

WOODLAND VISTA LOCAL STRUCTURE PLAN NO. 92

**‘WOODLAND VISTA’ ESTATE
LOT 51 FLYNN DRIVE
CARRAMAR**

CITY OF WANNEROO

Revision 5: March 2017



PREPARED BY:

burgess design group
TOWN PLANNING + URBAN DESIGN

**‘Woodland Vista’ Estate
Lot 51 (No. 575) Flynn Drive, Carramar**

City of Wanneroo

LOCAL STRUCTURE PLAN No.92

Revision 5: March 2017

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Quality Assurance

Issue/Version:	Date:	Author:	Reviewer:
1	18 May 2012	J. Pirone	M. Szabo
2	7 April 2014	M.Bisby	M.Szabo
3	12 November 2015	M.Bisby	M.Szabo
4	21 October 2016	M.Bisby	M.Szabo
5	31 March 2017	M.Bisby	M.Szabo

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: 1 May 2017

Signed for and on behalf of the Western Australian Planning Commission



an officer of the Commission duly authorised by the Commission pursuant to Section 16 of the *Planning and Development Act 2005* for that purpose, in the presence of:



Witness

1 May 2017

Date

Date of Expiry: 1 May 2027

TABLE 1: AMENDMENTS

AMENDMENT NO.	SUMMARY OF THE AMENDMENT	AMENDMENT TYPE	DATE APPROVED BY WAPC

TABLE 2: DENSITY PLANS

DENSITY PLAN NO.	AREA OF DENSITY PLAN APPLICATION	DATE ENDORSED BY WAPC

EXECUTIVE SUMMARY

This Local Structure Plan (LSP) applies to Lot 51 Flynn Drive, Carramar, being the land contained within the inner edge of the line denoting the 'Structure Plan Boundary' as shown on the Structure Plan Map.

A summary of all key statistics and planning outcomes of the LSP is provided in Table 3 below:

TABLE 3: SUMMARY TABLE

ITEM	DATA	STRUCTURE PLAN REF (SECTION NO.)
Total area covered by the Structure Plan:	3.0290 hectares	1.2.2
Area of each land use proposed:		3.0
- Residential	1.7507 hectares	
- Public Use (Drainage)	0.0621 hectares	
- Public Open Space	0.3479 hectares	
Estimated Lot Yield:	39 lots	3.2
Estimated number of dwellings:	39 dwellings	3.2
Estimated residential site density	22 dwellings per site hectare	3.2
Estimated population:	101 people	3.2
Estimated number and % of public open space:		3.3
- Local open space	0.3479 hectares = 10%	

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PART ONE | **IMPLEMENTATION**

1. STRUCTURE PLAN AREA

This Structure Plan shall apply to Lot 51 Flynn Drive, Carramar; being the land contained within the inner edge of the line denoting the Structure Plan Boundary as shown on the Structure Plan Map (refer to **Plan 1 – Structure Plan Map**).

2. OPERATION

The date the structure plan comes into effect is the date the structure plan is approved by the WAPC.

3. STAGING

Development is not dependent upon a staged approach.

4. SUBDIVISION AND DEVELOPMENT REQUIREMENTS

The Structure Plan Map outlines land use, zones and reserves applicable within the Structure Plan area.

4.1 Land Use Permissibility

Land use permissibility within the Structure Plan area shall be in accordance with the corresponding zone or reserve under the Scheme.

4.2 Residential Zoned Land

4.2.1 Dwelling Target

- a) An estimated 39 dwellings within the Structure Plan area.

4.2.2 Density

- a) The **Structure Plan Map** defines the residential densities that apply to the Structure Plan area.

4.3 Public Open Space

Public open space is to be provided generally as shown on the Structure Plan Map and in accordance with the Public Open Space Schedule contained at **Appendix 1**.

