

Consolidated Document
Including Amendments

LOTS 1 & 2 FLYNN DRIVE, CARRAMAR

AGREED STRUCTURE PLAN No. 61

(AS AMENDED)

Agreed Structure Plan No. 61

Adopted: 24 November 2009

This Structure Plan was prepared under the provisions of Part 9 of
The City of Wanneroo District Planning Scheme No. 2

IT IS CERTIFIED THAT AMENDMENT NO. 2 TO LOTS 1 & 2 FLYNN
DRIVE, CARRAMAR AGREED STRUCTURE PLAN NO. 61 WAS
APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN
PLANNING COMMISSION ON: **14 July 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.

RECORD OF AMENDMENTS MADE TO

LOTS 1 AND 2 FLYNN DRIVE, CARRAMAR AGREED STRUCTURE PLAN NO.61

AMENDMENT NO.	DESCRIPTION OF AMENDMENT	DATE OF ENDORSEMENT BY WAPC
1	<p>To introduce a Residential Zone (R20 to R50) and additional north-south open space spine.</p> <p>Reformatting the statutory section to comply with the City's Local Structure Planning Policy 4.2 – Structure Planning.</p>	27.07.2015
2	<p>Rezoning areas within the north western and north eastern flanks from Special Residential to Residential/Private Open Space/Private Clubs/Recreation zone.</p> <p>Expansion of Private Clubs/Recreation zone to accommodate the Homeowners Association Community Facilities</p>	14.03.2017

PART ONE – STATUTORY PLANNING

1.0 Structure Plan Area

This Structure Plan shall apply to Lots 1 and 2 Flynn Drive, Carramar being the land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map (Plan 1).

2.0 Structure Plan Content

This Structure Plan comprises the:

- a) Statutory Section (Part 1);
- b) Non-statutory (Explanatory) Section (Part 2); and
- c) Appendices - Technical Reports, plans, maps and supporting documentation.

3.0 Interpretation and relationship with the Scheme

Unless otherwise specified in this part, the words and expressions used in the this 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 Status of Part 2 – Explanatory Report

Part 2 of this Structure Plan and the Appendices - Technical Reports are to be used as a reference only to clarify and guide interpretation and implementation of Part 1.

5.0 Land Use and Subdivision

The Structure Plan Map (Plan 1) 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.

5.1 Land Use Permissibility

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

5.2 Residential

5.2.1 Dwelling Targets

The Structure Plan is to achieve a minimum target of 140 Special Residential zoned lots and 350 Residential zoned lots.

5.2.2 Density

- a) Plan 1 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) The Residential Density Code Plan is to demonstrate how the dwelling target within the Structure Plan, as specified in Clause 6.3.1, is being achieved.
- c) 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 both in terms of landuse as well as dwelling/lot yields, the Residential Density Ranges identified on Plan 1 and locational criteria contained in Clause 5.2.3.
- 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 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.

5.2.3 Locational Criteria

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

- a) Special Residential
 - i) A base density code of R5 shall apply to those lots zoned Special Residential.
- b) Residential
 - i) R50 coding being provided to facilitate a landmark development at the centre of the development with direct access to neighbourhood connector road.
 - ii) Densities of between R30 - R50 shall be provided adjacent to public open space.
 - iii) A density of R20 may be applied where required to respond to topographical features.

5.3 Public Open Space

The provision of a minimum of 7.7% public open space being provided generally in accordance with Part 1, 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.

6.0 Development

6.1 Setback Variations

Within the Special Residential zone the following setbacks shall apply:

- a) 6m from the primary street.
- b) 20m from the rear boundary.
- c) 2m from the side boundaries.
- d) 3m from secondary streets.

6.2 Local Development Plans

Local Development Plans are to be prepared in accordance with Clause 9.14 of the Scheme for:-

- Special Residential Zoned lots;
- Residential zoned lots which are accessed via laneways and/or abut public open space; and
- Lots which have been identified within an approved Noise Assessment Report as requiring specific noise amelioration measures.

6.3 Local Development Plans for Special Residential

In addition to any general planning matters required to be included within a LDP under clause 9.14.2 of the Scheme, a LDP for the Special Residential lots shall incorporate provisions and design elements that:

- a) Maximise tree retention;
- b) implement fire management measures; and
- c) Ensure the appropriate siting of development on the lots through the identification of building envelopes.

6.4 Landmark Development

Development on R50 coded land is to provide a landmark element for the estate and provide a diverse mix of dwelling types relative to the remainder of the structure plan area.

7.0 Reports/Strategies Required

7.1 Conditions of Subdivision Approval

- a) At the time of subdivision the following conditions may be recommended, as applicable, requiring the preparation and/or implementation of the following strategies:
 - i) Urban Water Management Plan (City of Wanneroo/Department of Water)
 - ii) Landscaping Plan (City of Wanneroo)
 - iii) Vegetation/Revegetation Management Plan (City of Wanneroo)
 - iv) Soil and Groundwater Contamination Investigation and Remediation Plan (Department of Environment and Conservation)

- b) The following documents shall be submitted along with subdivision and development applications where applicable:
 - i) Updated Bushfire Management Plan
 - ii) Building Envelope Plan
 - iii) Updated Acoustic Assessment including implementation measures



LEGEND

- SUBJECT SITE
- SPECIAL RESIDENTIAL ZONE
- RESIDENTIAL ZONE (R20 - R50)
LOCAL DEVELOPMENT PLANS REQUIRED
- PRIVATE CLUBS / RECREATION ZONE
(Recreation and Equine Park)
- POSSIBLE PLAYING FIELD 'C'
- PUBLIC OPEN SPACE
- PRIVATE OPEN SPACE / DRAINAGE
- PUMP STATION
(indicative location and buffers)
- NEIGHBOURHOOD CONNECTOR B
- PERIMETER ROAD
- BRIDLE PATH
- LEFT-IN LEFT-OUT
- RIGHT OF WAY
- FIREBREAK AND ROUTE FOR FIRE AND
EMERGENCY PURPOSES
- HISTORIC KILNS
- QUARRY EDGE
- STORMWATER BASINS
(approximate locations)
- NOISE BUND
(construction at subdivision stage in
accordance with the specifications
set out in the Acoustic Assessment)

Subdivision and development shall generally be in accordance with this Plan and the development provisions contained in Part 1 - Implementation