



ROWE
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DESIGN

WANDI NORTH STRUCTURE PLAN

LYON ROAD, WANDI
SPN-0004M-4

DOCUMENT CONTROL

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This structure plan is prepared under the provisions of the City of Kwinana of Town Planning Scheme No. 2

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

31 July 2014

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

AMENDMENT NO.	SUMMARY OF THE AMENDMENT	AMENDMENT TYPE	DATE APPROVED BY WAPC
1	- Correction of the boundary between the Wandi North and Wandi South Structure Plan areas.	Minor	22 February 2012
2	- Alterations to the road layout (Stage 4) to address Kwinana Freeway noise and removal of road link (Stage 1).	Minor	11 July 2012
3	- Alterations to road layout, POS areas and the removal of a small part of the Investigation Area at the Primary School on Lot 677 Lyon Road.	Minor	27 February 2013
4	- Alterations to the road layout and lot configurations at Lot 683 Lyon Road (Stages 5 and 6).	Minor	10 April 2013
5	- The incorporation of an additional area of land to the north of the Structure Plan within Lot 683 Lyon Road and its integration into the Structure Plan area.	Minor	4 August 2014
6	- Classification of an area of land for 'Public Purposes' for the Wandi Primary School; - The increases in an area of 'Residential Area – R40' over an area currently zoned 'Residential Area – R30' at Lot 13; - Designation of an area of Parks Recreation and Drainage to the south of the land designated for 'Public Purposes'; and - Removal of Investigation Area 1.	Major	21 February 2017
7	- Removal of the 'Investigation area' from the Structure Plan Map; and - Reallocation of Land within Lot 9020 from R30 to R60.	Minor	AMENDMENT CANCELLED
8	- Removal of the 'Investigation area' from the Structure Plan Map; and - Designate approximately 2523m ² of land at Lot 120 (No.1) Hartz Way as 'Commercial'.	Minor	27 May 2022

EXECUTIVE SUMMARY

The Structure Plan incorporates the following amendment to the existing approved Wandí North Structure Plan:

- ▲ Removal of the Investigation Area from the Structure Plan Map; and
- ▲ Designation of approximately 2523m² of land at Lot 120 (No.1) Hartz Way as 'Commercial'.

STRUCTURE PLAN SUMMARY

ITEM	STRUCTURE PLAN	SECTION NUMBER REFERENCED IN REPORT
Wandi North Gross Structure Plan Area	97.5 hectares	1.2
Area of each land use proposed:		3.1
Zones		
- Residential	- 39.7 hectares	
- Commercial	- 0.25 hectares	
Reserves		
- Parks, Recreation and Drainage	- 31.7 hectares	
- Public Purposes – Primary School	- 3.5 hectares	
Estimated Lot Yield	1,004 lots	3.3
Estimated Number of Dwellings	1,006 dwellings	3.3
Estimated Residential Density:		3.3
- dwellings per gross urban hectare as per Directions 2031	- 10 dwellings per gross urban hectare	
- dwellings per site hectare as per Liveable Neighbourhoods	- 25 dwellings per site hectare	
Estimated population	2816 people @2.8 people per household	3.3
Number of Secondary Schools	nil	3.8
Number of Primary Schools	1 primary school	3.8
Amount of Unrestricted Public Open Space as per Liveable Neighbourhoods	7.2 hectares, 7.3%	3.2
Amount of Restricted Public Open Space as per Liveable Neighbourhoods	6.7 hectares, 9.16%	3.2
Composition of Public Open Space		3.2
- Neighbourhood Parks	29.4 hectares, 93%	
- Local Parks	2.3 hectares, 7%	

Note: All information and areas are approximate only and are subject to survey and detailed design.

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▲ TECHNICAL APPENDICES

APPENDIX NUMBER	DOCUMENT TITLE	NATURE OF DOCUMENT	REFERRAL/APPROVAL AGENCY	APPROVAL STATUS AND MODIFICATIONS
1	Certificate of Title	Supporting	-	-
2	Bushfire Management Plan	Requires Approval	DFES and City of Kwinana	Approved
3	Retail Assessment (Shrapnel)	Supporting	City of Kwinana	-
4	Retail Assessment (Tactics4)	Supporting	City of Kwinana	-
5	Local Development Plan	Requires Approval	City of Kwinana	Approved
6	Urban Water Management Plan – Catchment Plans	Requires Approval	City of Kwinana	Approved



PART ONE

IMPLEMENTATION



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1. STRUCTURE PLAN AREA

This Structure Plan applies to the land contained within the inner edge of the line denoting the structure plan boundary on the Structure Plan Map.

2. OPERATION

In accordance with Schedule 2, Part 4 of the Planning and Development (Local Planning Schemes) Regulations 2015, this Structure Plan shall come into operation when it is approved by the Western Australian Planning Commission (WAPC).

3. STAGING

The Structure Plan has been delivered over approximately 15 development stages, comprising the Honeywood and Whistling Grove estates. The current Structure Plan amendment represents part of Stage 5A of the Honeywood estate, being the final development stage for that estate.

The Residential component of Stage 5A is currently under construction, with the Amendment area comprising a proposed Commercial site. The future Commercial land use/s will be subject to subsequent planning approval prior to development.

4. SUBDIVISION & DEVELOPMENT REQUIREMENTS

4.1 DENSITY

Residential densities for the Structure Plan area are the residential densities shown on the Structure Plan Map.

4.2 PUBLIC OPEN SPACE

Public open space is to be provided in accordance with the Structure Plan Map.

4.3 LAND USE PERMISSIBILITY

Land use permissibility within the Structure Plan area shall accord with the corresponding land use classification in the City of Kwinana Local Planning Scheme No.2.

4.4 BUSHFIRE MANAGEMENT PLAN

This Structure Plan is supported by a Bushfire Management Plan (BMP). Any land falling within 100 metres of a bushfire hazard identified in the BMP is designated as a Bushfire Prone Area for the purpose of the Building Code of Australia.

4.5 NOTIFICATIONS ON TITLE

The Council shall recommend to the Western Australian Planning Commission that a condition be imposed on the grant of subdivision approval for a notification to be placed on the Certificate of Title to suitably respond to the following:

- a) That a lot(s) with a bushfire attack level (BAL) rating of 12.5 or higher is within a designated bushfire prone area and subject to a *Bushfire Management Plan*.



- b) Transport noise for lots having noise levels exceeding the noise target as per State Planning Policy 5.4 – *Road and Rail Transport and Freight Considerations in Land Use Planning*.