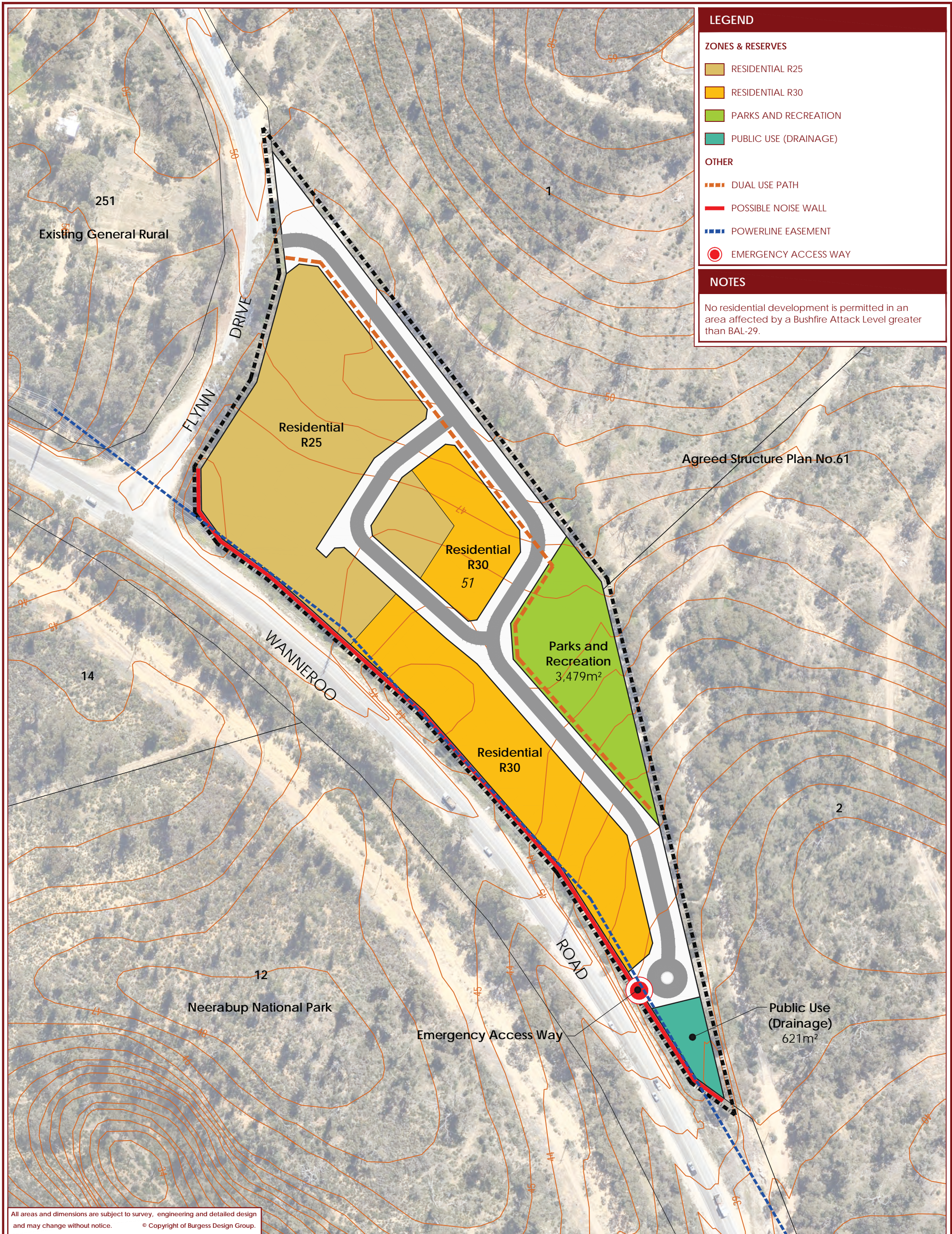
5. BUSHFIRE PRONE AREAS

The site is in a bushfire prone area and is subject to the requirements of a Bushfire Management Plan. Implementation of the Bushfire Management Plan is to be addressed at both the subdivision and development stage in accordance with State Planning Policy 3.7: *Planning in Bushfire Prone Areas*.

6. ADDITIONAL INFORMATION

Where additional information is required to be submitted by the Structure Plan, the details of the additional information and the stage at which it is to be submitted may be incorporated into the structure plan in a table.

ADDITIONAL INFORMATION	APPROVAL STAGE	CONSULTATION REQUIRED
Updated Noise Assessment and Management Plan	Prior to Subdivision	WAPC/City of Wanneroo
Tree Assessment	Prior to Subdivision	WAPC/City of Wanneroo
Landscape Plan	Prior to Subdivision	WAPC/City of Wanneroo
Urban Water Management Plan	Prior to Subdivision	WAPC/City of Wanneroo
Geotechnical Report including Karst Assessment	Prior to Subdivision	WAPC/City of Wanneroo



All areas and dimensions are subject to survey, engineering and detailed design and may change without notice. © Copyright of Burgess Design Group.



0 10 20 30 40 50m
SCALE 1:1,500 (A3)

PLAN 1: WOODLAND VISTA LOCAL STRUCTURE PLAN
LOT 51 FLYNN DRIVE
CARRAMAR
CITY OF WANNEROO