

**PART 1 –IMPLEMENTATION
(with Amendments 1-7)**

LOCAL STRUCTURE PLAN



**LOTS 1001 AND 1002 MARMION AVENUE,
ALKIMOS**



Structure Plan Number 60

Originally adopted by resolution of
WAPC on 13 November 2009
And By
Resolution of the Council of the
City of Wanneroo on 27 January 2010

Structure Plan File Number : SPN/0238M-3



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:

13 November 2009

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

RECORD OF AMENDMENTS MADE TO THE LOTS 1001 AND 1002 MARMION AVENUE

ALKIMOS AGREED STRUCTURE PLAN NO. 60

Amendment No.	Summary of Amendment	Amendment Type	Date Approved by WAPC
1.	Variations to Residential Design Code Provisions for R20 and R25 front loaded lots.		19 September 2011
2.	<ul style="list-style-type: none"> • Realigns the neighbourhood connector road structure in the northern and central parts; • Removes a portion of the 'Other Regional Road' reservation for Romeo Road and includes the land in the Residential zone. • Zones an area defined as 'subject to further planning' east of the Northern Suburbs Railway as Residential zone; and • Rationalises the boundary between the Centre and Residential zones east of Marmion Avenue. 		12 December 2014
3.	<p><u>Map Modifications</u></p> <ul style="list-style-type: none"> • Extending a neighbourhood connector in the northern part. • Zoning the areas defined as 'subject to further planning' as described below: <ul style="list-style-type: none"> i. An area east of Marmion Avenue and south of a neighbourhood connector to 'Residential' and 'Business' zone. ii. An area south of Romeo Road to 'Business' Zone, 'Residential' Zone and 'Service Industrial' Zone. iii. An area west of Mitchell Freeway to Residential zone with extension of 'environment response housing' to the east. • Reserving an identified pump station in the east portion as 'Public Use'. 		24 May 2016

Amendment No.	Summary of Amendment	Amendment Type	Date Approved by WAPC
3.	<p><u>Text Modifications</u></p> <ul style="list-style-type: none"> Introducing new statutory provisions for the Business and Service Industrial Zone with appropriate landuse controls. 		24 May 2016
4.	<p><u>Map Modifications</u></p> <ol style="list-style-type: none"> Removing the Western 'Environment Response Housing' precinct and re-coding it from Residential 'R10' to Residential 'R20-60'. Removing the Western Activity Centre and replacing the 'Centre' zone with 'Commercial' Zone, 'Mixed Use' Zone and 'Residential' Zone. Modifying the alignment of the Neighbourhood Connector west of Marmion Avenue. <p><u>Text Modifications</u></p> <ul style="list-style-type: none"> Introducing landuse controls for the Commercial and Mixed Use zone. Deleting provisions relating to the Western Environmental Responsive Housing and re-numbering provisions for the South Eastern Precinct – Vegetation Protection Area. 		25 May 2016
5.	<p><u>Map Modification</u></p> <p>Modifying Note 2 in the Legend on Plan 3 – Zoning Plan from 'The maximum Retail NLA for the combined area of the Commercial and Mixed Use zone shall not exceed 2600m²' to 'The maximum Retail NLA for the combined area of the Commercial and Mixed Use zone shall not exceed 5400m²'</p> <p><u>Text Modification</u></p> <p>Increasing the retail floorspace provision of the Precinct 6 Commercial Zone and the Precinct 7 Mixed Use zone to a combined Retail NLA of 5400m².</p>		5 September 2016

Amendment No.	Summary of Amendment	Amendment Type	Date Approved by WAPC
6.	<p><u>Text Modification</u></p> <p>Replacing references to 'Part 1 – Statutory Report' with 'Part 1 – Implementation'.</p> <p>Introducing provisions to implement the City of Wanneroo Local Planning Policy 4.19:Medium Density Housing Standards (R-MD Codes) to allow for variations to the deemed to comply requirements of the Residential Design Codes to apply to R25 to R60 Coded Lots.</p> <p>Deleting references to R25 Coded Lots under Clause 9.2.4 (as the R-MD Codes will apply instead).</p> <p>Replacing references to 'Detailed Area Plans' with 'Local Development Plans'</p>		21 March 2019
7.	<p><u>Map Modifications</u></p> <p>Change the land use designations of two sites west of Marmion Avenue (Lot 9065), and at the intersection of Hawksbill Drive, from Mixed Use to Commercial on Plan 2 and 3.</p>		19 November 2021

PART 1 - IMPLEMENTATION

1.0 STRUCTURE PLAN AREA

This Structure Plan shall apply to Lots 1001 and 1002 on deposited plan 61236 being the land shown on the Structure Plan location map (Plan 1).

2.0 STRUCTURE PLAN CONTENT

This Structure Plan comprises the:

- Implementation (Part 1);
- Explanatory Report (Part 2 - separate document).

3.0 INTERPRETATION

The words and expressions used in this Structure Plan shall have the respective meanings given to them in the Scheme, or where not defined in the Scheme, as set out hereunder:

4.0 OPERATION DATE

The Structure Plan comes into effect on the date it is approved by the Western Australian Planning Commission.