4.6 MANAGEMENT PLANS

The Council shall recommend to the Western Australian Planning Commission that a condition be imposed on the grant of subdivision approval to respond to the following as identified by the Structure Plan:

- a) A Mosquito and Midge Management Plan.

5. LOCAL DEVELOPMENT PLANS

Local Development Plan(s) are to be prepared for lots with one or more of the following attributes:

- b) Lots with rear-loaded vehicle access;
- c) Lots having the potential for grouped and/or multiple dwellings;
- d) Lots with an area of 260m² or less;
- e) Lots abutting public open space;
- f) Commercial zoned land;
- g) Lots with a bushfire attack level rating of 12.5 or greater; and
- h) Lots with outdoor noise levels beyond the target prescribed in the State Planning Policy 5.4 – *Road and Rail Transport and Freight Considerations in Land Use Planning* and as identified spatially in the Traffic Noise Impact Assessment – Honeywood Estate, Wandí – Stage 7, 8 and 9 (as amended) by the ATP Consulting dated April 2015 contained in Appendix 8 of the Structure Plan.

6. DEVELOPER CONTRIBUTION ARRANGEMENTS

Under the City of Kwinana Local Planning Scheme No. 2, the following development contribution arrangements apply and/or are contemplated:

- a) Development Contribution Area 5 for the funding of traditional infrastructure; and
- b) Development Contribution Area 9 for the funding of community infrastructure.



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LEGEND

- STRUCTURE PLAN BOUNDARY
- LOCAL SCHEME RESERVES
 - PARKS, RECREATION AND DRAINAGE
 - PUBLIC PURPOSE
- PS PRIMARY SCHOOL
- ZONES
 - COMMERCIAL
 - RESIDENTIAL - R10
 - RESIDENTIAL - R30
 - RESIDENTIAL - R40
 - RESIDENTIAL - R60
- OTHER
 - NEIGHBOURHOOD CONNECTOR
 - ACCESS STREET - LOCAL ROAD
 - FUTURE BUS ROUTE
 - PEEL MAIN DRAIN EASEMENT
 - WETLAND BUFFER
 - CONSERVATION CATEGORY WETLAND CORE
 - DBNGP EASEMENT

WANDI NORTH LOCAL STRUCTURE PLAN
 PLAN 1
 WANDI NORTH



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 SCALE @ A3: 1:7500
 4582C-STR-01-R



4582C-STR01R_20220516_Honeywood_Structure Plan - DRAWN: WILLIAM CLEMENTS - DATE CREATED: 2022.05.16 - PROJECTION: MGA650 GD94 - CADASTRE: LANDGATE - N:\TOWN PLANNING\4000-4999\6582A\DRAWING\CAD - WILLIAM CLEMENTS - 2022.05.16



PART TWO

EXPLANATORY SECTION



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1. PLANNING BACKGROUND

1.1 INTRODUCTION AND PURPOSE

This Structure Plan comprises an amendment to the existing approved Wandri North Structure Plan.

The proposed amendments to the Structure Plan include:

- ▲ Removal of the 'Investigation Area' identified within Lot 9020 from the Structure Plan Map; and
- ▲ Designation of approximately 2523m² of land within Lot 120 (No.1) Hartz Way, as 'Commercial'.

The purpose of the Amendment is to formalise a Commercial zoning over the subject land to facilitate the development of local centre type land uses, consistent with the City's intent for the site. Whilst the specific land uses are yet to be determined for the site, certainty of the zoning for the land will facilitate further planning in that regard and seek to trigger market interest in the site.

We confirm no other modifications are proposed to the balance of the Structure Plan as part of this request.

For the purposes of the 'Part Two – Explanatory Section' of the Structure Plan, this report primarily focuses on the area pertaining to the current amendment request, providing contextual information in relation to the wider Structure Plan area where required.

1.2 LAND DESCRIPTION

1.2.1 LOCATION

The Structure Plan is located within the metropolitan south-west corridor, within the municipality of the City of Kwinana. The site is situated approximately 24 kilometres south of the Perth Central Area and is accessible via the Kwinana Freeway. The Kwinana Town Centre is located approximately 8 kilometres south and the Spectacle Regional Reserve approximately 1 kilometre from the site.

The Structure Plan area is generally bound by Rowley Road to the north, Lyon Road to the east, Darling Chase to the south, and the Kwinana Freeway to the west.

The area pertaining to this amendment comprises Lot 120 (No.1) Hartz Way, being an area of approximately 2523m² bound by Morwell Entrance, Honeywood Avenue and Hartz Way.

Refer **Figure 1** – Regional Location.

Refer **Figure 2** – Local Location.

1.2.2 AREA AND LAND USE

The development of the Structure Plan area has generally been completed, comprising the Honeywood and Whistling Grove estates. The proposed amendment area and immediately adjoining residential land (situated between Morwell Entrance and Hartz Way) comprises Stage 5A of the Honeywood estate, and represents the final development stage for that estate.



The development of the Residential component of Stage 5A is currently under construction, with the proposed amendment area comprising a future Commercial lot.

The land subject to amendment has been cleared of vegetation, with works being undertaken and lots created under WAPC Subdivision Approval Reference No. 159175.

The future land use for the proposed Commercial lot is unknown at this stage, with no Development Application prepared or lodged to date.

Refer **Figure 3** – Site Plan.

