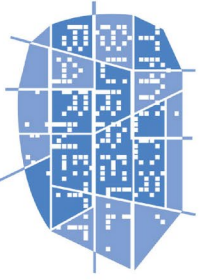
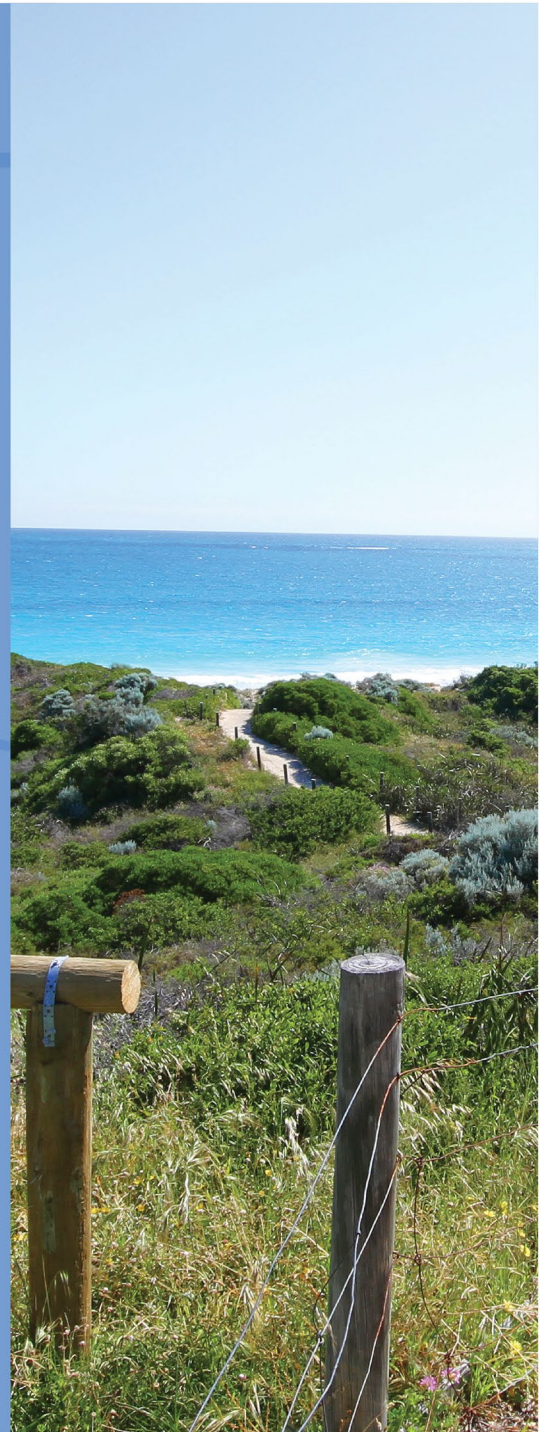


Capricorn Coastal Village

Taylor
Burrell
Barnett



AGREED STRUCTURE PLAN No. 44



DOCUMENT HISTORY AND STATUS

Capricorn Coastal Village Agreed Structure Plan No. 44 (incl. Amt 12)

Prepared By:
Taylor Burrell Barnett
Town Planning and Design

187 Roberts Road
SUBIACO WA 6008
Phone: 9382 2911
Fax: 9382 4586
admin@tbbplanning.com.au

In Association with
Roberts Day

Revision	Reviewer	Date Issued
14-024-0	RC	Nov 2016
14/024-3	RC	Mar 2017
14/024-4	RC	Apr 2017
14/024-5	RC	Apr 2017
14/024 (18.05.2021)	RC	May 2021

This structure plan is prepared under the provisions of the City of Wanneroo District Planning Scheme No. 2.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

19 October 2015

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Date of Expiry: 19 October 2025

TABLE OF AMENDMENTS

Each time a Structure Plan is amended, the amendment is to be recorded in the table of amendments at the front of the Structure Plan, including the amendment type (minor or major).

Amendment No.	Summary of the Amendment	Amendment Type	Date Approved by WAPC
1	Minor modifications including; relocation of Aged Care facility, increase in the size of the southern primary school site to 4 hectares, replace western area of POS with R10 density housing, other minor road and density coding variations.	Minor	24 January 2006
2	Minor modifications including; reconfiguration of sections of the local road network; incorporation of new residential mixed use and child care sites; modifications to areas of Public Open Space and other minor density coding variations.	Minor	11 March 2006
3	Major modifications to the Structure Plan design generally north of Lindsay Beach Boulevard including; road alignment, lot configuration, density and location of Public Open Space. Modification to Structure Plan boundary.	Major	21 August 2007
4	Minor modification to provision relating to boundary walls.	Minor	31 August 2010
5	Minor modifications including: local road network and open space in the north-east area, Centre Zone boundary; zoning of school sites; and retail floorspace provision.	Minor	30 November 2010
6	Major modifications to the structure plan design including increasing densities near the Coastal Node, creation of larger Public Open Space area to protect natural high point and grove of mature tree	Major	15 April 2013
7	Minor amendment to allow 'Take Away Food Outlet' as a 'D' discretionary use in the 'Mixed use' zone.	Minor	17 October 2012
8	Minor admenment to vary the minimum open space requiriements in the Residential Design Codes for R20-R40 coded lots.	Minor	10 August 2015
9	Modification to the Structure Plan design in the area bounded by Toreopango Drive, Parktree Avenue, future Primary School and adjoining future POS area, including altering the road layout and removing a small public open space area. Modification to the Structure Plan design in other areas shown as hatched on Plan 1 by simplifying street and lot layout and applying a blanket density code range from R25 to R40 (including locational criteria).	Major	10 August 2015
10	Modification to the Structure Plan boundary and Neighbourhood Centre boundary to include land previously subject to Capricorn Neighbourhood Centre Structure Plan No. 54. Modification to the Structure Plan design by removing street block detail and road network within the amendment area and Centre zones; applying a blanket density code range from R25 to R40; and consolidation of Plans 1, 2 and 3 into one Structure Plan figure.	Major	11 April 2016
11	Modification to the Structure Plan design and boundary to include land formerly subject to Capricorn Neighbourhood Centre Agreed Structure Plan No. 54 and area notated as 'Future ASP', including removing street block detail and road network; reallocation of residential density coding (R30, R40 & R60); consolidation of retail component to proposed commercial zone and identification of mixed use sites; provision of additional POS; removal of 'mixed use' zoning and designation as 'Residential' (R60) within 'Stage 5Z'; and changes to the zoning consistent with the requirements of the Planning and Development (LPS) Regulations 2015.	Major	01 May 2017
12	Minor modifications to the Structure Plan land use zones and reserves boundaries to align with approved subdivision layouts and detailed subdivision layouts; POS rationalisation and redesignation of two mixed use sites to business zone.	Major	03 June 2021

PART ONE IMPLEMENTATION

1 STRUCTURE PLAN AREA

This Structure Plan shall apply to the Capricorn Coastal Village location consisting of Part Lot 312 and Lots 2, 303 and 304, Two Rocks Road Yanchep, being the land contained within the inner edge of the broken black line shown on the Structure Plan Map (Plan 1).

2 STRUCTURE PLAN CONTENT

This Structure Plan comprises:

- a Implementation (Part 1);
- b Explanatory section (Part 2):
 - Volume 1 - Structure Plan explanatory section
 - Volume 2 - Technical Reports

3 INTERPRETATION

The words and expressions used in this Structure Plan shall have the respective meanings given to them in the Scheme.

4 OPERATION DATE

This Structure Plan comes into operation when it is endorsed by the Western Australian Planning Commission (WAPC) pursuant to section 16 of the Planning and Development Act 2005.

5 ZONES, RESERVES & RESIDENTIAL DENSITY CODES

Plan 1 designates the zones and reserves applicable to the Structure Plan area.

The land use and development objectives of each of the zones are additional to the objectives of the Scheme, and are intended to provide the context for future development within the respective zones.

6 RETAIL NETT LETTABLE AREA

The maximum permitted Retail Net Lettable Area (NLA) for the Commercial Centre, as identified on Plan 1, shall not exceed 4,500sqm, unless otherwise specified in Schedule 3 of the Scheme.

7 GENERAL PROVISIONS

7.1 RESIDENTIAL

Objectives

The objectives of the Residential Zone are to:

- maintain the predominantly single residential character and amenity of established residential areas;
- provide the opportunity for grouped and multiple dwellings in selected locations so that there is a choice in the type of housing available within the City;
- provide the opportunity for aged persons housing in most residential areas in recognition of an increasing percentage of aged residents within the City; and
- provide for compatible urban support services.

Use Permissibility

Land use permissibility within this zone shall be in accordance with the corresponding zone under the Scheme.

Provisions

All provisions, standards and requirements of the Residential Zone as set out in the Scheme shall apply.

Locational Criteria

The provision of increased density should be focused in high amenity areas such as within town or neighbourhood centres or adjacent to parks, public transport stops or school sites. Future residential development in areas provided with a Residential Density Code range should achieve an average density code of R30.

7.2 MIXED USE

Objectives

The Mixed Use Zone is intended to accommodate a mixture of residential development with small-scale business in a primarily residential scale environment. The predominant uses will be residential, office, consulting, dining and limited retail uses, occupying the street frontage of lots.

Use Permissibility

In addition to the uses permitted under the Scheme in the Mixed Use Zone, the following shall be a “D” Use in this zone:

- (i) Shop with a net lettable area of up to 130m².
- (ii) Take Away Food Outlet

Provisions

All provisions, standards and requirements of the Mixed Use Zone as set out in the Scheme shall apply.

Design Principles

Council shall have regard to the following Design Principles when considering Local Development Plans (LDP) and Development Applications in the Mixed Use Zone:

- Mixed use development should be designed with a degree of adaptability to allow for change of use and dwelling size over time to respond to changing needs.
- Mixed Use development along the main street should contribute to the amenity and activation of the public realm.

7.3 CIVIC AND CULTURAL

Objectives

The objective of the Civic and Cultural Zone is to make specific provision for public facilities such as government offices, halls, theatres and art galleries.

Use Permissibility

In addition to the uses permitted under the Scheme in the Civic and Cultural Zone, the following shall be a “D” Use in this zone:

- (i) Take-away food outlet.

Provisions

All provisions, standards and requirements of the Civic and Cultural Zone as set out in the Scheme shall apply.

7.4 COMMERCIAL

Objectives

The Commercial Zone is intended to accommodate retailing, entertainment, professional offices, business services and residential uses commensurate with the scale of a Neighbourhood Centre. Development of single residential dwellings is not encouraged within the Commercial Zone.

The Commercial Zone is intended to be the main activity hub and symbolic heart for the Capricorn Village community. In addition to servicing the daily and weekly needs of the community, the mixture of residential dwellings, office based employment generation, shops and cafés will ensure the centre remains active during the day and after hours. Overall the Commercial Zone aims to become an accessible, open and attractive hub that imparts a sense of community ownership.

Design Principles

Council shall have regard to the following Design Principles when considering Local Development Plans (LDP) and Development Applications in the Commercial Zone:

- The centre should be designed to facilitate pedestrian movement into the centre and along the main street.

- Development should ensure direct commercial activation of the main street.
- Development should maximise amenity and urban design quality along the main street.

Local Development Plan

In accordance with Clause 47 (b) of the Planning and Development (Local Planning Schemes) Regulations 2015 this structure plan requires LDPS to be prepared for the area; as such no development should be commenced or carried out in the Commercial Zone until a LDP has been prepared and adopted pursuant to Part 6, Clause 47 of the Planning and Development (Local Planning Schemes) Regulations 2015.

7.5 THE BUSINESS

Objectives

The Business Zone is intended to accommodate warehouses, showrooms, trade and professional services and small scale complementary and incidental retailing uses, as well as providing for retail and commercial businesses which require large areas such as bulky goods and category/theme-based retail outlets that provide for the needs of the community but which due to their nature are generally not appropriate to or cannot be accommodated in a commercial area.

- provide for retail and commercial businesses which require large areas such as bulky goods and category/theme based retail outlets as well as complementary business services;
- ensure that development within this zone creates an attractive façade to the street for the visual amenity of surrounding areas.

Provisions

All provisions, standards and requirements of the Business Zone as set out in the Scheme shall apply.

8 SPECIAL PROVISIONS

8.1 ENVIRONMENTAL CONDITIONS

In accordance with the Scheme, environmental conditions imposed by the Minister for the Environment on the Scheme or amendments to the Scheme and contained in a Statement under Section 48F of the Environmental Protection Act, shall be incorporated into the Scheme by provisions made in Schedule 12 of the Scheme contemporaneously with the making of the Scheme or amendment.

Lots 303 and 304 within the Project Area are subject to Environmental Conditions which require the preparation of the following relevant Environmental Management Plans:

- Drainage, Nutrient and Water Management Plan
- Foreshore Management Plan

These Management Plans have been prepared by ATA Environmental on behalf of the landowner. A copy of the Environmental Conditions and Statement is contained in Appendix 1. The requirements of the Management Plans shall be implemented to the satisfaction of the relevant authority at the specified stage of development / subdivision.

- The preparation of appropriate mechanisms to ensure the retention of the natural dunal landform and native vegetation within the low density R5 lots prior to subdivision of these areas.
- The preparation of a flora and fauna management strategy prior to the subdivision of land within the Project Area (including any soil disturbance or earthworks) to provide for the relocation and/or propagation of native flora and fauna and the implementation of the recommendations of the endorsed strategy.

