



**TWO ROCKS  
TOWN CENTRE  
STRUCTURE PLAN**

**March 2014**



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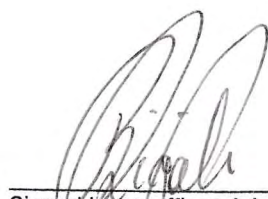
PART ONE:  
STATUTORY PROVISIONS

CERTIFIED THAT AGREED STRUCTURE PLAN ...*No. 70*...

WAS ADOPTED BY

RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING

COMMISSION ON ...*13 August 2014*...



Signed by an officer duly authorised by  
the Western Australian Planning  
Commission pursuant to section 24 of  
the *Planning and Development Act 2005*

~~Chairperson,~~  
~~Western Australian Planning Commission (WAPC)~~

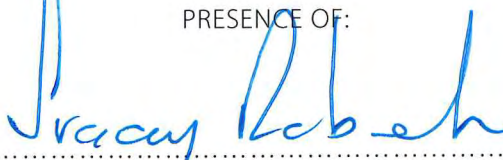
AND BY

RESOLUTION OF THE COUNCIL OF THE CITY OF

WANNEROO ON ...*19 OCTOBER 2010*...

AND THE SEAL OF THE MUNICIPALITY WAS PURSUANT  
TO THE COUNCIL'S RESOLUTION HEREUNTO AFFIXED IN THE

PRESENCE OF:



Mayor,  
City of Wanneroo



Chief Executive Officer,  
City of Wanneroo

**Record of Amendments made to the Agreed Structure Plan**

Amendment No.	Description of Amendment	WAPC Adopted	Council Adopted

FIGURE 1 (STATUTORY PROVISIONS) TWO ROCKS TOWN CENTRE LOCAL STRUCTURE PLAN





## 1.0 APPLICATION

- 1.1 This Structure Plan applies to the Two Rocks townsite, being Lots 50, 800 + 801, 10 and Part Lot 1000 and consisting of all land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map.
- 1.2 Unless otherwise specified in this part, the words and expressions used in this Structure Plan shall have the respective meanings given to them in the City of Wanneroo District Planning Scheme No. 2 (the Scheme).
- 1.3 Pursuant to clauses 9.8.2 and 9.8.3 of District Planning Scheme No. 2, the provisions of this part shall apply to land contained within the Two Rocks Town Centre Local Structure Plan as follows:
  - a) the objectives, standards and requirements applicable to zones and R-codings under the Scheme shall apply to the same extent to the areas having corresponding designations under the Structure Plan, unless specific provision is made to the contrary in this part.
  - b) any other provision, standard or requirement of this part 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;
  - c) Part 2 of this Structure Plan is for explanatory purposes only, to provide a descriptive analysis of the Structure Plan.
- 1.4 In accordance with clause 9.8.1 of the Scheme, this Structure Plan shall come into operation when it is certified by the Western Australian Planning Commission (WAPC) pursuant to clause 9.6.3 (b) of the Scheme.
- 1.5 This Structure Plan may require review and amendment to reflect any amendments to the Yanchep-Two Rocks District Structure Plan made pursuant to Part 1, Clause 10 of the District Structure Plan.

## 2.0 OBJECTIVES

- 2.1 The objectives of this Structure Plan are to:
  - a) Create a residential and mixed use, well defined town centre offering facilities of local and regional value.
  - b) Provide a range of dwelling types and densities accommodating a diverse residential community.
  - c) Provide an open air 'Main Street' that creates the framework for mixed use, day and night activity, fostering a contemporary coastal community with boutique retail outlets.
  - d) Encourage tourism, 'festive' retail and entertainment uses, in particular in Precincts C (Main Street) and D (The Wall).
  - e) Provide for a transition of land use over time, including robust and durable building design to accommodate change in future use.
  - f) Carefully locate streets, development sites and open spaces to maximise views to the marina and beyond.
  - g) Improve linkages with the marina and adjacent existing development for maximum integration.
  - h) Provide a highly interconnected street system and pathway network, enabling residents and visitors the real choice of being able to walk and cycle to facilities and services.
  - i) Encourage authentic and practical sustainable development initiatives.
  - j) Provide for the sensitive incorporation of cultural heritage elements.

## 3.0 SUBDIVISIONS AND DEVELOPMENT

Tables 1 - 9 form part of the statutory provisions of this Structure Plan and prescribe the standards, requirements and prerequisites for subdivision and development in the corresponding precincts designated on the Structure Plan Map. Where any variation arises between any provision of these Tables and a provision of the Scheme, then the provision of the Table shall prevail to the extent of that variation and shall apply as an intended variation to the Scheme for the purposes of Clause 9.8.3 (f).

Table 1 – General Planning Requirements for Local Structure Plan Area

Table 2 - Planning Requirements for Precinct A: Dolphin Island

Table 3 - Planning Requirements for Precinct B: The King

Table 4 - Planning Requirements for Precinct C: Main Street

Table 5 - Planning Requirements for Precinct D: The Wall

Table 6 - Planning Requirements for Precinct E: Southern

Table 7 - Car Parking Provision

Table 8 - Commercial and Retail Floorspace Allocation for the Local Structure Plan Area

Table 9 - Strategies and Plans

**Table 1 – General Planning Requirements for Local Structure Plan Area**

<p><b>1. Residential Density Code Plan</b></p>	<p>1.1 Residential design codes shall be in accordance with the ranges shown on the Structure Plan Map, and are to be located in accordance with the following:</p> <p><i>a) Precinct A: Dolphin Island</i> Residential density coding of between R20 - R60. The higher densities should be located close to Dolphin Island and Enterprise Avenue, and the lower densities should be located along Lisford Avenue and Sovereign Drive.</p> <p><i>b) Precinct B: The King</i> Residential density coding of between R40 - R80. The higher densities should be located within the Commercial Zone and the lower densities should be located within the Mixed Use Zone.</p> <p><i>c) Precinct C: Main Street</i> Residential density coding of between R40 - R60. The higher densities should be located along Lisford Avenue and close to the marina and the lower densities elsewhere.</p> <p><i>d) Precinct D: The Wall</i> Residential density coding of between R80 - R160. The higher densities should be provided close to the marina and the lower densities elsewhere.</p> <p><i>e) Precinct E: Southern</i> Residential density coding of between R20 - R30 in the Mixed Use Zone and R160 in the Commercial Zone.</p> <p>1.2 Subdivision and development within the Structure Plan area shall be in accordance with a Residential Design Code Plan endorsed by the WAPC.</p> <p>1.3 A Residential Design Code Plan (three copies) shall be lodged with the WAPC for its endorsement in conjunction with any application for subdivision, unless the WAPC determines that the subdivision is for one or more of the following:</p> <p>1.3.1 The amalgamation of lots or part lots; 1.3.2 The consolidation of land for “superlot” purposes to facilitate land assembly for future development; 1.3.3 The purpose of allowing access; and/or 1.3.4 The facilitation and provision of services or infrastructure.</p> <p>1.4 A Residential Design Code Plan shall show the specific Residential Design Coding of all lots proposed to be created by a subdivision, in accordance with the Clause 1.1 of this Table.</p> <p>1.5 Following WAPC endorsement of the Residential Design Code Plan, the Residential Design Code Plan shall become part of Part 1 of this Structure Plan; one copy shall be retained by the WAPC, one copy shall be provided to the City for retention with the Structure Plan, and one copy shall be provided to the proponent.</p>
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<p><b>2. Detailed Area Plans</b></p>	<p>2.1 The City will not approve development within a Precinct in the absence of a precinct Detailed Area Plan (DAP), approved by the City pursuant to clause 9.14 of the Scheme, for the whole of each Precinct A-E, unless the City is satisfied that the development is of a scale and permanence that would not prejudice the: design of the DAP; timely provision of infrastructure and services to the area; or the development of the surrounding area in line with the Agreed Structure Plan.</p> <p>2.2 The City will not accept a precinct DAP for any area that is geographically smaller than a Precinct, as illustrated on the Structure Plan Map.</p> <p>2.3 A DAP for a Precinct shall be advertised for a period of 28 days prior to its consideration under Clause 9.14.3 of the Scheme.</p> <p>2.4 In addition to any general matters required to be included within a DAP under Clause 9.14.2 of the Scheme, and the specific matters required to be included in each precinct DAP under Tables 2 – 8, all precinct DAPs shall incorporate provisions and design elements addressing the following: Road network generally in accordance with Appendix 2 Traffic and Transport Report, and connecting with the Road Network shown on the Structure Plan Map:</p> <ul style="list-style-type: none"> <li>a.) Pathways and Cycleways generally in accordance with Figure 20.</li> <li>b.) On Street Parking, generally in accordance with the Figure 21.</li> <li>c.) Average maximum building front setbacks, footprints and/or envelopes.</li> <li>d.) Distribution of commercial and retail floorspace allocated for the Local Structure Plan area in Table 8 of Part One.</li> <li>e.) Public Open Space located generally in accordance with the Structure Plan Map. (Refer to point 4.1 regarding Public Open Space provision.)</li> <li>f.) Any vegetation identified for retention.</li> <li>g.) Levels and retaining walls.</li> <li>h.) Private and public car parking in accordance with the ratios identified in Table 7 of Part One.</li> <li>i.) Car parks designed to provide good pedestrian movements towards buildings whilst minimising their visual impact on the amenity of the street.</li> <li>j.) Dedicated car parking areas unobtrusively located and not dominating the streetscape. Expansive car parking areas should be sleeved behind buildings, screened from prominent communal spaces and accessed via laneways.</li> <li>k.) Buildings designed to address all street and public open space frontages, and not include blank facades on these frontages.</li> <li>l.) Entries to buildings, pedestrian walkways and car parking areas, clearly defined as elements at the street frontage.</li> <li>m.) Upper levels of buildings designed to ensure rear laneways can be surveyed from within the dwelling.</li> <li>n.) Upper level residential dwellings with a balcony located on the primary street frontage, with defined minimum dimensions.</li> <li>o.) North facing walls with a maximised window area and external measures such as solar awnings/louvres and planting to provide shade in summer months and provide direct sunlight access in winter months.</li> <li>p.) East and west facing walls with external shading measures such as verandahs, balconies, awnings, louvres and/or trees.</li> <li>q.) Privacy measures not compromising the provision of good surveillance to streets, lanes, pedestrian access ways and public open space.</li> <li>r.) Signage integrated with buildings and appropriate in character.</li> <li>s.) Acoustic attenuation measures incorporated into building design to manage the mix of residential and non-residential uses, including appropriate attenuation measures in dwellings and measures to minimise the escape of noise from non-residential premises.</li> <li>t.) Linkage of all POS areas across the site, including to Charnwood Reserve and Coastal Foreshore Reserves.</li> <li>u.) View corridors of the ocean and The King from existing residential areas, Charnwood Reserve and the Marina, generally in accordance with the view corridors shown on the Site DNA map.</li> <li>v.) The retention of the Waugul Monolithic collection in its entirety and an appropriate configuration within the Structure Plan area.</li> <li>w.) Wind direction.</li> <li>x.) Contaminated sites.</li> <li>y.) The operation of the marina and associated activities.</li> </ul>
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<b>3. Reports, Surveys, Strategies and Plans</b>	<p>3.1 Prior to any subdivision or development being supported, the City will require:</p> <ul style="list-style-type: none"> <li>i.) The preparation and approval of the reports, surveys, strategies and plans listed in Table 9 of Part One at the stage specified in that table; and</li> <li>ii.) A report accompanying any application for subdivision or development that outlines the manner in which the findings and recommendations of the plans and strategies listed in Table 9 of Part One, will be incorporated into or addressed by the proposed subdivision or development.</li> </ul>
<b>4. Public Open Space</b>	<p>4.1 A total of ten per cent of the gross subdivisible area shall be provided as Public Open Space, either as a ten per cent land component, or eight per cent as land area and two per cent as a cash in lieu provision for the development of Public Open Space in the Structure Plan area, subject to the approval of the Western Australian Planning Commission and the Minister for Planning.</p>

**Table 2 – Planning Requirements for Precinct A: Dolphin Island**

<b>1. Detailed Area Plan</b>	<p>1.1 In addition to any general matters required to be included within a DAP (under Table 1 of this Structure Plan) and Clause 9.14.2 of the Scheme, a DAP for Precinct A shall incorporate provisions and design elements addressing the following:</p> <ul style="list-style-type: none"> <li>a.) Maximum building heights in accordance with State Planning Policy 2.6, State Coastal Planning Policy, measured from finished lot levels as identified on the DAP.</li> <li>b.) Residential density coding of between R20 - R60 and a minimum dwelling yield.</li> <li>c.) Dolphin Pool incorporated into Public Open Space, generally in accordance with the Structure Plan Map.</li> <li>d.) The opportunity to retain significant vegetation where possible as a part of the Dolphin Pool Public Open Space area in accordance with the Structure Plan Map.</li> </ul>																				
<b>2. Land Use Permissibility</b>	<p>2.1 Land Use permissibility within Precinct B shall be in accordance with the corresponding Zone or Reserve under the Scheme, except as follows:</p> <table border="1" data-bbox="411 1249 1011 1639"> <thead> <tr> <th>Zone Use Classes</th> <th>Mixed Use</th> </tr> </thead> <tbody> <tr> <td>Aged or Dependent Person's Dwelling</td> <td>P</td> </tr> <tr> <td>Ancillary Accommodation</td> <td>D</td> </tr> <tr> <td>Art Gallery</td> <td>P</td> </tr> <tr> <td>Caretaker's Dwelling</td> <td>P</td> </tr> <tr> <td>Dry Cleaning Premises</td> <td>D</td> </tr> <tr> <td>Hire Service</td> <td>D</td> </tr> <tr> <td>Retirement Village</td> <td>P</td> </tr> <tr> <td>Single House</td> <td>P</td> </tr> <tr> <td>Video Hire</td> <td>D</td> </tr> </tbody> </table>	Zone Use Classes	Mixed Use	Aged or Dependent Person's Dwelling	P	Ancillary Accommodation	D	Art Gallery	P	Caretaker's Dwelling	P	Dry Cleaning Premises	D	Hire Service	D	Retirement Village	P	Single House	P	Video Hire	D
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Hire Service	D																				
Retirement Village	P																				
Single House	P																				
Video Hire	D																				

**Table 3 – Planning Requirements for Precinct B: The King**

<p><b>1. Detailed Area Plan</b></p>	<p>1.1 In addition to any general matters required to be included within a DAP (under Table 1 of this Structure Plan) and Clause 9.14.2 of the Scheme, a DAP for Precinct B shall incorporate provisions and design elements addressing the following:</p> <ul style="list-style-type: none"> <li>a.) Maximum building heights in accordance with State Planning Policy 2.6, State Coastal Planning Policy, measured from finished lot levels as identified on the DAP.</li> <li>b.) As a guide only, a target yield of 60 dwellings.</li> <li>c.) The King Neptune sculpture incorporated into public open space, generally in accordance with the Structure Plan Map.</li> <li>d.) In the Commercial Zone, building elements, including attachments such as verandahs or awnings, average maximum setbacks of 3 metres from the street boundary and nil side setbacks.</li> <li>e.) In the Commercial Zone, commercial and retail uses that create pedestrian interest and activity, or dwellings that can later be adapted for commercial and retail uses, are encouraged at ground level.</li> <li>f.) A layout that retains the potential to create vista/view lines of King Neptune from within the Town Centre and from surrounding residential areas.</li> <li>g.) Development highlighting and complimenting King Neptune as a Landmark element of the Two Rocks area.</li> <li>h.) Commercial and retail floor space allocation in accordance with Table 8.</li> </ul>																														
<p><b>2. Land Use Permissibility</b></p>	<p>2.1 Land Use permissibility within Precinct B shall be in accordance with the corresponding Zone or Reserve under the Scheme, except as follows:</p> <table border="1" data-bbox="408 1037 1011 1637"> <thead> <tr> <th>Zone Use Classes</th> <th>Mixed Use</th> </tr> </thead> <tbody> <tr> <td>Aged or Dependent Person's Dwelling</td> <td>P</td> </tr> <tr> <td>Ancillary Accommodation</td> <td>D</td> </tr> <tr> <td>Art Gallery</td> <td>P</td> </tr> <tr> <td>Dry Cleaning Premises</td> <td>D</td> </tr> <tr> <td>Hire Service</td> <td>D</td> </tr> <tr> <td>Retirement Village</td> <td>P</td> </tr> <tr> <td>Video Hire</td> <td>D</td> </tr> <tr> <th>Zone Use Classes</th> <th>Commercial Use</th> </tr> <tr> <td>Aged or Dependent Person's Dwelling</td> <td>P</td> </tr> <tr> <td>Ancillary Accommodation</td> <td>D</td> </tr> <tr> <td>Hire Service</td> <td>D</td> </tr> <tr> <td>Market (Retail)</td> <td>P</td> </tr> <tr> <td>Public Exhibition Facility</td> <td>P</td> </tr> <tr> <td>Retirement Village</td> <td>P</td> </tr> </tbody> </table>	Zone Use Classes	Mixed Use	Aged or Dependent Person's Dwelling	P	Ancillary Accommodation	D	Art Gallery	P	Dry Cleaning Premises	D	Hire Service	D	Retirement Village	P	Video Hire	D	Zone Use Classes	Commercial Use	Aged or Dependent Person's Dwelling	P	Ancillary Accommodation	D	Hire Service	D	Market (Retail)	P	Public Exhibition Facility	P	Retirement Village	P
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**Table 4 – Planning Requirements for Precinct C: Main Street**