5.0 RELATIONSHIP WITH THE SCHEME

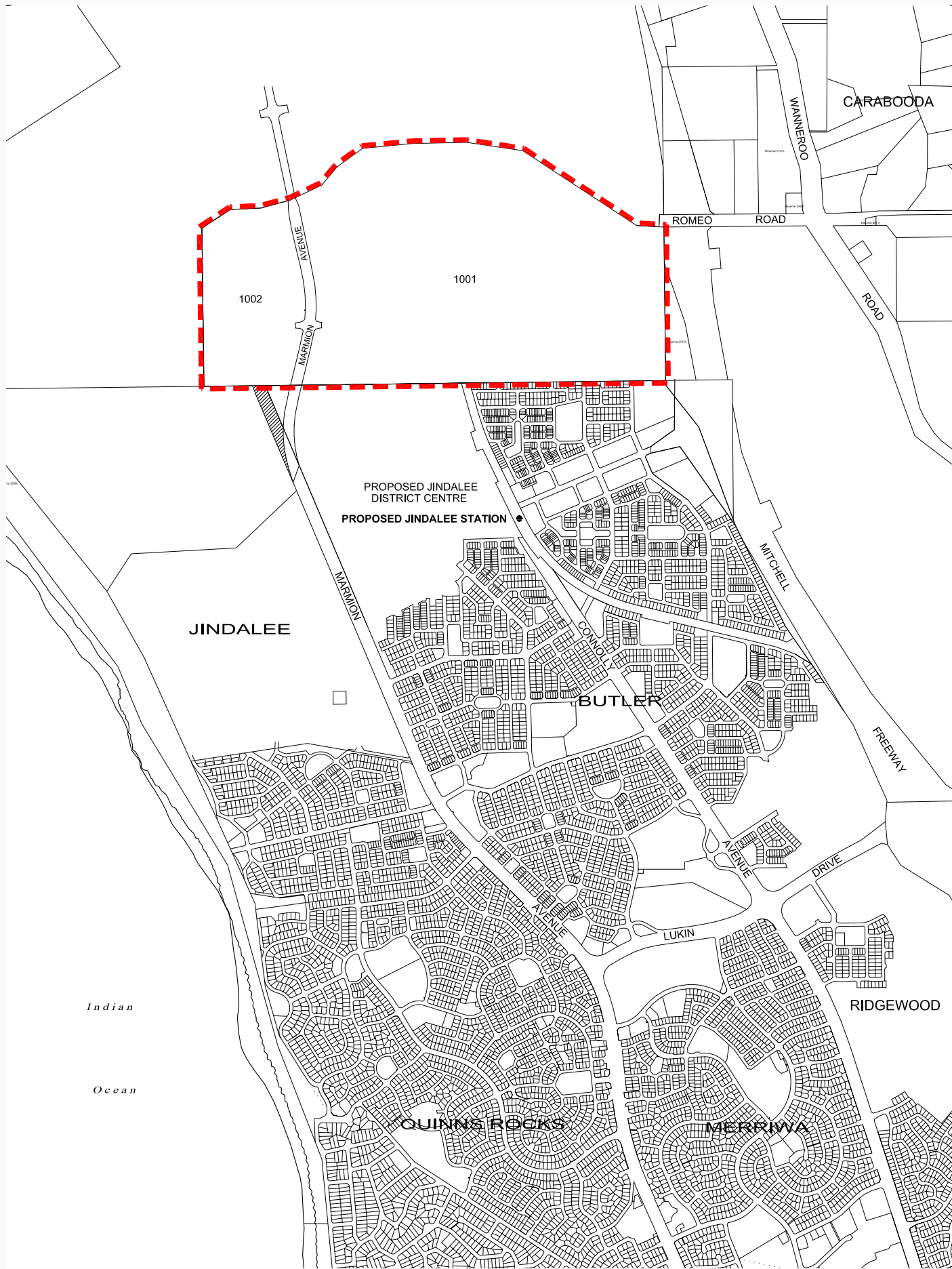
The Agreed Structure Plan has been prepared generally in accordance with Part 9 of the City of Wanneroo District Structure Planning Scheme No 2.

5.1 Relationship with Butler Jindalee Agreed District Structure Plan

The Local Structure Plan has been prepared generally in accordance with the Butler Jindalee Agreed District Structure Plan (BJDSP) which was finally adopted by the Western Australian Planning Commission in October 2006.

In respect to Lots 1001 and 1002, the BJDSP depicts the broad land use – primarily residential together with; two primary school sites, portion of a district high school site and district open space; three local centres; and a service industrial corridor on the eastern boundary of the property. The BJDSP also defines the alignment of the Northern Suburbs Railway; the major road structure including the Mitchell Freeway adjacent to the eastern boundary, Marmion Avenue and Romeo Road and the main neighbourhood connector roads.

The Local Structure Plan embraces all of the elements set out in Butler Jindalee Agreed District Structure Plan.

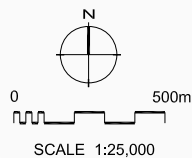


AGREED LOCAL STRUCTURE PLAN
LOTS 1001 & 1002 MARMION, ALKIMOS
LOCALITY PLAN

PLAN 1

28 OCTOBER 2009

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6.0 LOCAL STRUCTURE PLAN

The Local Structure Plan map (Plan 2) outlines the planned pattern of development for the Structure Plan area and depicts the Neighbourhood precincts. All development should be carried out in accordance with the principles outlined in the Agreed Local Structure Plan and as described in clauses 7, 8 and 9 of this document.

7.0 PLANNING PRINCIPLES

The Local Structure Plan has been prepared having regard to the planning principles derived from the Western Australian Planning Commission's operational policy for the assessment of structure plans and subdivision - Liveable Neighbourhoods, together with the City's Smart Growth and the Activity Centres Strategies.

The following planning principles, objectives and strategies have been adopted in the preparation of the structure plan and these shall be implemented as part of the subdivision and development of the structure plan area.

