

LOCAL STRUCTURE PLAN

east two rocks

PART ONE
STATUTORY REPORT
SEPTEMBER 2012



Modified in accordance with City of Wanneroo resolution of August 2011, and the Western Australian Planning Commission resolution of May 2012.



EAST TWO ROCKS
LOCAL STRUCTURE PLAN
Part One – Statutory Report

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ENDORSEMENT PAGE

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:

APRIL 2013

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 2028

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1.0 STRUCTURE PLAN AREA

The Structure Plan shall apply to Lot 204 Breakwater Drive being the land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map (Plan A).

2.0 STRUCTURE PLAN CONTENT

This Structure Plan comprises the:

- a) Statutory Report (Part 1);
- b) Explanatory Report (Part 2); and
- c) Technical Appendices (Part 3).

3.0 INTERPRETATION

Unless otherwise specified in this part, the words and expressions used in the Structure Plan shall have the respective meanings given to them in the City of Wanneroo District Planning Scheme No.2 (the Scheme) including any amendments gazetted thereto.

4.0 OPERATION DATE

In accordance with clause 9.8.1 of the Scheme, this Structure Plan shall come into operation when it is either certified by the Western Australian Planning Commission (WAPC) pursuant to clause 9.6.3 of the Scheme or adopted, signed and sealed by the Council pursuant to clause 9.6.5 of the Scheme, whichever is the latter.

5.0 RELATIONSHIP WITH THE SCHEME

Pursuant to clause 9.8 of the Scheme:

- a) The provisions, standards and requirements specified under Part 1 of this Structure Plan shall have the same force and effect as if it were a provision, standard or requirement of the Scheme. In the event of there being any variations or conflicts between the provisions, standards or requirements of the Scheme and the provisions, standards or requirements of this Structure Plan, then the provisions, standards or requirements of this Structure Plan shall prevail.
- b) Any other provision, standard or requirement of Part 1 of the Structure Plan that is not otherwise contained in the Scheme, shall apply to the land as though it is incorporated into the Scheme, and shall be binding and enforceable to the same extent as if part of the Scheme; and
- c) Part 2 of this Structure Plan and Part 3 - Technical Appendices are to be used as a reference only to clarify and guide interpretation and implementation of Part 1.

6.0 LAND USE AND SUBDIVISION

Plan A outlines land use, zones and reserves applicable within the Structure Plan area. The zones and reserves designated under this Structure Plan apply to the land within it as if the zones and reserves were incorporated into the Scheme.

6.1 Land use permissibility

Land use permissibility within the Structure Plan area shall be in accordance with the corresponding zone or reserve under the Scheme, with the exception of the following:

- * The use class 'Shop' is a "D" use within the Mixed Use Zone.

6.2 Residential

6.2.1 Dwelling Target

Objective

Subdivisions are to achieve the following:

- i) 25 dwellings per site hectare within 400m of Neighbourhood Centres 'Q' and 'I' and along neighbourhood connectors supporting future public transport routes.

6.2.2 Density

- a) Plan A defines the broad residential density ranges that apply to specific areas within the Structure Plan. Lot specific residential densities, within the defined residential density ranges, are to be subsequently assigned in accordance with a Residential Density Code Plan approved by the WAPC.
- b) 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 A and locational criteria contained in Clause 6.2.3.
- c) The Residential Density Code Plan is to include a summary of the proposed dwelling yield of the subdivision.
- d) 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 the future development applications. Variations to the Residential Density Code Plan will require further approval of the WAPC.

- e) Residential Density Code Plans are 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 purposes.