8.2 BUSHFIRE MANAGEMENT

- Prior to subdivision and development within bushfire prone areas a Bushfire Management Plan is to be prepared where required by State Planning Policy 3. 7 Planning in Bushfire Prone Areas.
- Development identified in a bushfire prone area shall be in accordance with State Planning Policy 3. 7 Planning in Bushfire Prone Areas.

8.3 INFRASTRUCTURE PROVISIONS

- Contributions to infrastructure, the vesting of lands and the construction of roads to apply upon the subdivision of lands, shall be in accordance with the provisions as set out in the Deed of Variation to the Deed of Infrastructure (refer Appendix 2).
- No more than the number of residential lots referred to in the Western Australian Planning Commission's Policy, 'Allocation of Dwelling Units in the Yanchep - Two Rocks District', or such greater number determined by the Commission after a review of Dwelling Unit Allocation are to be created until regional traffic access is improved by the dedication and construction of Marmion Avenue between Kingsbridge Boulevard, Butler and Lagoon Drive, Yanchep. A traffic impact assessment will be required for all non residential developments to ensure no additional impact on Wanneroo Road.

- A strategy for the construction of the regional roads referred to in the deed of infrastructure between the proponent and the Western Australian Planning Commission on a traffic needs basis and the implementation of the strategy recommendations.

REGIONAL ROAD	CONSTRUCTION
Yanchep Beach Road duplication between Marmion Avenue and Two Rocks Road including the roundabout at the intersection of Yanchep Beach Rd and Two Rocks Road	Prior to 50% of clearances for lots contained within the Capricorn Coastal Village Structure Plan have been issued.
50% of Marmion Avenue between Yanchep Beach Road and Toreopango Avenue	Prior to 80% of clearances for lots within the Capricorn Coastal Village Structure Plan have been issued.
50% of Toreopango Avenue along the northern boundary of the Structure Plan	Prior to 90% of clearances for lots within the Capricorn Coastal Village Structure Plan have been issued.

- The staging for the construction of arterial roads will be considered as part of the preparation of the District Structure Plan. If the arterial roads reach capacity then the upgrading shall occur on an abuttal basis unless otherwise agreed by Council.
- The finalisation of the Neighbourhood Integrator Strategy to address the form, function and staging for the upgrade of Two Rocks Road (including the one way pair system and the early provision of a pedestrian cycle access to Yanchep Beach Road) prior to subdivision of land within the Project Area and the recommendations of the strategy being implemented.
- The construction of the foreshore road proposed to link with Brazier Road in association with the subdivision of the adjacent land and / or prior to 50% of the clearances for lots contained within that portion of the C.C.V.S.P area located west of Two Rocks Road.
- Agreement to be reached between the proponent, the City and Main Roads WA with respect to the location, cost and construction of schedule of proposed traffic signals within the LSP Area prior to the issue of titles for adjacent land.

8.4 NOISE ATTENUATION

- The neighbourhood centre is intended as a hub of activity and vitality and some noise can be expected from the permitted uses in the centre such as cafes, restaurants and taverns etc. All development is required to meet the appropriate noise attenuation standards outlined by the Building Code of Australia (BCA). However, noise attenuation measures are to be applied within reason and are not intended to prevent permitted uses being developed due to onerous attenuation measures.
- Development adjacent Two Rocks Road should have consideration to State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations.

8.5 PUBLIC OPEN SPACE

- The provision of public open space shall be in accordance with the Agreed Structure Plan.
- A minimum 10% open space allocation will be required across the entire Local Structure Plan area.

8.6 OTHER PROVISIONS

- The searching and clearance of unexploded ordnance prior to the staged subdivision or other development works (including any soil disturbance or earthworks) proceeding within the Project Area and arrangements being made to ensure purchasers and successors in title of the proposed lots are made aware of the matter of unexploded ordnance (including a Memorial on Title and Notification on Contracts of Sale).
- The finalisation and implementation of the Economic Development Initiatives Strategy for the Project Area in accordance with the Memorandum of Understanding between Tokyu Corporation, which expands upon the IDEAS project to incorporate additional local initiatives in order to expand employment opportunities for the existing community.
- The construction of bulk earthworks over the proposed area of active open space adjoining the northern primary school site will be required, at the cost of the subdivider, at the time the adjoining land is further subdivided.
- The relocation of the existing waste water treatment facility that exists within the Project Area and the relevant clearances being received from the Department of Environment and Conservation for associated land prior to residential development occurring on the land to the west of Two Rocks Road. The road networks and configuration identified in the Structure Plan will be subject to further detailed consideration through the subdivision process and have been prepared as a guide for future development/subdivision.
- The road networks and configuration identified in the Structure Plan will be subject to further detailed consideration through the subdivision process and have been prepared as a guide for future development / subdivision.
- Prior to any subdivision and/or development occurring on the proposed R5 (Conservation Lots), the proponent shall prepare and implement appropriate management provisions to ensure the retention of the natural dunal landform and native vegetation to the satisfaction of the City of Wanneroo. In this regard, Local Development Plans (LDP) and/or Restrictive Covenants (129 BA) may be utilised for this portion of the Structure Plan to ensure design coordination and integration.
- The following variations to the Residential Design Codes constitute Acceptable Development with respect to all lots coded R20, R25, R30 or R40. The intention of the provisions is to maximise the opportunity for passive surveillance and passive solar design and improve the relationship between the private realm of the dwelling and the public realm of the street, whilst not being overly prescriptive to ensure the lots can accommodate a range of standard housing designs and remain affordable.
- Development within areas identified on Plan 2 as subject to RMD 25, RMD 30, RMD 40 and RMD 60 is subject to the provisions of the City of Wanneroo Local Planning Policy 4.19 Medium-Density Housing Standards (R-MD).

Any single house development that complies with the Residential Design Codes, the following variations and/or any adopted Detailed Area Plan does not require separate planning approval or consultation with surrounding landowners. The requirements of the R-Codes and District Planning Scheme must be satisfied in all other matters to the satisfaction of the City of Wanneroo.

1. Street Setbacks

- a. Front loaded lots (i.e. lots that gain access from the street that is the primary frontage): Garages must be setback a minimum of 0.5m behind the front dwelling alignment.
- b. Front loaded lots opposite POS and all laneway lots: Minimum 3m and maximum 4.5m. For laneway lots abutting POS, this setback applies to the boundary abutting POS.

2. Boundary Wall (for all lots less than 12m in width only)

- a. One boundary wall for the dwelling is mandatory;
- b. May be located on either or both boundaries for lots generally orientated north-- south; and
- c. Mandatory on the southern side and permitted on both boundaries of lots generally orientated east-west.

3. Outdoor Living Area

- a. To be located on the northern side of lots generally orientated east-west.

4. Vehicular Access

- a. All laneway lots shall gain vehicle access from the rear laneway only.

5. Minimum Open Space (% of site)

- a. For lots coded R20 and R25, within the Open Space Variation Area, the minimum total open space shall be 40% of the site area.
 - b. For lots coded R30 and R40, within the Open Space Variation Area, the minimum total open space shall be 30% of the site area.
- The western portion of the proponent's landholding, which is reserved for Parks and Recreation under the Metropolitan Region Scheme is to be ceded free of cost to the Crown as a Foreshore Reserve at the time of subdivision of the abutting land in accordance with Western Australian Planning Commission Policy.

8.7 LOCAL DEVELOPMENT PLANS

LDPs shall be prepared and implemented by the City of Wanneroo pursuant to Part 6, Clause 47 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, prior to subdivision and/or development of:

- Lots smaller than 260m²;
- Lots with direct boundary frontage to an area of POS;
- Lots deemed to be impacted by noise as identified in the Noise Assessment;
- Lots with rear-loaded vehicular access;
- Lots within the 'Commercial' zone (prior to development, refer Clause 6.4); and
- Mixed Use sites establishing design criteria that facilitate intensification, adaptable and generational change of use (refer Clause 6.2).

LDPs being prepared and approved for lots comprising one or more of the above site attributes shall address the following as a minimum, where necessary:

- i) Surveillance of POS;
- ii) Vehicular access and garage locations for rear-loaded lots;
- iii) Vehicular and pedestrian access, parking and service areas;
- iv) Building height;
- v) Setbacks;
- vi) Adaptable dwelling design that can facilitate intensification and generational change of use; and
- vii) Noise management.

9 RESIDENTIAL DEVELOPMENT

Plan 1 defines either the Residential Density Code or the Residential Density Code range that apply to specific areas within the Structure Plan.

Where Plan 1 prescribes a Residential Density Code Range, a Residential Density Code Plan is to be submitted at the time of subdivision to the WAPC and shall indicate the Residential Density Coding applicable to each lot within the subdivision and shall be consistent with the Structure Plan and the Residential Density Ranges identified on Plan 1 and the locational criteria contained in Clause 10.1.

The Residential Density Code Plan is to include a summary of the proposed dwelling yield of the subdivision.

Approval of the Residential Density Code Plan shall be undertaken at the time of determination of the subdivision application by the WAPC. The approved Residential Density Code Plan shall then form part of the Structure Plan and shall be used for determination of future development applications. Variations to the Residential Density Code Plan will require further approval of the WAPC.

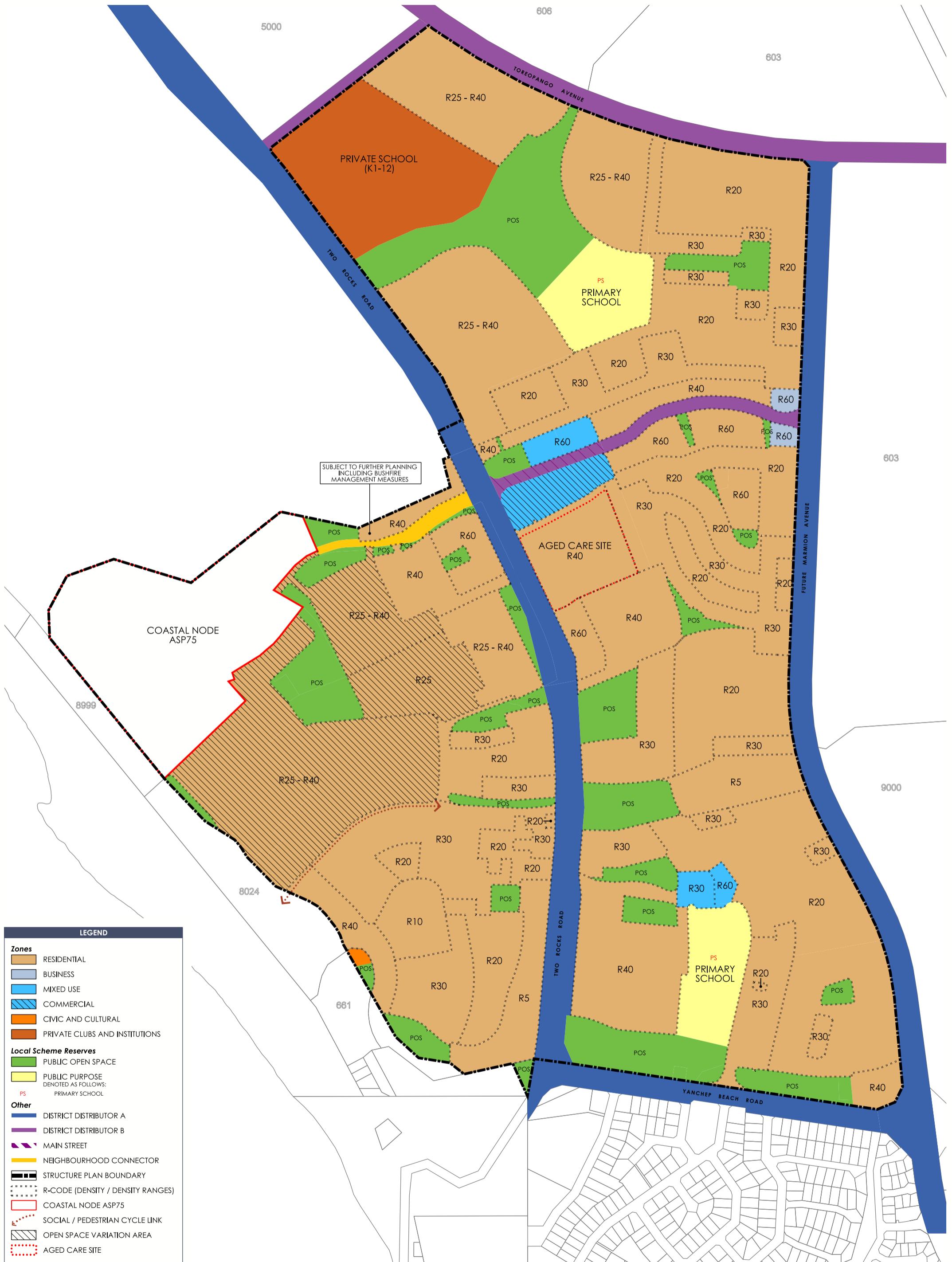
A Residential Density Code Plan is not required if the WAPC considers that the subdivision is for one or more of the following:

- i) the amalgamation of lots;
- ii) consolidation of land for "superlot" purposes to facilitate land assembly for future development;
- iii) the purposes of facilitating the provision of access, services or infrastructure; or
- iv) land which by virtue of its zoning or reservation under the Structure Plan cannot be developed for residential.