7.1 Urban Form Principles














- To create a vibrant, sustainable and interactive community that provides a wide range of residential, recreational, retail, education and mixed use areas within walkable neighbourhoods allowing for a variety of living, employment and leisure opportunities;
- To create an urban form which encourages a wide range of lot and housing types in a variety of density settings enhancing lifestyle and affordability opportunities;
- To provide a well connected movement network which facilitates safe, efficient and pleasant walking, cycling and driving, providing access to public transport systems, local employment, retail and community facilities;
- To provide an integrated approach to the retention of key environmental areas, urban servicing and design of open space; and
- To identify and articulate discernable precincts and neighbourhoods addressing Liveable Neighbourhoods Policy.

7.2 Urban Form Elements

Urban Form Elements within the Structure Plan area are guided by key elements contained within Liveable Neighbourhoods:

- Movement Network;
- Housing and Lot Layout;
- Sustainability, Environment and Open Space;
- Community and Schools;
- Infrastructure; and
- Activity Centres & Employment.

LEGEND

-  LSP BOUNDARY
 -  4 WAY CONTROLLED INTERSECTION
 -  LEFT IN - LEFT OUT INTERSECTION
 -  PUBLIC USE PUMP STATION
 -  30m PUMP STATION BUFFER
- PRECINCTS**
-  ACTIVITY CENTRE - Retail, Mixed Use & Higher Density Residential
 -  RESIDENTIAL
 -  ENVIRONMENT RESPONSE HOUSING
 -  EDUCATIONAL AND DISTRICT OPEN SPACE
 -  BUSINESS ZONE
 -  SERVICE INDUSTRIAL
 -  COMMERCIAL
 -  MIXED USE




Plan 2 - Agreed Structure Plan ASP 60 - TRINITY ESTATE, ALKIMOS

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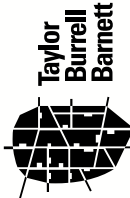
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date: 07/10/2021
grid: PCG 94
aerial: .

designed: .
checked: RC
drawn: MH

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7.2.1 Movement Network

Primary Objectives:

- To provide an interconnected movement network to facilitate convenient and safe linkages for vehicles, cyclists and pedestrians to and throughout the residential areas, activity centres, open space and other areas of interest within or adjoining the development including the location of future railway station;
- To provide a street network and design which creates a pleasant public realm and encourages walking, less reliance on the private car and enhances public transport use; and
- To ensure efficient use of land through the application of Liveable Neighbourhoods road design principles and standards.

Strategies:

- To locate neighbourhood connectors and major intersection points generally consistent with the locations depicted in the Structure Plan;
- To create a highly interconnected street network to provide focus on the activity centres with strong links both within and external to the structure plan area, maximising safety, encouraging walking and cycling, supporting public transport and minimising the impact of through traffic;
- To locate a road interface to all areas of public open space, unless it can be demonstrated in a particular instance that an alternative form of interface treatment is appropriate;
- To locate a road interface or at least one side of the railway reserve for emergency access in accordance with Public Transport Authority requirements;
- To design the street network in a way that provides for development orientation toward major roads with the use of rear laneways for lot access;
- To identify a conveniently positioned bus route network providing maximum accessibility in conformance with Public Transport Authority policy;
- To locate a public transport node and access points within the activity centres;
- To design the character of major roads, to provide an environment amenable to pedestrian, cyclists, homes and businesses;
- To design and locate local streets to create safe low vehicle speed environments embracing Liveable Neighbourhood standards for widths, cross sections, truncations, street trees and other matters; and
- To provide for a road network that maximises energy efficiency in accordance with Liveable Neighbourhoods standards.

7.2.2 Housing

Primary Objectives:

- To ensure the provision of choice and a wide range of housing responsive to community needs and sustainability principles;
- To promote efficient use of land through the appropriate spatial allocation of densities and site design; and
- To realistically reflect the constraints and opportunities posed by landform, topography and major infrastructure in the design of subdivision.

Strategies:

- To identify areas of environmental significance within the residential development areas and define precincts with specific provisions to adequately demonstrate how environmental qualities may be protected.
- To provide for generally lower density housing outside the activity centres and other focal areas where higher density housing may be desirable, having regard for the broader locational context of the Structure Plan area.
- To allocate higher residential density codings generally consistent with the Structure Plan and in accordance with the criteria below:
 - along neighbourhood connectors;
 - up to 400 metres of local centres;
 - adjacent to public open space; and
 - other suitable locations as contextually relevant and/or in response to the need to promote diversity.
- To provide for higher densities between R40 and R100 within and around the activity centres.
- To design the road network that allows the creation of residential lots that can be developed in a manner that facilitate passive solar design.
- To support residential design standards which are responsive to site and lot attributes and promote energy efficiency, affordable and flexible building designs.

7.2.3 Sustainability, Environment & Open Space

Primary Objectives:

- To deliver triple bottom line sustainability outcomes being:
 - Economic - Commercial success for all;
 - Environment – Preservation and response to natural features, energy, water and waste minimisation;
 - Social – A vibrant and safe community.
- To create a range of recreational opportunities within the Structure Plan area including active and passive recreation spaces, integrated bushland

areas within open space, and conservation areas which generally reflect WAPC subdivision policy requirements, and the City of Wanneroo's environmental policy framework;

- To retain a natural landscape character through local vegetation retention, native landscape themes and the reuse of native vegetation;
- To provide for the co-location, integration and sharing of public (district) open space areas and recreation facilities with schools;
- To create an area of quality community open space within the Village Centres (town square);
- To locate open spaces to ensure good pedestrian accessibility and to enhance pedestrian movement opportunities throughout the structure plan area;
- To ensure surveillance of public open space areas to enhance security; and
- To promote passive solar design.