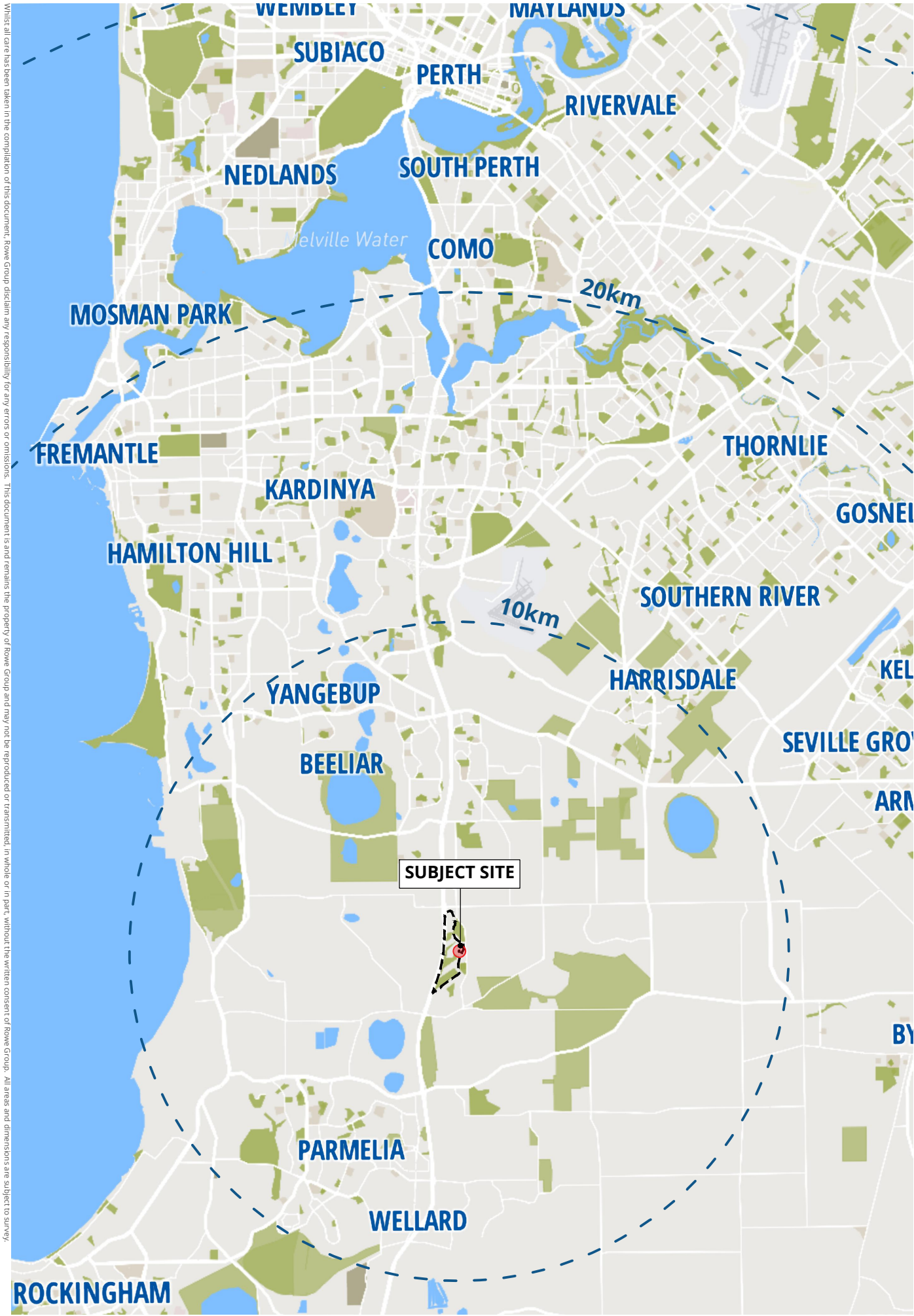
1.2.3 LEGAL DESCRIPTION AND OWNERSHIP

The Amendment Area comprises a single landholding of approximately 2523m², being Lot 120 (No.1) Hartz Way, Wandi. Lot 120 is legally described as follows:

ADDRESS	DEPOSITED PLAN	VOLUME / FOLIO	PROPRIETOR
Lot 120 (No. 1) Hartz Way, Wandi	421718	4010 / 152	Wandi Anketell Holdings Pty Ltd

Refer **Appendix 1** – Certificate of Title.





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4552B FIG61A_20210928\Wandi (LSP_AMD_Regional) - DRAWING\WILLIAM CLEMENTS - DATE CREATED: 2021.09.28 - PROJECTION: MGA50_GDA94

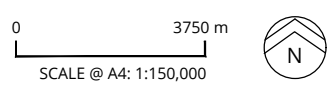
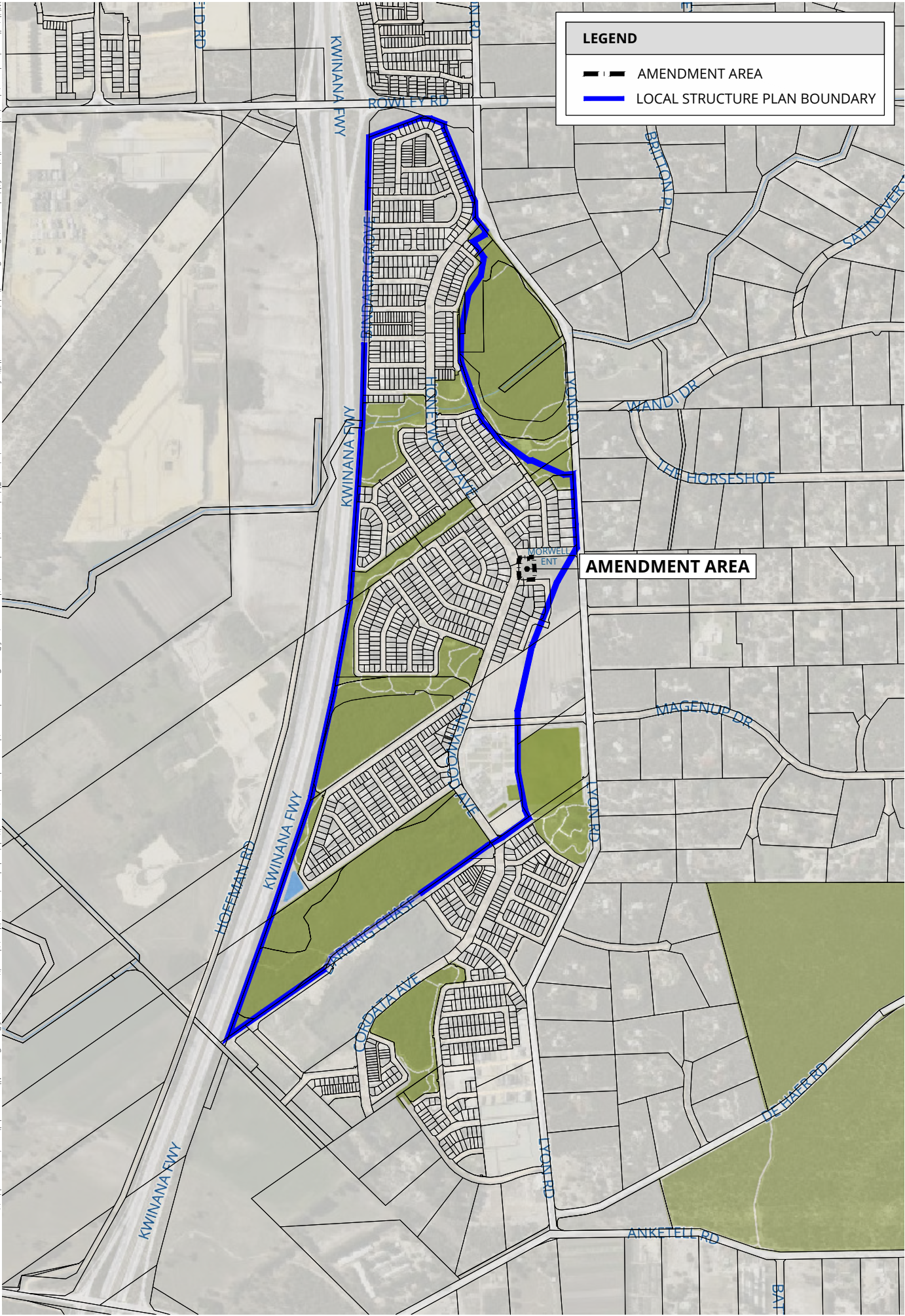