9.1 LOCATIONAL CRITERIA

For areas identified as having a Residential Density Code range on the Structure Plan, the allocation of residential densities shall be in accordance with the following criteria:

- a) R25-R40 Range
 - i) an average density code of R25 shall generally be provided for all residential lots.
 - ii) medium densities of R30 or R40 shall generally be provided for residential lots accessed by a rear laneway and/or lots directly fronting or adjacent to areas of POS.



LEGEND	
Zones	
[Light Brown Box]	RESIDENTIAL
[Light Blue Box]	BUSINESS
[Blue Box]	MIXED USE
[Blue Hatched Box]	COMMERCIAL
[Orange Box]	CIVIC AND CULTURAL
[Dark Orange Box]	PRIVATE CLUBS AND INSTITUTIONS
Local Scheme Reserves	
[Green Box]	PUBLIC OPEN SPACE
[Yellow Box]	PUBLIC PURPOSE DENOTED AS FOLLOWS:
[Yellow Box with PS]	PRIMARY SCHOOL
Other	
[Blue Line]	DISTRICT DISTRIBUTOR A
[Purple Line]	DISTRICT DISTRIBUTOR B
[Purple Dashed Line]	MAIN STREET
[Yellow Line]	NEIGHBOURHOOD CONNECTOR
[Black Dashed Line]	STRUCTURE PLAN BOUNDARY
[Dotted Line]	R-CODE (DENSITY / DENSITY RANGES)
[Red Dashed Line]	COASTAL NODE ASP75
[Red Dotted Line]	SOCIAL / PEDESTRIAN CYCLE LINK
[Hatched Box]	OPEN SPACE VARIATION AREA
[Red Dotted Box]	AGED CARE SITE

PLAN 1 STRUCTURE PLAN
 Capricorn Coastal Village ASP
 Yancheop



s: 1:7,500@A3
 d: 23/01/2020
 p: 14/024/0801



Taylor Burrell Barnett Town Planning and Design
 187 Roberts Road Subiaco Western Australia 6008
 p: (08) 9382 2911 f: (08) 9382 4586
 e: admin@tbplanning.com.au

Copyright Taylor Burrell Barnett. All rights reserved. No part of this document may be reproduced in any form or by any other means, electronic, mechanical, photocopying, microcopying or recording without permission in writing from Taylor Burrell Barnett. All areas and dimensions displayed are subject to a final survey.



LEGEND

Zones

- R-CODE
- RMD-CODE
- BUSINESS
- MIXED USE
- COMMERCIAL
- CIVIC AND CULTURAL
- PRIVATE CLUBS AND INSTITUTIONS

Local Scheme Reserves

- PUBLIC OPEN SPACE
- PUBLIC PURPOSE DENOTED AS FOLLOWS:
PS PRIMARY SCHOOL

Other

- DISTRICT DISTRIBUTOR A
- DISTRICT DISTRIBUTOR B
- MAIN STREET
- NEIGHBOURHOOD CONNECTOR
- STRUCTURE PLAN BOUNDARY
- R-CODE (DENSITY / DENSITY RANGES)
- COASTAL NODE ASP75
- SOCIAL / PEDESTRIAN CYCLE LINK
- OPEN SPACE VARIATION AREA
- AGED CARE SITE

Note:

- Lots with a designated R-Code may be subject to an approved LDP and/or Structure Plan provisions which vary R-Code & Scheme requirements
- Lots with a designated RMD-Code are subject to LPP4.19-Medium Density Housing Standards

PLAN 2 R-CODE & RMD CODE PLAN
 Capricorn Coastal Village ASP 44
 Yancheop

0m 40 80 120m
 S: 1:7,500@A3
 d: 23/01/2020
 p: 14/024/153

Taylor Burrell Barnett
 Town Planning and Design
 187 Roberts Road Subiaco Western Australia 6008
 p: (08) 9382 2911 f: (08) 9382 4586
 e: admin@tbplanning.com.au

Copyright Taylor Burrell Barnett. All rights reserved. No part of this document may be reproduced in any form or by any other means, electronic, mechanical, photocopying, microcopying or recording without permission in writing from Taylor Burrell Barnett. All areas and dimensions displayed are subject to a final survey.

PART 2: EXPLANATORY SECTION

CONTENTS

VOLUME 2 – TECHNICAL REPORTS (BOUND SEPARATELY)

01 INTRODUCTION & BACKGROUND

- 1.1 Purpose
- 1.2 Format of report
- 1.3 Project Team

02 AMENDMENT 3

- 2.1 Background
- 2.2 Intent of Amendment
- 2.3 District Context
- 2.4 Site Analysis
- 2.5 Precinct identification
- 2.6 Neighbourhood Structure
- 2.7 Open Space and the Public Realm
- 2.8 Lot Layout and Density
- 2.9 Block and Street Pattern
- 2.10 Movement Network
- 2.11 Servicing and Infrastructure
- 2.12 Employment
- 2.13 Centre Zones and Mixed Use Areas
- 2.14 Smart Growth Assessment

03 AMENDMENT 4

- 3.1 Summary of Amendment

04 AMENDMENT 5

- 4.1 Streets and Open Space
- 4.2 Centre Zone Boundary
- 4.3 Retail Floorspace
- 4.4 Zoning
- 4.5 Revised Public Open Space Schedule

05 AMENDMENT 6

- 5.1 Design Review
- 5.2 Road Network
- 5.3 Density
- 5.4 Public Open Space

06 AMENDMENT 9

- 6.1 Public Open Space

APPENDIX 1 – STATEMENT OF ENVIRONMENTAL CONDITIONS

APPENDIX 2 – DEED OF VARIATION TO THE DEED OF INFRASTRUCTURE

Environmental Assessment (March 2006)
-Coffey Environments (formerly ATA Environmental)

Flora and Fauna Management Strategy (April 2007) – Coffey Environments

Drainage, Nutrient and Water Management Plan (April 2007) – Coffey Environments in association with Cossill and Webley

Southern Foreshore Road Flora and Vegetation Assessment (June 2005) – Coffey Environments

Transport Planning (May 2006) – Bruce Aulabaugh Traffic Engineering and Transport Planning

Engineering Services and Infrastructure (May 2006) - Cossill and Webley

Retail Hierarchy Assessment St Andrews DSP (September 2007) – Urbis JHD

Yanchep Surf Lifesaving Club and Coastal Management Services (September 2004) – Arbor Vitae and CCS Management Services

Community and Economic Development Plan (September 2007) – Creating Communities

Report on Ethnographic Survey (December 2005) – Macintyre Dobson and Associates

01 INTRODUCTION & BACKGROUND

1.1 Purpose

This report seeks approval to Amendment 9 to the Capricorn Coastal Village Agreed Structure Plan No.44. It has been prepared in accordance with Part 4 of the City of Wanneroo District Planning Scheme No. 2 Deemed Provisions to support subsequent subdivision and development proposals.

1.2 Format of Report

The Capricorn Coastal Village Local Structure Plan No.44 (LSP) has been produced in Two Parts.

Part One is the Statutory Planning Section.

Part Two provides a detailed explanation of the Structure Plan and the various modifications that have occurred or are proposed.

In order to provide a single consolidated document, the explanatory report from Amendment 3, which was effectively a revised structure plan, and Amendments 4-9 have been retained for reference.

Volume 2 (bound separately) contains a number of technical reports which remain relevant.

1.3 Project Team

The following consultants are acknowledged for their contribution to the LSP documentation:

Coffee Environments (formerly ATA Environmental)
Environmental Consultants

Cossill and Webley
Engineers

Bruce Aulabaugh
Traffic Consultant

EPCAD
Landscape Architects

McMullen Nolan and Partners
Surveyors
Surveyors

02

AMENDMENT 3

2.1 Background

Since the conception of the Structure Plan in 2003, there had been a number of critical changes including:

- the ownership structure of the project evolved into a joint venture between Yanchep Sun City Pty Ltd and Capricorn investment Group Pty Ltd;
- more community consultation and feedback in relation to the project (principally through the advertisement of the St Andrews Concept Plan); and
- the adoption by the City of Wanneroo of the Smart Growth Assessment Tool as another means of assessing district and local Structure Plans.

The change in ownership structure, in concert with a natural evolution and maturation of landowner, community and Council aspirations for the ongoing development of Capricorn provided the impetus for the formulation of a specific vision for Capricorn to create a more refined and localised project focus.

The Capricorn vision evolved through a series of workshops during 2005 involving the landowners and project team one of which involved officers from the City of Wanneroo and department of Planning and infrastructure.

The outcome is a refined vision and set of guiding principles primarily focussed on **a greater retention and recognition of the unique coastal landscape and the linking of places and destinations within the new community to these unique elements – landscape driven place making.**

The vision for Capricorn Village is to

“Capture a distinctive lifestyle experience within the natural Yanchep coastal setting.”

This vision was the catalyst for the preparation of Amendment 3 and is achieved by:

- maintaining local identity, coastal character and distinctiveness by enhancing and celebrating the natural elements of the area;
- providing a tapestry of unique neighbourhood precincts defined by the existing landscape and cultural characteristics;
- creating a village atmosphere within the heart of the neighbourhood precincts by co-locating a range of daily needs and activities centred around high quality public spaces;
- providing for social services and facilities with increased opportunities for leisure and culture; and
- providing a range of activities within residential and mixed use areas.

The workshops convened to progress Amendment 3 also provided an opportunity to undertake a detailed design critique of the current Structure Plan and reflect on the initial stages of development currently being undertaken in the southern portion of the project area.

This work generated the following specific design review objectives that became the basis for Amendment 3:

1. greater recognition and retention of existing vegetation;
2. wider preservation of natural landform adjacent to the coastal node;
3. greater retention and recognition of the natural undulation, particularly the rise in the south east, hilltop in the east and hilltop and adjoining broad open valley in the north east;
4. consideration of re-orientating development on the couplet in an east – west direction to strengthen the linkages from the town centre to the east, along the employment corridor, through the couplet village and on to the coastal node;
5. maintenance of an overall urban character whilst redistributing density through the break down of widespread small lot concentrations in favour of density clusters adjacent to major activity nodes and/or open space amenity;
6. improvements to the pedestrian permeability to the coast, particularly the linkages east – west across Two rocks road and through to the Yanchep Lagoon and accessing the foreshore;
7. creation of a series of neighbourhood precincts with clearly defined edges and active central social gathering points; and promotion of a range of building typologies that optimise housing choice and local employment.
8. promotion of a range of building typologies that optimise housing choice and local employment.

2.2 Intent of Amendment

The Structure Plan (as extended by Amendment 3) covers an area in excess of 259 ha.

Amendment 3 focused on an area of approximately 181 ha and comprehensively reviews and refines the planning framework for the Structure Plan area north of the prominent east west ridge line.

The Amendment also sought to -

- Incorporate a Civic and Cultural site on the western side of the foreshore road adjacent to Mary Lindsay homestead.

As part of the foreshore Management Plan, the CVJV engaged Simon Youngleson, Architect, to undertake a detailed design exercise focussing on Mary Lindsay homestead and its relationship with the surrounding foreshore reserve and the Capricorn development. The Study recommended that the homestead and surrounding area be developed to provide an important meeting point and recreational area for the community.

The existing Structure Plan incorporates an area of public open space adjacent to the foreshore reserve with a mixed use site on the eastern side of the foreshore road. The design exercise, led by Simon Youngleson, promoted the possibility of locating a small café / kiosk on the western side of the foreshore road as a means of reinforcing the role of Mary Lindsay homestead and its grounds as a focal point for the community.

As a result, a portion of land on the western side of the foreshore road has been identified as a Civic and Cultural Zone and is proposed to be developed with a small café kiosk. Subject to formal agreement with the City of Wanneroo, it is intended that the site will be vested in, and managed by, the City of Wanneroo. Details regarding the development of a small café kiosk, which may then be leased to a private operator by the City of Wanneroo, will need to be agreed to and resolved as part of the detailed planning of the Mary Lindsay homestead site.

- Extend and rationalise the Structure Plan boundary.

Northern/North Western Boundary

The existing north west Structure Plan boundary reflected the original road layout and design surrounding the private high school site in the north. Amendment 3 proposed a comprehensive redesign involving extensive reconfiguration of roads and open space surrounding the primary school and proposed private K – 12 school in the northern portion of the Structure Plan and along the road reserve of Toreopango Avenue. The boundary of the Structure Plan was amended and rationalised in this area to reflect Amendment 3.

Eastern Boundary

The eastern boundary of the Structure Plan was originally set back approximately one block from the existing Metropolitan region Scheme reservation for Marmion Avenue. This was in response to the uncertainty regarding the ultimate alignment of Marmion Avenue, which may have been deviated east into the Yanchep City Centre or remain in its existing location to bypass traffic around the City Centre.

Amendment 3 extended the Structure

Plan to Marmion Avenue and was designed to interface with Marmion Avenue as a regional road. However, the design was robust enough to provide for increased access and connections through to the current alignment of Marmion Avenue in the event the road were downgraded as a neighbourhood connector.

- Delete the 'Area Subject to Change' notation from the northern portion of the Structure Plan area.

The Structure Plan for Capricorn was prepared and approved in the absence of an approved district plan.

It was acknowledged that elements of the design particularly in north east section of the Structure Plan, were heavily predicated upon, and linked to, the principles espoused by Calthorpe Associates for the wider landholdings but which, at that time, had not been formally assessed and therefore had no status.

