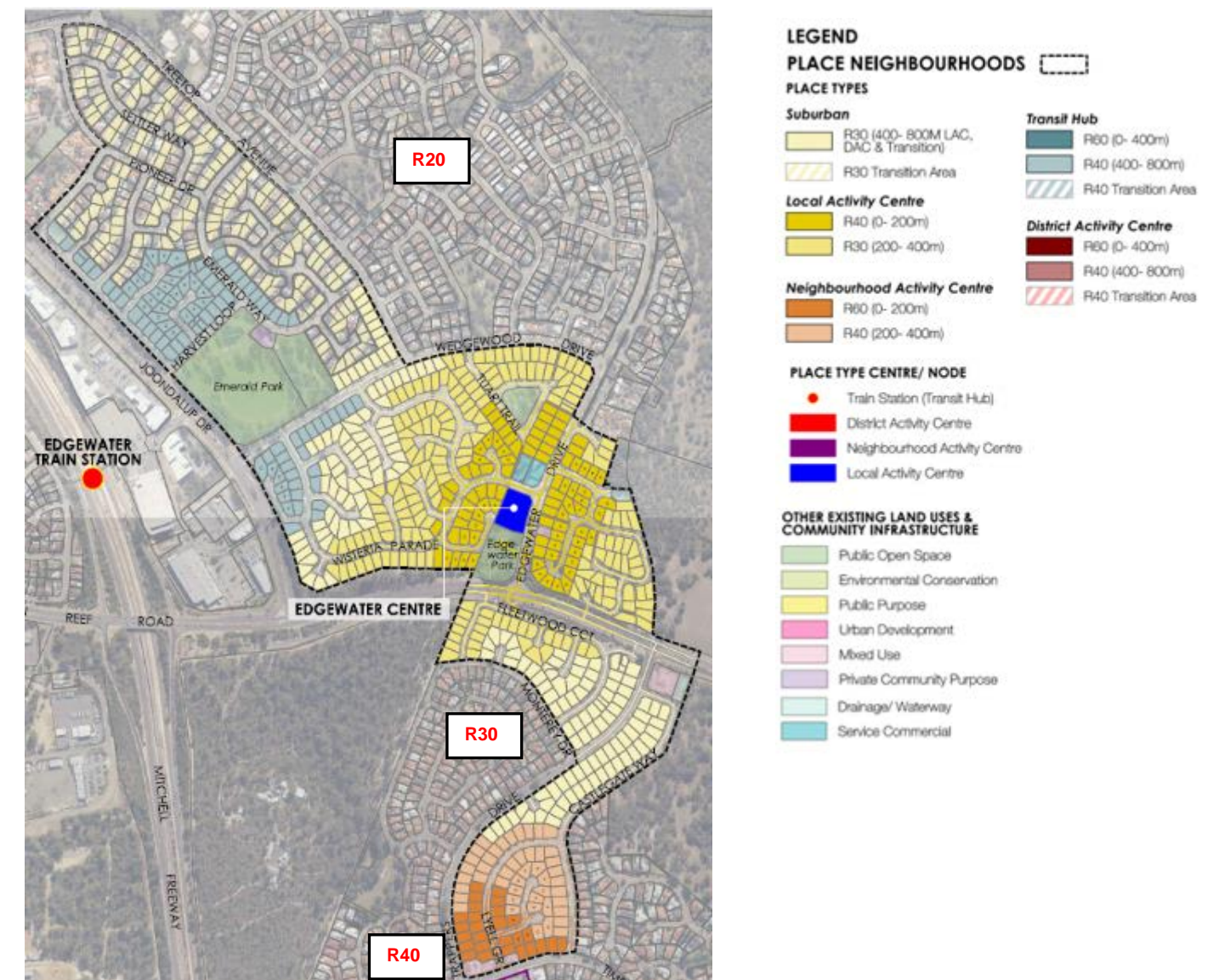
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 - The requirement for dedicated landscape areas and provision of trees.
 - Visitor parking requirements.