<p><b>1. Detailed Area Plan</b></p>	<p>1.1 In addition to any general matters required to be included within a DAP (under Table 1 of this Structure Plan) and Clause 9.14.2 of the Scheme, a DAP for Precinct C shall incorporate provisions and design elements addressing the following:</p> <ul style="list-style-type: none"> <li>a) Maximum building heights in accordance with State Planning Policy 2.6, State Coastal Planning Policy, measured from finished lot levels as identified on the DAP.</li> <li>b) As a guide only, a target yield of 55 dwellings.</li> <li>c) Public open space incorporating a drainage infiltration area, generally in accordance with the Structure Plan Map.</li> <li>d) Building elements, including attachments such as verandahs or awnings, average maximum setbacks of 3 metres from the street boundary and nil side setbacks.</li> <li>e) In the Commercial Zone, commercial and retail uses that create pedestrian interest and activity, or dwellings that can later be adapted for commercial and retail uses, at ground level.</li> <li>f) Commercial and retail floor space allocation in accordance with Table 8.</li> </ul>																														
<p><b>2. Land Use Permissibility</b></p>	<p>2.1 Land Use permissibility within Precinct C shall be in accordance with the corresponding Zone or Reserve under the Scheme, except as follows:</p> <table border="1" data-bbox="411 958 1010 1312"> <thead> <tr> <th>Zone Use Classes</th> <th>Mixed Use</th> </tr> </thead> <tbody> <tr> <td>Ancillary Accommodation</td> <td>D</td> </tr> <tr> <td>Art Gallery</td> <td>P</td> </tr> <tr> <td>Convenience Store</td> <td>P</td> </tr> <tr> <td>Dry Cleaning Premises</td> <td>D</td> </tr> <tr> <td>Hire Service</td> <td>D</td> </tr> <tr> <td>Public Exhibition Facility</td> <td>P</td> </tr> <tr> <td>Shop</td> <td>P</td> </tr> <tr> <td>Video Hire</td> <td>D</td> </tr> </tbody> </table> <table border="1" data-bbox="411 1346 1010 1581"> <thead> <tr> <th>Zone Use Classes</th> <th>Commercial</th> </tr> </thead> <tbody> <tr> <td>Ancillary Accommodation</td> <td>D</td> </tr> <tr> <td>Bakery</td> <td>P</td> </tr> <tr> <td>Hire Service</td> <td>D</td> </tr> <tr> <td>Public Exhibition Facility</td> <td>P</td> </tr> <tr> <td>Market (Retail)</td> <td>P</td> </tr> </tbody> </table>	Zone Use Classes	Mixed Use	Ancillary Accommodation	D	Art Gallery	P	Convenience Store	P	Dry Cleaning Premises	D	Hire Service	D	Public Exhibition Facility	P	Shop	P	Video Hire	D	Zone Use Classes	Commercial	Ancillary Accommodation	D	Bakery	P	Hire Service	D	Public Exhibition Facility	P	Market (Retail)	P
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**Table 5 – Planning Requirements for Precinct D: The Wall**

<p><b>1. Detailed Area Plan</b></p>	<p>1.1 In addition to any general matters required to be included within a DAP (under Table 1 of this Structure Plan) and Clause 9.14.2 of the Scheme, a DAP for Precinct D shall incorporate provisions and design elements that address the following:</p> <ul style="list-style-type: none"> <li>a.) Maximum building heights in accordance with State Planning Policy 2.6, State Coastal Planning Policy, measured from finished lot levels as identified on the DAP.</li> <li>b.) As a guide only, a target yield of 320 dwellings.</li> <li>c.) Public Open Space incorporating a town plaza as the main connection between the Town Centre and the marina and two local parks providing links to the marina, generally in accordance with the Structure Plan Map.</li> <li>d.) Retention of the Two Rocks Limestone Retaining Wall heritage structure with any alterations to provide breaks in the wall for linkages between Town Centre and marina.</li> <li>e.) Opportunities for the relocation and retention of the Waugul Monolith heritage items in its entirety and an appropriate configuration within the SP area.</li> <li>f.) Opportunities for the retention and adaptive reuse of the Two Rocks Shopping Centre buildings.</li> <li>g.) The continued use of portion of Lot 50 for car parking and rights of carriageway for Lot 10 in accordance with the deed of easement, or if the easement is extinguished, the alternative arrangements put in place to address the access and parking issues associated with Lot 10.</li> <li>h.) Building elements, including attachments such as verandahs or awnings, average maximum setbacks of 3 metres from the street boundary and nil side setbacks.</li> <li>i.) In the Commercial Zone, commercial and retail uses that create pedestrian interest and activity, or dwellings that can later be adapted for commercial and retail uses at ground level.</li> <li>j.) Commercial and retail floor space allocation in accordance with Table 8.</li> </ul>																														
<p><b>2. Land Use Permissibility</b></p>	<p>2.1 Land Use permissibility within Precinct D shall be in accordance with the corresponding Zone or Reserve under the Scheme, except as follows:</p> <table border="1" data-bbox="416 1189 1023 1464"> <thead> <tr> <th>Zone Use Classes</th> <th>Mixed Use</th> </tr> </thead> <tbody> <tr> <td>Ancillary Accommodation</td> <td>D</td> </tr> <tr> <td>Art Gallery</td> <td>P</td> </tr> <tr> <td>Dry Cleaning Premises</td> <td>D</td> </tr> <tr> <td>Hire Service</td> <td>D</td> </tr> <tr> <td>Public Exhibition Facility</td> <td>P</td> </tr> <tr> <td>Video Hire</td> <td>D</td> </tr> </tbody> </table> <table border="1" data-bbox="416 1503 1023 1816"> <thead> <tr> <th>Zone Use Classes</th> <th>Commercial</th> </tr> </thead> <tbody> <tr> <td>Ancillary Accommodation</td> <td>P</td> </tr> <tr> <td>Bakery</td> <td>P</td> </tr> <tr> <td>Cinema</td> <td>P</td> </tr> <tr> <td>Hire Service</td> <td>D</td> </tr> <tr> <td>Hotel</td> <td>P</td> </tr> <tr> <td>Public Exhibition Facility</td> <td>P</td> </tr> <tr> <td>Market (Retail)</td> <td>P</td> </tr> </tbody> </table>	Zone Use Classes	Mixed Use	Ancillary Accommodation	D	Art Gallery	P	Dry Cleaning Premises	D	Hire Service	D	Public Exhibition Facility	P	Video Hire	D	Zone Use Classes	Commercial	Ancillary Accommodation	P	Bakery	P	Cinema	P	Hire Service	D	Hotel	P	Public Exhibition Facility	P	Market (Retail)	P
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Hire Service	D																														
Public Exhibition Facility	P																														
Video Hire	D																														
Zone Use Classes	Commercial																														
Ancillary Accommodation	P																														
Bakery	P																														
Cinema	P																														
Hire Service	D																														
Hotel	P																														
Public Exhibition Facility	P																														
Market (Retail)	P																														

**Table 6 – Planning Requirements for Precinct E: Southern**

1. Detailed Area Plan	<p>1.1 In addition to any general matters required to be included within a DAP (under Table 1 of this Structure Plan) and Clause 9.14.2 of the Scheme, a DAP for Precinct E shall specifically incorporate the following provisions and design elements:</p> <ul style="list-style-type: none"> <li>a.) Maximum building heights in accordance with State Planning Policy 2.6, State Coastal Planning Policy, measured from finished lot levels as identified on the DAP. Single storey buildings are permitted.</li> <li>b.) As a guide only, a target yield of 60 dwellings.</li> <li>c.) Built form that responds to the topography and landscape and a layout that retains the potential to create vista/view lines across the site from within the Town Centre and from surrounding residential areas.</li> <li>d.) Development addressing Lisford Avenue.</li> <li>e.) Commercial and retail floor space allocation in accordance with Table 8.</li> </ul>																		
2. Land Use Permissibility	<p>2.1 Land Use permissibility within Precinct E shall be in accordance with the corresponding Zone or Reserve under the Scheme, except as follows:</p> <table border="1" data-bbox="451 862 1054 1137"> <thead> <tr> <th>Zone Use Classes</th> <th>Mixed Use</th> </tr> </thead> <tbody> <tr> <td>Ancillary Accommodation</td> <td>P</td> </tr> <tr> <td>Art Gallery</td> <td>P</td> </tr> <tr> <td>Dry Cleaning Premises</td> <td>D</td> </tr> <tr> <td>Hire Service</td> <td>D</td> </tr> <tr> <td>Public Exhibition Facility</td> <td>P</td> </tr> <tr> <td>Video Hire</td> <td>D</td> </tr> </tbody> </table> <table border="1" data-bbox="451 1171 1050 1249"> <thead> <tr> <th>Zone Use Classes</th> <th>Commercial</th> </tr> </thead> <tbody> <tr> <td>Ancillary Accommodation</td> <td>D</td> </tr> </tbody> </table>	Zone Use Classes	Mixed Use	Ancillary Accommodation	P	Art Gallery	P	Dry Cleaning Premises	D	Hire Service	D	Public Exhibition Facility	P	Video Hire	D	Zone Use Classes	Commercial	Ancillary Accommodation	D
Zone Use Classes	Mixed Use																		
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Art Gallery	P																		
Dry Cleaning Premises	D																		
Hire Service	D																		
Public Exhibition Facility	P																		
Video Hire	D																		
Zone Use Classes	Commercial																		
Ancillary Accommodation	D																		

**Table 7 – Car Parking Provision**

Land Use	Car Parking Rate	Ratio of Public to Private Car Parking
Retail	4.6 bays per 100m <sup>2</sup> GLFA	25% public; 75% private
Office	1.9 bays per 100m <sup>2</sup> GLFA	25% public; 75% private
Medical	3 bays per 100m <sup>2</sup> GLFA	Visitor spaces to be provided on-street
Residential	In accordance with the Residential Design Codes, except that visitor spaces for grouped and multiple dwellings are provided at a rate of 10% of the total per dwelling rate.	



**Table 8 – Commercial and Retail Floorspace Allocation for the Local Structure Plan Area**

Floorspace	Minimum Net Lettable Area Floorspace	Maximum Net Lettable Area Floorspace
Commercial, educational, health, entertainment, leisure or community service	20% mix of land uses floorspace as a proportion of the total floorspace, to be demonstrated at Detailed Area Plan and Development Application stage, in accordance with State Planning Policy 4.2.	
Retail		7,000 sqm

*Note:* The floorspaces allocation is based on the floorspace projections set out in the Yanchep-Two Rocks District Structure Plan (DSP), and assumes that the expansion of the Two Rocks Marina will form the remainder of the Two Rocks District Activity Centre. In order to achieve the overall employment self sufficiency target of 75% for the Yanchep-Two Rocks area, the employment projections for the Two Rocks District Activity Centre set out in the DSP are intended to be met through the expansion of the Two Rocks Marina and the inclusion of the remaining floorspace projected by the DSP, in this part of the centre.

Pursuant to subclause 3.7.4 of the Scheme, the maximum net lettable areas included in Table 8 may be exceeded through a DAP where the requirements of State Planning Policy 4.2 Activity Centres for Perth and Peel are met to the satisfaction of the Western Australian Planning Commission and the requirements of any relevant local planning policy are met to the satisfaction of the City of Wanneroo.

**Table 9 – Reports, Surveys, Strategies and Plans**

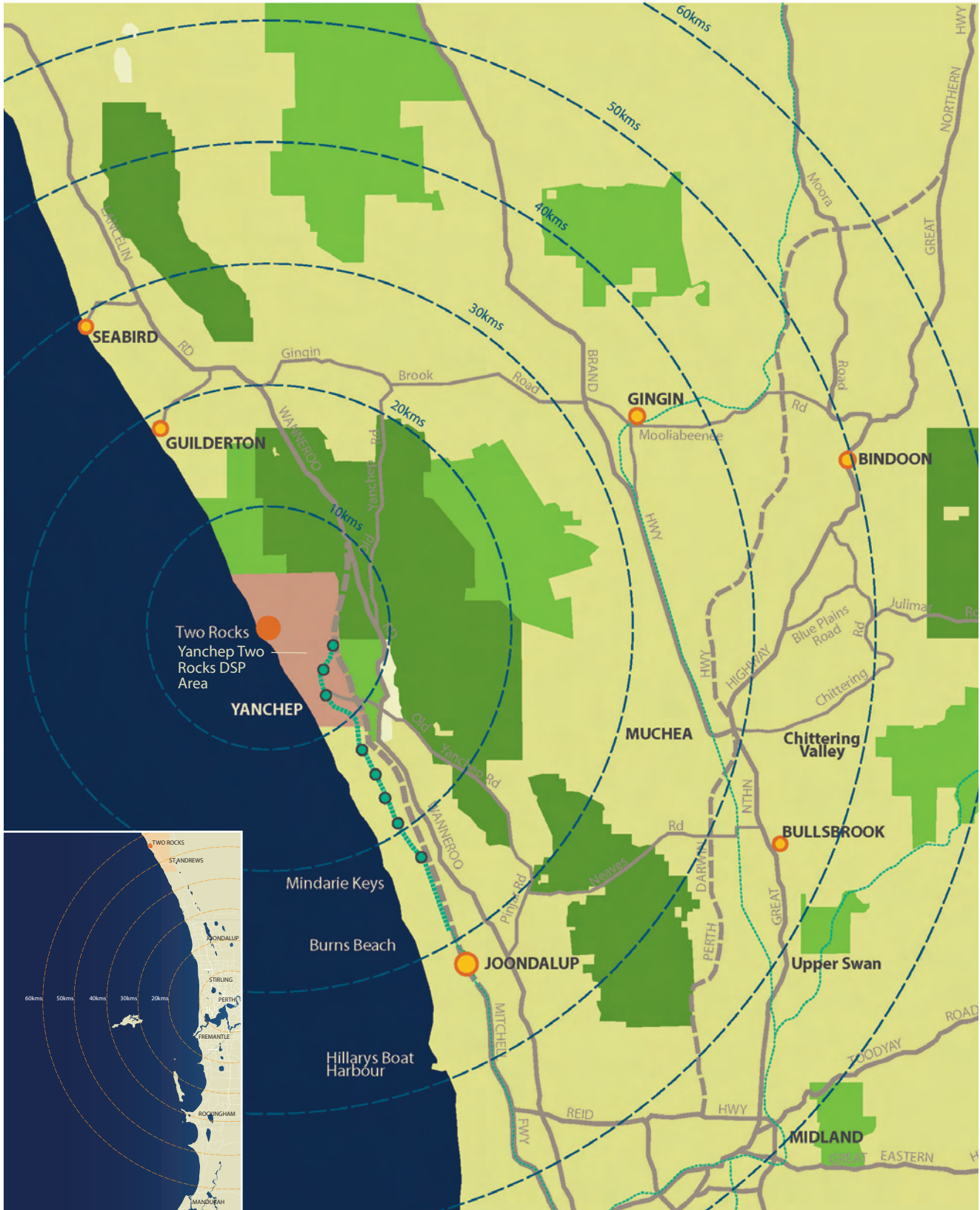
Documentation	Submission Stage	Approving Authority
Earthwork and Contour Plan	In conjunction with Subdivision Application	City of Wanneroo / Western Australian Planning Commission
Acid Sulphate Soils Investigation	In conjunction with Subdivision Application	City of Wanneroo / Western Australian Planning Commission
Acid Sulphate Soils Management Plan	Subdivision Clearance (only if required)	City of Wanneroo
Street Tree Masterplan	In conjunction with Subdivision Clearance	City of Wanneroo
Urban Water Management Plan	Subdivision Clearance	City of Wanneroo / The Department of Water
Servicing Plan	Subdivision Clearance	City of Wanneroo / Western Australian Planning Commission
Contaminated Site Investigations and Remediation	Subdivision Application (only if required)	Department of Environment and Conservation
Community Development Plan	Within first three years following the first subdivision	City of Wannaroo



**PART TWO:  
EXPLANATORY TEXT**

# 01 INTRODUCTION & BACKGROUND

FIGURE 1: REGIONAL CONTEXT



**FIGURE 2: LOCAL CONTEXT**

## 1.1 INTRODUCTION

This Structure Plan has been prepared to guide the development of the Two Rocks Town Centre, which includes the existing Atlantis Village and Two Rocks Shopping Centres, Two Rocks Tavern, Function Centre and Bottle Shop and land formerly occupied by the Atlantis Marine Park.