In particular, it was noted that the employment Boulevard, which provides a direct link between the Capricorn development and the proposed Yanchep City Centre was reliant upon the centres hierarchy proposed by Calthorpe Associates, but not reflected in the current MrS, being supported at a district level.

As a consequence, the City of Wanneroo requested a notation be included on the plan highlighting the potential for the northern portion of the plan to change in the event that district planning did not progress as proposed in early drafts of the St Andrews district Concept Plan.

By 2006 the district level planning had progressed significantly and there

was a reasonable level of certainty regarding the centre hierarchy and activity corridors, it was argued that reference to the area being subject to further change was no longer necessary and could be deleted from the Structure Plan.

- Modify and extend the Centre Zone boundaries.

The Structure Plan identified three key areas where more detailed Centre Zone Structure Plans would be prepared; the Neighbourhood Centre, the Coastal Node and the employment

Boulevard. Amendment 3 of the Structure Plan sought to extend these boundaries to ensure that the interface of these key activity nodes was appropriately planned for and controlled through further detailed planning. The boundaries included the key areas of the hotel and the northern Aged Care site to ensure that matters such as legibility, permeability and built form could be appropriately addressed. As the hotel site is now incorporated into the Centre Zone thereby requiring a more detailed Structure Plan to be prepared, the requirement for a detailed Area Plan to be prepared over

the site was deleted.



BOUNDARY CHANGES / AMENDMENT 3 AREA

2.3 District Context

The key contextual influences for Capricorn Village were:

- The existing community of Yanchep and the associated street and open space network, and the opportunity to provide strong linkages to the Yanchep Lagoon as a key public destination;
- The proposed centres at:
 - the existing Club Capricorn resort site,
 - the Neighbourhood Village on Two Rocks Road;

- the Yanchep City Centre east of the site linked to the Neighbourhood Village by the Employment Corridor.
- The district road network comprising:
 - Yanchep Beach road;
 - Two Roads Road;
 - Marmion Avenue (and proposed deviation);
 - Club Capricorn – Town Centre linkage;
 - Toreopango Avenue; and
 - the proposed coastal foreshore road.

- The two primary schools, in the north east and south east sector; and the private high school to the far north; and
- The east – west dual linkages in the southern and north eastern sector providing district level connection from the coast in the west through to the Yanchep National Park in the east.



DISTRICT CONTEXT

2.4 Site Analysis

The revitalised design response for Capricorn Village was driven by a rigorous re-assessment of the contextual and physical site features as they related to the newly defined project vision.

Particular focus was placed on the relationship between the structural parameters established through the St

Andrews district Concept Plan and the detailed coastal landscape and landform elements of the site, in particular the original landscape vision and assessment undertaken by Peter Cala and Associates.

Combined, these elements formed a series of well defined character precincts that underpinned the place-



























making principles of the revised Structure Plan.

The following discussion provides an overview of the key coastal and landform elements and their influence on the specific attributes of each of the character precincts.



SITE ASSESSMENT

LEGEND

 RANGE (0.0-2.0)	 RANGE (14.0-16.0)	 RANGE (28.0-30.0)	 RANGE (42.0-44.0)
 RANGE (2.0-4.0)	 RANGE (16.0-18.0)	 RANGE (30.0-32.0)	 RANGE (44.0-46.0)
 RANGE (4.0-6.0)	 RANGE (18.0-20.0)	 RANGE (32.0-34.0)	 RANGE (46.0-48.0)
 RANGE (6.0-8.0)	 RANGE (20.0-22.0)	 RANGE (34.0-36.0)	 RANGE (48.0-50.0)
 RANGE (8.0-10.0)	 RANGE (22.0-24.0)	 RANGE (36.0-38.0)	 RANGE (50.0-52.0)
 RANGE (10.0-12.0)	 RANGE (24.0-26.0)	 RANGE (38.0-40.0)	
 RANGE (12.0-14.0)	 RANGE (26.0-28.0)	 RANGE (40.0-42.0)	

2.5 Precinct Identification

Six distinct precincts were identified within Capricorn Village, each with specific place-making qualities, identifiable centres and edges:

- Harford Grove
- Lindsay Beach
- Tuart Valley
- hilltop Village
- Capricorn Village
- Capricorn dunes

Harford Grove

This precinct is centred on an existing groves of tuarts and is framed by the east – west dunal ridge to the north with associated stands of tuarts, the elevated knoll to the east, the Yanchep townsite to the south and Two rocks road to the east. The precinct forms a natural amphitheatre around a central broad based valley.

Harford Grove enjoys strong linkage opportunities to the Yanchep townsite, Yanchep Lagoon and directly west to the coast.

Lindsay Beach

Framed by dunal ridges to the north, east and south, Lindsay Beach falls gently to the wide coastal foreshore reserve and the protected dell encompassing the historic Mary Lindsay homestead. Punctuated only by a small central knoll the precinct forms another natural amphitheatre, with an ocean backdrop.

Linkages to the coast, Yanchep Lagoon, Yanchep townsite and the Capricorn Village precinct to the north are all key contextual linkages.

Tuart Valley

The Tuart Valley Precinct is located in the north of the Structure Plan area and is characterised by a broad central valley that extends through the precinct to the north east corner. The remainder of the precinct is framed to the north and south by elevated land and to the west by one of the more predominant dunal ridges which form part of one of the broader east west linkages from the coast through to the

National Park. The strategic scale and orientation of the ridge is matched only by the majestic backdrop that it forms to the internal valley.

The importance of preserving the undulating topography of the site and the prominent east west dunal ridge is recognised as part of the redesign of this precinct. The Structure Plan redesign emphasises the backdrop provided by the ridge, leverages adjoining elevated land (particularly in the north) and integrates the valley based education uses with east –west commercial activities.

Hilltop Village

The hilltop Village Precinct is located east of the Neighbourhood Centre and is characterised by land that rises steadily from the southern boundary of the precinct north to a high point of 45m towards the employment Corridor with the remainder of the precinct forming part of the valley floor to the west along Two Rocks road.

This precinct enjoys sweeping ocean views from the eastern and northern edges abutting the proposed down graded Marmion Avenue and employment Corridor respectively.

The significance of this broad elevated ridge and proximity to the neighbourhood village provide the key focus and influence for this precinct.

Capricorn Village

Capricorn Village is surrounded by unique “chaotic dunes” running generally east landscape. These more dynamic portions of the precinct are punctuated by the broad protected valley floor occupied by the current resort and a similar broad valley on Two Rocks Road adjacent to the proposed neighbourhood village.

The interplay of retained dunes, coastal linkages and the two villages connecting east – west to the coast provides the most dynamic precinct in the overall project.

Capricorn Dunes

This precinct encompasses the proposed resort site but otherwise sits largely as the northern backdrop to the project. it is dominated by elevated “chaotic dunes”, the northern extent of which forms the main east west ridge

line which connects at the coast to the Bush forever site and runs inland to the national park.

The precinct is connected to the Capricorn Village coastal node by a discreet localised valley and a broader valley adjacent to the neighbourhood village. Carefully located north south linkages are required to maintain the landscape character of the dunal slopes, particularly those that frame the entry to the coastal node.

PRECINCT IDENTIFICATION

LEGEND

- Prominent Landform
- Existing Vegetation





DESIGN RESPONSE

2.6 Neighbourhood Structure

Amendment 3 sought to provide a greater number of places and destinations within defined precincts in order to significantly enhance neighbourhood activation. In this regard the nodes were not simply a central park and bus stop, as is often the focus of smaller neighbourhood precincts, but also a strong combination of daily needs centred around distinctive civic spaces to optimise daily life and activity and the sense of place and environment.

The key elements of each precinct and focal points within each of the revised precincts are:

Lindsay Beach

The Lindsay Beach precinct is currently under development as part of the first stage of development. As part of Amendment 2 to the Capricorn Structure Plan a mixed use site was added to this precinct, on the eastern side of the foreshore road opposite the Mary Lindsay homestead. The historic homestead is now envisaged as a multi-purpose community meeting space integrated with the adjoining sheltered festive foreshore space.

To help create a stronger community node it is now proposed to incorporate a beach side mixed use café/restaurant facility on the coastal side of the foreshore road. This will provide the focus for a low key coastal destination and a primary public destination, particularly in the early years of the development.

Subject to agreement from the City of Wanneroo it is proposed that the site will be vested in the City of Wanneroo and will be managed in conjunction with Mary Lindsay homestead as an integrated community facility. Details regarding the development of the site are proposed to be resolved as part of the ongoing development of the Mary Lindsay homestead site.

Capricorn Village and Capricorn Dunes

These two precincts are focussed around the Capricorn Village and couplet and incorporate the eclectic mix of uses intended to trail down to

the Coastal Node as part of a new “integrated” east – west coastal main street from Two rocks road to the coast.

Capricorn Village will be the main convenience shopping destination for the project. Designed in a main street format the core retail component is envisaged to include approximately 4000m² of retail floor space and accommodate a supermarket and associated specialty stores. The land is depicted as Centre Zone, providing the opportunity for more detailed structure planning and design to be undertaken prior to subdivision and development.

The village will be centred on a central civic space to celebrate the sense of arrival to the heart of the project and the arrival point for the journey to the coastal node. The couplet will enhance this arrival experience and facilitate the integration of the eastern and western portions of the project, particularly from a pedestrian safety and amenity perspective.

It is proposed that the civic space will incorporate community and cultural uses and may have the potential to serve as a tourist information point. Framed around and/or within the space is likely to be a number of civic learning and resource facilities such as a library, meeting rooms, internet points and business centre.

Terrace and apartment style medium density housing types will dominate the immediate village environment with home based mixed business at ground floor encouraging activation of the key streets.

A mix of medium and high density housing is proposed to surround the Capricorn

Village and the smaller Coastal Node south of the hotel site. Two large dunes in the southern portion of the precinct, adjacent to the coast, are being retained for low density dunal housing with pockets of medium density housing nestled between. A

series of open spaces are located throughout the precinct providing for both passive and active recreational opportunities.

Significant emphasis has been placed on creating strong connections from Capricorn Village through to the coast and Capricorn dunes. A series of well defined east west pedestrian linkages provided along the road network and through a series of wide pedestrian access ways provide important linkages between the coast, the centre and development to the east.

The Coastal Node is designed around an ocean boulevard with strong connections through to the proposed 6 hectare hotel site. The coastal centre will comprise a main street leading to the foreshore and a mixed use zone incorporating speciality retail, restaurants and commercial uses. A range of tourism and resort opportunities (including the hotel site) will be provided with a full range of residential densities that create a variety of accommodation types, apartments, lofts and garden villas. The foreshore road will extend along the coast through the Coastal Node before sweeping around the proposed hotel site and Bush forever Site to the north.

Along with the village couplet and employment Boulevard, the Coastal Node will be included in the Centre Zone to provide for more detailed and controlled planning over the area, addressing matters such as parking, access and building placement.

Hilltop Village and Tuart Valley

These two neighbourhood precincts are the less active of the overall project but still fall substantially within the shed of the Capricorn Village, employment Boulevard and encompass a major consolidated education precinct.

The Employment Boulevard will be preserved for mixed use through a combination of office, non retail commercial and higher density residential. The endorsed Capricorn Structure Plan anticipated commercial floor space of corridor employment in the order of 38,000m². All of the detailed uses, floorspace levels and built form matters will be dealt with through the Centre Zone structure plan process.

The Hilltop Village now incorporates a 4.5ha aged care site, set aside for independent Living units to be developed by Churches of Christ. The site is sleeved behind mixed use development along Two rocks road and the employment Boulevard. The relocation of a 4.5ha portion of the Churches of Christ Aged Care development into the village centre provides the opportunity to integrate the aged care facility directly in the village centre. This resulted in increased densities around the Capricorn Village centre while providing the opportunity for integrated facilities such as medical practitioners with consulting rooms externalised on the street for both residents and general public use.

In the Hilltop Village and Tuart Valley precincts particular effort has been made to optimize coastal and dunal views, retain natural elevation and general landform, through more intensive cut to fill that closely relates to natural levels, and to provide lot diversity. These objectives are all key priorities promoted through both the

City of Wanneroo Smart Growth Assessment Tool and Liveable Neighbourhoods, specifically R18 of Element 3 which states:

Lot sizes and dimensions should enable dwellings to be sited to:

- protect natural or cultural features;
- minimising earthworks and retaining walls on sloping sites; and
- capitalise on views.

In response to these objectives, the road network has been designed to weave around the existing natural ridgeline and will incorporate appropriate retaining measures and provide the potential for split-level housing. The resulting outcome is a gradual rise in streets from the south west to the north west of the precinct from natural ground level of 26m up to a maximum height of 35m. This provides not only the opportunity to retain landform, significantly reducing the cut to fill needed across the site but also the opportunity to capture breathtaking long views back towards the coast.

Strong pedestrian connections are maintained through this undulating landscape through to the Capricorn Village and south towards Harford Grove by incorporating a series of 8m wide pedestrian access ways between street blocks. Due to a level change of up to 6m between road levels the access ways will be constructed as steps. Adjacent disabled access is available within the road reserves. A similar design response has been used in east Perth to respond to level changes while maximising pedestrian connections through the site.

A series of pocket parks are also proposed as part of this precinct. Lots that front directly onto the parks are retained above the level of the park (by approximately 1m) to maintain a level of privacy while encouraging passive surveillance of these areas.

Minor changes have also been made to the alignment of streets in the southern portion of hilltop Village to provide for improved north south movements.