6.2.3 Locational Criteria

The allocation of residential densities on the Residential Density Code Plan shall be in accordance with the following criteria:

- a) R30-R60 Range
- i) A base density code of R30 coding shall be applied for all residential lots.
 - ii) Density codes of R40 to R60 shall be applied to residential lots where:
 - * Vehicular access is provided via a public laneway or;
 - * located generally within 400m of Neighbourhood Centres 'Q' and 'I', local centres, public open space, or school; or
 - * located in general proximity to public transport routes, and/ or along neighbourhood connector routes.
- b) R80-R160 Range
- i) A base density code of R80 shall be applied for all other residential lots.
 - ii) Density codes of R100 and R160 shall be applied to residential lots:
 - * located in close proximity to the Two Rocks Secondary Centre;
 - * adjacent to designated public transport routes; or
 - * located above commercial uses proposed on the ground floor.

6.3 Commercial

- a) Pursuant to clause 3.4.3 of the Scheme the retail floorspace (NLA) for the Structure Plan is to be in accordance with the following Table 1.

Table 1: Retail Floorspace Provision

CENTRE	MAXIMUM NET LETTABLE AREA
Neighbourhood Centre 'Q'	2100m ²
Neighbourhood Centre 'I'	5600m ²
North-Eastern Local Centre	1500m ²
Western Local Centre	1500m ²

- b) Pursuant to clause 3.7.4 of the scheme, the maximum NLA included in Table 1 may be exceeded through a Detailed Area Plan for the entire centre where the requirements of State Planning Policy 4.2 Activity Centres for Perth and Peel are met to the satisfaction of the WAPC and City of Wanneroo.

6.4 Public Open Space

The provision of a minimum of 10% public open space being provided in accordance with the WAPC's Liveable Neighbourhoods. Public open space is to be provided generally in accordance with Plan A and Table 2, with an updated public open space schedule to be provided at the time of subdivision for determination by the WAPC, upon the advice of the City of Wanneroo.

Remnant (existing) vegetation and locally significant natural areas are located in Public Open Space sites A-E. No clearing of vegetation within these sites is to be undertaken without prior approval from the City of Wanneroo.

Table 2: Strategic Public Open Space Provision

STRATEGIC POS SITE	SIZE (HA)
A	6.9
B	12.8
C	2.6
D	7.9
E	12.3
F	2
G	3.5
H	2

6.5 Centre

- 6.5.1 In accordance with Clause 3.13 of the Scheme, no subdivision and/or development should be commenced or carried out in a 'Centre' zone until an Activity Centre Structure Plan is prepared for the whole Two Rocks Secondary Centre in accordance with State Planning Policy 4.2 'Activity Centres for Perth and Peel', and adopted under Part 9 of the Scheme. The Activity Centre Structure Plan shall incorporate the employment generating land uses of the adjacent Mixed Use zone in relation to achieving Economic Self Sufficiency targets for the Secondary Town Centre as a whole.
- 6.5.2 Notwithstanding Clause 6.5.1, subdivision and/or development may be supported within the 'Centre' zone for:
- a) the amalgamation of lots or part lots;
 - b) the consolidation of land for "superlot" purposes to facilitate land assembly for future development; or
 - c) The purpose of allowing access or the provision of services or infrastructure that would not prejudice future development outcomes.

6.6 Reports/Strategies/Information Required

- 6.6.1 Prior to the lodgement of subdivisions the following reports/strategies/ information are to be prepared, as applicable, to the satisfaction of the relevant authority and provided at the time of subdivision:
- i) Fire Management Plan (City of Wanneroo)
- 6.6.2 Conditions of Subdivision Approval
- a) At the time of subdivision the City of Wanneroo may recommend conditions to the WAPC, as applicable, requiring the preparation and/or implementation of the following strategies:
 - i) Landscaping Management Plan (City of Wanneroo)
 - ii) Conservation Plan (City of Wanneroo)
 - ii) Urban Water Management Plan (City of Wanneroo/ Department of Water)
- 6.6.3 Prepare a Community Development Implementation Strategy within 12 months from the approval of the first subdivision within the LSP area, to determine the need, appropriate size and location of community purpose sites in accordance

with the principles of Liveable Neighbourhoods.