CURRENT DENSITY

- Mostly R20 / R40
- Some R20 / R30 in Woodvale



PROPOSED DENSITY

- Remove dual density code
- Retain R40 within 800m of Edgewater Station
- Retain R40 within 200m of Edgewater centre
- Introduce some R60 within 200m of Woodvale centre (outside of Pace Neighbourhood)
- Retain R40 within 200 – 400m of Woodvale centre (outside of Place Neighbourhood)
- Reduce balance of Place Neighbourhood to R30

HOA / PLACE NEIGHBOURHOOD 9 – HEATHRIDGE

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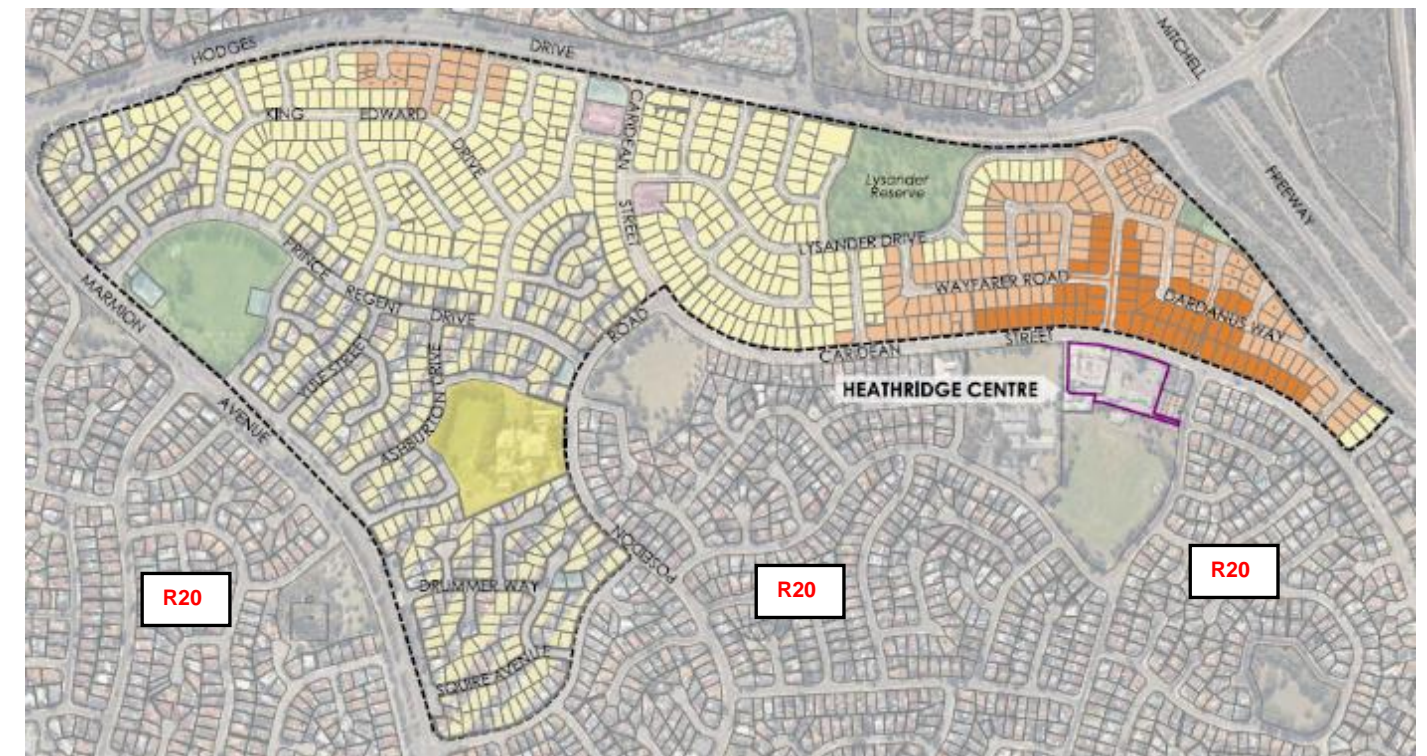


Legend

Housing Opportunity Area	Existing commercial/mixed use area	Railway stations
R20/R40 coding	Existing public use including schools	Bus routes
R20/R60 coding	Existing parks	No changes to residential density

CURRENT DENSITY

- All R20 / R30



LEGEND

PLACE NEIGHBOURHOODS			
PLACE TYPES			
Suburban	Transit Hub	PLACE TYPE CENTRE/ NODE	OTHER EXISTING LAND USES & COMMUNITY INFRASTRUCTURE
R30 (400- 800m LAC, DAC & Transition)	R60 (0- 400m)	Train Station (Transit Hub)	Public Open Space
R30 Transition Area	R40 (400- 800m)	District Activity Centre	Environmental Conservation
Local Activity Centre	R40 Transition Area	Neighbourhood Activity Centre	Public Purpose
R40 (0- 200m)	District Activity Centre	Local Activity Centre	Urban Development
R30 (200- 400m)	R60 (0- 400m)		Mixed Use
Neighbourhood Activity Centre	R40 (400- 800m)		Private Community Purpose
R60 (0- 200m)	R40 Transition Area		Drainage/ Waterway
R40 (200- 400m)			Service Commercial