FIGURE 1
REGIONAL LOCATION

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4552B FIG62A_20210928 Wandi (LSP_AMD_Local) - DRAWN: WILLIAM CLEMENTS - DATE CREATED: 2021.09.28 - PROJECTION: MGA50 GDA94 - CADASTRE: LANDGATE - N:TOWN PLANNING\4000-4999\4552A\DRAWING\CAO - WILLIAM CLEMENTS - 2021.09.28



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FIGURE 2
LOCAL LOCATION

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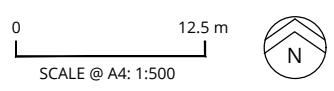


FIGURE 3
SITE PLAN

1.3 PLANNING FRAMEWORK

1.3.1 ZONING AND RESERVATIONS

The Structure Plan area is currently zoned 'Urban' under the provisions of the Metropolitan Region Scheme, and 'Development' under the City of Kwinana Town Planning Scheme No. 2.

Refer **Figure 4** – Metropolitan Region Scheme Zoning.

Refer **Figure 5** – City of Kwinana Town Planning Scheme No. 2 Zoning.

1.3.2 REGIONAL AND SUB-REGIONAL STRUCTURE PLAN

1.3.2.1 PERTH AND PEEL @ 3.5 MILLION AND SOUTH METROPOLITAN PEEL SUB-REGIONAL PLANNING FRAMEWORK

Perth and Peel @ 3.5 Million seeks to meet the targets identified under *Directions 2031 and Beyond* ('Directions 2031') and the *State Planning Strategy 2050*. The suite of documents also includes four sub-regional planning frameworks for the Central, North-West, North-East and South Metropolitan Peel sub-regions. The four sub-regional planning frameworks detail where future homes and employment should be located, and where important environmental assets should be avoided and protected.

The subject site is located within the *South Metropolitan Peel Sub-Regional Planning Framework* (the Framework). The Framework represents a whole of State Government approach to managing the future urban form within the sub-region and identifies sufficient land to meet the increased demand for residential dwellings.

Both *Perth and Peel @ 3.5 Million* and the *South Metropolitan Peel Sub-Regional Framework* identify the subject site as 'Urban', consistent with the zoning of the site under the MRS.

Whilst not operational at the time of approval of the original Structure Plan, the proposed amendment is consistent with objectives of the Sub-Regional Planning Framework.

1.3.2.2 JANDAKOT STRUCTURE PLAN

The Wandí North Structure Plan is situated within the Jandakot Structure Plan area.

Further to the review of the Jandakot Underground Water Pollution Control Area (Jandakot UWPCA), the Jandakot Structure Plan was prepared to provide a planning framework for the land previously affected by the underground water pollution control area.

The district level requirements of the Jandakot Structure Plan, such as the identification and preservation of natural areas, the allocation of public open space and public purpose areas, road network and hierarchy, the allocation of school sites and the allocation of commercial activity have therefore been further refined through the preparation of the Wandí North Structure Plan and subsequent amendments.

Historically, the major constraint to urban development within this corridor was in relation to groundwater and stormwater management. However, with the preparation of the Jandakot District Water Management Plan, these issues were subsequently resolved and have been accommodated in the current planning and development of the Wandí Urban Cell.



The proposed amendment to the Structure Plan is consistent with the intent and requirements of the Jandakot Structure Plan.

1.3.2.3 EASTERN RESIDENTIAL INTENSIFICATION CONCEPT

The City of Kwinana's draft District Structure Plan, referred to as the 'Eastern Residential Intensification Concept' (ERIC) was prepared by the City of Kwinana in 2005 to provide strategic direction and refinement of the future urban areas identified under the Jandakot Structure Plan. Whilst ERIC has yet to be finally adopted by Council, it was used as an informal guide in the preparation of the original Structure Plan.

The proposed Structure Plan amendment is considered to be consistent with the general intent and requirements of ERIC.

1.3.3 OTHER APPROVALS AND DECISIONS

1.3.3.1 SUBDIVISION APPROVAL 159175

There is an existing subdivision approval applicable to the Amendment area, being WAPC Approval Reference 159175. The subdivision of the land sought to excise the amendment area from Lot 9020 as a stand-alone lot (being Lot 120) and facilitate the residential subdivision and development of the balance of Lot 9020.

Subdivision of the land in accordance with Approval 159175 has been undertaken, with the new lots created on Deposited Plan 421718. The amendment area comprises Lot 120 (No.1) Hartz Way.

1.3.3.2 INVESTIGATION AREA

The Amendment area was identified under the original Structure Plan as an indicative location for an interim shop to service the daily needs of the early Honeywood community, ahead of a train station precinct being developed in the north of the Structure Plan area and the District Centre site being delivered in the south at Anketell Road. This was envisioned to be co-located with the original Sales Office, however never eventuated. The original Structure Plan noted that in the event the Wandi train station was abandoned, this site would provide for an alternate Community Purpose facility and Local Commercial Centre location. This was notated on the Structure Plan and within the reporting, however was not formalised by an 'Investigation Area' until later iterations of the Structure Plan.

The formal 'Investigation Area' over the site was later included on the Structure Plan as part of a major amendment that took place following formal resolution by the WAPC in 2013 that the Wandi/Rowley Road train station had been abandoned. The Investigation Area therefore sought to secure a potential location for a community purpose site and/ or local centre whilst further investigations were undertaken in regard to the need and viability of such uses. This was also prior to the City of Kwinana releasing the Draft Community Infrastructure Plan in 2015 and the City of Kwinana Local Commercial and Activity Centres Strategy (LCACS) in 2014.