Strategies:

- To provide a minimum of 10% of the gross subdivisible area as POS in accordance with WAPC policy and should achieve the following:
 - A maximum of 5.5 ha for district open space co located with the high school and primary school in the location depicted on the Structure Plan;
 - Provide a practical balance between the protection of local vegetation, community requirements and provision of active and passive parkland;
 - Provide a range of passive 'pocket parks' with a high amenity focus;
 - Provide good connectivity to and through the open spaces and ensure most residents are no more than 450 metres from an open space; and
 - Integration of drainage into multiple use open space to promote best practice water sensitive urban design. This does not preclude the use of basins where appropriate.
- To selectively retain native vegetation in road reserves, public parkland and lower density lots;
- To use native landscape themes where appropriate for public open spaces, street trees and private landscape packages.
- To undertake seed collection and propagation of indigenous plant species within the identified good to pristine quality condition vegetation for rehabilitation of degraded sites and reuse in POS / conservation areas.
- To prepare and implement an Integrated Urban Water Management Plan to incorporate best practice urban water management techniques including, where appropriate, stormwater harvesting, water demand

management (including landscaping, POS, nutrient management) and overall water quality management;

7.2.4 Community and Schools

Primary Objectives:

- To create a distinctive and responsive built form that enhances the sense of neighbourhood and community identity, place and character.
- To provide community facilities and services (including retail, education, leisure, health, community centre, recreation child care etc), a variety of housing choice and a legible street network which facilitates community interaction, supports different needs and lifestyles and provides acceptable levels of safety and convenience for all;
- To provide educational facilities and services that meets the needs of the future community;
- To promote efficiency of land use through innovative design and site planning solutions; and
- To promote the co location of educational facilities and services with, and within, areas of active open space and community uses.

Strategies:

- To provide two Public Primary School sites, one stand alone (4.0 ha min) and one co located (3.5 ha min); and one High School site co located with the District Open Space within the development area in accordance with the Department of Education and Training requirements and the Butler Jindalee Agreed District Structure Plan provisions.
- To incorporate within the District Open Space, recreational facilities including active playing fields and associated buffers, hard courts, car parking, change rooms and other facilities as proposed by the City and Department of Education and Training and implemented by the City;
- To design and locate all educational facilities to encourage contemporary urban form outcomes. Buildings will be encouraged to address and integrate with the street and be designed to promote multiple use of buildings by the public and safe access by a range of transport modes with a sufficient size, configuration and topography to accommodate the intended use;
- To encourage the sharing of school infrastructure with the broader community through partnerships with local governments, and the developer; and
- To incorporate a public art program reflecting the local, European and Aboriginal culture as well as responding to the natural environment.

7.2.5 Infrastructure

Primary Objectives:

- To optimise the use of existing infrastructure and assets within and surrounding the site;
- To ensure that community, commercial and employment infrastructure together with roads, rail services and public transport, are provided in an appropriate staged manner as development proceeds; and
- To achieve land use and infrastructure efficiency and sustainability through integrated drainage management, consistent with Liveable Neighbourhoods.

Strategies:

- To liaise with all service providers to ensure the efficient and timely provisions of all service infrastructure.
- To provide communications infrastructure to improve local employment opportunities.

7.2.6 Activity Centres & Employment

Primary Objectives:

- To establish accessible and amenable main street based village centres in accordance with Liveable Neighbourhoods principles to best service the commercial, social and employment needs of the community and act as a focus for community activity and interaction;
- To create a robust urban framework within and around centres which enhances the opportunity for mixed use local based employment and active focal points.

Strategies:

- To design main street based village centres in locations central / accessible to their respective catchments in the east and west of the Structure Plan area.
- To promote multimodal access to centres through their location on higher order roads and public transport, pedestrian and cycle routes.
- To maximise on-street parking at centres to enable appropriately reduced private parking, make best use of urban land and encourage alternative modes of transport.
- To incorporate a diversity of land uses within centres consistent with their function under the City's Activity Centres Strategy.
- To incorporate vertical as well as horizontal mixed use integration.

- To concentrate higher residential densities in and around centres to maximise catchment, access to the centres, reduced car dependence and after-hours surveillance and use.
- To provide a range of programs to facilitate local economic development and employment; and
- To finalise the Employment Strategy as well as the implementation of the strategy actions arising from the final report to the satisfaction of the City.

8.0 ZONING AND R-CODING

The Zoning Map (Plan 3) delineates and depicts the zone applicable to the structure plan area according to the legend thereon. The R-Code map (Plan 4) delineates and depicts the residential density code applicable to the structure plan area.

The zones and residential density codes designated under this structure plan apply to the land within it as if the zones and residential density code were incorporated in the Scheme.

All provisions, standards and requirements applicable to the zones and residential density codes in the Scheme shall apply, unless specific provision is made to the contrary in this Structure Plan.

9.0 LAND USE PRECINCTS

Eight separate land use precincts are identified on the Local Structure Plan;

- Precinct 1: Activity Centres – Commercial / Retail, Mixed Use and Higher Density Residential.
- Precinct 2: Residential – Low to Medium Density.
- Precinct 3: Environment Responsive Housing.
- Precinct 4: Educational and District Open Space.
- Precinct 5: Business Zone
- Precinct 6: Service Industrial Zone
- Precinct 7: Commercial Zone
- Precinct 8: Mixed Use Zone

9.1 Precinct 1 Activity Centre –Commercial / Retail, Mixed Use and Higher Density Residential

There is one Activity Centre Precinct within the Structure Plan area. The activity centre is located in the heart of the eastern cell at the intersection of two neighbourhood connectors and is known as ‘Agora Village’.