7.0 DEVELOPMENT

7.1 Detailed Area Plans

Detailed Area Plans are to be prepared in accordance with Clause 9.14 of the Scheme, prior to any development within Neighbourhood Centre 'Q', the whole of Neighbourhood Centre 'I' and the Local Centres except where the development would not prejudice the:

- a) design of a future detailed area plan; or
- b) timely provision of infrastructure and services to the Centres.

7.1.1 In addition to any general matters required to be included within a Detailed Area Plan under clause 9.14.2 of the Scheme, and the specific matters required to be included in each DAP under 7.1.2 and 7.1.3 of this structure plan, all DAPs shall incorporate provisions and design elements addressing the following:

- a) Maximum building heights;
- b) Public transit stops and facilities;
- c) Pedestrian and cycle infrastructure;
- d) The relationship between building facades and the street; and
- e) Provision of awnings to pedestrian areas.

7.1.2 Detailed Area Plan for Northern Neighbourhood Centre 'Q'

In addition to any general matters required to be included within a DAP under 7.1.1.

- a) Incorporate a multi-purpose community facility, including an outdoor community meeting place/courtyard/piazza or similar, to meet the needs of the residential community;
- b) Opportunities to create an integrated main street precinct with continuous building facades, minimal street setbacks, and awnings above pedestrian areas; and
- c) Development of Neighbourhood Centre 'Q' is to provide for an appropriate interface with the future development of the adjacent primary school.

7.1.3 Detailed Area Plan for Eastern Neighbourhood Centre 'I'

In addition to any general planning matters required to be included within a DAP under 7.1.1 of this Structure Plan and clause 9.14.2 of the Scheme, a DAP for the Eastern Neighbourhood Centre shall incorporate provisions and design elements that:

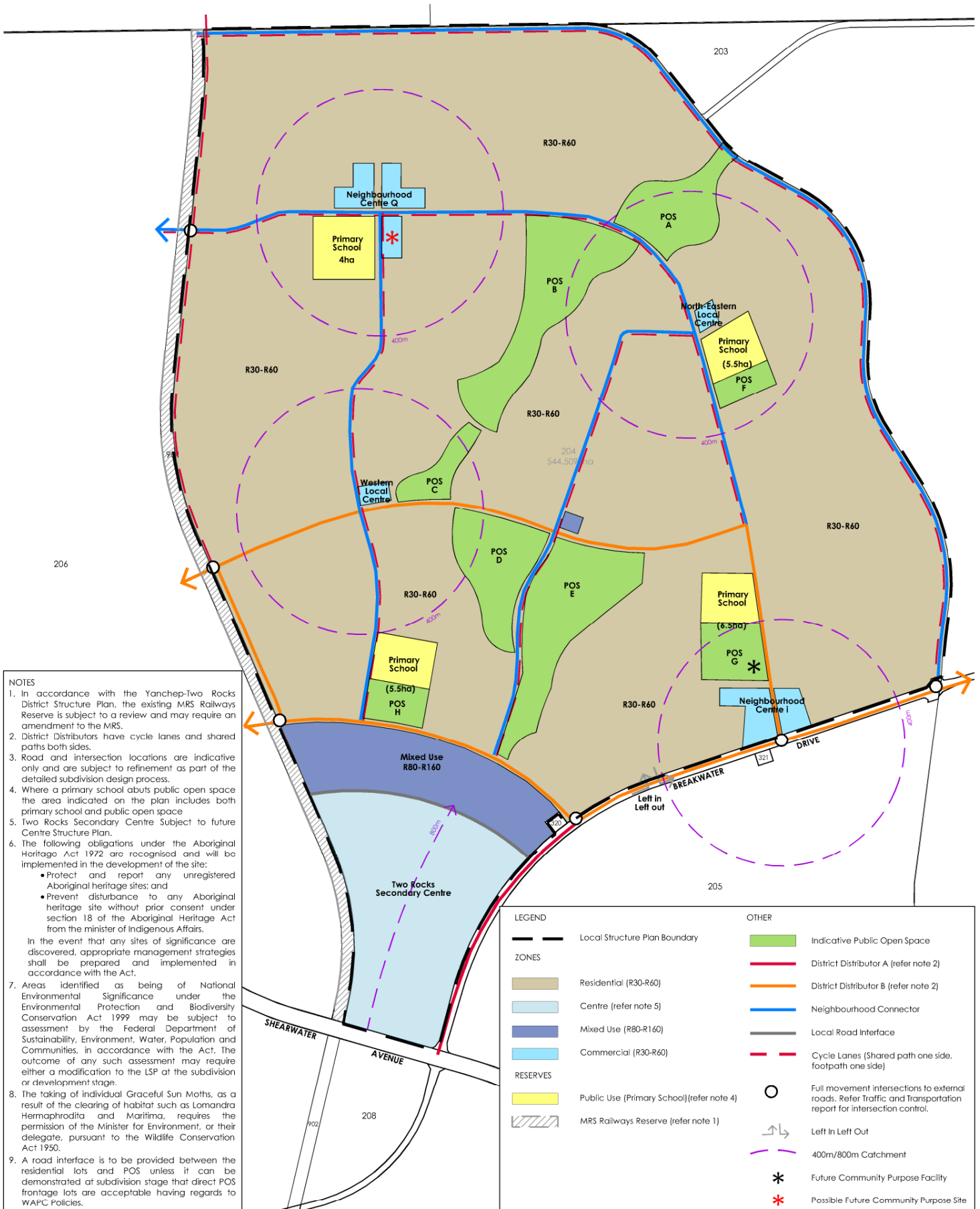
- a) Provide a main street 'gateway' from Breakwater Drive to the structure plan area;
- b) Contains development or landscaping that includes a landmark feature through elements such as architectural features, height, glazing, landscape elements, colours or materials;
- c) The detailed area plan for the entire Neighbourhood Centre 'I' shall be prepared in consultation with the owners of Lot 205.