As detailed in the table below, the Fini Group own the majority of the Two Rocks Town Centre comprising Lot 50 and Part Lot 1000. Lot 100, the existing Tavern and Function Centre (Lot 10) and northern shopping centre (Lot 800 + 801) are not owned by Fini Group.

The Structure Plan aims to create a vibrant and sustainable town centre, comprising a mix of land uses and dwelling types centred on an open air 'Main Street'. The Structure plan proposes a highly interconnected street and path network, and improved linkages to the adjacent marina and other surrounding development.

Part 1 of the Structure Plan report contains the statutory planning provisions applicable to the Structure Plan area.

Part 2 of the Structure Plan report provides a descriptive analysis of the Structure Plan, including site description, project background, opportunities and constraints, the existing statutory planning framework, a description of the Structure Plan and the proposed implementation.

## 1.2 SITE DESCRIPTION

### 1.2.1 Location

The subject land comprises the Two Rocks townsite and is generally bounded by Sovereign Drive to the north, Lisford Avenue to the east, Marcon Street to the south, and a high limestone wall and Jordan Street to the west.

The land comprises Lots 50 and 1000 (Fini Group) – 17.1415ha and Lots 800, 801, 10 and 100 (others) – 1.4867ha for a total area of 18.6282ha.

**TABLE 1: SUBJECT LAND**

LOT NUMBER	CERTIFICATE OF TITLE VOLUME / FOLIO	AREA	
Lot 50 Enterprise Drive	1892 / 740	14.5034ha	FINI GROUP
Part Lot 1000 Lisford Avenue	2020 / 886	2.6381ha	
Lot 10	1957/267	2864m <sup>2</sup>	OTHERS
Lot 800 Pope Street	2687/805	5051m <sup>2</sup>	
Lot 801 Sovereign Drive	2687/806	6370m <sup>2</sup>	
Lot 100	1685/950	583m <sup>2</sup>	
<b>TOTAL</b>		<b>18.6282ha</b>	



The site is located approximately 57km north north-west of the Perth city centre and approximately 32km north north-west of the Joondalup city centre,

The site is situated within the Yanchep-Two Rocks District Structure Plan area, as discussed in section 2.4 of this report.

### 1.2.2 Land Ownership

- Lot 800 + 801 and Part Lot 1000 are owned by Fini Group Pty Ltd.
- Lot 10 is owned by W and R Doherty, A and K Mavromatis, and M and A Weir.
- Lot 800 + 801 is owned by Carjon Holdings (WA) Pty Ltd, Star Regent Pty Ltd, and P and K O'Toole.
- Lot 100 is owned by the State of Western Australia

# O1 INTRODUCTION & BACKGROUND

FIGURE 3: LAND OWNERSHIP



# 01 SITE DESCRIPTION | PROJECT BACKGROUND

As stated above, the Fini Group does not own the existing Two Rocks Tavern, Function Centre and Bottle Shop site (Lots 10 and 100) or the existing Atlantis Village shopping centre (Lots 800 + 801). To present a co-ordinated structure plan, these sites have been included in the development concepts for the Two Rocks Town Centre.

## 1.2.3 Existing Land Use & Development

Lot 50 contains the existing Two Rocks Shopping Centre and associated car parking, King Neptune statue, Waugul monoliths and a waste water treatment plant. The Atlantis Marine Park previously occupied the eastern portion of Lot 50. Part Lot 1000 is currently vacant, apart from leach drains that extend into the northern portion of the Lot. Lot 10 is occupied by the Two Rocks Tavern, Function Centre and Bottle Shop. Lot 100 largely contains the limestone wall. The Tavern, Function Centre and Bottle Shop is permitted to park vehicles on Lot 50 through a deed of easement arrangement. Lots 800 + 801 are occupied by the Atlantis Village shopping centre.

## 1.3 PROJECT BACKGROUND

### 1.3.1 Project Team

In 1999, the Fini Group purchased the Two Rocks Town Centre, comprising the shopping centre and the former Atlantis Marina Park site. In late 2004 the Fini Group appointed a multi-disciplinary project team, as listed below, to progress the preparation of a structure plan for the Two Rocks Townsite.

- Sharni Howe Architects
- Roberts Day Town Planning + Design
- Sinclair Knight
- Phillip Griffiths Architects
- Creating Communities
- RPS – Environmental Management Consultants
- Generation Projects

The objective that the Fini Group holds for the Two Rocks Town Centre is to create a vibrant, mixed use centre that is accessible and open beyond normal business hours.

It is envisaged the Town Centre will include a commercially sustainable permutation of medium density housing, retailing, commercial, entertainment and community uses. In order to deliver this urban environment, Two Rocks has the potential to incorporate a 'Main Street' comprising a high quality streetscape

with emphasis on public life.

### 1.3.2 Enquiry by Design Workshop

The Enquiry by Design Workshop that was held to progress the planning of the Two Rocks Town Centre and which included representation from the City of Wanneroo and the Department for Planning and Infrastructure (DPI) established a design framework for the future development of a compact town centre development. It envisaged a multi-functional centre comprising a main street, a business strip, a range of residential housing at densities, intimate open spaces, among other elements.

The report that culminated from this workshop observed that although the town centre land occupies a good vantage point, "visitors to the current town centre have very limited access to the harbour waterfront.

As a result, the opportunities for developing a relationship between the town centre and the harbour are limited." Recognising this issue, the report indicated that "Ideally the Main Street would grade down in a gentle slope from Lisford Avenue to the harbour's edge, and terminate in a T-junction with the harbour esplanade road."

It should be noted that the design workshop failed to recognise a number of constraints in relation to the site, these being;

- The townsite land is under the control of different owners;
- The existing limestone retaining wall is heritage listed by the City of Wanneroo precluding the construction of a vehicle access to the marina;
- A large footprint retail site is located on 'Dolphin Island' which has been identified as a feature to retain which reflects the previous uses of the land by the Atlantis Marine Park.

As part of the Structure Plan design process, the project team has reviewed the plan prepared through the 'Enquiry by Design Workshop' and identified obvious improvements, i.e.;

- Need to retain the Limestone Retaining Wall and King Neptune as outlined in the City of Wanneroo Municipal Heritage Inventory Review;
- Incorporate an amount of retail / commercial floor space in accordance with the Yanchep - Two Rocks District Structure Plan allocations in relation to the hierarchy of centres;
- A main street alignment that is centrally located in the catchment, retains King Neptune and provides a direct connection to a pedestrian access in the retaining wall. This will result in an important linkage to the Marina.

# O1 INTRODUCTION & BACKGROUND

FIGURE 4: EXISTING LAND USE AND DEVELOPMENT





### 1.3.3 Community Consultation (Initial Phase)

The Fini Group in association with Creating Communities Australia undertook an initial phase of community consultation with the residents of Two Rocks located directly adjacent the landholding on; Lisford Avenue, Charnwood Avenue and Springhill Place. One on one consultations were conducted with those homeowners who were available or willing to participate.

Overall the majority of residents accepted that future growth for the area was inevitable and were eager to have input into the potential plans. While the majority of residents interviewed were optimistic that the redevelopment would ultimately add value to their property and lifestyle, a small number of those interviewed were ardently opposed to the redevelopment.

Despite this small contingent, a number of positive suggestions were raised.

The main themes included:

- A strong desire to retain the King Neptune statue in its current location ;
- The need for Two Rocks to retain much of its current relaxed coastal lifestyle ;
- The need to include strict design guidelines to maintain the current aesthetics of the town ;
- That building heights do not extend beyond two storeys in front of current residential properties ;
- The inclusion of additional shops, cafes, boutiques, medical facilities and other recreational facilities in the upgrade of the commercial town centre ;
- To retain as much of the natural vegetation as possible in the form of a green belt or buffer along Lisford avenue ;
- To include adequate open space and parklands, with provision for children's play areas , barbeque and picnic facilities; and
- Better public transport routes to and from major external shopping districts ;

The most pressing concerns highlighted during the consultation included ;

- Current sewage and waste management in the Two Rocks area ;
- Traffic issues along Lisford Avenue due to the "S bend" located directly in front of residents properties. Also the residents raised concern about increased traffic / lots egress on the southern section of Lisford Avenue ;
- View (ocean and marina) corridors across the southern precinct for affected landowners (in Lisford Avenue and Springhill Place)
- Retaining walls or houses backing onto Lisford Avenue; and
- Traffic on Lisford Avenue, and options such as a dual carriageway restricting directional access and roundabout controls.

The project team consulted the following Government Agencies during the preparation of the Structure Plan;

- Department for Planning and Infrastructure (Planning and Maritime Sections);
- Department for Environment and Conservation,
- Heritage Council,
- Water Corporation,
- Western Power,
- City of Wanneroo.

The project team has also consulted with the proponents of structure plans for surrounding landholdings to ensure appropriate linkages between the projects.

The feedback from the above consultation has been incorporated into the proposed Structure Plan design.

### 1.3.4 Objectives

The principle objective of this document is to provide a sound planning basis for the future subdivision and development of land within the Structure Plan area. More specifically, the aims and objectives of the Structure Plan are as follows;

- Establish a clear development vision for the Two Rocks townsite;
- Create a mixed use, well defined town centre offering facilities of local and regional value;
- Provide an open air 'Main Street' that creates the framework for mixed use, day/night activity;
- A range of dwelling types and densities accommodating a diverse residential community;
- Streets, development sites and open spaces carefully located to maximise views to the marina and beyond;
- Linkages with the marina and adjacent existing development for maximum integration;
- A highly interconnected street system and pathway network, enabling residents and visitors the real choice of being able to walk/cycle to facilities and services;
- Authentic and practical sustainable development initiatives;
- Sensitive incorporation of cultural heritage elements; and
- Address the requirements of the City of Wanneroo District Planning Scheme No. 2.

## O2 CONTEXTUAL ANALYSIS / EXISTING STATUTORY FRAMEWORK

FIGURE 5: METROPOLITAN REGION SCHEME



## 2.1 METROPOLITAN REGION SCHEME

The whole of the Two Rocks Townsite Local Structure Plan area is zoned 'Urban' under the Metropolitan Region Scheme (MRS). The adjacent foreshore and marina are reserved for 'Parks and Recreation' purposes under the MRS. Lisford Avenue is reserved as an MRS 'Other Regional Road'.

The Yanchep-Two Rocks District Structure Plan identifies the proposed lifting of the MRS reservation from Lisford Avenue. This will be the subject of a future MRS Amendment.

The land is subject to resolution number 63 under Clause 32 of the Metropolitan Region Town Planning Scheme Act - Coastal Buildings Above Specific Heights. This requires that applications for buildings exceeding five storeys (21m) in height, or eight storeys (32m) in height where permissible in the local planning scheme, on land within 300m of the horizontal setback datum as defined in State Planning Policy No. 2.6, are referred to the Western Australian Planning Commission (WAPC) for determination.

## 2.2 CITY OF WANNEROO DISTRICT PLANNING SCHEME NO. 2

The site is zoned 'Marina' under the City of Wanneroo District Planning Scheme No. 2 (DPS 2).

Clause 3.10.1 of DPS 2 states that *"the Marina Zone is intended to accommodate a wide range of appropriate development adjacent to marinas."* Pursuant to Clause 3.10.2, the objectives of the Marina Zone are to:

- (a.) accommodate commercial, residential, recreational and associated activities related to marinas;
- (b.) guide and manage the planning and development of areas adjacent to marinas to ensure a diverse mix of uses and high standards of amenity."

Under Clause 3.10.3 of DPS 2, an Agreed Structure Plan must be prepared and adopted under Section 9 of DPS 2 prior to the commencement of any subdivision or development within the Marina Zone. The Local Structure Plan for the Two Rocks Town Centre has been prepared to fulfil the requirements of Clause 3.10.3 of DPS 2.

The King Neptune Sculpture and Two Rocks Limestone Retaining Wall are included in the Heritage List prepared pursuant to Clause 5.2 of DPS 2. The Heritage List identifies places considered to be of cultural heritage significance and worthy of conservation.

## 2.3 STATE STRATEGIES & POLICIES

### 2.3.1 State Sustainability Strategy

The State Sustainability Strategy provides an overarching framework for the State Government to respond to the sustainability agenda. The Strategy identifies the following six broad goals and 42 strategy areas intended to fulfil these goals and to guide Government action towards achieving its vision for a sustainable Western Australia:

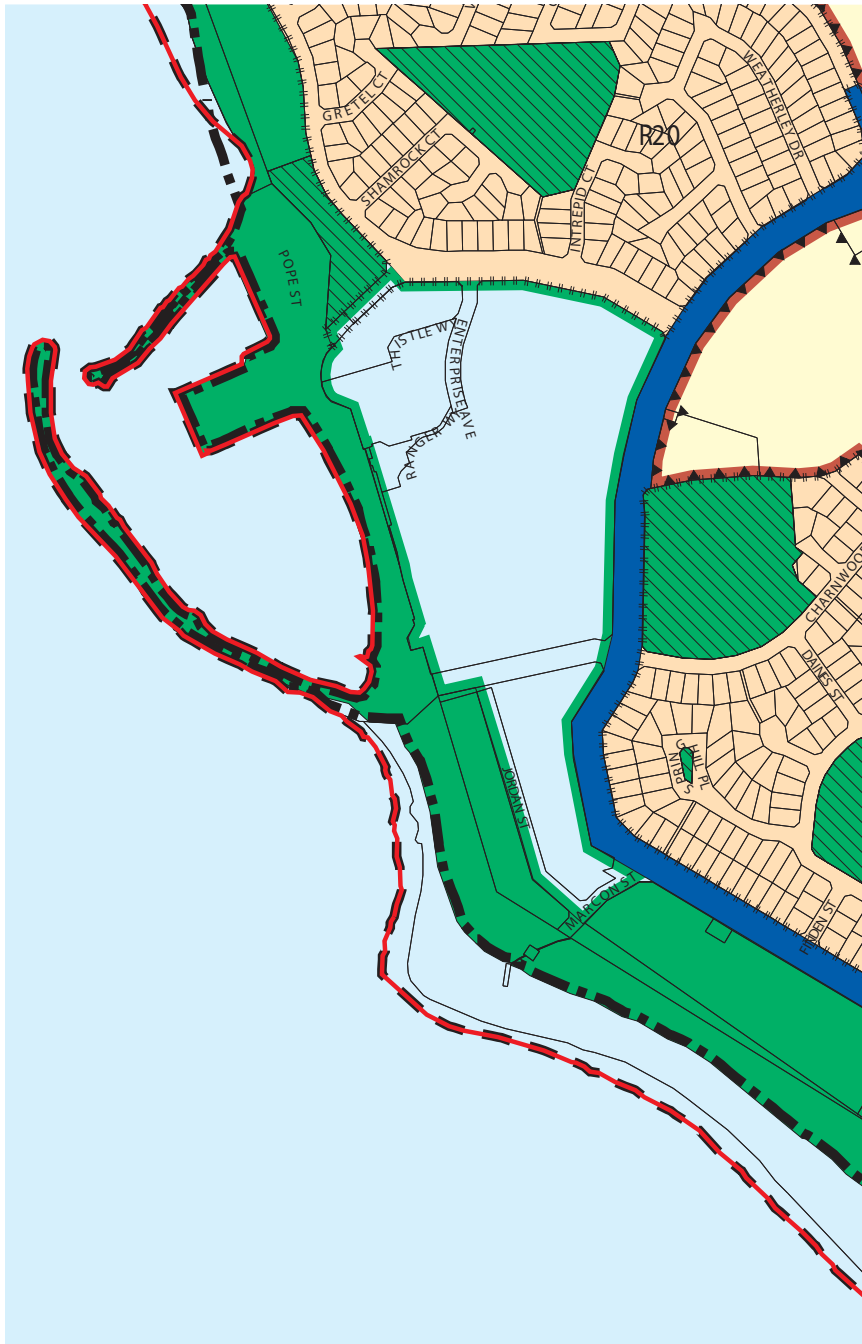
- Sustainability and governance
- Contributing to global sustainability
- Sustainable natural resource management
- Sustainability and settlements
- Sustainability and community
- Sustainability and business

The policy objectives of the State Sustainability Strategy are incorporated into the planning system through State and Local Government policy and formally applied through planning decisions. The role of sustainability – economic, environmental and social - is fundamental to the planning of the Two Rocks Town Centre and is implicitly embodied in the content of this Local Structure Plan.