9.1.1 Objectives:

- The objective of the Activity Centre Precinct is to facilitate the creation of a vibrant centre with a diverse mix of uses including commercial and retail activities as well as leisure, health and community services. More intensive housing is also proposed within and around the activity centres. The creation of a strong public realm based upon more intensive urban design with an emphasis on streetscape amenity to enhance the sense of place is also a fundamental objective in the creation of activity centres.

LEGEND

- LSP BOUNDARY
- 4-WAY CONTROLLED INTERSECTION
- LEFT IN - LEFT OUT INTERSECTION
- 30m PUMP STATION BUFFER

ZONES

- RESIDENTIAL
- BUSINESS ZONE
- SERVICE INDUSTRIAL ZONE
- COMMERCIAL
- MIXED USE
- CENTRE ZONE

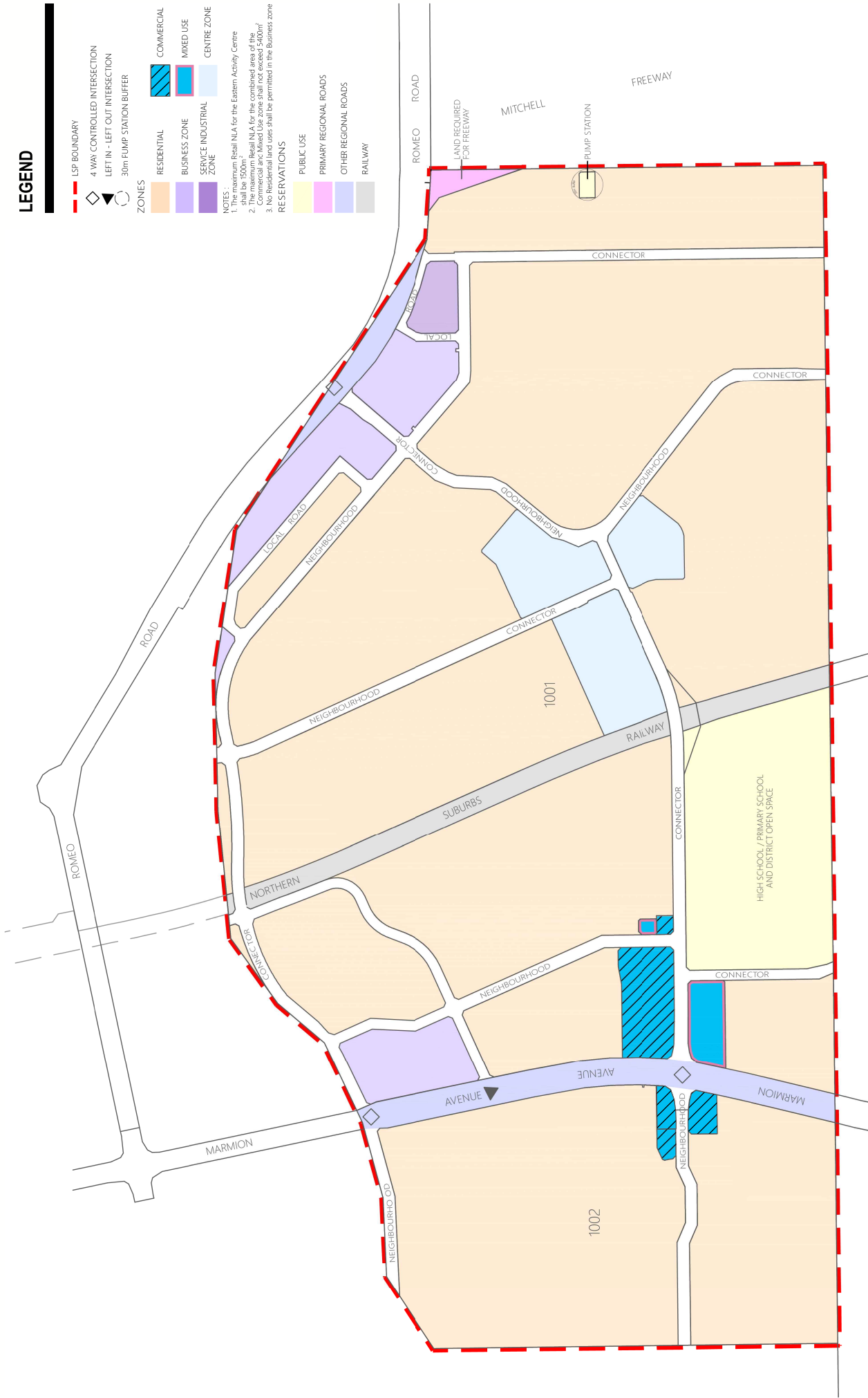
- PUBLIC USE
- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS
- RAILWAY

NOTES:

1. The maximum Retail NLA for the Eastern Activity Centre shall be 1500m²
2. The maximum Retail NLA for the combined area of the Commercial and Mixed Use zone shall not exceed 5000m²
3. The maximum Retail NLA for the Business zone shall be permitted in the Business zone

RESERVATIONS

- PUBLIC USE
- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS
- RAILWAY



Plan 3 - Agreed Structure Plan 60 (Zoning)