The Community Infrastructure Plan identifies the relocation of the community purpose site from within the Wandi residential area to the future District Centre at Anketell Road. On that basis, the subject site is no longer required to be held as a potential location for community purposes, however it remains the intent of the City to see this site developed for local centre type uses. The

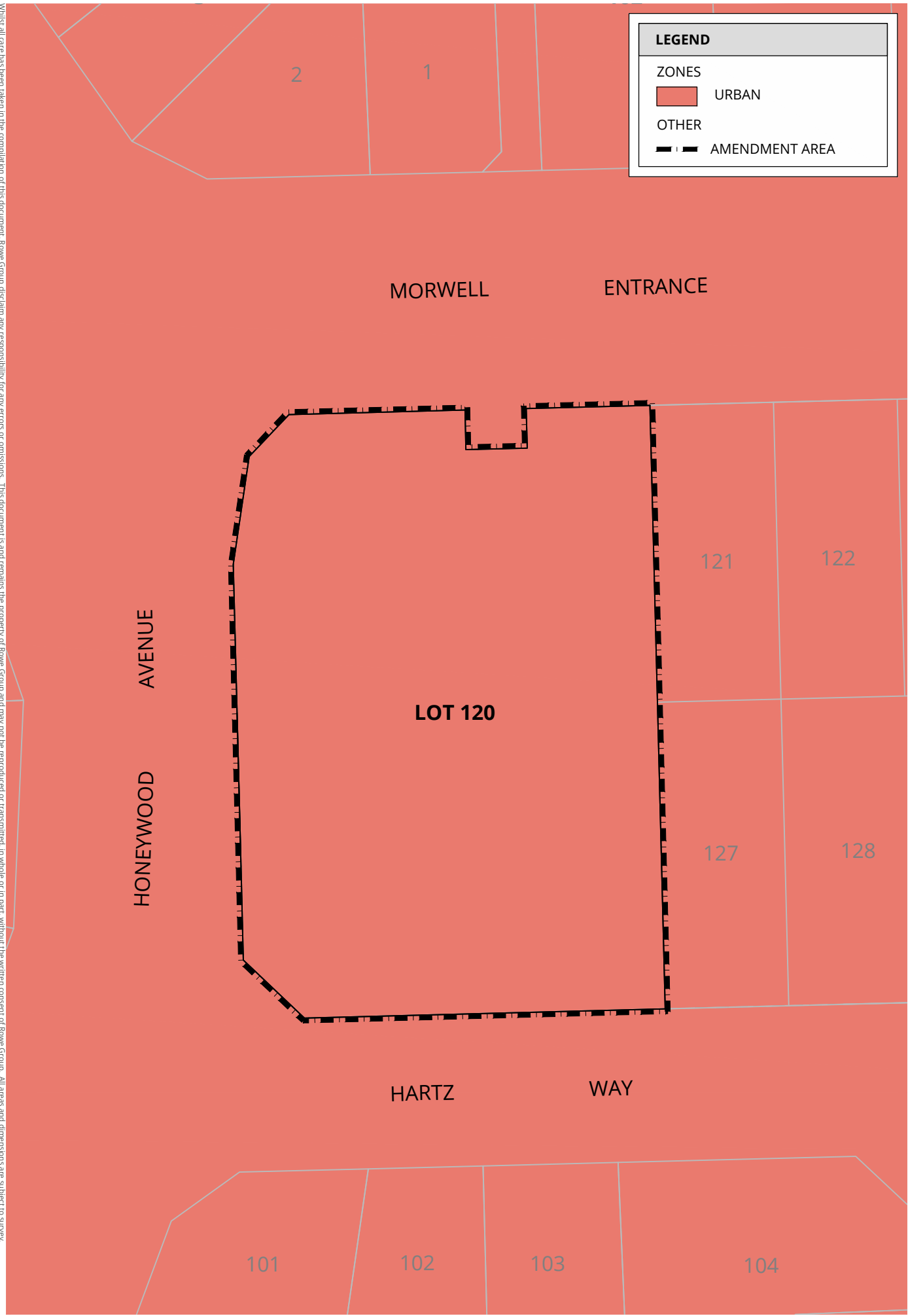


proposed amendment to the Local Structure Plan therefore seeks to formalise that intent by securing the zoning of the land as 'Commercial'.

Notwithstanding the proposed zoning of the land, the existing Investigation Area essentially quarantines the land from any form of development until lifted. The lifting of the Investigation Area, as proposed by this amendment, will therefore enable the proposed Commercial zoning to take effect.



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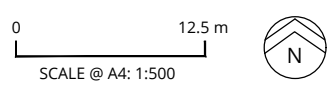
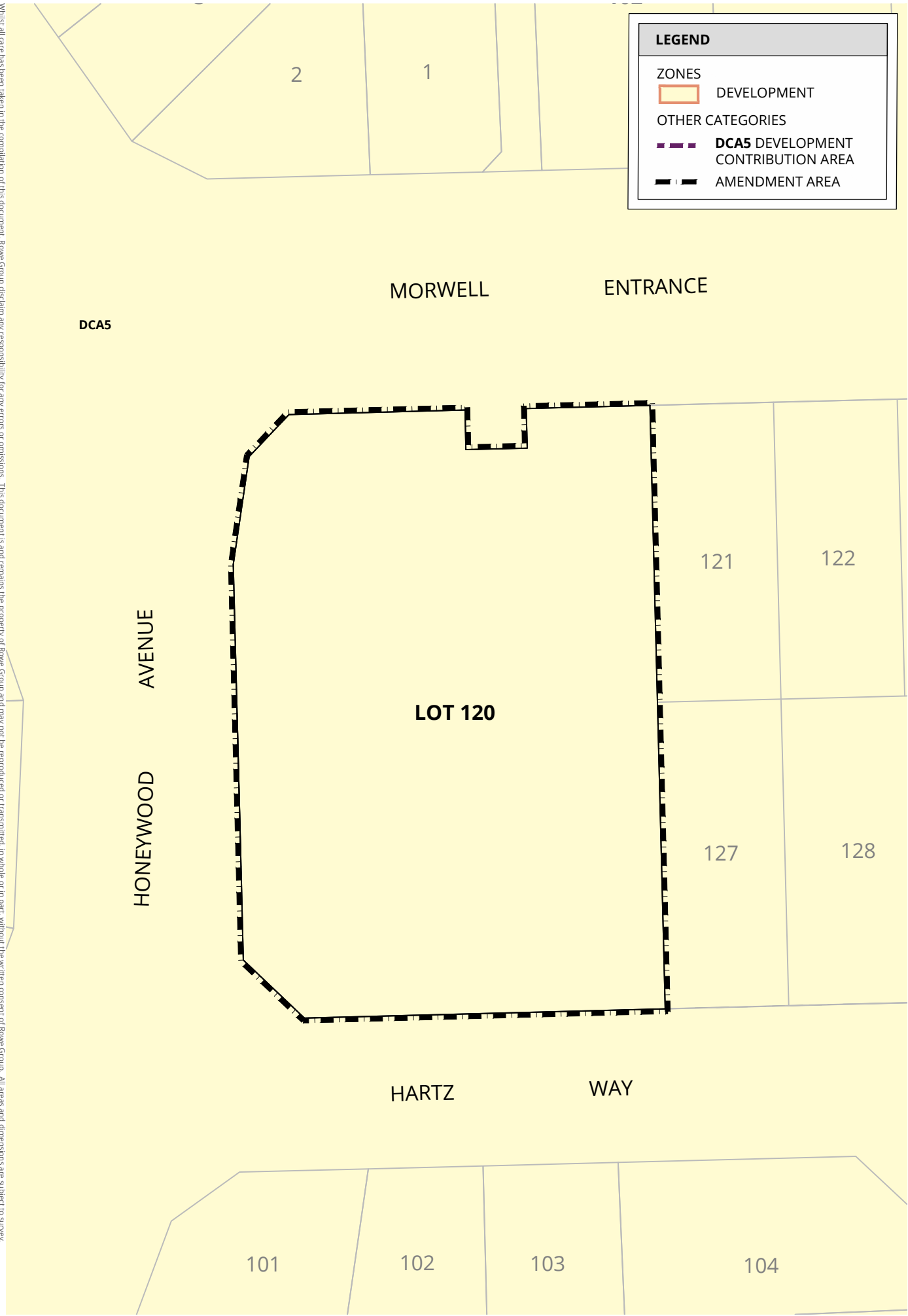