### 2.3.2 State Planning Strategy

The State Planning Strategy (1997) was prepared by the WAPC as a whole of Government approach to guide sustainable land use planning throughout the State up until 2029. The Strategy is aimed at developing a land use planning system to help the State achieve a number of key goals. These include generating wealth, conserving and enhancing the environment and building vibrant and safe communities for the enjoyment of this and subsequent generations of Western Australians. The Strategy was last audited in 2000-2001. The Local Structure Plan for the Two Rocks Town Centre is consistent with the goals and objectives of the State Planning Strategy.

FIGURE 6: CITY OF WANNEROO DISTRICT PLANNING SCHEME NO. 2



## LEGEND

### METROPOLITAN REGION SCHEME RESERVES

PARKS AND RECREATION	PRIMARY REGIONAL ROADS
RESTRICTED PUBLIC ACCESS	OTHER REGIONAL ROADS
RAILWAYS	PUBLIC PURPOSES -
PORT INSTALLATIONS	DENOTES AS FOLLOWS:
STATE FORESTS	H     HOSPITAL
WATER CATCHMENTS	HS    HIGH SCHOOL
CIVIC AND CULTURAL	TS    TECHNICAL SCHOOL
WATERWAYS	CP    CAR PARK
	U     UNIVERSITY
	CG    COMMONWEALTH GOVERNMENT
	SEC   STATE GOVT COMPREHENSIVE
	SU     SPECIAL USES
	WSD   WATER AUTHORITY OF WA
	P     PARK

### LOCAL SCHEME RESERVES

PARKS AND RECREATION	PUBLIC USE
PUBLIC USE	DENOTES AS FOLLOWS:
PUBLIC USE	PS    PRIMARY SCHOOL
PUBLIC USE	HS    HOSPITAL

### ZONES

RESIDENTIAL	PRIVATE CLUBS/RECREATION
SPECIAL RESIDENTIAL	GENERAL INDUSTRIAL
URBAN DEVELOPMENT	INDUSTRIAL DEVELOPMENT
BUSINESS	SERVICE INDUSTRIAL
CENTRE	GENERAL RURAL
COMMERCIAL	RURAL COMMUNITY
MARINA	RURAL RESOURCE
MIXED USE	SPECIAL RURAL
SPECIAL USE	
CIVIC AND CULTURAL	

### OTHER

R CODES	SPECIAL RURAL AREA
ADDITIONAL USES	(SEE SCHEME TEXT)
SCHEME BOUNDARY	SPECIAL RESIDENTIAL AREA
LOCAL GOVERNMENT BOUNDARY	(SEE SCHEME TEXT)
LOCALITY BOUNDARY	RURAL COMMUNITY AREA
ROADS SUBJECT TO AGREED	(SEE SCHEME TEXT)
STRUCTURE PLAN	SPECIAL USE AREA
	(SEE SCHEME TEXT)
	ENVIRONMENTAL CONDITION AREA
	(SEE SCHEME TEXT)
	NO ZONE

### 2.3.3 Directions 2031 and Beyond

Directions 2031 and Beyond was released by the WAPC in August 2010 as a high level spatial framework and strategic plan that sets a vision for the future growth of the Perth and Peel region. The plan details the metropolitan structure, identifies local population housing and job targets, manages growth and develops the activity centre concept.

The plan identifies the following five strategic themes and objectives:

- Liveable: living in, or visiting our city should be a safe, comfortable and enjoyable experience.
- Prosperous: our success as a global city will depend on building on our current prosperity.
- Accessible: all people should be able to easily meet their education, employment, recreation, service and consumer needs within a reasonable distance of their home.
- Sustainable: we should grow within the constraints placed on us by the environment we live in.
- Responsible: we have a responsibility to manage urban growth and make the most efficient use of available land and infrastructure.

Directions 2031 and Beyond sets the following infill and greenfield housing targets:

- An additional 328,000 houses to accommodate future growth.
- 47 per cent of the required dwellings as infill development.
- 15 dwellings per gross urban zoned hectare of land in new development areas.

The Two Rocks Town Centre Structure Plan addresses the objectives of Directions 2031 and Beyond listed above through an 'urban' form of development.

### 2.3.4 Outer Metropolitan Perth and Peel Sub-Regional Strategy

In August 2010, the WAPC also released draft sub-regional strategies to provide further guidance for delivering the objectives of Directions 2031 and Beyond. The Two Rocks Town Centre Structure Plan area is included in the north-west metropolitan sub-region and is identified as Urban zoned undeveloped land. Under the 'connected city' strategic growth scenario, the population of the north-west metropolitan sub-region is estimated to grow by 39 per cent to 395,000 by 2031 and an additional 69,000 jobs will be required to achieve 60 per cent employment self-sufficiency.

The Two Rocks Town Centre Structure Plan addresses the objectives of the Sub-Regional Strategy by providing for the development of a mixed use activity centre that will contribute to meeting housing and employment targets.

### 2.3.5 Liveable Neighbourhoods

Liveable Neighbourhoods Edition 3 (LN 3) was prepared by the WAPC to implement the objectives of the State Planning Strategy and deliver the strategies and actions of Network City. Unlike Edition 2 of LN, which is a voluntary code under which applications may be lodged and assessed, LN 3 has recently become a compulsory design code.

As an operational policy of the WAPC LN3 guides the design and assessment of structure plans (regional, district and local), subdivision and development for new urban areas. Its aims include promoting the design of walkable neighbourhoods; places that offer community and a sense of place; mixed uses and active streets; accessible and sustainable parks; energy efficient design; and a variety of lot sizes and housing types.

The key initiatives of LN 3 are covered under eight design Elements. The implementation of each of these elements and the fulfilment of the overall principles of LN will be fundamental to ensuring that development of the Two Rocks Town Centre and the wider metropolitan region occurs in a thoughtful and sustainable manner.

Application of the LN principles is therefore relevant to all levels of planning for the Two Rocks Town Centre, from local structure planning through to detailed lot and building design.

### 2.3.6 North West Corridor Structure Plan

The North West Corridor Structure Plan ( NWCSP ) provides the regional strategic planning framework for the development of Perth's North West corridor. The framework materialized from Metroplan and the Urban Expansion Policy.

The Yanchep area was excluded from the overall Structure Plan at the request of Tokyu Corporation who commissioned Feilman Planning Consultants to prepare a separate study, the Yanchep Structure Plan that was completed in 1993 and included as an addendum to the NWCSP. The existing MRS zoning reflects the outcomes of this plan.

It has been recognised that the NWCSPP has not delivered the key economic, environmental and social outcomes, especially relating to local employment generation, environmental sustainability and access to services and infrastructure. The NWCSPP is therefore currently being reviewed within the context of Network City and is scheduled to be advertised in 2007.

### 2.3.7 Statements of Planning Policy

Development of land must generally be consistent with any relevant Statements of Planning Policy (SPP) prepared and adopted by the WAPC under Section 5AA of the Town Planning and Development Act 1928. The WAPC and local governments must have due regard to the provisions of SPPs when preparing or amending regional and district planning schemes and when making decisions on planning matters. Details of the SPPs relevant to the Two Rocks Town Centre are provided below.

#### **SPP No 1 State Planning Framework**

The State Planning Framework unites existing State and regional policies, strategies and statements with a central framework to provide a context for decision making on land use planning and development matters in Western Australia.

The Two Rocks Town Centre project is consistent with the primary aim of this overarching policy, which can be surmised as “...to provide for the sustainable use and development of land.”

The WAPC and local government will refer to the relevant planning instruments referred to under SPP No. 1 for all planning decisions, including those concerning the Local Structure Plan and subsequent planning proposals presented for the Two Rocks Town Centre.

#### **SPP No. 2 Environment and Natural Resources Policy**

The Environment and Natural Resources SPP sets out a planning response to environment and natural resource management issues within the framework of the State Planning Strategy.

Specific policy areas of relevance to the Two Rocks Town Centre include those relating to water resource management, air quality, soil and land quality, biodiversity, marine resources, landscapes, and greenhouse gas emissions and energy efficiency.

This SPP is supplemented by more detailed planning policies, which provide specific guidelines for development and protection of the environment and resources, including SPP No 2.6 Coastal Planning Policy, which is discussed below and has particular relevance to the Two Rocks Town Centre.

#### **SPP 2.6 – State Coastal Planning Policy**

Statement of Planning Policy No. 2.6: State Coastal Planning Policy was made under Section 5AA of the Town Planning and Development Act 1928.

The Policy applies to land use and development abutting the coast, and contains setback requirements and building height limits. The objectives of the Policy are to:

- protect, conserve and enhance coastal values, particularly in areas of landscape, nature conservation, indigenous and cultural significance;
- provide for public foreshore areas and access to these on the coast;
- ensure the identification of appropriate areas for the sustainable use of the coast for housing, tourism, recreation, ocean access, maritime industry, commercial and other activities; and
- ensure that the location of coastal facilities and development takes into account coastal processes including erosion, accretion, storm surge, tides, wave conditions, sea level change and biophysical criteria.

Sub-section 5.3 of the Policy sets a building height limit of five storeys (21m) within 300m of the horizontal setback datum (as defined in the Policy). Buildings up to eight storeys (32m) in height may be permitted in major tourist or activity nodes where there is broad community support, it is consistent with the character of the area, there is no significant overshadowing of the foreshore, and visual permeability of the foreshore and ocean from nearby areas is maintained.

The Two Rocks Town Centre Structure Plan responds to the Coastal Policy by promoting development that achieves the key objectives. The sea wall is retained and will become a key north-south public pedestrian linkage affording views of the marina and coastline. Detailed Area Plans will identify maximum building heights in accordance with the SPP 2.6.

### **SPP 2.8 - Bushland Policy for the Perth Metropolitan Region**

SPP 2.8, which also sits under SPP No. 2 Environment and Natural Resources Policy, has been prepared to give a statutory effect to Bush Forever ( Government of Western Australia, 2000 ).

Bush Forever identifies 51,200 ha of regionally significant bushland for protection and covers 26 vegetation complexes on the Swan Coastal Plain of the Perth Metropolitan Region. One of the key aims of Bush Forever is to conserve, where practical, a target of at least 10 percent of each vegetation complex. The document outlines a framework for implementation as well as individual recommendations for each of the 287 individual Bush Forever Sites identified.

Portion of Bush Forever site #397, the coastal strip from Wilbinga to Mindarie, is located adjacent to the Two Rocks Town Centre Structure Plan area. This area is reserved in the MRS and is owned by the State Government / Crown.

The Two Rocks Town Centre Structure Plan allows for the ongoing conservation and management of the adjacent Bush Forever area.

### **SPP No 3: Urban Growth and Settlement**

SPP No. 3, which was gazetted in February 2006, applies to the whole of the State in promoting sustainable and well planned settlement patterns that have regard to community needs and are responsive to environmental conditions. The objectives and principles of Network City and Liveable Neighbourhoods are enshrined in this Policy.

SPP No.3 recognises that much new development in metropolitan Perth has been in the form of low density suburban growth. This form of development intensifies pressure on valuable land and water resources, imposes costs in the provision of infrastructure and services, increases the dependence on private cars and creates potential inequalities for those living in the outer suburbs where job opportunities and services are limited.

To promote growth that is sustainable, equitable and liveable, SPP 3 encourages a more consolidated urban form. In general terms the proposal for the Two Rocks Town Centre is consistent with the high level principles of SPP3.

The Two Rocks Town Centre Local Structure Plan will facilitate:

- excellent access to public transport, including the provision of a dedicated transit corridor flanked by mixed use development extending through the centre of the entire study area and provision of a comprehensive bus system;
- significant and wide-ranging employment opportunities within activity centres, enterprise parks, industrial areas, community centres, educational and recreational facilities;
- provision of quality and accessible local and regional recreation facilities, both active and passive;
- protection of significant environmental areas in generous reservations;
- the creation of cohesive and walkable communities through the application of traditional neighbourhood design principles; and
- a diversity of land uses, housing types and lot sizes.

### **SPP 4.2: Activity Centres for Perth and Peel**

State Planning Policy No. 4.2: Activity Centres for Perth and Peel sets broad planning requirements for the planning and development of new activity centres and the redevelopment of existing activity centres.

The Policy establishes a hierarchy of centres for Perth and Peel. The Policy identifies a District Centre of up to 15,000m<sup>2</sup> for Two Rocks. This District Centre corresponds to the Northern Town Centre identified in the Yanchep-Two Rocks District Structure Plan.

The Yanchep-Two Rocks District Structure Plan includes a hierarchy of activity centres, which identifies the Two Rocks Town Centre as a District Activity Centre with up to 11,000m<sup>2</sup> of retail floor space.

The Two Rocks Town Centre Structure Plan is consistent with the Policy's objectives of promoting a range of retail, commercial, community and residential development in activity centres.

## 2.4 CITY OF WANNEROO STRATEGIES & POLICIES

### *Smart Growth*

The City's Smart Growth Strategy (SGS) recognises that its population will continue to grow as a result of natural population growth, immigration, regional population shifts and people's desires to live within the City. This growth needs to be managed by balancing economic, environmental and social principles. Smart Growth sets out to achieve this through the following principles:

- Lifestyle and housing choice - provision of a variety of housing types and enhanced of lifestyle options;
- Effective use of land and infrastructure - effective use and development of land and buildings for the benefit of the local area;
- Long term health of the environment - development that has minimum environmental impact and practices that conserve and enhance natural areas;
- Identity, equity and inclusiveness – growing the local identities of the City's places and its people;
- Long term economic health - industry growth and job creation within the region;
- People and government - citizen and stakeholder participation in governance and development decisions.

These principles have guided the preparation of the Two Rocks Town Centre Local Structure Plan. The Smart Growth assessment of the Local Structure Plan has been completed and is submitted in Appendix 6 of this report.

### *Local Environmental Strategy 2002*

The City's Local Environmental Strategy (LES) provides strategic direction and focus for the City in its approach to conserve the natural environment. The LES states that the capacity of a landscape to absorb a new activity needs to be determined prior to development. The environmental assessment undertaken by ATA Environmental and submitted under Part 3 demonstrates that the proposed DSP can be accommodated without compromising the environmental and conservation values attributed to the study area.

### *Economic Development Strategy*

The City of Wanneroo's primary economic goal is to decrease the amount of people having to travel outside of the region to access suitable employment opportunities. Achievement towards this goal is assisted through implementation of the City's Economic Development Strategy.

The Economic Development Strategy is designed to build upon the project initiatives already in place to introduce new initiatives in line with the Strategic Plan. The Strategy accepts that the promotion of the City as an investment and employment destination demands participation from all relevant stakeholders. The key actions of the City's Economic Development Strategy are:

- Redressing the balance so that Wanneroo has desirable centres of employment;
- Investing for the future by increasing collaboration with the State government and other key stakeholders to map the strategic activities for the North West metropolitan economic region;
- Generating wealth through jobs to create a new economic base, which integrates the community into the wider regional economy; and
- Basic Infrastructure has to be in place to allow businesses to prosper and grow.

The Local Structure Plan provides for the necessary infrastructure and identifies appropriate areas for employment creation and an urban fabric that is conducive to home-based business.