ASP 60 - TRINITY ESTATE, ALKIMOS

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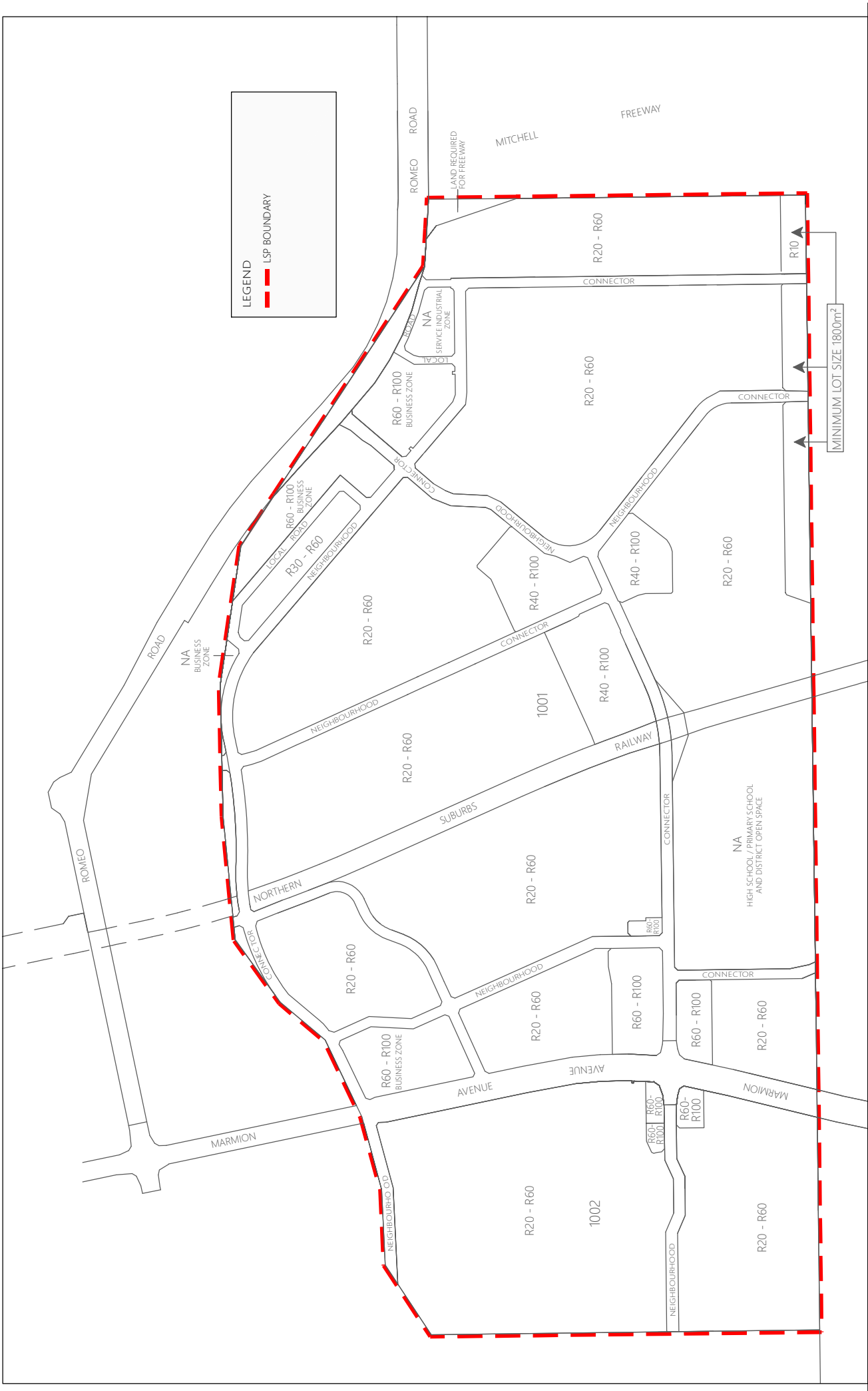
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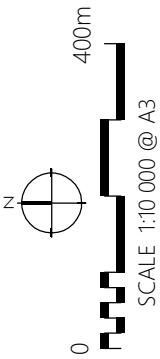


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AGREED LOCAL STRUCTURE PLAN

PLAN 4 - DENSITY CODES



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- The land included within the Local Structure Plan boundary is located between the proposed District Centre at Jindalee and the proposed Regional (City) Centre at Alkimos. As such, the activity centre within the Structure Plan area will be relatively small and intimate.

9.1.2 Provisions:

- Eastern Activity Centre (Agora Village)

The Eastern Activity Centre Precinct is zoned 'Centre'. A separate Centre (Local) Structure Plan is required for the Activity Centre in accordance with Clause 3.13 of the Scheme.

There is an Agreed Local Structure Plan No 86 for the Eastern Activity Centre which was adopted by the City of Wanneroo on the 1 March 2002, and the Western Australian Planning Commission on the 8 May 2012.

Agreed Local Structure Plan No 86 (and any approved amendments) specifies the requirement for the preparation of accompanying Detailed Area Plans to define built form, carparking etc as defined under the provisions of the Scheme.

- Retail Floorspace Provision

The retail floorspace provision within the activity centre is identified on Plan 3.

The maximum Retail Nett Leasable Area's (NLA) is as follows;

- Eastern Centre 1500m² NLA

9.2 Precinct 2 Residential – Low to Medium Density Residential

9.2.1 Primary Objectives:

- To ensure the provision of choice and a wide range of housing responsive to community needs and sustainability principles having regard also to the broader locational context and adjacent land uses;
- To promote efficient use of land through the appropriate spatial allocation of densities and site design; and
- To realistically reflect the constraints and opportunities posed by planned infrastructure (railway) as well as landform and topography in the subdivision design.

9.2.2 Strategies:

- To ensure an appropriate mix in lot size and housing forms, a density range from R20 – R60 applies to the whole of the Residential Land Use Precinct. In the detailed subdivision design, lot size will vary depending upon proximity to key design element as generally described below:
 - Provide for generally lower density (R20) traditional housing in areas not directly adjacent to activity centres, school sites, public open space or main connector roads.
 - Allow for higher density (R30-40) housing adjacent to activity centres, school sites, public open space and main connector roads.