FIGURE 4
METROPOLITAN REGION SCHEME ZONING

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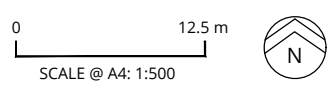


FIGURE 5
CITY OF KWINANA TOWN PLANNING SCHEME No. 2 ZONING

2. SITE CONDITIONS AND CONSTRAINTS

2.1 BIODIVERSITY AND NATURAL AREA ASSETS

The Amendment area has been cleared of all vegetation and therefore holds no value for native fauna.

Notwithstanding, the wider Structure Plan area has achieved considerable conservation outcomes by retaining approximately 24 hectares of mapped 'Bassendean Complex – Central and South' in areas of retained wetland and upland vegetation, as well as prioritising the retention of larger, more viable, areas of intact native vegetation (mostly around 5 to 10 hectares).

2.2 SOILS AND TOPOGRAPHY

The subject site is situated within the Bassendean Sands dune system near the interface of the Bassendean and Spearwood Dune systems. This system consists of deep Bassendean Sands, which are characterised as “very light at surface, yellow at depth, fine to medium grained, sub-rounded quartz moderately well sorted of Aeolian origin”.

The Amendment area sits at approximately 33 metres AHD, increasing to 34 metres AHD in the south-west of the lot and 32 metres AHD in the north-east.

2.3 ACID SULPHATE SOILS

The Department of Water and Environmental Regulation (DWER) Acid Sulphate Soil Risk Mapping identifies the site as having a moderate to low risk of Acid Sulphate Soils (ASS) occurring within 3 metres of natural soil surface.

Notwithstanding the DWER mapping, the site is situated in an upland area, with depths from ground level to the water table averaging more than 9 metres. Further, the site does not exhibit the landform characteristics typical of ASS. The site is therefore considered to have a low risk of disturbing potential or actual ASS during ground intrusive earthworks.

2.4 CONTAMINATION

The subject site is not listed on the Department of Water and Environmental Regulation Contaminated Sites Database as being a registered contaminated site (known or suspected).

2.5 HYDROLOGY AND GROUNDWATER

There are no mapped wetlands or other surface water bodies within or adjacent to the proposed Amendment area.

The site is generally hydrologically unconstrained, with free draining sandy soils, clearance to groundwater and no regional surface water features.



2.6 BUSHFIRE HAZARD

The subject site is situated within a mapped 'Bushfire Prone Area', as designated by the Department of Fire and Emergency Services. Therefore, in accordance with SPP 3.7, a Bushfire Management Plan has been prepared for the site and surrounds (former Lot 9020), prepared to inform the subdivision of the land. A copy of the Bushfire Management Plan is contained at **Appendix 2**.

The subject site and immediate surrounds have been cleared to facilitate the development of the land for commercial and residential purposes. Land to the immediate west of the site is either already developed for residential purposes or is otherwise planned to be developed for such purposes in the near future. Therefore, given the cleared nature of the site and immediate surrounds, the only risk of bushfire for the proposed development will be from vegetation to the east of Lyon Road and from a small area of remaining vegetation within Lot 132, outside the current Structure Plan area. The balance of land within the hazard assessment area, following planned clearing and development, presents only a moderate (or lower) risk of bushfire.

An assessment undertaken against the SPP 3.7 compliance criteria indicates the future development of the site is capable of achieving the relevant acceptable compliance solutions, with only a portion of the site comprising a Bushfire Attack Level (BAL) rating of 12.5 and the balance of the site classified as BAL 'Low'.

Refer **Appendix 2** – Bushfire Management Plan.

2.7 HERITAGE

2.7.1 ABORIGINAL HERITAGE

A review of the Department of Aboriginal Affairs Aboriginal Inquiry System indicates there are no known sites of Aboriginal heritage affecting the subject site.

2.7.2 EUROPEAN HERITAGE

A review of the Heritage Council's inherit online database indicates there are no sites of European heritage value affecting the subject site.



3. LAND USE AND SUBDIVISION REQUIREMENTS

3.1 LAND USE

The Structure Plan sets out the land use, residential densities, public open space, public and private transport provision, environmental considerations and servicing requirements.

The Structure Plan comprises primarily Residential development with density codes ranging from R10 to R60. The Structure Plan also comprises a range of local and neighbourhood public open space and conservation areas, as well as a primary school and local playing fields.

The Amendment area comprises a proposed Commercial zoning within a single landholding (Lot 120) of approximately 2523m². The Commercial zoning is intended to facilitate the development of local centre type land uses, consistent with the City's intent for the site. Whilst the specific land uses are yet to be determined for the site, certainty of the zoning for the land will facilitate further planning in that regard and seek to trigger market interest in the site.