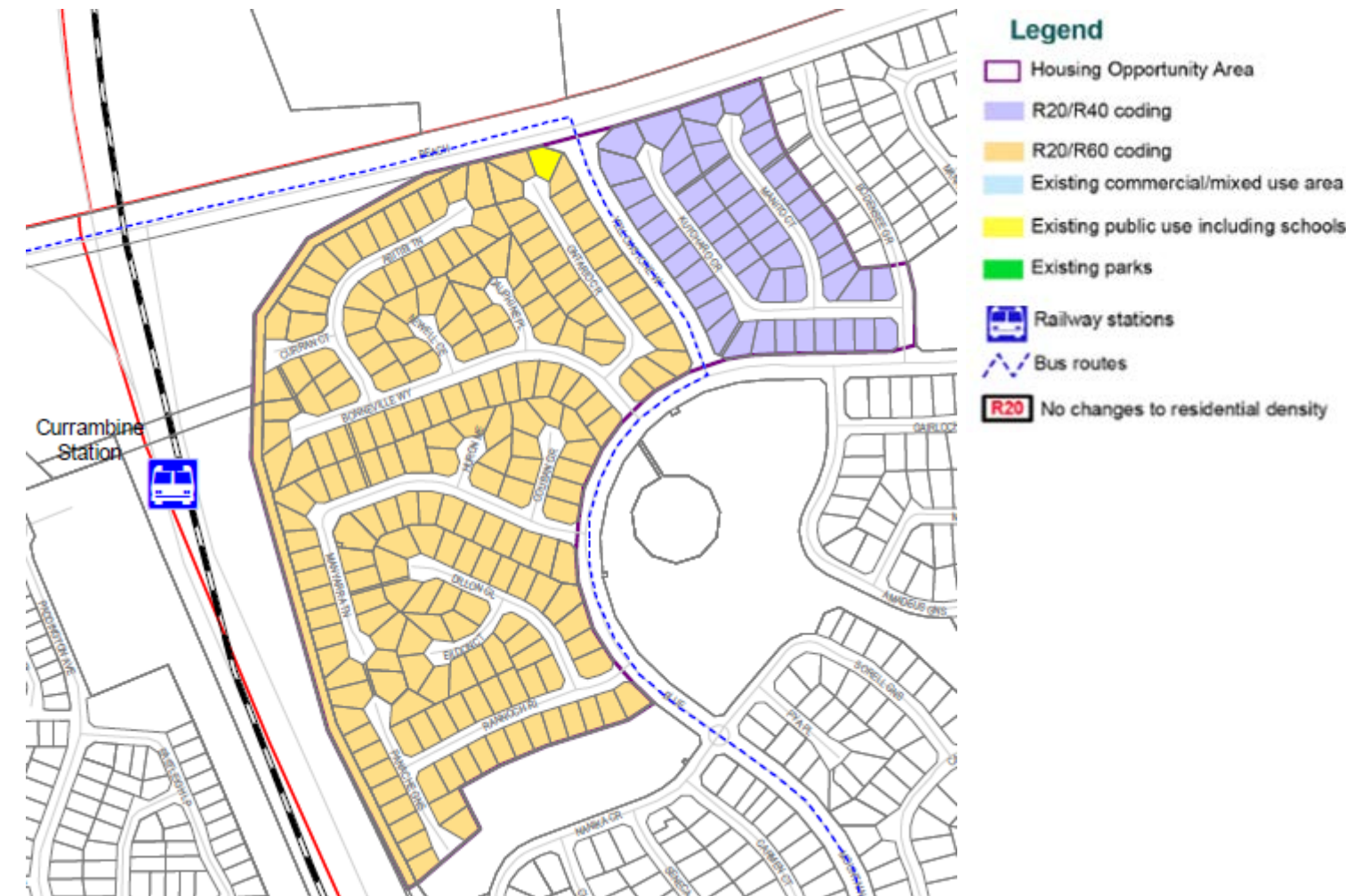
PROPOSED DENSITY

- Remove dual density code
- Introduce some R60 within 200m of Heathridge centre
- Introduce some R40 within 200 – 400m of Heathridge centre
- Introduce some R40 within 400m of Connolly centre (outside of Place Neighbourhood)
- Retain rest of Place Neighbourhood as R30