- In the northern transition area on the fringe of the 800 metre radius from the proposed Alkimos Railway Station, higher residential densities (R60) may be supported.
- Strategically located group housing sites may be developed to R60 density.

9.2.3 Provisions

Land Use Permissibility

- Land use permissibility within this precinct shall be in accordance with the Residential zone under the scheme.

Lot Size/Residential Density

- The Residential Density Code applicable to Residential Land Use Precinct is R20-R60.
- Justification for the variation in densities and lot sizes having regard for the objectives and strategies set out above will be required as part of any subdivision application.
- A Residential Density Code Plan is to be submitted at the time of subdivision to the Western Australian Planning Commission in accordance with the Local Structure Plan. Approval of the Residential Density Code Plan shall be undertaken at the time of determination of the subdivision application by the Western Australian Planning Commission. The approved Residential Density code Plan shall then form part of the Local Structure Plan and shall be used for the determination of future development applications. Variations to the Residential Density Code Plan will require further approval from the Western Australian Planning Commission.
- All higher density single residential lots should be designed with rear laneway access except where lots directly front public open space.

Local Development Plans

- Local Development Plans will be required as a condition of subdivision to indicate acceptable development standards for all Residential Development at R30 density and higher with rear laneway access, or for lots directly fronting public open space or other sites as specified by the Western Australian Planning Commission.

9.2.4 Residential Design Code Variations to R20 Coded Lots

Table A sets out variations to the Residential Design Codes that are Deemed to Comply for single houses on R20 coded lots.

Development that complies with Table A does not require neighbour consultation and planning approval. The variations set out in Table A are optional not mandatory.

TABLE A – RESIDENTIAL DESIGN CODE VARIATION TABLE		
1. Front Dwelling Setbacks		
Lot Type	Minimum	Average
Front loaded R20 lots as denoted on the Coding Plan approved at the time of subdivision.	2.5 metres	5.0 metres
In determining the acceptable length of any boundary wall pursuant to Clause 6.3.2.A2 of the R Codes, the front setback shall mean the setback of the dwelling itself on that boundary.		
2. Open Space		
The minimum open space requirement for R20 lots may be reduced from those specified in the R Codes to a minimum of 40%.		
3. Outdoor Living Area		
The minimum outdoor living area requirement for R20 lots may be reduced from those specified in the R Codes to a minimum of 25m ² .		

9.3 Precinct 3 Environment Responsive Housing

One area is identified under Precinct 3 for Environment Responsive Housing:

- South Eastern Precinct – Vegetation Protection Area.

9.3.1 South Eastern Precinct – Vegetation Protection Area

9.3.1.1 Objective:

- As part of a negotiated agreement with Department of Environment, Water, Heritage and the Arts (DEWHA) through the assessment of the project under the Environmental Protection Biodiversity Conservation Act (EPBC) there was a requirement to protect existing vegetation, primarily Tuart Trees, along a portion of the south eastern boundary of Lots 1001 and 1002. This objective has been satisfied with the identification of the Environment Responsive Housing Precinct – Vegetation Protection Area. The extent of the vegetation protection area comprises a depth of approximately 50-60 metres and length of approximately 620 metres as shown on the Local Structure Plan.

9.3.1.2 Provisions

Land Use Permissibility

- Land use permissibility within this Precinct shall be in accordance with Residential zone under the Scheme.

Lot Size/Residential Density

- The minimum lot size that is permitted within this Precinct is 1,800m².

Local Development Plan

- A Local Development Plan will be required for the Vegetation Response Housing Precinct to address:
 - Building location and setbacks;
 - Vegetation Protection zones;
 - Fencing
 - Building Design
 - Fire Management
 - Retaining walls (rear interface).

9.4 Precinct 4 Educational and District Open Space

9.4.1 Objective:

- To provide for the co-location of a public high school, district open space and primary school, in a central location with good accessibility. A conceptual plan for the integrated development of the site has been prepared by the City of Wanneroo in conjunction with the Department of Education and Training.

9.4.2 Provisions

Land Use Permissibility

- Land Use permissibility within this Precinct allows for the development of educational and recreation facilities including a public high school, primary school and District Open Space together with any other associated community facilities as agreed by the City. Development will be subject to the provisions under Part 2 (Reserves) of the Scheme.

Land Area Allocation

- The combined area of the site which extends into the Butler Joint Venture land holding to the south is to comprise 23.5 hectares made up as follows:

District Open Space	11.0ha	50% (5.5ha)	from Lots 1001 and 1002
High school site	9.0ha	50% (4.5ha)	from Lots 1001 and 1002
Primary school site	<u>3.5ha</u>	100% (3.5ha)	from Lots 1001 and 1002
		<u>23.5 ha</u>	

Of this site total area, 13.5 hectares is to be provided from Lots 1001 and 1002 and 10 hectares from the landholding to the south. The District Open Space is to form part of the 10% provision of public open space from Lots 1001 and 1002.

9.5 Precinct 5 Business Zone

9.5.1 Business Zones

This Agreed Structure Plan includes a Business zone. Special provisions apply where a Business zone shares a lot boundary with a Residential zone.