The protection of the east west ridgeline in the form of POS and dunal R5 housing has been retained as part of the new design.

Tuart Valley, named after the mature stands of Tuarts through the central valley system will become the main education precinct of Capricorn with a private K -12 school and public primary school site forming part of the precinct. The natural valley that forms part of the precinct is the optimum location for large level sites that are required for schools and active open space. Located further west than previously proposed this precinct is now centred around the active senior oval space, preserving the east west dune, with the adjoining school sites allowing for on site tuart retention and optional shared uses of open space and other facilities. These uses will be a strong supplementary precinct activator. Streets blocks and lots have been orientated to overlook the open space and educational facilities, maximising the opportunity for passive surveillance and to benefit from the amenity that these activities provide within the precinct.

The southern boundary of the precinct is framed by the mixed use development of the employment Boulevard. Streets have been orientated through the precinct in an east west direction to maximise the opportunity for solar orientation of lots. The retention of a high point in the northern portion of the precinct has been possible through the stepping down of street blocks towards the senior oval and primary school, similar to the technique used in Lindsay Beach and the Hill Precinct.



MARY LINDSAY HOMESTEAD CONCEPT

2.7 Open Space and the Public Realm

The public realm plays a crucial role in developing a distinct sense of place reflecting more traditionally planned coastal communities along the Australian coastline.

The distribution, location and function of public open space proposed within the Amendment 3 was in accordance with the City of Wanneroo's Public open Space Policy and the State Governments' Liveable Neighbourhoods Guidelines.

The open space was located and sized to encourage pedestrian movement, whilst at the same time affording the local community a range of passive and active recreational opportunities. A central aim was to ensure that every household was within 400 metres or five minutes walk of a functional recreational space.

Decisions on the location, size and function of the Public open Space were also determined by the actual landscape and proposed surrounding land uses.

Urban Spaces

Often missing from the suburban development palette, these are the small scale spaces that anchor the key places and destinations. intended for intense social contact the spaces are largely hardscaped with the use of low

maintenance shrubs, mature trees, durable public art and limited (if any) turf. urban spaces are proposed in the Neighbourhood Centre, the Coastal Node and at the upper and lower reaches of the PAWs in the Hilltop Village.

Local Parks

There are a number of pocket parks throughout the Structure Plan area providing for informal active and passive uses. They are evenly distributed through out the site in locations which may enhance local features or provide incidental integrated drainage functions.

Linear Spaces

These spaces play an important role in emphasising east – west coastal connections and the finer grain of pedestrian links to key landscape elements.

Active Open Space

Two large areas of active open space are provided adjacent to the each of the proposed primary schools to optimise co-location opportunities. The northern reserve in particular is sized to accommodate a senior football oval. Land forming part of the two primary schools and private Catholic K – 12 schools has also been indicatively shown on the open space precincts plan. These sites can play a role in the provision of active open space as part of the broader development for which the principle of shared use of these

sites with the community should be encouraged.

Landscape Protection

One key element of the open space network and the overall provision of open space is the landscape protection spaces. These have been limited to the key ridges to ensure the usable open space network is not compromised. Other key landscape elements and features are preserved as part of the overall design in the form of well planned low density R5 and R10 housing precincts. These are also highlighted on the open space function plan.

Dunal Lots

Building envelopes will be designated on all R5 and R10 lots to ensure maximum retention of natural vegetation and topography. Whilst not forming part of the open space available to the public, the lots have been highlighted to illustrate the conservation linkages that will be achieved throughout the Structure Plan Area.

Overall, Amendment 3 achieved a total open space provision of 12.8% within the Structure Plan area.



OPEN SPACE PRECINCTS

LEGEND

- Active Open Space
- Local Parks
- Landscape Protection
- Urban Open Space
- Linear Spaces
- Dunal Lots



2.8 Lot Layout and Density

The Structure Plan will provide for approximately 3500 dwelling units. The residential density codings that will apply to the Structure Plan are

depicted in the Residential Density Codes plan.

As detailed in the neighbourhood structure section of this report significant effort has been made to

provide a lot layout and density of urban form that -



LOT LAYOUT AMENITY ANALYSIS

LEGEND

- Park Vista Lots
- Parkside Lots
- Views

Provides for a range of residential densities to encourage a variety of dwelling and household types

The Structure Plan provides a wide range of residential densities ranging from R5 through to R60. Whilst no density codes are depicted within the Centre Zones it is envisaged that higher densities will be allocated to these areas in the respective Local Structure Plans.

In order to provide a more accurate overall density mix, densities for the Centre Zones have been estimated based on preliminary designs prepared for these areas. Using these figures, the overall density mix will be as follows

- 22% Low density (R5, R10 and R20) single dwellings.

R5 and R10 residential lots will provide large home sites with the opportunity for a more rural residential lifestyle and have specifically been located in areas to enable landform vegetation retention. R20 lots have been provided to cater for large family

households and are located within close proximity of schools.

- 67% Medium density (R30, R40, R60) town houses, semi-detached houses and cottage style single dwellings.

R30 sites are located in areas where the lots can benefit from the immediate amenity of a park, school and main street or are in close proximity to the Neighbourhood Centre. Vehicular access for R30 lots is provided by rear laneways to maximise the habitable frontage of dwellings and to ensure the creation of an attractive and active front streetscape. R40 sites are positioned between two Centre Zones and also along the foreshore to increase the number of residents within a walkable distance of these focal destinations. The R60 cell is located on the peak of the ridge within the hilltop Village to maximise the potential of the most elevated point within the Structure Plan Area.

- 11% high density (R80) apartment and unit style accommodation.

Higher densities are envisaged within the Neighbourhood Centre, Coastal Node and employment Boulevard to assist in creating more vibrant and active centres.

Retains landform

Dunes and coastal vegetation are protected through the careful siting of low density R5 and R10 coastal housing within the Capricorn Village Precinct, and the benching of streets in hill Village and Tuart Valley Precincts, maximising the opportunity for views into the site and across to the coast, and reducing the extent of cut to fill.

Enhances the public realm, passive surveillance and traffic safety

An increased number of lots will front directly onto open space and overlook major streets and educational facilities enhancing the public realm and increasing passive surveillance. This form of urban design will also contribute to the streetscape and park quality.

2.9 Block and Street Pattern

The block and street pattern has been structured by the principal arterial roads, Two rocks road and Yanchep Beach road, the foreshore and the topography of the site. The landforms that have significantly influenced the block and street pattern of the Structure Plan are the east-west dune formation, the prominent central dune west of Two Rocks road, and the east-west ridgeline to the east of Two Rocks road.

The depths of the residential lots will be approximately 66m to allow for the provision of laneways without affecting the viability of the residential allotments. Block lengths are generally less than 180m in length, maximising pedestrian movement and permeability throughout the site. In areas where the topography of the site (benched streets in hilltop and Tuart Valley Precincts

and the R5 sites in Capricorn Village) result in an increase in block length a series of 6 or 8m pedestrian access ways will facilitate pedestrian movement.

Blocks along the employment Boulevard are approximately 150x100 metres to accommodate the anticipated nature of built form corresponding with the intended land uses along the district distributor.

Blocks within the Coastal Node are envisaged to be small, ranging from 40-80 metres in depth and 60-200 metres in length, to accommodate the proposed diverse range of uses and built forms. Streets are oriented to offer views and direct connections from surrounding residential neighbourhoods.

Indicatively the Neighbourhood Centre incorporates 3 blocks, with the central

block being 85mx150m in order to accommodate retail and mixed use activities. Streets are oriented to offer easy access to the amenity of the mixed use core and centrally located square and community uses from surrounding residential areas.

The ultimate block and street configuration of the employment Boulevard, Coastal Node and Neighbourhood Centre will be determined as part of the more detailed Centre Zone Structure Plans over these areas (refer Section 4.11).

All streets are oriented to maximise visual and spatial relationships to Public open Space, activity nodes and the public realm by aligning the streets perpendicular to these areas. The north-south/east west orientation of blocks and streets will also maximise passive solar gain for both residential and non-residential allotments.

2.10 Movement Network

The broader movement network is based on the St Andrews concept plan and essentially comprises the foreshore road, Two Rocks Road and Marmion Avenue as the key north south routes with Yanchep Beach road and the employment Boulevard as the key east – west routes.

In association with this grid is a parallel network of local distributors to provide an even distribution of traffic and appropriate focus on key destinations.

The final layer is the network of local streets. These have been the subject of significant review to:

- improve general coastal access;
- increase east west access across Two Rocks Road;
- provide a finer grain network of walkways, lanes and streets, particularly adjacent to the coast and key activities centres increasing permeability and capturing the informality and intrigue of the typical coastal town street network; and
- vary the interconnected network between organic and grid styles to respond to natural contours, general further precinct level variations and response to subtle landscape and landform features.



STREET NETWORK

LEGEND

- District
- Local

The street network has a heavy emphasis on pedestrian movement particularly:

- north - south connections to Yanchep townsite and lagoon;
- east – west connections from the beach, across Two rocks road and beyond to the town centre and national park;
- fine grain connections to the beach with a greater emphasis on east – west streets rather than running parallel streets benching up and away from the coast;
- recreational trail linking highpoint to accentuate the ability to experience the natural landform off the principle street network, particularly through the retained dunes south of the coastal node; and
- strong connections to neighbourhood.

A comprehensive traffic assessment for the LSP has been undertaken by Bruce Aulabaugh; Traffic Engineer and Transport Planner. A copy of the report is provided as part of Volume 2 – Technical reports, bound separate to this report. The report represents a review of the original traffic report that

accompanied the endorsed Capricorn Structure Plan.

The report addresses the following issues–

- Regional Road System;
- Local Road System – street types, arterial access, staging and design of Two Rocks Road

improvements;

- Public Transport, Shared Paths and Footpaths;
- Traffic Forecasts; and
- Access and Traffic Management at Schools.



PEDESTRIAN MOVEMENT (NORTH-SOUTH)

2.11 Infrastructure

A comprehensive Engineering Services and Infrastructure Report has been prepared by Cossill & Webley to address the requirements for urban development of the Structure Plan area. This section provides an overview of the information contained in the report. A copy of the “engineering Services and

infrastructure” report is contained in Volume 2 – Technical reports, bound separate to this report.

This engineering review is an extension of work carried out by Cossill & Webley over the past 13 years, which has been associated with the landuse planning carried out for this part of the North-West Corridor. This planning has culminated in the

statutory framework for regional roads, reserves, etc. which is established in the current Metropolitan region Scheme. The engineering review is therefore, an update of the past strategies for engineering services and infrastructure provision based on current landuse and engineering planning principles and objectives.



PEDESTRIAN MOVEMENT (EAST-WEST)

2.12 Employment

The provision of land for employment in the Village and Coastal Centres and along the employment boulevard remained a key focus through the Amendment 3 redesign. These areas combined with the hotel site, Aged Care facility and School sites are retained as key employment generators in the redesign.

The projected employment for the broader Two Rocks Yanchep area is between 50,000 and 60,000 jobs of

which approximately 2,280 jobs would be provided for within the Capricorn Structure Plan area. Realisation of these figures will ensure the minimum 60% self sufficiency target for the project area is achieved. The floor space allocations and employment targets outlined in the endorsed Capricorn Structure Plan are not modified by this amendment.

The employment land provision outlined in Table 1 identifies a minimum potential employment for the following 6 employment zones: Coastal Node, Local Centre, Corridor employment, Aged Care, hotel and Schools. A range of key current and future projects will provide the mechanism to achieve these targets.



EMPLOYMENT & ACTIVITY NODES

Table 1: Employment Land Provision

ZONE	TOTAL CENTRE ZONE AREA (HA)	GROSS EMPLOYMENT GENERATING AREA (HA)	INDICATIVE NET FLOORSPACE (SQM)	EMPLOYMENT DENSITY	MINIMUM POTENTIAL EMPLOYMENT
Coastal Node	19.0	6.1	5,000	40	125
Corridor Employment	9.0	9.0	38,000	26	1,455
Neighbourhood Centre	22.0	7.5	9,000	30	300
Aged Care		10.0			125
Hotel		6.0			175
Schools		19.5			150
Total		58.1			2,330

**Additional land has also been set aside for a mixed use site and child care site in Harford Grove, a mixed use site in Hilltop Village and a civic/cultural site in Lindsay Beach.*

Current Projects

In the immediate term a number of employment generating activities have been commenced.

- 1 As part of an amendment to the previous subdivision plan in Harford Grove, the CVJV has created a mixed use zone adjacent to a child care site. It is envisaged that the mixed use zone will be utilized for the provision of a shop top apartment and together with the child care site will expand employment opportunities for the existing community and generate additional employment for the first stages of development at Capricorn.
- 2 An employment group has been established involving ACC, the City of Wanneroo, Churches of Christ, West Coast TAFE, high School and Local Access Centre to discuss employment and training options for the existing community. These meetings occur on a quarterly basis. A further relevant fact is the recent appointment of Russel Perry (CEO of CVJV) as Chair of the Governing Council of West Coast Tafe. This appointment will provide strong linkages into future training opportunities.
- 3 In an attempt to expand employment opportunities in the project area, CVJV has two employment generating ideas in concept phase, both of which have been shared with the City of Wanneroo and received in principle support. The first concept sees the Mary Lindsay homestead transformed into a community centre with a nearby kiosk. It is envisaged that this area will become a community hub for the Lindsay Beach residents, due to its close proximity to the beach and its ideal location protected from the westerly winds.