3.2 COMMERCIAL

The purpose of this Structure Plan Amendment is to facilitate a future Commercial development, comprising local centre type uses, on a site of approximately 2523m² at the intersection of Morwell Entrance and Honeywood Avenue, being Lot 120 (No.1) Hartz Way.

The potential for local centre uses at the site was investigated by Taktics4 on behalf of Satterley Property Group in 2018 and then reviewed by Shrapnel Urban Planning on behalf of the City in 2019. While Taktics4 concluded a local centre at this location would not be viable (given the relatively narrow catchment, the existing centre in the north at Hammond Park, and proximity to the future Wandri District Centre at Anketell Road), Tony Shrapnel found that, with the right operator, uses such as a local convenience store and café could work and be of benefit to the local community.

On that basis, a site of approximately 2,523m² has been set aside for potential commercial/ retail uses, to be formalised through this Structure Plan amendment. This sized site typically allows for a retail/ commercial floorspace of approximately 700-750m², consistent with the recommendations made by the retail consultants. The site has road frontage on three sides, including Morwell Entrance and Honeywood Avenue, making it a high exposure location for passing trade.

The proposed Commercial zoning is therefore considered to be the most appropriate zoning to facilitate local centre type land uses at the site; however noting specific land uses and tenancy arrangements are yet to be identified and will primarily be determined by the market, and detailed through a subsequent Development Application process.

Refer **Appendix 3** – Shrapnel Urban Planning Retail Assessment.

Refer **Appendix 4** – Taktics4 Retail Assessment.



3.2.1 LOCAL DEVELOPMENT PLAN (COMMERCIAL)

There is an existing Local Development Plan approved for the proposed Commercial site. The Local Development Plan acts as a guide for any future Development Application lodged for the site, detailing design requirements to ensure the future commercial building and land use enhances and positively contributes to the streetscape, as well as ensuring minimal adverse impact to the existing surrounding residential estate. The Local Development Plan sets out design parameters such as:

- ▲ Setbacks;
- ▲ Vehicle and pedestrian access;
- ▲ Car parking arrangements;
- ▲ Building articulation and street activation;
- ▲ Passive visual surveillance;
- ▲ Landscaping; and
- ▲ Bushfire Management.

The Local Development Plan also makes provision for the further investigation and detailing of traffic and noise management through the Development Application process.

Refer **Appendix 5** – Approved Local Development Plan.

3.3 PUBLIC OPEN SPACE

Public open space has been delivered for the locality in accordance with the existing approved Wandri North Structure Plan. In accordance with the existing approved Structure Plan, no public open space is provided within the Amendment area.

Refer **Figure 6** – Public Open Space Distribution Plan.

Refer **Figure 7** – Public Open Space Schedule.

3.4 MOVEMENT NETWORKS

The Amendment area is bound by Morwell Entrance to the north, Hartz Way to the south, and Honeywood Avenue to the west.

Honeywood Avenue is designed as a Neighbourhood Connector, distributing traffic through the Structure Plan area from Rowley Road in the north to Anketell Road in the south. Honeywood Avenue is designed to a 25.2 metre cross-section, with a central vegetated drainage swale.

Whilst the future Commercial development will have frontage and pedestrian access from Honeywood Avenue, vehicle access will be from Morwell Entrance and Hartz Way. Morwell Entrance and Hartz Way are classified as Access Streets in accordance with Liveable Neighbourhoods. Hartz Way has been designed and constructed to a typical 15.4 metre cross-

section, with Morwell Entrance constructed to a wider cross-section (24 metres) with central median landscaping, providing for an entrance to the estate from Lyon Road.

Access and traffic management (including any noise management and parking requirements) will be further detailed and explored as part of the Development Application process.

3.5 WATER MANAGEMENT

There is an existing District Water Management Strategy, Local Water Management Strategy and Urban Water Management Plan approved for the site as part of the existing Structure Plan and subsequent subdivision of the land.

The Amendment area forms part of the Urban Water Management Plan catchments E and F for the adjoining residential land, comprising the early development stages of the Honeywood estate.

Refer **Appendix 6** – Urban Water Management Plan Catchment Plans.

3.6 SERVICING

Services are readily available to the Amendment area, with connections provided as part of the subdivision works associated with Subdivision Approval 159175.