Table 3 – Variations to the Acceptable Development Criteria of the Residential Design Codes for R40 - R60 coded lots

Table 3 sets out variations to the Residential Design Codes that are deemed to constitute Acceptable Development within the Structure Plan area and which do not therefore, require neighbour consultation and planning approval.

	RELEVANT R-CODE CLAUSE	PROVISION						
Public Open Space Interface	Additional Requirement	All dwellings shall have a minimum of one habitable room with a major opening facing toward the public open space.						
	6.2.5 A5	All lots shall have visually permeable fencing to the public open space boundary, to the specification and satisfaction of the Local Authority						
	6.3.2 A2	Boundary walls are not permitted abutting a public open space boundary.						
	6.2.1 A1.1 (i)	Buildings on lots adjoining public open space shall be setback a minimum of 1 metre from the public open space boundary.						
Setbacks	6.2.1 A1.1 (i) & 6.2.2 A2 (i)	Buildings shall be setback from the primary street as follows: <ul style="list-style-type: none"> • Minimum Setback – 1.5m • Average Setback – 3.0m 						
		Buildings shall be setback a minimum of 1 metre from the secondary street. All garages and dwellings shall be setback from the rear lot boundary abutting a laneway as follows: <ul style="list-style-type: none"> • 0.5m minimum setback where the rear boundary abuts a laneway of 6.0m or greater in width. 						
Boundary Walls	6.3.2 A2	Boundary walls are permitted to both side boundaries of a lot (excluding secondary street boundaries, other than laneways), behind the minimum front setback, within the following limits: <table border="0"> <tr> <td><u>Single Storey</u></td> <td><u>Two Storey & Above</u></td> </tr> <tr> <td>• Maximum height - 3.5m</td> <td>• Maximum height – 6.5m</td> </tr> <tr> <td>• Maximum length – No limit</td> <td>• Maximum length – Up to 12m in length</td> </tr> </table> For dwellings with a pitched roof, the height of walls on side boundaries may be increased to the top of the ridgeline where this runs parallel to the front boundary and abuts a similarly configured wall or secondary street.	<u>Single Storey</u>	<u>Two Storey & Above</u>	• Maximum height - 3.5m	• Maximum height – 6.5m	• Maximum length – No limit	• Maximum length – Up to 12m in length
	<u>Single Storey</u>		<u>Two Storey & Above</u>					
• Maximum height - 3.5m	• Maximum height – 6.5m							
• Maximum length – No limit	• Maximum length – Up to 12m in length							
6.3.2 A2 (iii)								
Private Open Space	6.4.1 A1 & 6.4.2 A2 - Table 1	A variation to the minimum open space to be provided will be reduced to a minimum of 25% of the site subject to the provision of an Outdoor Living Area with: <ol style="list-style-type: none"> A minimum useable space of 24m², minimum dimension of 4m and may include the nominated secondary street setback area; and Located adjoining the northernmost or easternmost side boundary (with the exception of corner or irregular shaped lots and where it can be demonstrated that (a) can be achieved). 						
Ancillary Accommod.	7.1.1 A1 (ii) & (iv)	Ancillary accommodation is permitted on lots less than 450m ² . Such ancillary accommodation with a plot ratio area not exceeding 40m ² does not require an additional car parking bay on site.						
Privacy	6.8.1 A1 (i), (ii) & (iii)	A minimum of 4.5m setback to side and rear boundaries applies to major openings to all habitable spaces including bedrooms, studies, balconies etc.						
Design for Climate	6.9.1 A1	Overshadowing provisions do not apply.						