HOA / PLACE NEIGHBOURHOOD 10 – JOONDALUP

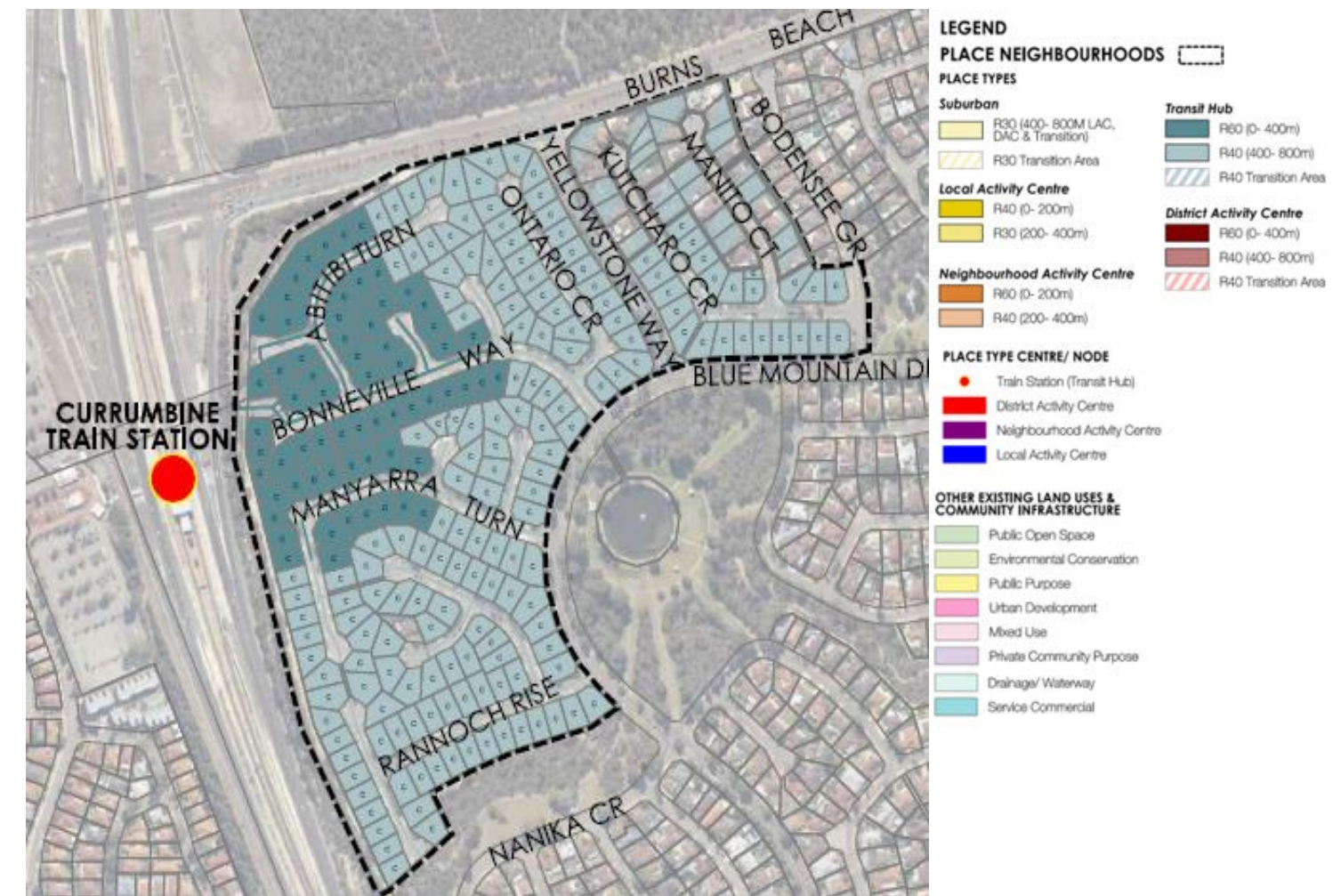
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 - The requirement for dedicated landscape areas and provision of trees.
 - Visitor parking requirements.



CURRENT DENSITY

- Mostly R20 / R60
- Balance of the area is R20/ R40



PROPOSED DENSITY

- Remove dual density code
- Reduce area of R60 – confined to within 400m of Currumbine Station
- Reduce remainder of existing R60 to R40 (within 400 – 800m of Currumbine Station)
- Retain R40 within 400 – 800m of Currumbine Station
- Retain remainder at R40 (Transition Area)