Also being considered is a community/ employment hub in the proposed CVJV sales office for use as a crèche or child minding facility. These proposals will be further refined through ongoing discussions and liaison with the City of Wanneroo.

- 4 The Aged Care Facility of a 6 ha site in the southern portion of the structure plan area where construction has commenced on a 160 bed nursing home facility which is anticipated to be completed in mid 2007. There is a further 4 ha of independent living units further north in close proximity to the neighbourhood centre. The nursing home itself will create approximately 200 employment positions which exceeds the minimum potential employment figure of 125 identified for the structure plan area and helps to achieve the 60% net self-sufficiency target for the project area.

Future Projects

- 1 The Coastal Node has an area of 6.1ha with an employment potential of 125. Preparation of detailed structure plans for the Coastal Node and Neighbourhood Centre that will have an emphasis on tourism, accommodation and employment has commenced. The Coastal Centre will comprise a main street leading to the foreshore and a mixed use zone incorporating specialty retail, restaurants and commercial uses. Land uses will primarily comprise of tourism and resort opportunities (including a hotel site). Details of the hotel are not yet known but there has been much work done to date involving Paul Ma architects and the CVJV consultant team to determine the best outcome for this area.
- 2 The Neighbourhood Centre is projected to provide 300 jobs within a site area of 7.5 ha. The

Neighbourhood Centre will be a mixed use precinct featuring restaurants, shops, dwellings and commercial premises. The 'heart' of the centre will be a Village Square that will provide the community with a focus for social, cultural and economic exchange. The centre will function as a local destination for surrounding neighbourhoods to the east and west of Two Rocks Road. Core uses will include a supermarket, small specialty shops and convenience orientated foods and services.

- 3 The area designated as "Corridor employment" is envisaged to be a health/leisure cluster with many of those employed working in an office environment. Uses in this area will have a more commercial focus including office and business uses. The Corridor employment area covering an area of 9.0ha is expected to generate 1,455 jobs representing the majority of employment within the structure plan. A cluster of health uses will be formed further along the corridor anchored by the second stage of the Aged Care facility and will include general and specialist medical uses, dispensaries, research and development and training.
- 4 The Structure Plan stipulates a minimum potential employment figure of 150 for the schools located within the structure plan area. There are two primary schools (4 ha each) and a private high school (11.5 ha) within the structure plan area. The projected employment target of 150 jobs positions is a realistic goal given the number of schools in the structure plan area.

2.13 Centre Zones and Mixed Use Areas

The activity nodes of the employment Boulevard, Neighbourhood and Coastal centres and smaller activity nodes adjacent to the southern primary school site and Lindsay homestead are a fundamental component of neighbourhood character and the broader structure plan design of Capricorn. These areas are the commercial centres of the plan and represent key destinations for residents and visitors to the area.

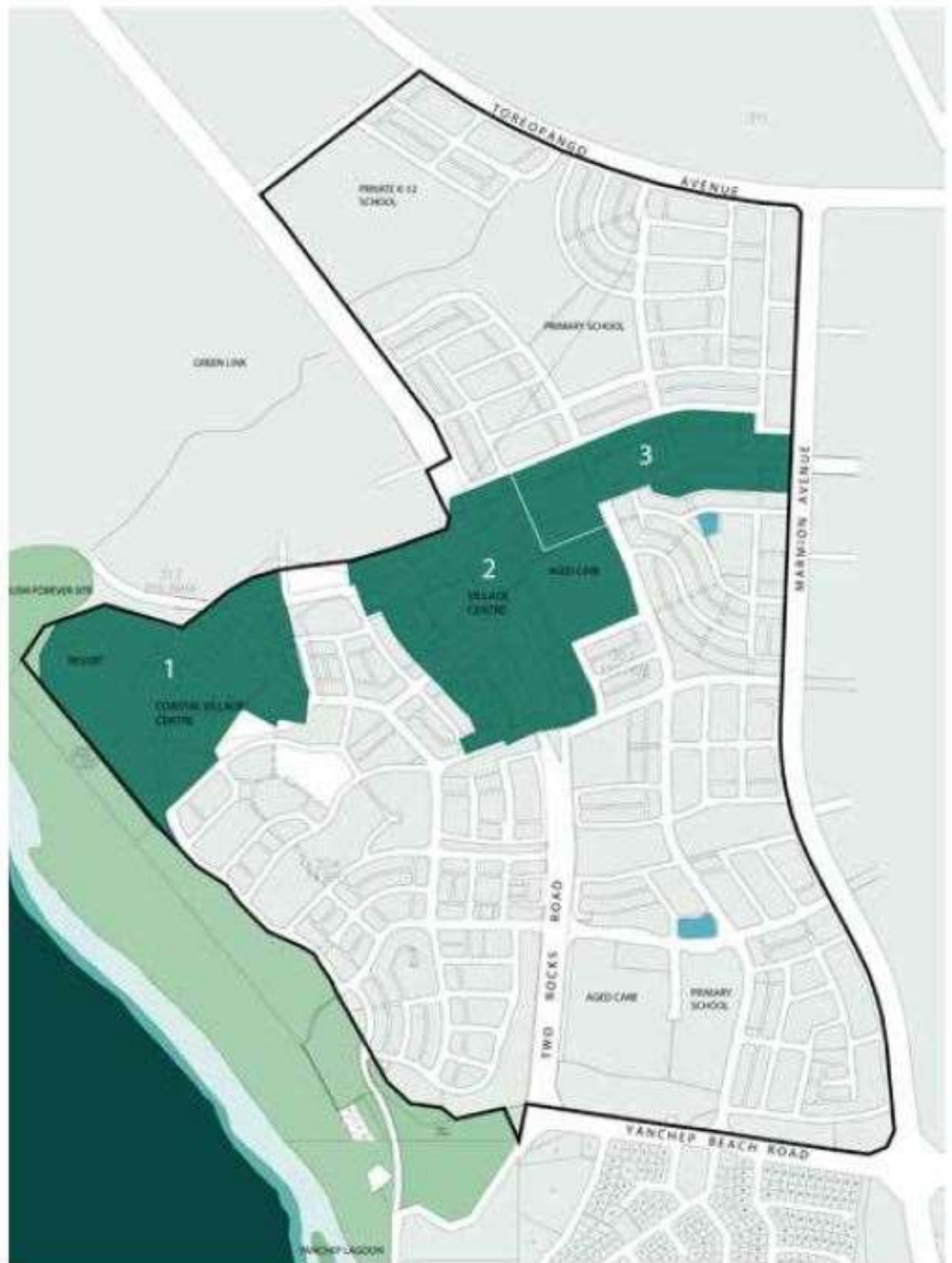
The LSP retains the key activity nodes of the Neighbourhood Centre, Coastal Node and the employment Boulevard within the City of Wanneroo Centre zone, requiring more detailed Structure Planning within each of these areas prior to subdivision or development. These Centre Zone areas (as defined on the Zoning Plan) illustrate indicative road layout and location of open space. The ultimate size and location of open space within the centre zones and road alignment will be determined as part of the Centre Zone structure plans. This approach provides the necessary flexibility to enable planning and design of these areas to take place at a more detailed scale through the Centre Zone Structure Plans. Other detailed elements such as building form and placement and pedestrian connectivity through these areas will also be dealt with at the Centre

Zone Structure Planning phase. The indicative nature of the open space and road configuration within the Centre Zones is reflected in the addition of provisions under Clause 9.3 and 9.4 of Part one of this report namely –

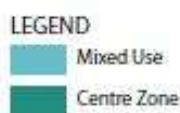
'Indicative areas of open space depicted in the Centre Zone areas will be subject to refinement through the subsequent Centre Zone Structure Plans. A minimum 10% open space

allocation will be required across the entire Local Structure Plan area following the detailed refinement of open space provision in each of the Centre Zones.'

'The road network and block configuration illustrated within each Centre Zone is indicative only and will be subject to detailed review and refinement through the Centre Zone Structure Plans.'



CENTRE ZONE & MIXED USE



2.14 Smart Growth Assessment

The strong sustainability emphasis embodied in the Amendment 3 plan resulted in a respectable Smart Growth rating of 80%.

Elements which contributed to this rating include:

- partial retention and recognition of major east - west dunal ridge elements;
- strong emphasis on local employment generation through direct employment strategies and mixed use building typologies;
- base densities in excess of traditional suburban development;
- housing diversity ranging from r5 through to r60;
- a coastal village and couplet activity centre; and
- interconnected street network.

With Councils agreement a specific evaluation of the original Structure Plan was undertaken utilising the Smart Growth Assessment Tool. This assessment provided the catalyst for further change and refinement to the Structure Plan and the broader project delivery.

As a result, the design outcome achieved through Amendment 3 was considerably enhanced through a combination of physical design and community building initiatives.

More specifically the improvement in rating from 71% (3 star rating) in the original Structure Plan to 80% (5 star rating) in the Amendment 3 design can be attributed to the following key enhancements to the current Structure Plan:

SGP 1 Lifestyle and Housing Choice

- a greater diversity of housing choice is provided through a reduction in the extent of areas coded R30 in favour of increased pockets of land coded R40 and R60 balanced by increased areas of R10 to meet higher landscape retention objectives.

SGP 2 Effective use of land and infrastructure

- greater number of defined mixed use neighbourhood nodes;
- more permeable street network and associated greater “ped shed” around defined centres;
- better integration with the existing Yanchep community, particularly the Yanchep Lagoon and foreshore area through assistance with the preparation of a combined foreshore Management Plan;
- greater response to the natural contours and general undulation in landform;
- 20% reduction in the previous cut to fill earth working program; and
- promotion of the adaptive re-use of the existing Mary Lindsay homestead.

SGP 3 Long term health of the environment

- design based on a more rigorous assessment of vegetation, landscape and landform;
- greater level of biodiversity;
- greater retention of key coastal landscape features, adjacent to the existing resort and enhanced recognition of general coastal outlook and views; and
- promotion of water sensitive urban design techniques.

SGP 4 Identity, Equity and Inclusiveness

- far greater emphasis on creating a “sense of place” by linking existing landscape features and cultural elements to neighbourhood precincts and focal points i.e. Lindsay Beach/Mary Lindsay homestead, Harford Grove/ existing tuart grove;
- additional green trails, particularly the east – west dunal ridge in the north east sector;
- inclusion of additional mixed use sites to support a greater number of neighbourhood precinct centres;
- greater variation of landscaping and built form across

neighbourhood precincts to celebrate subtle variations in landscape character; and

- establishment of an “affordable tourism taskforce” to investigate alternative locations for affordable tourism accommodation.

SGP 5 Long Term Economic Health

- promotion of employment initiatives in partnership with West Coast TAFE and others.

SGP 6 People and Government

- strong and ongoing inclusion and partnerships with DPI and the City of Wanneroo and other relevant Government agencies.

03

AMENDMENT 4

3.1 Summary of Amendment

Amendment 4 was undertaken in order to rectify an ambiguous development requirement relating to boundary walls.

The boundary wall provision previously required all east-west lots to locate the boundary wall on the southern side of the lot. This was intended to maximise the potential for passive warming from

winter sunlight by providing a setback from the northern side boundary. This objective was further reinforced with the requirement for outdoor living areas to be located on the northern side of lots orientated east-west.

However in some instances the garage was required to be located on the northern side boundary of east-west lots due to service easements or other access constraints. This resulted in non-compliance with either the LSP

provision or the DAP, therefore requiring the owner to obtain planning approval for the variation before the building licence could be issued.

It was also acknowledged that short lengths of wall located on the northern boundary of east-west lots would not have a significant impact on solar access providing the outdoor living area were located on the northern side.

It was therefore suggested that rather than dictate boundary wall location on larger lots (wider than 12m), the controls relating to outdoor living areas offered a more practical way to ensure solar access.

Accordingly the provision at Clause 9.4 was modified.

04 AMENDMENT 5

4.1 Streets and Open Space

Amendment 5 predominantly related to the design of the north east area of the Structure Plan. The area comprised a regular grid street network predominantly coded R20 density (single houses) with some R30 density (cottage lots with rear lanes) adjacent to the employment Boulevard, the primary school and the centrally located park. The POS was approximately 1.2ha and was intended to provide for active recreation.

As more detailed subdivisional and civil works design progressed, several issues arose. The central Pos was the lowest point and was the only green space for a large surrounding catchment, resulting in a significant proportion of the park being required for stormwater drainage, potentially reducing the space available for active recreation. Marmion Avenue and Toreopango Avenue also need to be elevated significantly from the natural ground level due to the level requirements for Water Corporation's sewer main and the civil works designs progressed by adjoining developers, resulting in significant and costly cut, fill and retaining walls.

In order to address these issues a slightly modified design was proposed. The guiding element to the design was the provision of an east-west linear park that would serve dual purposes of drainage and recreation. Landscaped swales would offer passive stormwater infiltration along its length and allow for multiple stormwater inlets from the surrounding street network, and coupled with a path network, will offer a recreational green linkage from the park to the primary and high school and neighbourhood centre. The provision of the 25m wide east-west linear POS is anticipated to result in only 1 in 10 year storm events needing to be accommodated in the larger area of POS to the east, thus enabling this

area to be designed and used for active recreation purposes.

The density distribution remained largely consistent with the existing LSP, being predominantly R20 with R30 adjoining the parkland and employment Boulevard. The predominance of north-south rather than east-west roads increased the number of lots oriented east-west which is superior for the project home market to incorporate solar passive design measures.