Note: In accordance with clause 6.2.2b, residential density codes are allocated at the time of subdivision, via the Residential Density Code Plan.



NOTES

- In accordance with the Yanchep-Two Rocks District Structure Plan, the existing MRS Railways Reserve is subject to a review and may require an amendment to the MRS.
- District Distributors have cycle lanes and shared paths both sides.
- Road and intersection locations are indicative only and are subject to refinement as part of the detailed subdivision design process.
- Where a primary school abuts public open space the area indicated on the plan includes both primary school and public open space.
- Two Rocks Secondary Centre Subject to future Centre Structure Plan.
- The following obligations under the Aboriginal Heritage Act 1972 are recognised and will be implemented in the development of the site:
 - Protect and report any unregistered Aboriginal heritage sites; and
 - Prevent disturbance to any Aboriginal heritage site without prior consent under section 18 of the Aboriginal Heritage Act from the minister of Indigenous Affairs.
 In the event that any sites of significance are discovered, appropriate management strategies shall be prepared and implemented in accordance with the Act.
- Areas identified as being of National Environmental Significance under the Environmental Protection and Biodiversity Conservation Act 1999 may be subject to assessment by the Federal Department of Sustainability, Environment, Water, Population and Communities, in accordance with the Act. The outcome of any such assessment may require either a modification to the LSP at the subdivision or development stage.
- The taking of individual Graceful Sun Moths, as a result of the clearing of habitat such as *Lomandra Hemaphrodita* and *Maritima*, requires the permission of the Minister for Environment, or their delegate, pursuant to the Wildlife Conservation Act 1950.
- A road interface is to be provided between the residential lots and POS unless it can be demonstrated at subdivision stage that direct POS frontage lots are acceptable having regards to WAPC Policies.

LEGEND		OTHER	
	Local Structure Plan Boundary		Indicative Public Open Space
ZONES			District Distributor A (refer note 2)
	Residential (R30-R60)		District Distributor B (refer note 2)
	Centre (refer note 5)		Neighbourhood Connector
	Mixed Use (R80-R160)		Local Road Interface
	Commercial (R30-R60)		Cycle Lanes (Shared path one side, footpath one side)
RESERVES			Full movement intersections to external roads. Refer Traffic and Transportation report for intersection control.
	Public Use (Primary School) (refer note 4)		Left In Left Out
	MRS Railways Reserve (refer note 1)		400m/800m Catchment
			Future Community Purpose Facility
			Possible Future Community Purpose Site

LOCAL STRUCTURE PLAN

East Two Rocks : Plan A