### *Employment Policy*

The City of Wanneroo's Employment Policy is designed to encourage and retain local employment within the City and ultimately the North West Corridor. The policy is driven by the City's low employment self-containment, which has resulted in many 'dormitory suburbs'. The Policy contains a schedule of strategies at district, local and subdivision level to indicate the type and scale of initiatives expected for development of various scales.

As noted in section 4.5, the Two Rocks Town Centre Local Structure Plan exceeds the employment self-sufficiency target for the North-West Corridor.



## Tourism Strategy

The Tourism Strategy sets six objectives to grow tourism industries within the City:

- Development of new and existing tourism products;
- Provide a broader visitor experience;
- Increase year round appeal;
- Develop higher yield markets;
- Establish tourism as a major industry of the region; and
- Encourage industry participation in development of tourism.

The urban structure proposed for the Two Rocks Town Centre has the capacity to cater for tourism, given the entertainment, café and short stay accommodation development that are proposed. In addition we will also explore an 'artist in residence' programme in the existing buildings.

## Local Housing Strategy

Between now and the year 2021, the City of Wanneroo's population is expected to double to approximately 220,000 people. This combined with an emerging and significant shift in demographic and household profiles will represent a significant challenge for the provision of appropriate housing. Separate dwellings currently make up 90% of the City's dwellings, resulting in a relatively low gross dwelling density per hectare. It is recognised that this form of development is not reflective of how growth needs to continue if the future housing demand within the City is to be met in a sustainable manner.

The Local Housing Strategy (LHS) seeks to address the current imbalance between housing form/density and household types by setting targets for housing mix and gross housing densities. These targets are broadly consistent with those recommended in Element 1 of LN and are as follows:

### House Types

- Separate House: 76%
- Semi Detached, row / terrace, townhouse etc: 14%
- Flat / units / apartment / other: 10%

### Gross Densities

- Standard: 10dwellings / gross ha
- Within 400m coastal node or Neighbourhood Centre: 20dwellings / gross ha

The following table shows the estimated housing mix and gross housing density of the proposed Local Structure Plan compared with the targets of the Local Housing Strategy.

TABLE 2: HOUSING MIX AND DENSITY

Housing Types	Local Housing Strategy	Two Rocks Town Centre
Separate House	76%	2%
Semi detached, row / terrace, townhouse etc	14%	16%
Flat / units /apartment / other	10%	82%
<b>Gross Densities</b>		
Within 400m coastal node or Neighbourhood Centre	20 dwellings per gross ha	44 dwellings per gross ha

The above table reflects the proposed urban, rather than suburban, form of development proposed for the Two Rocks Town Centre. The proposed Structure Plan is consistent with the requirements of the Local Housing Strategy, in that it will contribute to addressing the imbalance in separate dwellings, which currently make up 90% of the City's housing.

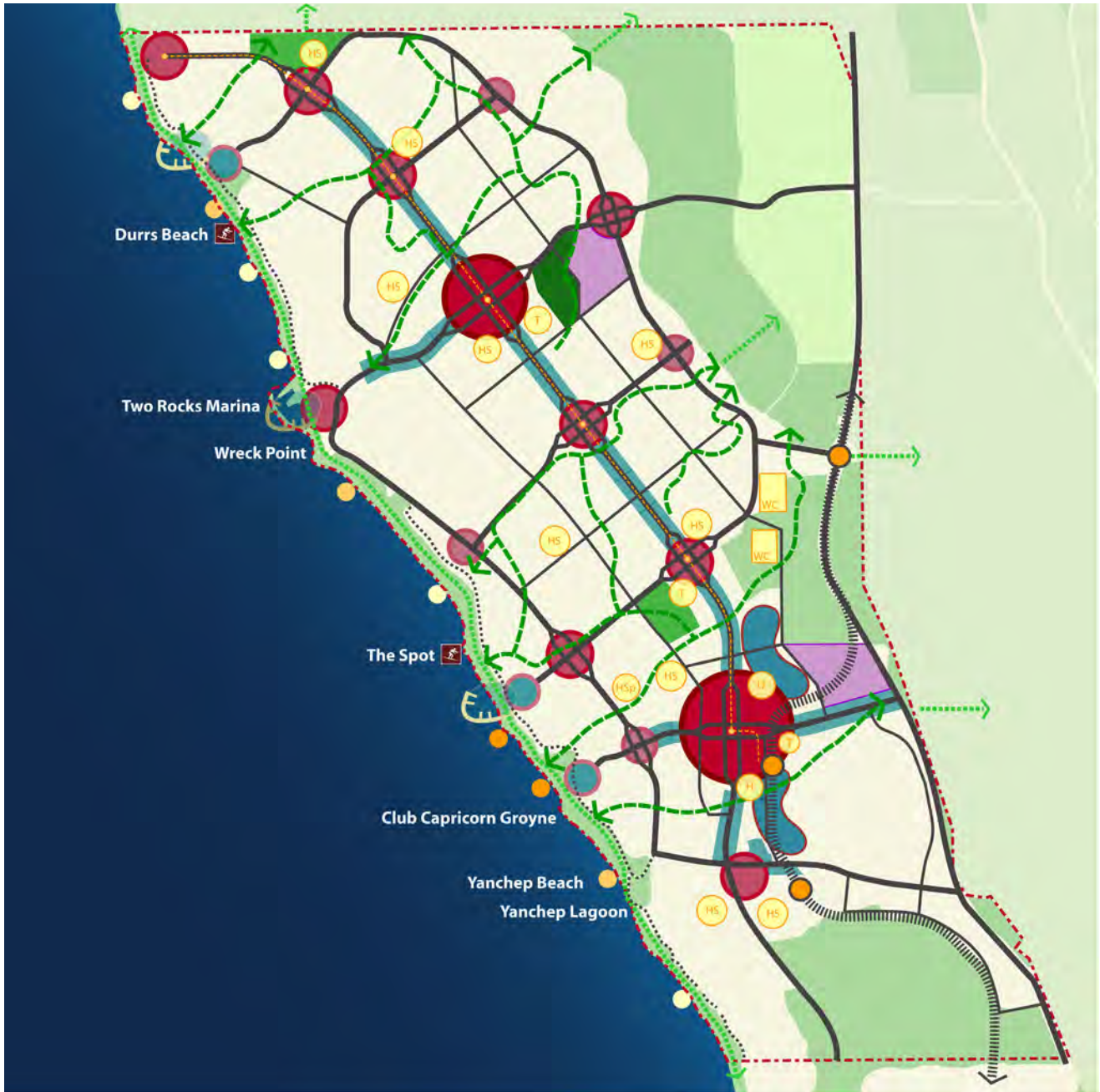
## Centres Strategy

Two Rocks (Atlantis Village) is designated as a Neighbourhood Centre under the City of Wanneroo Centres Strategy. The Strategy also provides for the expansion of the Two Rocks marina precinct for additional commercial floor space in the context of approved structure plans based on 'main street' principles.

As noted below, the Yanchep Two Rocks District Structure Plan identifies the Two Rocks Town Centre as a District Activity Centre with up to 11,000m<sup>2</sup> of retail floor space.

# O2 CONTEXTUAL ANALYSIS / EXISTING STATUTORY FRAMEWORK

FIGURE 7: YANCHEP TWO ROCKS DISTRICT STRUCTURE PLAN



--- STRUCTURE PLAN BOUNDARY

### USES

- RESIDENTIAL
- RURAL RESIDENTIAL
- MIXED USE
- MIXED USE/EMPLOYMENT
- INDUSTRIAL
- OPEN SPACE (EXTERNAL TO SITE)
- RURAL (EXTERNAL TO SITE)
- REGIONAL OPEN SPACE
- DISTRICT OPEN SPACE
- PARKS AND RECREATION

### DEVELOPMENT NODES

- NORTHERN TOWN CENTRE
- ST ANDREWS CITY CENTRE
- DISTRICT ACTIVITY CENTRE
- NEIGHBOURHOOD ACTIVITY CENTRE
- COASTAL ACTIVITY CENTRE
- POTENTIAL MARINA
- EXISTING MARINA

### MOVEMENT NETWORKS

- RAIL (WITH TRANSIT STATION)
- LIGHT RAIL/BUS SYSTEM (WITH TRANSIT STATION)
- PRIMARY ROADS
- SECONDARY ROADS
- COASTAL ROADS
- GREEN LINKS
- PEDESTRIAN CONNECTIONS
- DISTRICT/POTENTIAL FUTURE REGIONAL BEACH
- DISTRICT BEACH
- LOCAL BEACH
- SURF BREAK

### **Yanchep-Two Rocks District Structure Plan**

The subject land is located within the Yanchep-Two Rocks District Structure Plan area. The District Structure Plan covers 7,550ha of land in the vicinity of the existing Yanchep and Two Rocks settlements.

The District Structure Plan makes provision for a hierarchy of activity centres, mixed use areas and employment focused areas that will accommodate a significant proportion of jobs and workers. In varying extents it also makes provision for residential development in each of these areas.

The District Structure Plan provides the overarching planning framework for the Yanchep-Two Rocks area. It provides the basis for the preparation of more detailed local structure plans which will guide the progressive development of the district. The District Structure Plan identifies the following criteria to guide the preparation of local structure for activity centres:

- Mixing of land uses;
- Land use / transport integration;
- Connected;
- Safe environments;
- Creative centres;
- Housing diversity;
- State of the art design;
- Employment creation;
- Streetscape character assessment;
- Parking strategy;
- Public realm strategy;
- Staging

The District Structure Plan identifies the Two Rocks subject land as a District Activity Centre/Coastal Activity Centre with a total retail floor space of 11,000m<sup>2</sup>. The proposed Two Rocks District Centre is described as follows:

*The District Centre proposed at Two Rocks will be based on a tourism and resort economy and therefore will perform a different function to that of the other District Centres. It will feature restaurants, small shops and other location specific service businesses like surf shops and marina supplies. A full range of residential uses, from apartments to townhouses, will also be accommodated within this centre. The urban design character will seek to optimise the relationship of the centre with the marina and coast, including orienting streets and creating open space configurations to optimise coastal views. The built form, building materials and landscape treatments will complement and reinforce the coastal location.*

The Two Rocks marina may also have a marine and maritime industry servicing function and may incorporate some commercial and marine industrial uses, for example boat lifting and servicing.

**FIGURE 8: MUNICIPAL HERITAGE REGISTER**



**TABLE 3: MUNICIPAL HERITAGE INVENTORY**

SITE	PLACE NAME	ADDRESS	LOCALITY	CATEGORY
8	Atlantis Marine Park (former)	10 Enterprise Ave	Two Rocks	3
48	King Neptune Sculpture	10 Enterprise Ave	Two Rocks	2
95A	Two Rocks Shopping Centre	Enterprise Ave	Two Rocks	3
95B	Two Rocks Tavern	Enterprise Ave	Two Rocks	3
95C	Two Rocks Limestone Retaining Wall	Pope St & Enterprise Ave	Two Rocks	2
120	Waughal Monoliths	Enterprise Ave	Two Rocks	3

### **Municipal Heritage Inventory**

The City's Municipal Heritage Inventory (MHI) was prepared and adopted in accordance with Section 45 of the Heritage of Western Australia Act 1990. The MHI is a list of important heritage place and has been forwarded to the Heritage Council of Western Australia for public information, but has no statutory implications under the Heritage Act.

Places listed in the MHI are assigned a management category, which is the recommended level of management of a place according to its heritage value. The four management categories are:

- » **Category 1:** Recommended for State Register of Heritage Places. Highest level of protection appropriate: recommended for entry into the State Register of Heritage Places as well as inclusion in a Heritage List prepared pursuant to Clause 5.2 of the City of Wanneroo District Planning Scheme No 2 (DPS2); provide maximum encouragement to the owner to conserve the significance of the place.
- » **Category 2:** High Level of protection through the town planning scheme, i.e. inclusion in a Heritage List prepared pursuant to Clause 5.2 of the City of Wanneroo DPS2; provide maximum encouragement to the owner to conserve the significance of the place.
- » **Category 3:** Retain and conserve if possible: provide maximum encouragement to the owner to conserve the significance of the place. Photographic record required prior to any major redevelopment or demolition.
- » **Category 4:** Historic Site or Natural Place – Recognise. Historic site without built features or natural place. Interpret – for example with a plaque, place name, or reflection in urban or architectural design.

The places shown in the adjacent table located within the Local Structure Plan Area are listed in the City's MHI.

The Two Rocks Marina Precinct is also listed as a Precinct in the MHI. This Precinct includes the above places, plus the Two Rocks Marina and the former Sun City Sales Office.

The King Neptune Sculpture and Two Rocks Limestone Retaining Wall are included in the Heritage List prepared pursuant to Clause 5.2 of DPS 2 and have been proposed in the proposed Structure Plan design to form integral parts of Two Rocks' community and cultural fabric.

### **Heritage Places Local Planning Policy**

The City's Heritage Places Local Planning Policy outlines the processes and procedures for dealing with development and building applications and enquiries related to heritage places listed in the City's MHI.

Planning Approval is required for all development involving places on the DPS 2 Heritage List, pursuant to Clause 6.1.1 of DPS 2. The Policy requires that Planning Approval applications involving Category 1 and 2 places (as identified in the City's MHI) include a heritage impact statement, together with the details set out in Clause 5.2.4 of DPS 2. The Policy discourages demolition of all places listed in the MHI.

Applications for Planning Approval involving Category 1 and 2 places will be referred to the Heritage Council of Western Australia for comment and recommendation. The Policy sets out the minimum requirements for the preparation of archival records in the event Council grants approval to develop or demolish a place included in the MHI.

### **Two Rocks Yanchep Foreshore Management Plan**

The Two Rocks Yanchep Foreshore Management Plan (May 2007) provides a framework for protecting and enhancing the environment, landscape, heritage and recreation values of the management plan area.

The management plan area includes the area adjacent to the existing Two Rocks residential areas, but does not include the proposed Local Structure Plan area and the marina.

The management plan recommends dual use/foot paths along the western side of Sovereign Drive and Jordon Street, which can be integrated into the proposed cycle and pedestrian network for the Two Rocks Town Centre Local Structure Plan.

# 03 SITE ANALYSIS ASSESSMENT - OPPORTUNITIES & CONSTRAINTS

FIGURE 9: CONSTRAINTS PLAN



The following identifies the existing conditions of the Local Structure Plan area, and the key opportunities and constraints for development.

### 3.1 LAND USE AND DEVELOPMENT

Existing land uses, buildings and structures within the Structure Plan area include the Two Rocks Shopping Centre (northern portion of Lot 50), Atlantis Village Shopping Centre (Lots 800 + 801), Two Rocks Tavern, Function Centre and Bottle Shop (Lot 10), and the King Neptune statue, Waughal monoliths and remnants of the original Atlantis Marine Park (remainder of Lot 50). All except the Waughal monoliths are proposed to be retained and incorporated as key features in the design of the Two Rocks Town Centre. A waste water treatment plant is located south eastern corner of Lot 50 and two associated discharge channels extend into Lot 1000. Water Corporation requires a 150m buffer around the waste water treatment plant and a 50m buffer around the channel drains (refer to section 3.14 of this report).

The Two Rocks Marina is located immediately to the west of the Structure Plan area. To the east of Lisford Avenue are a library and recreation facility servicing the local community and undeveloped land. To the south of the structure plan boundary is a significant stretch of beach and recreational area extending along the coast. The remaining uses surrounding the Town Centre are residential and include a number of local parks. The proposed Local Structure Plan presents the opportunity to improve linkages between the Two Rocks Town Centre, the marina and coastal environment, and the nearby residential areas and community facilities. The proposed Local Structure Plan is designed to retain key ocean views from the established residential areas.

### 3.2 OWNERSHIP

The majority of the Structure Plan area is owned by Fini Group Pty Ltd (i.e., Lots 50 and 1000), allowing for a co-ordinated design over the subject area. While Lots 10, 800 + 801, 100 are in separate ownership, the Structure Plan incorporates the existing Two Rocks Tavern, Function Centre and Bottle Shop and shopping centre developments on these sites into the design for the Town Centre without compromising their on-going use. An easement is granted in favour of Lot 10 over part of Lot 50 providing parking and rights of carriageway to service the development on Lot 10. Lot 10 does not have any land on which to establish parking and is wholly reliant on the easement over Part Lot 50. The easement will not extinguish even if there is a change of use as the easement is attached to the land and not the development of the land.