A local park was also proposed at the entry from Toreopango Avenue to be framed with a curved border of cottage housing with direct frontage onto the park. This park is located on one of the higher points in Capricorn Village, offering a public space to terminate the series of PAWs and to enjoy the long views the site offers and will assist in building the local character of this area.

4.2 Centre Zone Boundary

Amendment 5 proposed a modification to the northern boundary of the employment Boulevard Centre Zone from the street to a mid-block location. The lots on the northern side were always intended to be residential, whereas the commercial uses would face the employment Boulevard. There will also be a 1.5 – 3m retaining wall located mid-block along the rear boundaries of these lots, reinforcing the separate nature of the residential and commercial uses and assisting with noise attenuation. Given that the north facing lots will be residential there was no need to include these within the Centre Zone. It is more practical from a civil construction perspective to construct the services to these lots at the same time that the street is constructed, and for the aesthetic benefit of the community it would be preferable to complete the streetscape rather than leaving one side unconstructed for years to come.

4.3 Retail Floorspace Provision

Clause 7.0 previously set a limit of 4500sqm retail floorspace for the entire Capricorn Village. The approved Neighbourhood Centre Local Structure Plan had already been allocated this entire amount and the City required an amendment to the floorspace cap in order to approve the Coastal Node Structure Plan, which proposed another 5000sqm retail floorspace in that Centre.

Allocating retail floorspace to the employment Boulevard Centre Zone and/ or any subsequent modification to retail floorspace in a Centre would similarly trigger the requirement to amend both the Capricorn Village Structure Plan as well as the respective Centre Plan.

In order to simplify the administration process, Amendment 5 proposes to modify Clause 7.0 by removing the retail floorspace cap and requiring that the retail floorspace for each centre is to be determined in the respective Centre Plan.

4.4 Zoning

The City requested that the three school sites be rezoned from Residential, for which a school is a discretionary use, to *Civic and Cultural*, for which a school is a permitted use.

4.5 Revised Public Open Space Schedule

The re-designed T-shaped POS was 1.451ha, compared to the 1.21ha POS previously proposed, and the top water level for a 1 in 10yr storm event would cover an area of 0.5969ha, compared to 0.7956ha in the previous plan. This represented a 41% increase in active open space in the north east precinct.

The overall POS provision for the Structure Plan increased from 12.8% in Amendment 3 to 13.0% in Amendment 5.



PREVIOUS AGREED STRUCTURE PLAN

AMENDMENT 5 STRUCTURE PLAN

- R60
- R40
- R30
- R20
- R10
- R5
- STRUCTURE PLAN BOUNDARY
- CADASTRE BOUNDARY
- CENTRE ZONE BOUNDARY

05

AMENDMENT 6

The design of the coastal area of Capricorn Village was last comprehensively reviewed in 2006 as part of the preparation for the design changes that were approved in Amendment 3.

Since that time there have been a number of significant changes in circumstance that have influenced the design and delivery of the project, the resultant Amendment 6 design changes and the associated proposal for the Capricorn Coastal Node Centre Structure Plan.

The key issues that have influenced the new design proposed in Amendment 6 are as follows:

- Policy Considerations - the release of directions 2031 and the preference for higher greenfield density;
- Economic Feasibility - a substantial shift in economic conditions that have altered the staging and housing delivery feasibility of the project; and

- Landscape response - a more detailed evaluation of the existing natural features of the site that provides the opportunity for a more sensitive, public retention of key environmental features and amenities.

Each of these factors of themselves are significant, but the combined influence of all these factors and the 5 year time period since the last review, has necessitated a significant re-think of the design and delivery strategy for the project.

5.1 Design Review

The design changes are primarily concentrated in the area between the Neighbourhood Centre, Coastal Node and Lindsay Beach precinct.

The primary subject area of this amendment is an undulating coastal heathland characterised by a series of small steep parallel dunes ranging from approximately 10m AHD up to a main central dune at 43m AHD. The smaller

parallel dunes typically range up to 30m AHD at grades up to 30%. Behind this dune, sheltered from the sea breeze, is a grove of mature trees which is the parkland setting of the original caravan park and camp grounds of Club Capricorn.

The primary strategy of the previous design in the coastal area focussed on retaining the parallel and main dunal landform through the use of larger 1000 - 2000sqm lots. Whilst this in theory provided a high level of landscape retention, the design review has established a number of limitations with this approach, which are expanded upon below:

Policy Considerations

Low density landscape retention lots substantially limit the residential density around the Coastal Node and Neighbourhood Centre, which is now contrary to the objectives of directions 2031 in relation to general greenfield density and density around Activity Centres. It also reduced the housing density and diversity in the highest amenity location of the site that features ocean views and proximity to the Neighbourhood Centre, Coastal Node and swimming beach.

Economic Feasibility

Over the 5 year period of trialling large landscape lots across the Knoll, Zamia rise and Lindsay Beach the following outcomes have resulted:

- 40 lots have been developed and titled;

- despite substantial price reductions, 19 lots remain unsold; and
- only 4 homes have been constructed by private purchasers using lightweight construction methods.

CVJV has tried a number of strategies around refinement of pricing and design control and will need to continue to do so to achieve development of the lots already created. It is clear, however, that there is no demand anticipated within the remaining life of the project for:

- larger lots where the land component and end value is substantially higher than the prevailing lot size and value; and
- lots that require custom build solutions that are not readily available or economical in the volume builder market.

The remaining titled lots that are yet to sell and the likely resale of lots that have been sold but not yet developed will easily cater for the foreseeable long term demand for large landscape lots.

Landscape Response

The previous design did not provide the optimal response to landscape as:

- there is a general realisation that the sense of landform and coastal setting that works best at Capricorn Village is where there are elevated and/or vegetated backdrops that are retained in public open space and in particular;

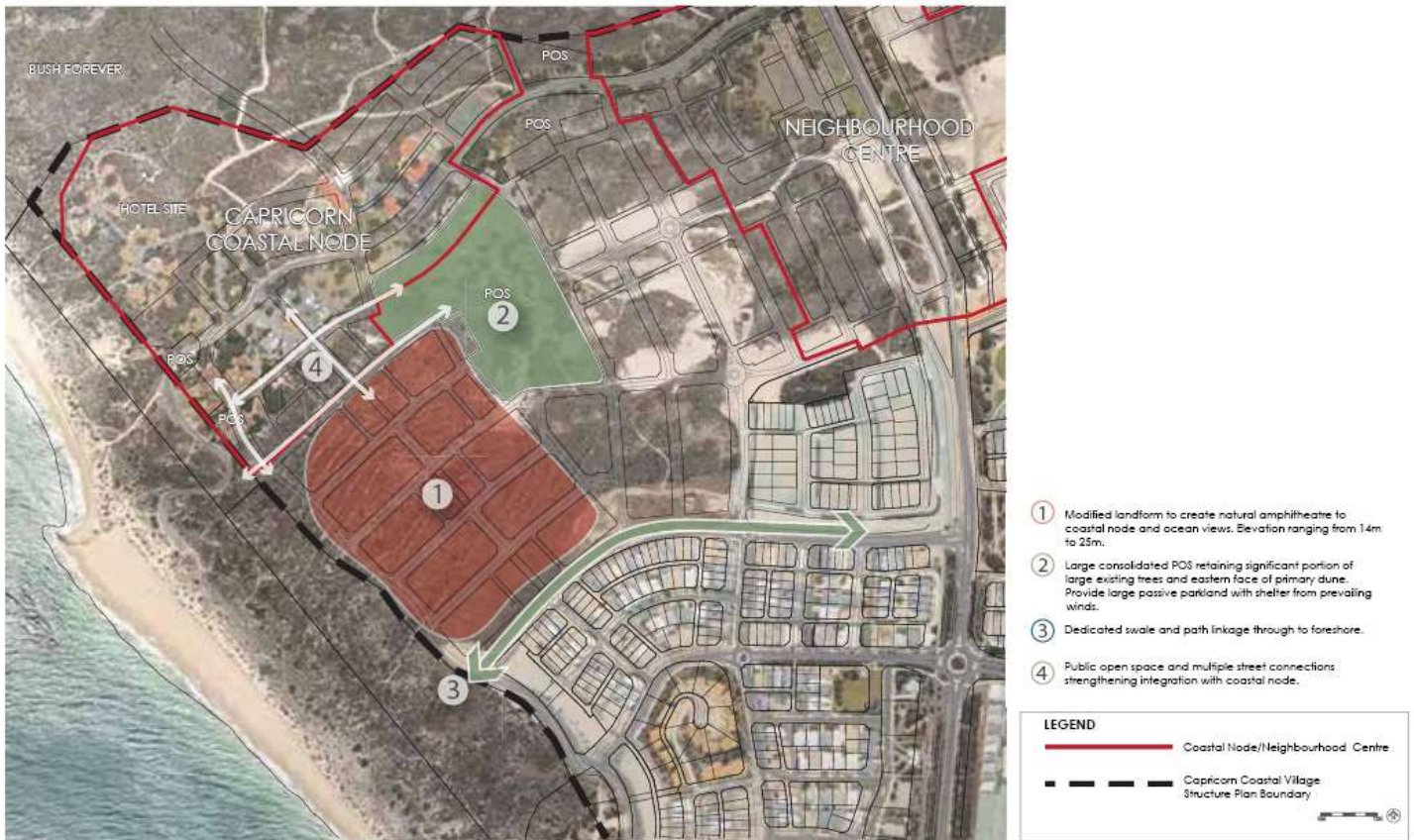


FIGURE 1: DESIGN OVERVIEW

- the previous design failed to retain any of the main dunal ridge in public open space; and
- there was no recognition of the heavily treed campground area to the east of the main dune.
- the public open space network comprised a number of small pocket parks that provided limited retention of landform, limited scale for more active uses and limited shelter from prevailing winds;
- there was no dedicated public link across the southern edge of the precinct along the boundary of the Lindsay Beach precinct as provided for in the district Structure Plan;
- there was weak integration of public space and streets between the precinct and the Capricorn

Coastal Node as the parallel dunes in effect formed a series of barriers, accentuated by the lower density development proposed; and

- the housing was concentrated in the lower lying section of the site, allowing only a small number of sites to benefit from ocean views.

The revised design achieves a substantial improvement by (refer figure 1):

- strengthening the orientation and vistas to the coastal foreshore and ocean that defines the western backdrop, the northern backdrop defined by the main ridge and Bush forever site in the adjoining property, the couplet boulevard to the east and a new linear landscape feature to the south;
- retaining the eastern face of the central dune and existing grove of trees in a consolidated public open

space area of 3.5ha providing a major sheltered open space area for the entire Capricorn Village community west of Two rocks road;

- providing a mixed density precinct with substantial ocean views and an eclectic earthworks strategy that will have blocks ranging in elevation from just over 14m AHD on the foreshore reserve up to over 25m AHD toward the central dunal ridge (Please refer to figure 2 for predicted final earthwork levels); and
- a stronger public open space and street network that better integrates with the Capricorn Coastal Node.



FIGURE 2: INDICATIVE EARTHWORKS PLAN

5.2 Road Network

The street network has been designed to re-enforce the coastal drive and connection to and between the Coastal Node and Neighbourhood Centre. Local street alignments have generally been straightened to enable long vistas to the elevated backdrops that exist in all directions.

Streets in the eastern portion are generally orientated north – south to optimise the number of east/west orientated lots. A series of east – west connections assist walkability to the neighbourhood centre and also terminate on the central open space area with the main boulevard entry vista terminating directly on the primary dune and mature stands of trees.

Streets in the western portion are on a south westerly - north easterly alignment. This is in response to contours, the backdrop and view to the foreshore reserve and ocean beyond and also enables north easterly orientated private spaces sheltered from the prevailing winds. There is also an axial link that terminates on the view of the knoll in the south and connects directly to the core of the coastal node

in the north. The earth working strategy for the immediate coastal area in particular (refer figure 2) has been the subject of extensive modelling. The engineering and urban design adopted for Amendment 6 creates a natural amphitheatre effect which opens up views down the street to the extensive foreshore reserve and ocean views in this part of the site. In addition there is northern aspect and views to the Coastal Node, foreshore and ocean from the more elevated land to the south of the precinct. orientating the streets perpendicular to the general slope creates a more “public” connection and aspect to the views than a street layout that runs perpendicular to the street. This orientation also enables slope to be absorbed to the side, rather than rear of lots, which reduces the average height of walling and optimises the sense of undulation.

The conceptual design for the precinct on the southern boundary of Lindsay Beach will provide a small court that will optimise view to the ocean and adjoining reserve to the south. Refer to concept design as appended.

5.3 Density

The density range includes R20, R25 and R40 codings, which will provide for a diversity of lot size and most importantly a diversity of housing types.

The R40 coded areas are generally concentrated in close proximity to the Neighbourhood Centre and key open space areas and linkages. A transition precinct within the Coastal Node and the adjacent portions of the Neighbourhood Centre provides a higher level of housing density further increasing the opportunity for housing choice and optimising the overall density around the centres. CVJV are currently testing the delivery and marketing options for the creation of small lot product in partnership with builders. This will be subject to ongoing refinement and development of the Structure Plan as the demand for this product is tested in the market.

The changes in density have enabled the lot yield in the Amendment area to increase by over 100 lots further increasing the viability of the centres and increasing the general density of the project.



