

LOT 501 TWO ROCKS ROAD, TWO ROCKS

LOCAL STRUCTURE PLAN

Structure Plan No. 48

Adopted: 2 June 2005

**This Structure Plan was prepared under the provisions of the
City of Wanneroo District Planning Scheme No. 2**

Attachment 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 ADOPTED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

02 June 2005

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 2030

TABLE OF AMENDMENTS

Amendment No.	Description of Amendment	Endorsed by Council	Endorsed by WAPC
1	Extends the structure plan into a portion of the "Future Structure Planning" area and makes provisions for Residential R20, R25, R30 & R40 lots and POS areas; and Reduces the extent of the drainage area.	26.02.2008	20.01.2009
2	Extends the structure plan into the remaining portion of the "Future Structure Planning" area and makes provisions for Residential R20, R25, R30 & R40 lots and POS areas; and Includes provision 8.9 - Traffic Noise Assessment.	16.11.2010	28.11.2011
3	Extends the structure plan to include part of Lot 9020 (proposed Lot 1) and amends design of adjoining portions of Amendment No.2; and Makes provision for residential R25, R30, R40, and R60 lots, a mixed-use R-AC3 lot and modifies POS areas.	06.08.2014	25.08.2014
4	Modification to the Residential Density Codes Plan to code or recode various lots to R20, R25 and R30. Modification to the Structure Plan and Zoning Plan to zone Lots 705-708 & Lot 1013 from 'POS' to 'Residential'; and Modification to the Structure Plan to notate that Lot 1013 is used for the purpose of 'drainage'.	19.06.2015	10.08.2015
5	Rationalise land use and zoning allocation of the structure plan maps to facilitate refinement at detailed subdivision design	-	25.07.2017
6	Zoning normalisation resulting from scheme amendment	-	16.12.2022

PART 1
Statutory Planning Section
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Plan 1 : Local Structure Plan
Plan 2 : Zoning Plan
Plan 3 : Residential Density Plan

1. STRUCTURE PLAN AREA

This Structure Plan shall apply to part of Lot 209 and Part Lot 221, the western portion of proposed Lot 501 Two Rocks Road, Two Rocks, being the land contained within the inner edge of the broken black line shown on the Zoning Map (Plan No.2).

2. STRUCTURE PLAN CONTENT

This Structure Plan comprises the:

- a) Statutory section (Part 1);
- b) Explanatory section (Part 2).

3. INTERPRETATION

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

4. OPERATION DATE

In accordance with sub-clause 9.8.1 of the Scheme, this Structure Plan shall come into operation on the date it is adopted by the Commission.

In the sixth year from the date this Agreed Structure Plan was signed and sealed by the Council and the WAPC, whichever is the latter date and comes into operation in accordance with Clause 9.8.1 of DPS 2, the Agreed Structure Plan shall be reviewed by the City. The review should include consideration of the consistency of the Agreed Structure Plan with adopted policies of the City and the WAPC, the City's Scheme, district structure planning, environmental matters and any other matter that the City considers appropriate. The City may consult with the proponent or require the proponent to undertake a review of the Agreed Structure Plan and forward its advice to the City within 60 days. The City shall provide its advice on the review of the Agreed Structure Plan to the WAPC for its advice on whether the Agreed Structure Plan should be amended or revoked. The Agreed Structure Plan will be in operation until it is revoked by the Council and/or the WAPC under Clause 9.7 of DPS 2.

5. RELATIONSHIP WITH THE SCHEME

In accordance with 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 requirements of the Scheme. Part 2 of this Structure Plan is for explanatory purposes only in order to provide a description of the Structure Plan.
- b) In the event of there being any inconsistencies or conflict 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 the Scheme shall prevail.

6. ZONES, RESERVES AND RESIDENTIAL DENSITY CODES

The Zoning Map (Plan 2) and Residential Density Code Map (Plan 3) delineate and depict the zones, reserves and residential density codes applicable to the structure plan area according to the legend thereon.

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

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

7. GENERAL PROVISIONS

7.1. RESIDENTIAL ZONE

Objectives

The objectives of the Residential Zone are to:

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

Use Permissibility

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

Locational Criteria for Area Coded R20-R60

Plan 3 – Residential Density Coding Plan defines an area subject to a broad density code range of R20-R60. Lot specific density codes for this area are to be assigned through a detailed Residential Density Code Plan submitted to the Western Australian Planning Commission at the time of subdivision.

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

- i. A base density code of R20 shall apply to all residential lots except under the circumstances outlined below.
- ii. Densities of R25 – R40 shall be provided in areas of high amenity or abutting public open space.
- iii. Densities of R60 shall be provided within 400 metres of the future neighbourhood centre at the intersection of Two Rocks Road and Reef Break Drive.

Determination of the detailed Residential Design Code Plan shall occur concurrently with the determination of the subdivision application by the Western Australian Planning Commission. The approved detailed Residential Design Code Plan shall then form part of the Structure Plan and shall be used for the assessment of future development applications. Variations to the Residential Density Code Plan will require further approval of the Western Australian Planning Commission.

7.2. MIXED USE ZONE

Objectives

The objectives of the Mixed Use Zone are to:

- a) provide a diversity of land use and housing types;
- b) allow appropriate businesses to locate and develop in close proximity to residential area;
- c) allow for services to be provided locally; and
- d) Provide a high level of amenity.