FIGURE 10: CLIMATE



The Structure Plan shows the indicative development potential of Lot 50 in the event that the Tavern, Function Centre and Bottle Shop is redeveloped

### 3.3 CLIMATE

The study area experiences a Temperate climate similar to that of Perth with mean daily maximum temperatures varying from 31.8C in summer to 17.8C in winter. Mean daily minimum temperatures vary from 17.4C in summer to 8.0C in winter. Most rain falls during the winter months of May to October with monthly totals often exceeding 100mm. Monthly rainfall of up to 50mm may occur in the remaining months. Much of the site is exposed to dominant offshore winds, although the valleys provide limited protection.

During summer, winds blow from the east in the morning and from the southwest in the afternoon, bringing cooling sea breezes created from the temperature differential between land and sea. The most severe winds come from the west and occur during the winter months, although tropical cyclones may occasionally migrate south in the summer to autumn period bringing gale force winds and heavy rains.

# 03 SITE ANALYSIS ASSESSMENT - OPPORTUNITIES & CONSTRAINTS

FIGURE 11: RELIEF





Key climatic considerations for the Local Structure Plan and subsequent detailed design include optimising solar orientation and utilising breezes for cooling effects, whilst ensuring that adequate sheltered and wind protected spaces are available where appropriate.

### 3.4 LANDFORM / TOPOGRAPHY

The Local Structure Plan area has significant changes in levels across the site. Levels on Lot 50 range from RL 6m to RL 25m, with the northern half of the lot containing the highest points of the Structure Plan area. On Lot 1000, which comprises coastal dunes, levels range from RL 3m to RL 15m. Slope gradients vary from 4% to 36%.

The topography of the Structure Plan area presents no significant constraints to development and provides a number of opportunities to retain landform features. For example, in the north of the site, the former Dolphin Island of the Atlantic Marine Park is proposed to be retained as a feature of the previous use of the site. In the southern section of the site, housing is proposed to respond to the dune landscape.

Lots 10 and 50 sit atop the high Two Rocks Retaining Wall, providing an ideal setting for a coastal town perched high above the adjacent marina with views out over the ocean. The difference in levels between the Town Centre and marina also presents challenges in terms of improving accessibility and linkages between them.

The established Two Rocks residential area to the east is elevated higher than the study area. The scale of development on Lot 1000 should be limited to maintain ocean views from existing properties to the east.

### 3.5 HYDROLOGY

There are no wetlands or natural surface water or drainage features within the study area. Rainfall is able to infiltrate the soil due to the sandy nature and high permeability of the soils.

Average annual maximum groundwater levels fluctuate between 0m AHD and 1mAHD, decreasing toward the coast. Groundwater flows in a west south westerly direction toward the coast.

A Local Water Management Strategy has been prepared by Cossill and Webley consulting engineers and is included in Appendix 5. The hydrology of the site does not present a constraint to development.

### 3.6 LANDSCAPE / VEGETATION

The site is mapped as supporting the Quindalup Vegetation Complex. There is little remnant native vegetation within the study area, particularly in the northern section.

Lot 50 contains dense vegetation, significant trees and palms. Lot 1000 is covered with typical near shore dune system plants and grasses.

Most of the vegetation in the study area is degraded regrowth or remnant plantings from the landscaping of the former Atlantis Marine Park. There is a large percentage of exotic species in the study area. The only native vegetation that is in good condition is on the coastal dunes on Lot 1000 and on the dune on the north western boundary adjacent to the shopping centre.

Within the southern section of the site the housing will respond to the existing topography and vegetation species will be selected and planted to reflect the existing coastal setting.

### 3.7 SOILS

Soils are described as Safety Bay Sands, which consist of eolian and beach lime sand. The sand is characterised as un lithified, fine to medium grained sand and shell fragments, with traces of fine-grained, black, heavy minerals. Safety Bay Sands overlay Tamala limestone at the site.

In general the study area consists of:

- Topsoil, sandy and silty brown, up to 200mm thick, containing organic material and silty sand.
- Sandy fill (generally uncontrolled i.e. uncompacted) fine to medium grained up to 1.8m deep. The fill can also contain deleterious material and some traces of silt.
- Sand over limestone varying from 0.15m to 5.9m deep. The sand is fine to medium grained medium to very dense with some traces of silt.
- Limestone at depths varying from 0.6 to 5.9m.

The site is identified as having a low risk of Actual Acid Sulphate Soils and Potential Acid Sulphate Soils at depths generally greater than 3m.

The soils within the study area present no constraints to development, however bulk earthworks will need to consider limestone depths.

# O3 SITE ANALYSIS ASSESSMENT - OPPORTUNITIES & CONSTRAINTS

FIGURE 12: HERITAGE PLAN



## 03 SITE ANALYSIS ASSESSMENT - OPPORTUNITIES & CONSTRAINTS

The RPS report at Appendix 1 identifies that the Atlantis Marine Park may have potentially contaminated part of the site. The site can be remediated in accordance with the Department of Environment and Conservation's Contaminated Sites Series to support the redevelopment of the site.

Prior to subdivision/development of the local Structure Plan area, RPS recommends testing of soils in the northern section of the study area to ascertain if the Marine Park has caused site contamination, and sampling and analysis of soils surrounding the wastewater treatment plant and leach drains.

### 3.8 KARST FEATURES

Preliminary investigations undertaken by Coffey Geosciences note that the study area is located approximately 5km west of a known area of Karstic phenomena. Based on Coffey's previous experience with Karstic terrain, and the anticipated young age of the limestone near the surface, the potential for significant Karstic structures is low. There are no direct indications of any Karstic structures within the site and Coffey do not consider the development of a Karst landform management plan to be necessary.

### 3.9 CONSERVATION & HERITAGE VALUES

#### *Aboriginal Heritage*

A search of the Department of Indigenous Affairs Register of Aboriginal Sites reveals there are no recorded sites within or immediately adjacent to the site. There are unlikely to be any extant indigenous heritage sites on the land, given it has been disturbed by existing development, and given the previous development of the site for the Atlantis Marine Park.

#### *European Heritage*

The Structure Plan area includes six places identified in the City's DPS 2 and Municipal Heritage Inventory with varying degrees of heritage significance, as described in Section 2.

The King Neptune Sculpture and Two Rocks Limestone Retaining Wall are included in the list of heritage places prepared pursuant to the City's DPS 2 and have been designed to be key features of the proposed Structure Plan. Planning approval is required for any works that may affect the external character of these items.

Further details of any proposed changes to and maintenance of these items will be addressed in a heritage impact statement supporting those applications for planning approval. The King Neptune Sculpture, Limestone Retaining Wall, Atlantis Marine Park (former), Two Rocks Shopping Centre, Two Rocks Tavern and Waughal Monoliths are included in the City's Municipal Heritage Inventory. A Heritage Assessment of the study area has been undertaken by Philip Griffiths Architects and has been used to guide the proposed preparation of the proposed Local Structure Plan, as discussed in section 2.1.4 of this report. The King Neptune Sculpture is proposed to be retained in its existing location as a prominent landmark and focal point of the Two Rocks Town Centre in recognition to its social value to the local community.

With respect to the maintenance of the sculpture, the proponent's heritage consultant, Philip Griffiths Architects, will work with the structural engineer to ensure the sculpture's stability is maintained. They will then assess what is missing on the piece, make repairs where required locally, and re-apply the finish to bring it all to a uniform colour and texture.

The Limestone Retaining Wall is a significant barrier between the Two Rocks Town Centre and the Marina. There are opportunities to both retain it as a structure of local cultural significance and a design feature, and to puncture it in selected areas to improve connections between the Town Centre and Marina.

Further detailed design of the proposed changes to the wall are intended to be undertaken following endorsement of the Local Structure Plan, as part of a development application. Philip Griffiths Architects will carry out an inspection of the wall nearer the time of implementation and ascertain whether any further conservation works are required, schedule the work, prepare a work method and oversee the implementation. This will ensure the wall's stability and make sure it retains a good standard of appearance.

The proposed Structure Plan provides for all items including the Waughal Monoliths to be retained as integral parts of the Two Rocks Town Centre. The island of the former Atlantis Marine Park dolphin pool is proposed to be retained in public open space as a landform feature in the north eastern precinct.

## 3.10 ROAD LAYOUT

The existing road network is relatively immature and is supported by a small number of key access roads. Lisford Avenue becomes Two Rocks Road to the south of the structure plan area and Breakwater Drive to the north. It provides the only connection to development to the south and east via Wanneroo Road. Lisford Avenue is classified as an Other Regional Road under the Metropolitan Regions Scheme and functions as a District Distributor, performing a key role in the external network. Lisford Avenue is a single carriageway through the two Rocks area.

Sovereign Drive provides the major access from Lisford Avenue into the existing structure plan area from the northern boundary of the site. A secondary access is provided from Marcon Street to the south of the site. The intersections between Pope Street and Sovereign Drive and Enterprise Avenue and Sovereign Drive currently operate as uncontrolled T-intersections. Due to the relatively small population in the Two Rocks area, the road network does not experience large volumes of traffic.

Roads in the surrounding locality are local access streets servicing residential areas. Surrounding residential roads do not currently have a high degree of connectivity and feature a large number of cul-de-sacs.

Structure planning for the Two Rocks Town Centre presents the opportunity to introduce an interconnected road system that improves linkages within the Structure Plan area and to surrounding areas. In particular, the broader Two Rocks area can be connected to the town centre, waterfront and marina. There is also the opportunity to maintain view corridors from surrounding areas to the ocean.

The Local Structure Plan proposes streets that are appropriately designed for a town centre to encourage safe vehicle and pedestrian movement, and active frontages and pedestrian activity to support principles of safety and surveillance through design. The proposed road network is described in section 4.11 and Appendix 2 of this report.

## 3.11 PEDESTRIANS AND CYCLISTS

A shared path extends along the western side of Lisford Avenue. A two metre shared path has been constructed along Sovereign Drive, as far as Pope Street and continues along the eastern kerb line of Pope Street as far as the shopping centre, then terminates.

There are few or no paths through the Marina site. There are poor pedestrian links through the shopping centre site and connecting to surrounding streets. There is also poor connection between the recreation centre to the east of Lisford Avenue and the town centre.

There do not appear to be any formal facilities for cyclists within or immediately surrounding the area. It is expected that due to the relatively low traffic volumes and traffic speeds of 50km/hr on local streets that cyclists would share the road with vehicles. The pedestrian network would be extended and improved by the structure plan approval with pedestrian paths constructed along all internal streets. Provision of an efficient and legible internal path network also provides the opportunity for future development in surrounding areas to link into this path system.

## 3.12 PUBLIC TRANSPORT

The Northern 78 service (route 490) currently operates between Two Rocks and Clarkson Train Station via Lisford Avenue and services the shopping centre via Enterprise Avenue. This is a relatively infrequent service, with a frequency of two hourly all day and hourly during the peak period. The existing Perth Metropolitan Railway is planned to be extended to the southern St Andrews regional centre with three stations located within St Andrews:

- Northern St Andrews Station
- Regional Centre Station
- Yanchep Beach Road Station

It is proposed that the heavy rail system be supported by either a light rail or rapid bus service to link the St Andrews City Centre to the Northern Town Centre and the northern coastal village. An integrated system of feeder buses is also planned to link the residential neighbourhoods to the activity centres and to the rail stations. The proposed transport network for the Yanchep - Two Rocks District Structure Plan area includes a feeder bus route between the Two Rocks Town Centre and the Northern Town Centre to the east and the St Andrews City Centre further south. The Fini Group is supportive of a 'community bus' service to be established in the early years of the project.

### 3.13 PARKING

On-site car parking is currently provided for the existing Two Rocks and Atlantis Village shopping centres and the Two Rocks Tavern, Function Centre and Bottle Shop. The Tavern, Function Centre and Bottle Shop is permitted to park vehicles on Lot 50 through a deed of easement. As such, the Local Structure Plan needs to be flexible enough to accommodate the continued use of a portion of Lot 50 for car parking and to provide for the redevelopment of the site if circumstances change.

There is a demand for boat and trailer parking at the adjacent marina that may increase into the future. The issues of access and reciprocal parking will be important to the future development of the Two Rocks Town Centre and users of the Marina. The proposal for a mixed use town centre development provides the opportunity for the reciprocal use of parking to ensure the most efficient use of available land and parking and to minimise the surface area consumed by parking.

### 3.14 SERVICES

A Wastewater Treatment Plant (WTP) owned and operated by the Water Corporation is located towards the south-eastern corner of Lot 50. Consistent with the conditions of the operating licence, the Water Corporation requires a 150m buffer around the WTP. The treated discharge from the WTP is infiltrated using two infiltration channels in the sand dunes to the south west of the WTP. Water Corporation requires a 50m separation distance from the infiltration channels when the WTP is operating.

The current location of the WTP presents a constraint to development of the part of the Structure Plan area affected by the buffers. The initial stages of development would have to be outside the 150m diameter buffer zone around the WTP and the 50m clearance zone from the infiltration channels. The WTP will need to be decommissioned prior to development of the area affected by the buffers.

The only reticulated sewer in Two Rocks is The Reef development and the existing hotel and shops. All of these properties are served by a gravity sewer and pumping station network that is conveyed to the WTP.

The long term planning advice from the Water Corporation is that the existing WTP will be replaced by a permanent Sewerage Pump Station (WWPS) and rising main that will convey wastewater to the Alkimos WTP that is currently being constructed (due for completion in late 2010). The location and construction of a permanent WTP is the responsibility of the Water Corporation. The Water Corporation has proposed a 'Wastewater Catchment Plan' which identifies the topographical low point for the wider catchment and includes the Two Rocks Townsite (10% of catchment) and future urban land to the north. The Water Corporation catchment plan is located at Appendix 3. In order to decommission and remove the existing (WTP) a new WWPS needs to be constructed in the topographical low point being the south-west corner of Charnwood Reserve. The existing (WTP) as operated by the Water Corporation is located on the Two Rocks townsite land with no easement or formal rights regarding its location on the land.

In terms of visual appearance the WWPS incorporates the majority of the infrastructure below ground, with only a concrete slab and switchgear cabinets located above ground, as shown in the adjacent photos. The WWPS would be designed with underground storage units with sufficient capacity for 3hrs of storage at ultimate flow for the full development of the catchment area. Only in extreme cases (failure of the system), where the storage tanks fill to capacity will there be an emergency discharge of effluent. From a planning and sustainability perspective, locating the proposed pump station on the Two Rocks Town Centre side of Lisford Ave will place a constraint on the development of the Town Centre. The need to keep the pump station at a low point with an associated buffer will restrict the development potential of the Town Centre area, especially given the heritage requirement to retain King Neptune which is the highest point in the site, Given the urban nature of a Town Centre and density of development, the emergency discharge would still need to be located in the adjacent Charnwood Reserve.

## 03 SITE ANALYSIS ASSESSMENT - OPPORTUNITIES & CONSTRAINTS

For the reasons outlined above the Structure Plan proposes to locate the pump station in the South West corner of Charnwood Reserve. This location will allow the switchgear cabinets to be screened by the existing trees and additional landscaping to be provided as part of the works. In the Town Centre the Town Square will be enhanced to be the premier community space for existing and new residents. To reflect the use of Charnwood Reserve for the pump station additional public art can be incorporated into the public space. Allowing the Town Centre to accommodate a range of commercial, retail and residential developments and their associated employment opportunities without the constraints of the pump station accords with the objectives of the District Structure Plan.

The existing water supply for the Two Rocks Township comes from a bore field to the north-east of the town and north of Breakwater Drive. The Water Corporation are licensed to supply water to the town site. Water Corporation has advised that an upgrade to the existing pipe network will be required to service the proposed Structure Plan development.

Western Power has advised that the power supply in the Yanchep / Two Rocks area has limited capacity, however Western Power is planning for future reinforcement of the system. High Voltage 22 kV overhead power lines exist in Sovereign Drive and Lisford Avenue however they have limited capacity. The Club Capricorn (approximately 250 lots) and other developments have absorbed most of the capacity. The anticipated demand from the Two Rocks Town Centre Development could not be supplied with the current infrastructure. Development of the Two Rocks Town Centre, depending on staging and other development in the Yanchep area, will require future power upgrades for the area.

Additional information relating to the existing services is described in the Engineering Report at Appendix 3.