FIGURE 3: PREVIOUS AGREED STRUCTURE

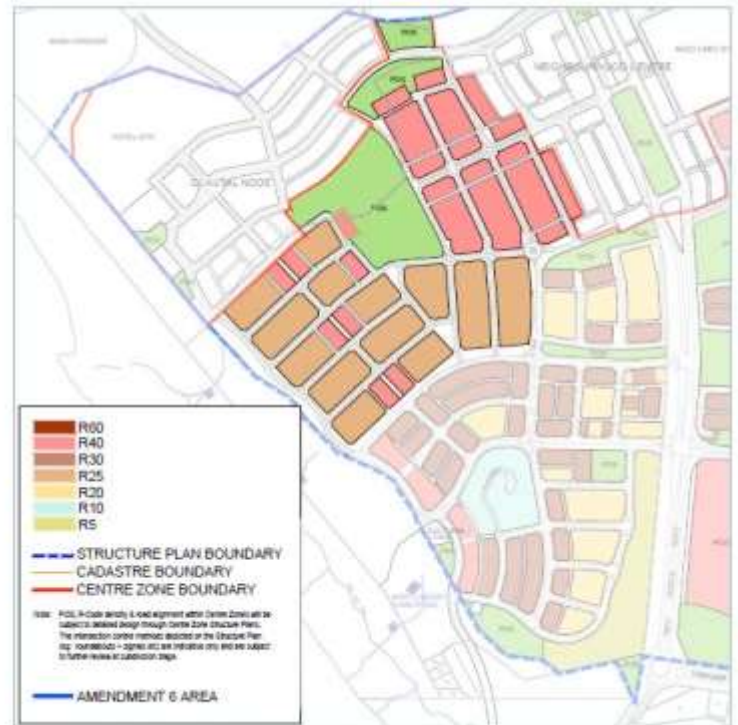


FIGURE 4: AMENDMENT 6 STRUCTURE PLAN



5.4 Public Open Space

The retention of the significant dunal landscape and vegetation has remained a central priority, therefore, the eastern face of the central dune and the grove of trees is proposed to be ceded to the Crown as public open space, enabling this key landscape character element to be retained. The grove will offer a grassed kickabout space protected from the strong sea breeze.

The eastern face of the dune is no longer vegetated and is currently used by children for sandboarding. With effective management and erosion control this could continue to be used as a recreational feature, or alternatively the dune could be revegetated.

The re-design also reduces the number of smaller pocket parks in the locality, providing a hierarchy of public spaces and improved opportunities of retaining natural features within public spaces. The provision of the large central parkland and modifications to smaller areas of open space within the amendment area retains the overall provision of POS within the Structure Plan at 13%. Please refer to Figure 5 and Tables 1 and 2 for updated POS plan, Land use Area calculations and POS schedule proposed through amendment 6. An updated report on engineering aspects of the amendment area is provided as Appendix 4.

FIGURE 5: PUBLIC OPEN SPACE

Table 1: Land Use Areas

Gross Land Area		259.8ha
Non-Residential Land Uses		
- Coastal Centre	5.69ha	
- Neighbourhood Centre	7.5ha	
- Employment Corridor	8.976ha	
- Mixed Use Sites (50%)	0.1418ha	
- Child Care Site	0.2661ha	
- Civic and Cultural Site	0.15ha	
- Primary Schools	8.307ha	
- Private K-12 School	11.31ha	

- Hotel	5.1082ha	
- Drainage	4.3498ha	
Total Deduction		51.7989ha
Gross Residential Area		208.2579ha
10% Public Open Space		20.8258ha
Public Open Space Provided		27.1158ha (13%)

Table 2: POS Types

Site	Total Area (ha)	1:10 Drainage Swales (50% (ha)	Adjusted Open Space (ha)	Type of Open Space
1	0.1510		0.1510	Local Park (Active)
2	0.7765	0.1841	0.6845	Local Park (Active)
3	0.1924		0.1924	Landscape Protection (Passive)
4	3.3422	1.2800	2.7022	Active Open Space (Active)
5	1.2057		1.2057	Linear Space (Passive)
6	0.3323		0.3323	Local Park (Passive)
7	0.6588		0.6588	Local Park (Active)
8	0.3825		0.3825	Local Park (Active)
9	0.7854		0.7854	Local Park (Active)
10	1.9819	0.1911	1.9819	Landscape Protection (Passive)
11	0.4496		0.4496	Linear Space (Passive)
12	1.7359	0.7934	1.3392	Local Park (Active)
13	0.8419	0.5110	0.5864	Local Park (Active)
14	3.5000	0.1722	3.4139	Landscape Protection (Passive) / Local Park (Active)
15	0.2103		0.2103	Urban Space (Passive)
16	0.1120	0.1600	0.0320	Urban Space (Passive)
17	0.8398		0.8398	Landscape Protection (Passive)
18	0.5460		0.5460	Landscape Protection (Passive)
19	0.2121		0.2121	Urban Space (Passive)
20	0.9354	0.2694	0.8007	Local Park (Passive)
21	0.4941		0.4941	Local Park (Passive)
22	0.1867		0.1867	Urban Space (Passive)
23	0.1429		0.1429	Urban Space (Passive)
24	1.4269	0.5436	1.1551	Local Park (Passive)
25	0.3955		0.3955	Local Park (Passive)
26	7.4529	0.2450	7.3304	Landscape Protection (Passive) / Action Open Space (Active)
Total	29.2907	4.3498	27.1158 (13%)	

5.5 Centre Zones

The design of the Neighbourhood Centre remains predominantly unchanged, and any substantive modifications do not form part of this amendment. However, the edges have been adjusted slightly in order to integrate with the re-designed residential area and the boundaries of the Neighbourhood Centre and Coastal Node have been adjusted so that it corresponds to the new street and laneway alignments. The Coastal Node has undergone a more substantial amendment, which offers an improved and logical transition from the mixed-use centres to the residential areas. The new Coastal Node Centre Structure Plan has been submitted concurrently with this amendment and an amendment to the Neighbourhood Centre will be undertaken to reflect the redesign.

06

AMENDMENT 9

Amendment 9 sought to modify a small portion of the North East precinct known as Grasstree Park. The modifications involve simplifying the street and lot layout and removing the proposed Public Open Space (POS) area.

The changes enable retention of the elevation and aspect from the site, strengthening of views and connections west and south to the future Primary School and POS and a reduction in earthworking and civil costs.

In addition, Amendment 9 sought to simplify the street and lot layout for the remaining balance of undeveloped land,

by applying a blanket density code range of R25 to R40. These changes allow flexibility for detailed design to respond to individual site characteristics at the subdivision stage. The locational criteria as outlined below has been included in order to guide how site characteristics could be used to determine appropriate locations for higher density, when designing at the subdivision stage.

“The provision of increased density should be focused in high amenity areas such as within town or neighbourhood centres or adjacent to parks, public transport stops or school sites. Future residential development in

areas provided with a Residential Density Code range should achieve an average density code of R30.”

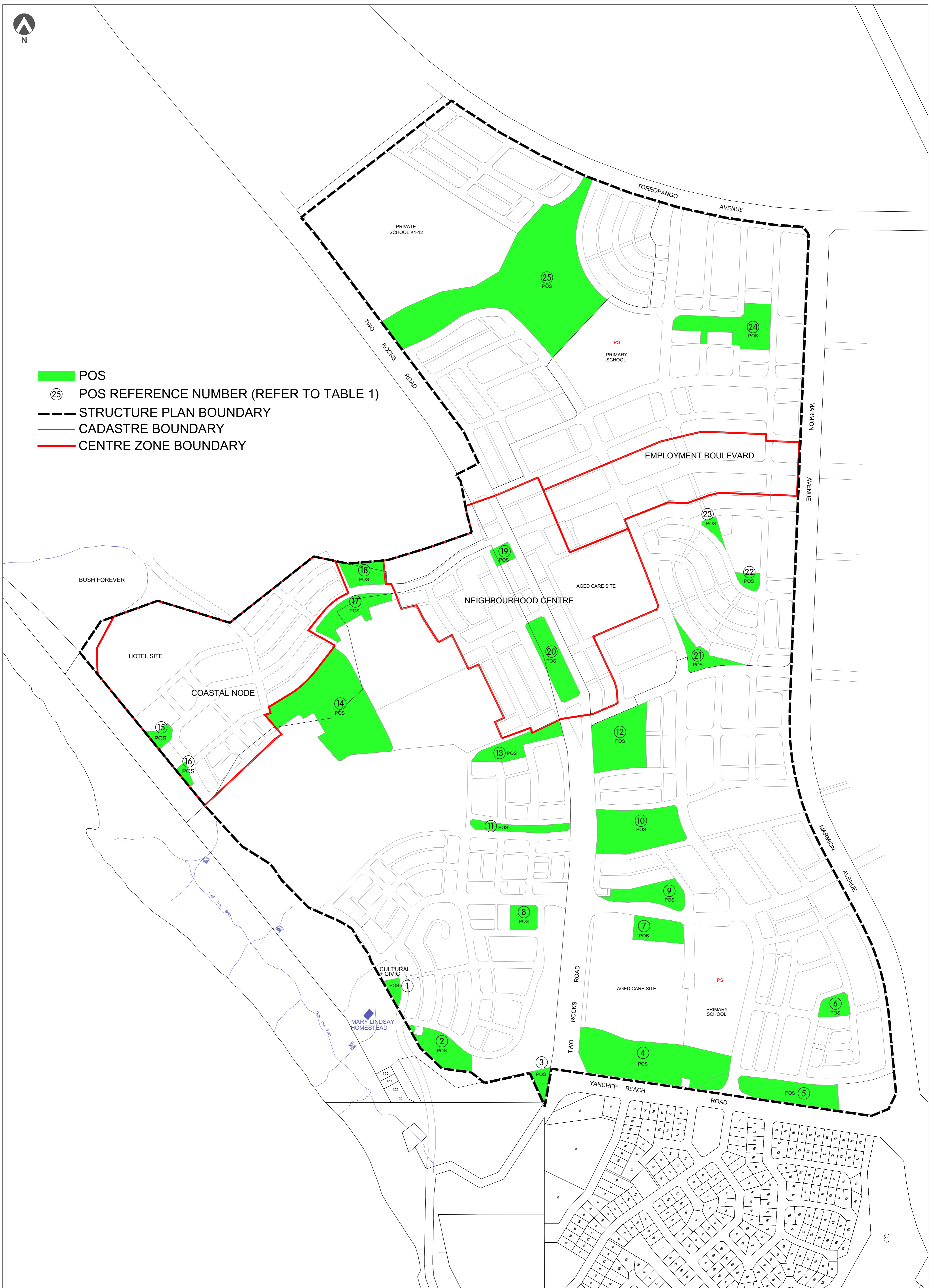
6.1 Public Open Space

During the process of refining the street design, the function and purpose of the ‘hilltop’ POS was also reviewed, which resulted in the removal of this POS area. A revised POS plan (refer to Figure 5) and POS schedule (refer to Table 2) have been prepared which results in an overall POS provision across the Structure Plan area of 12.83%.

Table 2: POS Types

Site	Total Area (ha)	1:10 Drainage Swales (50%) (ha)	Adjusted Open Space (ha)	Type of Open Space
1	0.1510		0.1510	Local Park (Active)
2	0.7765	0.1841	0.6845	Local Park (Active)
3	0.1924		0.1924	Landscape Protection (Passive)
4	3.3422	1.2800	2.7022	Active Open Space (Active)
5	1.2057		1.2057	Linear Space (Passive)
6	0.3323		0.3323	Local Park (Passive)
7	0.6588		0.6588	Local Park (Active)
8	0.3825		0.3825	Local Park (Active)
9	0.7854		0.7854	Local Park (Active)
10	1.9819	0.1911	1.9819	Landscape Protection (Passive)
11	0.4496		0.4496	Linear Space (Passive)
12	1.7359	0.7934	1.3392	Local Park (Active)
13	0.8419	0.5110	0.5864	Local Park (Active)
14	3.5000	0.1722	3.4139	Landscape Protection (Passive) / Local Park (Active)
15	0.2103		0.2103	Urban Space (Passive)
16	0.1120	0.1600	0.0320	Urban Space (Passive)
17	0.8398		0.8398	Landscape Protection (Passive)
18	0.5460		0.5460	Landscape Protection (Passive)
19	0.2121		0.2121	Urban Space (Passive)
20	0.9354	0.2694	0.8007	Local Park (Passive)
21	0.4941		0.4941	Local Park (Passive)
22	0.1867		0.1867	Urban Space (Passive)
23	0.1429		0.1429	Urban Space (Passive)
24	1.4269	0.5436	1.1551	Local Park (Passive)
25	7.4529	0.2450	7.3304	Landscape Protection (Passive) / Action Open Space (Active)
Total	28.8952	4.3498	26.7203 (12.83%)	

FIGURE 5: POS Plan



- POS
- 25 POS REFERENCE NUMBER (REFER TO TABLE 1)
- STRUCTURE PLAN BOUNDARY
- CADASTRE BOUNDARY
- CENTRE ZONE BOUNDARY

APPENDIX 1

STATEMENT OF ENVIRONMENTAL CONDITIONS

APPENDIX 2

DEED OF VARIATION TO THE DEED OF INFRASTRUCTURE

APPENDIX 3

LOT 215 AND 216 CONCEPT PLAN

APPENDIX 4

SUPPLEMENTRY ENGINEERING INFORMATION FOR AMENDMENT NO. 6



robertsday