Use Permissibility

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

8. SPECIAL PROVISIONS

8.1. TWO ROCKS AREA DEVELOPMENT CAPACITY

No additional development of land within the Agreed Structure Plan area, including the creation of new lots, will be carried out once the capacity of Wanneroo Road has been reached, as determined by the City in liaison with the Commission, unless alternative access is available to the area.

8.2. DISTRICT ROAD NETWORK PLANNING

Within the Agreed Structure Plan area for those parts of the Structure Plan notated "Area may be subject to change", no subdivision or development shall be approved until district road network planning has sufficiently advanced to enable confirmation of alignments by the City. As part of this process, the City may require the current design within those parts of the Structure Plan notated "Area may be subject to change", to be revised prior to subdivision or development within those areas proceeding via an amendment to the adopted Structure Plan.

8.3. DRAINAGE, NUTRIENT AND WATER MANAGEMENT

Detailed design elements of the Drainage, Nutrient and Water Management Plan including proposed drainage facilities within POS Area D, shall be finalised prior to subdivision and/or development of the subject land and shall be implemented at subdivision stage, to the satisfaction of the City. The Structure Plan may need to be modified to incorporate any changes required from the City's assessment of the Drainage Nutrient and Water Management Plan.

8.4. FLORA AND FAUNA MANAGEMENT STRATEGY

The preparation of a flora and fauna management strategy prior to the subdivision of land within the Project Area (including any soil disturbance or earthworks), to provide for the relocation and or propagation of native flora and fauna and the implementation of the recommendations of the endorsed strategy.

8.5. DETAILED AREA PLANS

Detailed Area Plans are to be prepared in accordance with Clause 9.14 of the Scheme, prior to any subdivision and/or development for the Neighbourhood Centre, Mixed Use Site, residential development directly abutting POS and/or serviced by a laneway and any other lot which requires specific development standards as identified by the City or the Western Australian Planning Commission.

8.6. REGIONAL/DISTRICT ROADS CONSTRUCTION/UPGRADING STRATEGY

- a) Prior to subdivision and/or development of any part of the Structure Plan area, a Strategy shall be prepared by the proponent to the satisfaction of the City for the construction/upgrading of Two Rocks Road on a traffic needs basis. The proponent shall implement the Strategy in – accordance with the recommendations of the Strategy.
- b) Following finalisation of the land requirement and alignment of Reef Break Drive as part of the District Structure Plan process to the satisfaction of the City, then prior to further subdivision and/or development of the Structure Plan area, a Strategy shall be prepared by the proponent to the satisfaction of the City for the construction of Reef Break Drive on a traffic needs basis or prior to 80% of the landholding being subdivided. The proponent shall implement the Strategy in – accordance with the recommendations of the Strategy.

8.7. ECONOMIC DEVELOPMENT STRATEGY

The Economic Development Initiatives Strategy for the Structure Plan area shall be finalised prior to subdivision and/or development of the land to the satisfaction of the City, with implementation of strategy recommendations to proceed accordingly. The final 'Economic Development Initiatives Strategy' shall be included as an appendix to Part 1 of the Local Structure Plan.

8.8. UNEXPLODED ORDNANCE

The searching and clearance of unexploded ordnance prior to the staged subdivision, or other development works (including any soil disturbance or earthworks) proceeding within the Project Area and arrangements being made to ensure purchasers and successors in title of the proposed lots are made aware of the matter of unexploded ordnance. (Including a Memorial on Title and Notification on Contracts of Sale).

8.9. TRAFFIC NOISE ASSESSMENT

A Traffic Noise Assessment may be required prior to the subdivision in respect of the lots abutting the future Marmion Avenue in accordance with the Western Australian Planning Commission's State Planning Policy 5.4: Road and Rail Transport Noise and Freight Considerations in Land Use Planning.

8.10. VARIATIONS TO THE ACCEPTABLE DEVELOPMENT CRITERIA OF THE R-CODES

Table 1 sets out criteria that operate as variations to the relevant Residential Design Codes standards and thereby constitute Acceptable Development within the Structure Plan area.

Table 1: Residential Design Codes' Variations

R-Code	Minimum Frontage (m)	Open Space			Minimum setback (m)		
		Minimum Total (% of Site)	Minimum Outdoor Living (m ²)	Minimum Outdoor Living Dimension (m)	Main Dwelling from Primary Street (averaging is not permitted)	Verandah from Primary Street (averaging is not permitted)	Rear (includes walls with major openings)
R60	5	25	24	As per R-Codes	1.5	1.0	1.0

8.11. URBAN WATER MANAGEMENT PLAN

Subdivision proposals shall include an Urban Water Management Plan that incorporates best practice water sensitive urban design principles and is consistent with the design objectives and standards provided by the District Water Management Strategy and Local Water Management Strategy.

The Local Water Management Plan shall be approved prior to the lodgement of any subdivision application.

8.12. DRAINAGE SUMP

A geotechnical report for the drainage sump site shall be undertaken prior to the City's approval of engineering drawings for that site. The geotechnical report is required to show the drainage infiltration rate to inform the detailed design of the drainage sump to ensure that it can adequately respond to drainage issues within the Amendment area in terms of its size and capacity. If required by the City, the Local Water Management Strategy (LWMS) shall

be modified to reflect the findings of the geotechnical report for the drainage sump.

8.13. BUSHFIRE MANAGEMENT

A Bushfire Management Plan in accordance with SPP 3.7 shall be provided as part of an application for subdivision for those lots within a Bushfire Prone Area. Subdivision shall be implemented in accordance with the Bushfire Management Plan to the satisfaction of the City of Wanneroo.