### 3.15 COMMUNITY CONSULTATION

As noted in section 1.3.3 of this report, the initial phase of community consultation undertaken by Creating Communities Australia identified a number of opportunities and constraints for the Two Rocks Town Centre that have been incorporated into the proposed Structure Plan design. (Refer Appendix 7)



*Effective use of landscaping to blend aesthetically with the POS*



FIGURE 13: TWO ROCKS TOWN CENTRE STRUCTURE PLAN



# O4 STRUCTURE PLAN

## 4.1 INTRODUCTION

The Two Rocks townsite comprises approximately 20.1 hectares and is boarded by Sovereign Drive on its northern boundary, Lisford Avenue on its southern boundary, Marcon Street to the south and the Two Rocks marina to the west.

The majority of the site is owned by Fini Group (17.14ha), which allows a large degree of control over its future development to ensure a coordinated and high quality planning outcome.

The proposed development will create a town centre which will become the vibrant commercial, cultural and community heart of Two Rocks. Changing lifestyle demands, sustainability considerations and an overriding objective to satisfy the needs of the community has driven the urban structure and design.

The mix of land uses, including commercial offices and the creation of a coffee / cafe precinct and adjacent town square will promote day and night time activity.

A new aesthetic in urbanity for a town centre will be showcased incorporating tree lined streets, quality urban spaces and contemporary architectural design.



## 4.2 GUIDING PRINCIPLES / DESIGN PHILOSOPHY

Strong heritage elements and existing topography have provided the basis for an intricately woven site responsive structure plan.

The Two Rocks structure plan has been driven by the strong heritage elements and features remaining from the site's previous life as the Atlantis Marine Park, the undulating coastal topography and the existing building stock on the site.

Four guiding principles have been common initiatives throughout the design process, as documented below;

- Working with existing features and site DNA;
- Integration with the surrounds;
- A spontaneous movement network; and
- A variety of lot sizes and activities.





## Working with existing features and site DNA

King Neptune, the existing sea wall to the western edge of the site, existing marina, strong landforms such as remnants from the dolphin pools from the Atlantis Marine Park and natural vegetation to the southern end of the site are strong features within the site and demand an appropriate design response.

The master plan has been designed with road and pedestrian networks to allow for views and glimpses of these features to remind you of where you are and to reinforce a strong sense of place. The continuous pedestrian cycle access along the top of the sea wall will provide a premium viewing point of the marina and sea.

The entry road (Main St) from Lisford Avenue is focused on views to King Neptune, watching over the main street, before the road heads west in the direction of the horizon and terminating at the Plaza by the sea.

Existing landforms around the dolphin pool have been maintained, with the island as a focal point within the north-eastern precinct, creating and allowing for 'quirks' within the network; the topography within this area will provide for surprise and for memory of the place it used to be.

The sea wall forms a strong edge to the site, forming the spine for the development, a seaside town perched high upon the wall. In terms of the existing shopping centre it will be utilised via adaptive reuse for artists' studios and business incubator opportunities.

However, where there are structural (i.e. poor concrete blocks in marina environment) and design issues (i.e. poor visual connections not a 'main st' approach) with the existing buildings which make their long term commercial and social viability questionable, we may seek to demolish.

The southern end of the site will contain built form that responds to the topography and landscape, and to existing residents' objectives in terms of building height and view corridors.

FIGURE 14: SITE DNA



## Integrating with the surrounds

The development of the Two Rocks Town Centre is an opportunity to connect the broader area of Two Rocks with the waterfront and marina. At present the sea wall is a barrier to the ocean, this development will provide connections across the site which do not currently exist.

The sea wall will be punctured in limited locations to provide access to the water, in particular, at the end of the main street there is an opportunity to create a series of broad, deep steps activated with small tenancies to either side with places for sitting and being. These connections will allow for access to the marina and beach to the south.

Key to the success of the district centre is connections with the surrounding residential areas to create a highly walkable destination. With this in mind, there are a number of pedestrian connections to the north and south which connect through the site.

These connections will be interesting walks as pathways follow the topography and meander past memorable places such as the King Neptune sculpture or 'Dolphin Island' and ending along the Sea Wall walk.

The master plan is a permeable mix of road and pedestrian networks allowing for a variety of connections and experiences.

FIGURE 15: INTEGRATING WITH THE SURROUNDS



## A spontaneous movement network

Road and pedestrian networks have been designed to respond to the topography, creating an undulating network of streets, providing for variety and spontaneous street pattern.

In responding to and respecting the historic topography, we are constantly reminded of the site's history and strong sense of place. Buildings will nestle and fit with the undulations.

The southern portion of the site is designed to respond to the coastal landscape and topography and has road networks running perpendicular to the coast to capture the views and reinforce vistas from the surrounding neighbourhood to the coast.

## A variety of lot sizes and activities

Being a town centre there is opportunity to create a vibrant place with a variety of businesses and destinations. The structure plan primarily responds to the site's history and topography, with activities focused around key focal points.

King Neptune sits at the centre of the structure plan, with fine grain main street activities surrounding. This is the 'hub' of the structure plan, with commercial and retail activity occurring here. Short stay and tourist accommodation is mixed with commercial uses along the sea wall and fine grain mixed use along major road axis into the site. The existing shopping precinct will be adapted to provide for artist in residence opportunities and small business incubator activities.

Low density and site responsive residential uses are located to the southern portion of the site with key density sites as 'gateways' to signal the district centre.

FIGURE 16: MOVEMENT NETWORK



FIGURE 17: LOT SIZES AND ACTIVITY



## 4.3 MAJOR LAND USES

The Two Rocks Town Centre will provide the focus for retail, commercial, entertainment and leisure uses in conjunction with medium to high density residential living options.

Accordingly, the major land uses proposed in the Structure Plan are as follows;

- Commercial / Retail
- Mixed Use ( commercial / retail at ground with residential above )
- Residential
- Residential (Over 55's)
- Hotel
- Function Centre
- Public Open Space
- Drainage & Parking Areas

A land use summary is provided below.

TABLE 4: LAND USE SUMMARY:

LAND USE	AREA (ha)
Commercial / Retail	1.70
Mixed Use	5.35
Residential	4.19
Residential (over 55's)	2.47
Drainage / Parking Areas	0.72
Public Open Space	1.42
Roads	4.28
TOTAL	20.14



# O4 STRUCTURE PLAN

FIGURE 18: LAND USE AND YIELD



## 4.4 LOT YIELD & MIX

Australian's have become more discerning and selective in their preferred choice of an urban environment for living, working, learning and recreating. Combined with this is the changing demographic of the population in terms of; married status, family size and composition.

The role and function of future town centres is now more varied than at any time in Australian history. Accordingly, the Two Rocks Town Centre has been designed to offer a range of lot sizes and dwelling types and facilities to satisfy a diversity of lifestyles that will not be accommodated in the surrounding, predominantly suburban areas.

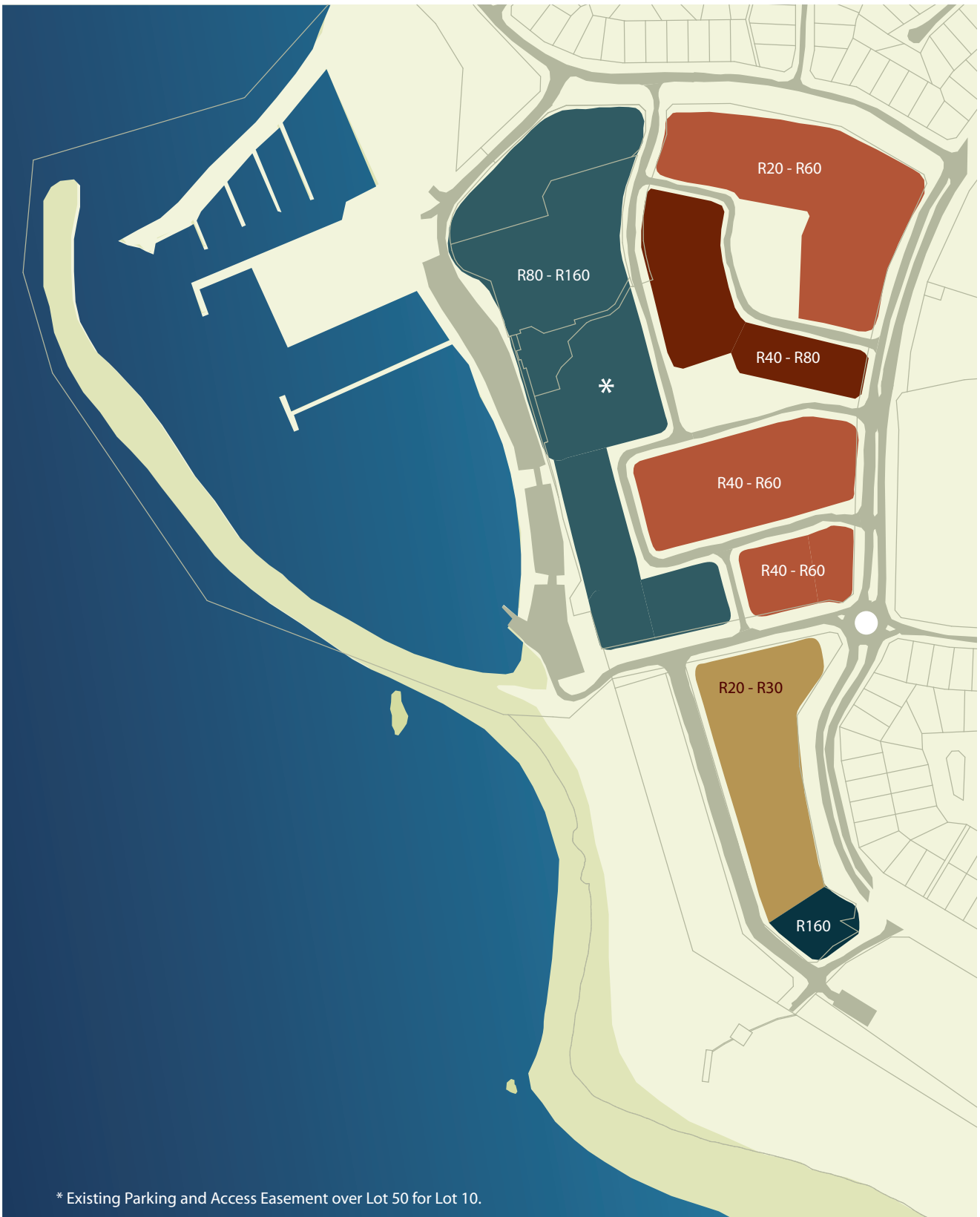
Provided adjacent is a plan depicting residential densities and a projected dwelling yield and population forecasts for the Structure Plan.

**TABLE 5: INDICATIVE DWELLING YIELD & MIX**

R CODE	LOTS	%	DWELLINGS	%	POPULATION
R 20	12	11	12	2	
R 30	4	3	7	1	
R 40	15	13	31	3	
R 60	71	63	333	37	
R 80	3	3	73	8	
R 100	2	2	58	7	
R 160	6	5	378	42	
<b>TOTAL</b>	<b>113</b>		<b>892</b>		<b>2230</b>

# O4 STRUCTURE PLAN

FIGURE 19: LOT YIELD & MIX



## 4.5 EMPLOYMENT GENERATION

In order to project the level of employment that could potentially be generated within the Two Rocks Town Centre the following steps were undertaken;

- **STEP 1** - Determine level of retail / commercial floor space provided in the Town Centre.
- **STEP 2** - Calculate total number of employment positions projected to be created using 'commercial floorspace by employee ratios' that apply to existing commercial centres within the Perth Metropolitan Region, as proposed by the Department for Planning and Infrastructure.

The adjacent table identifies the number of jobs that could potentially be accommodated within the Two Rocks Town Site based upon the proposed Structure Plan. The floor space per employee ratio used to calculate employment generation is derived from the 'Commercial Land Use Survey' (WAPC 1997) for the Perth Metropolitan Region. The employment numbers include full and part time employment and the floor space is presented as net lettable area.

The Two Rocks Townsite is designated a 'Coastal Activity Centre' in the Yanchep-Two Rocks District Structure Plan. In accordance with the land use and density objectives for the coastal activity centres, the Two Rocks townsite will have a strong tourism component including leisure orientated retailing, cafés/ restaurants, tourist accommodation, entertainment as well as facilities for local residents, i.e. small supermarket, medical centre and over 55's housing. This leisure/lifestyle form of development will be a catalyst for the growth of small businesses and medium-high density residential housing opportunities.

Planning Policy for the north-west corridor indicates an employment self-sufficiency aim of 60% for the region. That is a target position where 60% of workers living in the region actually work within the same region. In addition there will naturally be some inflow of non-residents to places of employment located within the region. A 60% net self-sufficiency is therefore adopted as a minimum and achievable target for the Structure Plan. It is further assumed that this comprises 54% resident self-sufficiency and 6% employment inflow.

**TABLE 6: LABOUR FORCE REQUIREMENT**

Total Population Capacity	2230
Labour Force Participation ( 50% )	1115
Self-Sufficiency Aim ( 54% )	602
Employment Inflow Allowance ( 06% )	67
Net Self-Sufficiency Target ( 60% )	669
<b>Total Labour Force Requirement</b>	<b>669</b>

**TABLE 7: PROTECTED EMPLOYMENT**

EMPLOYMENT GENERATOR	EMPLOYMENT RATIO	EMPLOYMENT CREATION (NO. OF JOBS)
Shop/Retail ( 7,000m <sup>2</sup> )	29.84m <sup>2</sup> /employee	234
Commercial ( 5,750m <sup>2</sup> )	25.73m <sup>2</sup> /employee	223
Aged Persons Accommodation	50 employees	50
Medical Centre ( 1,500m <sup>2</sup> )	35.22m <sup>2</sup> /employee	42
Home Employment	11% Total Workforce	123
<b>Total</b>		<b>672 jobs</b>

(Commercial Land Use and Employment Survey, 2006 WAPC)  
(ABS Publication 6275.0, 2001 – Locations of work Australia)



On this basis, as shown in the table 6, there would be a minimum of 669 jobs located within the Two Rocks townsite.

Furthermore, a proportion of the town centre's resident population will work from home. An Australian wide 2001 ABS survey: Locations of Work, Australia ( ABS Publication 6275.0, 2001 ) found that in June 2001, 21% of persons at work, worked some hours at home in either their main or second job. 11% of people at work were classified as 'persons employed at home' – defined as persons who worked all or most hours at home and/or persons who have an arrangement with their employer to work some hours at home in their main or second job.

If the same figure of 11% is applied to the Two Rocks town centre, it can be projected that approximately 123 of the total 1115 labour force will work from home. This would increase locally provided employment to 672 jobs, exceeding the self-sufficiency target.

#### 4.6 RETAIL STRATEGY

The Two Rocks townsite is being designed to accommodate the lifestyle aspirations of existing and future residents through the creation of a focal town square / plaza. This space will be a focus for restaurants / cafes and connect with a walkway on the existing limestone retaining wall. A small main street will then provide a structure to anchor retail floorspace that will provide for the daily needs of residents (i.e. food, groceries, magazines etc.) via a supermarket. In addition tourism / recreation retail (surf/beachwear, fishing/dive shop, camera/photo shop, tavern/wine bar etc.) will be developed given the beachside/marina location. This form of urban retail development at Two Rocks is being defined as 'Coastal Boutique'.

The Yanchep-Two Rocks District Structure Plan, which is currently being considered by the City of Wanneroo and Department for Planning and Infrastructure, contains a retail analysis which proposes a 'viable centre hierarchy based on retail floor space allocation'. The District Structure Plan recommends a shop/retail floor space of 11,000m<sup>2</sup> for the Two Rocks townsite.

We consider a floor space allocations of 11,000m<sup>2</sup> is sufficient to allow the Two Rocks townsite to provide for the daily needs and lifestyle aspirations of residents in the surrounding locality, while also catering for the tourism/recreation role the townsite will perform. This position is provided on the basis that in the District Structure Plan the second 'Regional Activity Centre' is located approximately 8 km east of the Two Rocks and will accommodate the major retail, office and employment development for the locality.

The maximum floor spaces provided by Two Rocks Town Centre Structure Plan (7,000 m<sup>2</sup>) are based on the floor space projections set out in the District Structure Plan, and assume that the expansion of the Two Rocks Marina will form the remainder of the Two Rocks District Activity Centre. In order to achieve the overall employment self sufficiency target of 75% for the Yanchep-Two Rocks area, the employment projections for the Two Rocks District Activity Centre set out in the District Structure Plan are intended to be met by the expansion of the Two Rocks Marina and the inclusion of the remaining floor space projected by the District Structure Plan in this part of the centre.