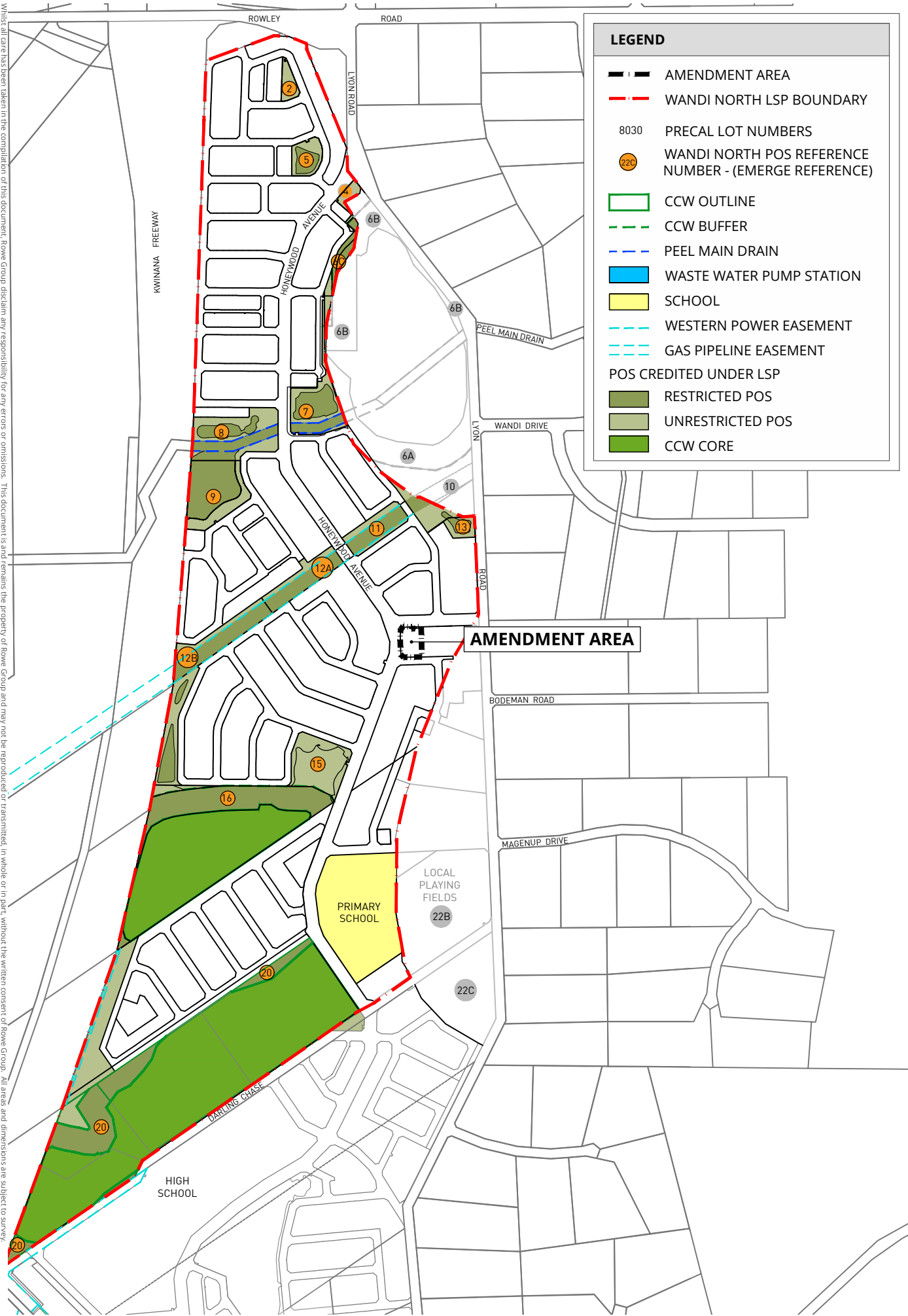
3.7 DEVELOPER CONTRIBUTION ARRANGEMENTS

Under the City of Kwinana Local Planning Scheme No. 2, the following development contribution arrangements apply to the Structure Plan area:

- a) Development Contribution Area 5 for the funding of traditional infrastructure; and
- b) Development Contribution Area 9 for the funding of community infrastructure.



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N:TOWN PLANNING\4000-4999\4852A\DRAWING\CAO - WILLIAM CLEMENTS - 2021.09.28

4552B FIG66A_20210928 Wandi (LSP_AMD_POS) : DRAWN: WILLIAM CLEMENTS : DATE CREATED: 2021.09.28 : PROJECTION: MGA50 GDA94 - CADASTRE: LANDGATE

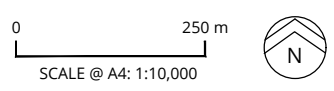


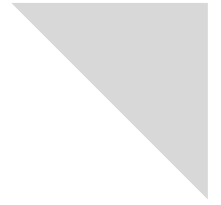
FIGURE 6
PUBLIC OPEN SPACE DISTRIBUTION PLAN

Wandi North Local Structure Plan – Public Open Space Schedule

30.06.2021			
Site Area (Local Structure Plan Boundary)			97.58
Less			
CCW 16		4.68	
CCW 20		11.42	
Total			16.10
Net Site Area			81.48
Deductions			
Primary School		3.50	
Peel Main Drain (within LSP boundary)		0.58	
Gas Pipeline (within LSP boundary)		1.84	
Proposed Commercial (Indicative)		0.25	
Total			6.18
Gross Subdivisible Area			75.31
POS @10%			7.53
Public Open Space Contribution			
May comprise:			
Min 80% unrestricted POS			6.02
Min 20% restricted use POS			1.51
Total Required POS			7.53
POS Reference Number (area within LSP boundary only)	Total Area	Unrestricted POS area (m ²)	Credited Restricted POS area (m ²)
2	2040	2040	0
4	1396	1396	0
5	4013	2111	1902
6B	2269	0	2269
6C	2161	2161	0
7	7592	3350	4242
8 and 9	25088	10910	14177
10	3289	3124	165
11	2430	2430	0
12A	1935	1935	0
12B	2437	2437	0
13	2210	1213	997
14	7672	4716	2956
15	11258	11258	0
16	20071	1341	18730
20	22359	2379	19980
21 (Whistling Grove)	12593	12045	549
	0	0	0
	0	0	0
Total	130813	64846	65967
	13.08	6.48	6.60
Percentage of gross subdivisible area		8.61%	8.76%
Additional POS for Noting (Outside LSP Boundary)		Unrestricted POS area (m ²)	Restricted POS area (m ²)
22 (Local Playing fields)	59271	59271	0
CCW 6 (Minus Peel Main Drain)	73327	0	73327
6A	23702	6183	17519
6B	15824	0	15824
10	3504	3504	0
4	1393	1393	0
Total for Noting	177021	70351	106670
Total Combined POS Provision	307834	135197	172637
	30.78	13.52	17.26

Notes:

1. This Public Open Space Schedule is based on the Public Open Space Plan prepared by Rowe Group (Plan ID: 7926-Fig-23-F_20181205).
2. 1 Yr/ 15mm drainage considerations not included in calculations, as per current Local Structure Plan

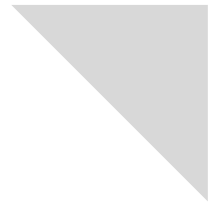


APPENDIX 1

CERTIFICATE OF TITLE (LOT 120)



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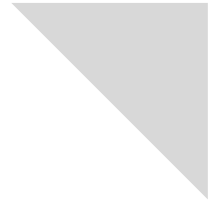


APPENDIX 2

BUSHFIRE MANAGEMENT PLAN



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DESIGN

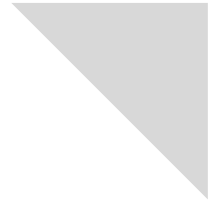


APPENDIX 3

SHRAPNEL URBAN PLANNING RETAIL ASSESSMENT



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DESIGN

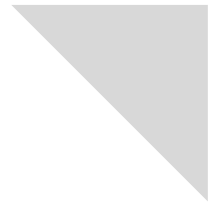


APPENDIX 4

TAKTICS4 RETAIL ASSESSMENT



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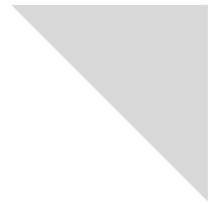


APPENDIX 5

LOCAL DEVELOPMENT PLAN (APPROVED)



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APPENDIX 6

URBAN WATER MANAGEMENT PLAN – CATCHMENT
PLANS



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DESIGN