9.5.2 Objectives:

Business Zone
(i) The objectives for the Business Zone shall be in accordance with those contained in Clause 3.6 of the City of Wanneroo District Planning Scheme No 2 ('the Scheme') for the Business Zone, except where the lot shares a boundary with a lot zoned Residential on the Agreed Structure Plan.
(ii) Future development shall be in accordance with a Local Development Plan approved by the City of Wanneroo.
(iii) The Western Australian Planning Commission may impose conditions on any subdivision application requiring lodgement of a Local Development Plan.
Business Zone – lots abutting a Residential Zone
(iv) This Agreed Structure Plan has specific objectives for lots in the Business Zone that share a boundary with a lot in the Residential Zone as follows: <ul style="list-style-type: none">• To accommodate smaller scale showrooms, warehouses, trade and professional services, offices and other businesses that provide for the needs of the community.• To ensure all landuses are compatible with adjacent residential development.• To facilitate development at a building size, height and scale that ensures an appropriate interface with any adjoining Residential Zone.• To ensure development creates an attractive façade to the street appropriate for the visual amenity of surrounding areas.• To implement suitable building setbacks and rear building façade treatments that minimise visual impact on the amenity of residential streetscapes.• Future development shall be in accordance with a Local Development Plan approved by the City of Wanneroo.
(vi) Where there is a conflict between Clause 9.5.2 (i) and Clause 9.5.2 (iv), Clause 9.5.2 (iv) shall prevail.

9.5.3 Landuse Permissibility:

Landuse Permissibility within this precinct shall be in accordance with those contained in the Scheme for the Business zone.

9.5.4 Density

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 the Structure Plan.

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 the determination of future development applications. Variations to the Residential Density Code Plan will require further approval by the WAPC.

9.5.5 Local Development Plans:

Local Development Plans shall be required as a condition of subdivision to ensure appropriate interfaces and streetscapes are provided adjoining and adjacent to any Residential zone.

The Local Development Plan for lots in the Business zone that share a common boundary with a lot zoned Residential in this Agreed Structure Plan shall include:

- a) A maximum building height limitation of 7 metres;
- b) A minimum rear setback of 5 metres;
- c) Design criteria stipulating treatments for any rear façade facing a Residential zoned lot.

9.5.6 Development Controls:

- (i) The following provisions apply to any planning application for a lot in the Business zone that shares a boundary with a lot in the Residential zone in this Agreed Structure Plan.
- (ii) The City of Wanneroo may require lodgement of information or specialised reports as part of any planning application to demonstrate that the development and/or landuse is compatible with surrounding residential landuses, and will not adversely impact on residential amenity.
- (iii) Where a lot in the Business zone shares a boundary with a lot zoned Residential, the maximum gross floor area of any building per lot shall be limited to 800m². The lots may only be capable of achieving a lesser floor area to adequately provide on site carparking, setbacks, and landscaping, however the purpose of the maximum gross floor area is to prevent lots from being amalgamated in the future to accommodate large scale development.

9.6 Precinct 6 Service Industrial Zone

9.6.1 Objectives:

Objectives for this precinct shall be in accordance with those contained in Clause 3.12 of the City of Wanneroo District Planning Scheme No 2 (‘the Scheme’) for the Service Industrial zone.

9.6.2 Landuse Permissibility:

Landuse permissibility within this precinct shall be in accordance with those contained in the Scheme for the Service Industrial Zone.

9.6.3 Residential Interface:

The Service Industry zone shall be separated from any Residential zone by a public road.

9.7 Precinct 7 Commercial Zone

The Commercial zone will provide for a proposed shopping centre and a wide range of business activities.

- Retail Floorspace Provision

The maximum Retail Net Leasable Area (NLA) within the combined area of the Commercial and Mixed Use zone shall not exceed 5400m² as identified on Plan 3.

9.7.1 Landuse Permissibility:

Landuse Permissibility within this precinct shall be in accordance with those contained in the Scheme for the Commercial zone.

9.7.2 Density

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 the Structure Plan.

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 the determination of future development applications. Variations to the Residential Density Code Plan will require further approval by the WAPC.

9.8 Precinct 8 Mixed Use

The Mixed Use zone will cater for a variety of compatible landuses and provide an intermediate stage between the Residential and Commercial zones.

- Retail Floorspace Provision

The maximum Retail Net Leasable Area (NLA) within the combined area of the Commercial and Mixed Use zone shall not exceed 5400m² as identified on Plan 3.

9.8.1 Landuse Permissibility:

Landuse Permissibility within this precinct shall be in accordance with those contained in the Scheme for the Mixed Use zone.

9.8.2 Density

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 the Structure Plan.

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 the determination of future development applications. Variations to the Residential Density Code Plan will require further approval by the WAPC.

10.0 GENERAL PROVISIONS

10.1 Residential Design Code Variations to R25 to R60 Coded Lots

The City of Wanneroo's '*Medium Density Housing Standards (R-MD)*' Local Planning Policy 4.19 (R-MD Codes LPP) sets out acceptable variations to the deemed-to-comply provisions of the R-Codes for lots coded R25-R60, except in a situation where an approved Local Development Plan imposing R-Code variations for lots coded R60 or less applies, the variations set out in the R-MD Codes LPP apply to this Local Structure Plan and thereby constitute acceptable development.

10.2 Economic and Employment Strategy

Preparation of an Economic and Employment Strategy that would integrate at a regional level to the satisfaction of the City Wanneroo within 12 months of the adoption of Lots 1001 and 1002 Marmion Avenue, Alkimos Agreed Structure Plan by the Western Australian Planning Commission.

10.3 Geotechnical Assessment Report

Prior to final approval of the subdivision (at endorsement of Deposited Plans) by the Western Australian Planning Commission, the developer is to have prepared a Geotechnical Assessment Report to the satisfaction of the City of Wanneroo.

10.4 Management Plans

Management Plans for the management and protection of Conservation Areas shall be prepared in consultation with the Department of Environment and Conservation.

10.5 Transport Noise

Prior to the issuance of subdivision approval, a transport noise assessment is to be prepared and the recommended noise mitigation measures implemented, where relevant, through subdivision design and conditions.