In accordance with State Planning Policy 4.2, the Local Structure Plan requires that the Two Rocks Town Centre has a minimum of 20% of non-shop retail floor space.

The Local Structure Plan provides for the maximum retail floor space figure to be exceeded through a Detailed Area Plan where the requirements of State Planning Policy 4.2 are met to the satisfaction of the WAPC and the requirements of any relevant local planning policy are met to the satisfaction of the City of Wanneroo.

#### 4.7 SERVICING INFRASTRUCTURE

Existing servicing infrastructure, including water, sewer and power, gas and telecommunications, will be expanded, upgraded and/or replaced to cater for the proposed development of the Two Rocks Town Centre.

Water Corporation advises that an upgrade of the existing pipe network will be required to service the water requirements of the Structure Plan area. The existing Wastewater Treatment Plant will be replaced by a permanent Sewerage Pump Station. The Structure Plan provides for the pump station to be located within the adjacent Charnwood Reserve public open space area. As the pump station is public infrastructure and will serve the whole of the Two Rocks area, not just the Town Centre, its proposed location on public land (public open space) is both justified and warranted. A detailed review of existing services and an analysis of future requirements for the Structure Plan area have been undertaken by consultant engineer Peter Oliver and is described in the Engineering Report at Appendix 3.

## 4.8 MAJOR BUILDINGS & ICONIC LOCATIONS

The existing fabric of the site contains a number of iconic elements which are celebrated and emphasized through the structure plan. The King Neptune sculpture is the most noticeable feature and is the central focus of the main entry road, with adjacent building heights just lower so that 'The King' maintains surveillance over the domain.

The sea wall, while not visible in plan, is up to 6m in height at the northern end of the site and is a strong feature of the site with the sea side town 'perched' upon it. The sea wall walk will be a well used pedestrian / cycle connection north-south through the site with the opportunity to 'scatter' the smaller Atlantis sculptures along the walk as a memory trail, or within 'Dolphin Park'. An urban scale local supermarket is to be located at the southern end of the site as a marker for the beginning of the town centre. There will be key buildings located at the northern end of Enterprise Avenue to signal entry into the finer grain town development. Larger hotel/tourist developments interspersed along the sea wall will be land mark buildings from the ocean, creating a strong skyline from this view. Other key buildings will be at the entry to the main street off Lisford Avenue. These buildings are nominated as medical/childcare and apartments over on one side and a small shopping centre on the southern side and will be important gateway buildings to the main street and commercial hub of the area.

The Plaza sits behind the sea wall and provides a sheltered pedestrian environment in a location where strong south westerly breezes currently make the sea wall an unusable area for a large part of the day. It will be a key area for pedestrian based activity and for connecting the town with the ocean and the future marina development.

An aim is to integrate new pedestrian friendly connection between the plaza and the marina as well as maintaining the existing connection to the north, adjacent the existing shopping centre and tavern. The buildings lining the plaza will create an urban square, sheltered from the westerly breezes.



## 4.9 ROAD NETWORK

A fundamental objective of the Structure Plan is the establishment of a highly interconnected road network. The interconnected road network provides route choice, reducing vehicle flows on individual routes and incorporates strong visual, pedestrian and cycle links to Main Street and the Marina.

The traffic analysis as prepared by SKM ( Refer Appendix 2 ) confirms the above design objectives via the projected traffic volumes.

This interconnected road network accesses the district distributor road ( Lisford Avenue ) via four evenly spaced intersections;

- Sovereign Drive
- Main Street
- Charwood Avenue
- Southern Boundary Road

Detail on these access points and intersection treatments are provided in the SKM report at Appendix 2.

## 4.10 PUBLIC TRANSPORT

The Yanchep - Two Rocks District Structure Plan proposes that the Two Rocks Town Centre be connected to the Northern Town Centre and the St Andrews City Centre via a high frequency internal transit system including bus and light rail. The transit system would also link into the extended rail link to Perth. The proposed Local Structure Plan for the Two Rocks Town Centre makes provision for a bus route along Lisford Avenue with a stop north of Main Street. The existing and proposed public transport services are discussed in more detail in the SKM report at Appendix 2.

FIGURE 20: CYCLE & PEDESTRIAN NETWORK



### **4.11 CYCLE & PEDESTRIAN NETWORK**

The pedestrian / cycle network for the Two Rocks townsite is shown on the adjacent plan. The network is designed to provide direct and safe access through the townsite.

The simplicity of the road network will ensure pedestrians and cyclists can easily navigate a preferred route to their destination. To ensure people embrace walking and cycling as a pattern of behaviour from the very beginning, footpaths and cycleways will be provided and their use encouraged to future residents as part of the sales process. The proposed cycle and pedestrian network is described in the SKM report at Appendix 2.

# O4 STRUCTURE PLAN

FIGURE 21: CAR PARKING



## 4.12 PARKING

A reduction in the standard car parking requirements of the City of Wanneroo District Planning Scheme No. 2 is proposed for the Two Rocks Town Centre, given that parking can be shared by different land uses and activities that have different peak operating times. The concept of shared parking is particularly applicable in town/mixed use centres. The City of Wanneroo currently allows for cash-in-lieu payments where all required parking cannot be provided on site. The proposed Structure Plan makes provision for public car parking areas within the Town Centre, which could be funded by cash-in-lieu payments.

The SKM report at Appendix 2 provides a detailed analysis of the proposed car parking rates for various land uses and cash-in-lieu payments that would be applicable to the Two Rocks Town Centre. The Wanneroo District Planning Scheme No. 2 sets minimum requirements for provision of parking to support individual developments of certain land use. In most cases it is a requirement that the parking is provided on-site by the developer. No specific provisions are set out for shared parking.

Where shared parking is allowed, it is a negotiated agreement approved at the discretion of the Council. Where parking can be shared by different land uses and activities, the total amount of parking that needs to be provided can be reduced. This is because the peak times for different uses occur at different times and because a large accumulation of uses allows a less conservative approach to minimum parking requirements to be adopted.

The concept of shared parking is particularly applicable in town or mixed use centres. It works best when a large proportion of parking is made available as public parking, rather than for sole use of customers or visitors to a particular site. For the Two Rocks Town Centre, parking for land uses has been assessed based on a 25% reduction in parking rate if 75% of non-residential parking in the town centre is provided as public parking (public on-street plus public off-street).

Parking can be shared between new and existing uses, including parking for the marina. It is important to note that substantial parking is available at the marina and there is likely to be a high level of dual visitation between marina visitors and the town centre. The rationale for shared parking is discussed further in the SKM report.

The following table summarises the total parking requirement for each land use proposed in the Structure Plan as described in the SKM report. This is based on a 75% public parking provision for non-residential uses and on-street visitor parking for residential uses at a rate of 10% of the total residential requirement.

The Structure Plan accommodates this requirement through a mix of on-street and off-street bays. As noted in section 3.2, the proposed Structure Plan provides for the retention of the tavern on Lot 10, and honours the existing easement requirement for access and car parking. The Structure Plan also provides for the potential development of the existing car park on Lot 50 in the event the tavern is redeveloped or the easement requirement for car parking can be incorporated into the development of the car park.

**TABLE 8: PARKING REQUIREMENT**

Land Use	Floorspace/Dwellings	Parking Rate	Public Parking	Private Parking	Total
Retail	5,950m <sup>2</sup> GLFA	4.6 bays per 100m <sup>2</sup> GLFA	205	69	274
Commercial	4,888m <sup>2</sup> GLFA	11.3 bays per 100m <sup>2</sup> GLFA	70	23	136
Medical	1,275m <sup>2</sup> GLFA	3 bays per 100m <sup>2</sup> GLFA	28	10	38
Residential	555 grouped, and multiple dwellings	1.5 bays per group dwelling, plus 10% visitor parking	83	833	916
<b>Total</b>			<b>386</b>	<b>935</b>	<b>1,311</b>

## 4.13 BUILDING DESIGN

The current Two Rocks building design and placement is based on a Mediterranean village concept in terms of layout / context /setting, perched high on the sea wall. This philosophy will be extended into the current structure plan with a modern interpretation. The Two Rocks town site will comprise a variety of business and residential activities resulting in a variety of scales, heights and building typologies appropriate to a town centre. Within the main street and commercial hub, pedestrian scaled buildings with awnings, canopies and verandahs will provide shelter and promote pedestrian based activity. Car parking will be on street and within parking areas behind buildings servicing the commercial hub with basement or sleeved parking provided to the hotel/apartment areas along the sea wall. Maximum building heights will be identified in Detailed Area Plans (DAPs) for each precinct and will be consistent with Statement of Planning Policy No. 2.6:State Coastal Planning Policy. In order to achieve a co-ordinated approach to the design, approval and construction of the built form, Fini Group proposes, Design Guidelines, DAPs and Covenants on Title for each block in the Town Centre.

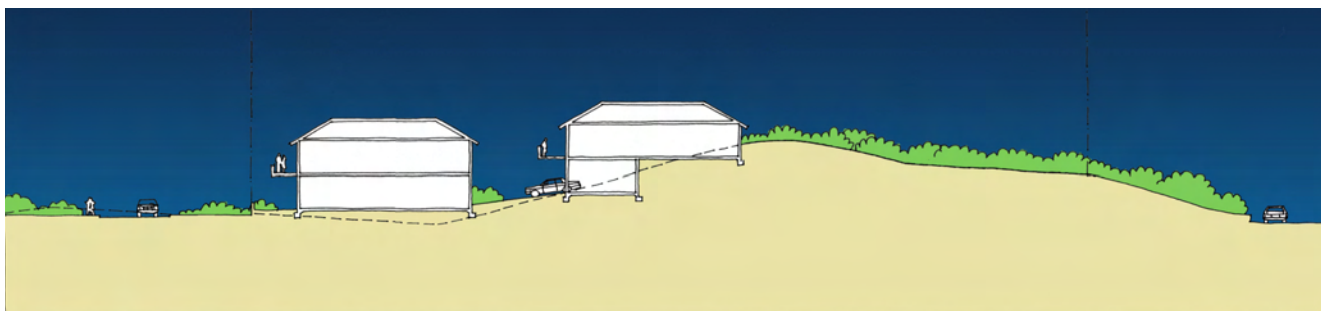
FIGURE 22: SOLAR ORIENTATION



FIGURE 23: SECTION THROUGH MAIN STREET



FIGURE 24: SECTION THROUGH LANDSCAPE





# O4 STRUCTURE PLAN

FIGURE 25: PUBLIC OPEN SPACE



The design guidelines and DAPs will be prepared in consultation with the City of Wanneroo. To ensure future building plans correctly incorporate the requirements as specified in the guidelines and DAPs a ‘Town Architect’ will also be engaged by Fini Group.

The role of the Town Architect will be to review and approve all building plans / designs prior to lodgement with the City of Wanneroo.

## 4.14 PUBLIC OPEN SPACE NETWORK

The provision of public open space (POS) in the Two Rocks townsite, as set out below, will comprise the following elements;

- Dolphin Island Park
- King Neptune Park / Lookout
- Town Plaza
- Southern POS Linkage
- Northern POS Linkage

The POS has been positioned in response to; community expectations, retention of the site's local history ( Dolphin Pool - Atlantis Marine Park ), the creation of a community focal point ( Town Plaza ) and the need to allow for ease of access and provide local amenity for future residents ( Western / Southern POS Linkages ).

The variety of POS areas will cater for a range of resident demands in an urban environment.

**TABLE 9: PUBLIC OPEN SPACE PROVISION**

Gross Subdivisible Area	20.14ha
<i>Deductions</i>	
Commercial / Retail Area	1.70ha
Drainage / Parking Areas	0.72ha
Nett Subdivisible Area	17.72ha
10% Public Open Space Requirement	1.77ha
Public Open Space Provision	
1 - Dolphin Island	4512m <sup>2</sup>
2 - The King	5870m <sup>2</sup>
3 - Local Park	182m <sup>2</sup>
4 - Town Plaza	1122m <sup>2</sup>
5 - Local Park	2117m <sup>2</sup>
6 - Grassed Infiltration Area (50%)	512m <sup>2</sup>
Total Public Open Space Provision	1.43ha

## 4.15 LANDSCAPE

### 4.15.1 Objectives

The treatments applied to the POS / Public realm will respond to the existing landscape character (i.e. Dolphin Island, sea walls etc.), while also incorporating areas such as Main Street and the main plaza which reflect the Urban character of the Two Rocks townsite. The following elements will be encouraged;

- Use of hard landscaping materials to create flexible spaces and attractive destinations and thoroughfares;
- Imaginative incorporation of natural topography (i.e. stairs, grass, embankments, amphitheatre spaces);
- Application of high quality and innovative materials and lighting that add character, security and legibility;
- Incorporation of public and community art in appropriate locations.

The table on the following page describes improvements envisaged for each of the POS area.

Detailed landscaping plans for all POS areas, including the grassed infiltration area, will be prepared in consultation with Council staff after the subdivision layout has been endorsed as part of the approved Local Structure Plan.

The Environmental Assessment Report prepared by RPS ( Appendix 1 ) confirms the following;

- There is little remnant native vegetation on site;
- A flora and vegetation survey identified a total of 62 taxa from 34 plant families of which half are exotic ( weed ) species which have been planted or naturalised on site.
- None of the vegetation communities located on site are listed as Threatened Ecological Communities ( TEC's )

TABLE 10: LANDSCAPE IMPROVEMENTS FOR PUBLIC OPEN SPACE

Site	Local Structure Plan Context	Key Function	Improvements Envisaged
<b>1 – Dolphin Island</b>	<ul style="list-style-type: none"> <li>Local park amenity</li> <li>Retention of the site’s local history</li> <li>Preserves existing vegetation and landform</li> <li>Focal point of interest for surrounding residents and the village centre</li> </ul>	Active	<ul style="list-style-type: none"> <li>Natural landform</li> <li>Native planting</li> <li>Informal grassed area</li> <li>Barbeque and picnic area</li> <li>Integrated drainage swale</li> </ul>
<b>2 – The King</b>	<ul style="list-style-type: none"> <li>Retention of the site’s local history</li> <li>Central focus of the main entry road and the Town Centre as a whole</li> <li>Community focal point</li> <li>Meeting place for residents, workers, shoppers, visitors, etc</li> <li>Provides a link to the northern residential area</li> </ul>	Passive	<ul style="list-style-type: none"> <li>Hard and soft landscaping</li> <li>Exotic and native planting</li> <li>Seating</li> </ul>
<b>3 – Local Park</b>	<ul style="list-style-type: none"> <li>Local park amenity</li> <li>Provides an east-west linkage to the marina</li> </ul>	Passive	<ul style="list-style-type: none"> <li>Predominantly grassed area with some hard landscaping</li> <li>Native planting</li> <li>Path</li> <li>Seating</li> </ul>
<b>4 – Town Plaza</b>	<ul style="list-style-type: none"> <li>Urban square sheltered by buildings</li> <li>Community focal point</li> <li>Meeting place for residents, workers, shoppers, visitors, etc</li> <li>Key area for pedestrian based activity</li> <li>Main connection between the Town Centre and the marina</li> </ul>	Passive	<ul style="list-style-type: none"> <li>Hard landscaping</li> <li>Public seating</li> <li>Exotic and native trees</li> </ul>
<b>5 – Local Park</b>	<ul style="list-style-type: none"> <li>Local park amenity</li> <li>Provides an east-west linkage to the marina</li> </ul>	Passive	<ul style="list-style-type: none"> <li>Predominantly grassed area with some hard landscaping</li> <li>Native planting</li> <li>Path</li> <li>Seating</li> </ul>
<b>6 – Grassed Infiltration Area</b>	<ul style="list-style-type: none"> <li>Central drainage infiltration area</li> </ul>	Passive	<ul style="list-style-type: none"> <li>Grassed area and permeable paving/surfaces</li> <li>Native planting</li> <li>Integrated drainage swale</li> </ul>

Notwithstanding the above survey results the Local Structure Plan design seeks to retain some of the existing vegetation/ historical character of the site. Specifically the plan proposes:

- Vegetation that can be retained in the northern ( Dolphin Island ) and southern portions of the site; and
- Vegetation ( predominantly exotic ) that can be retained and transplanted as part of the Town Centres future landscape development.

The future retention of the above vegetation has been specifically incorporated into the Local Structure Plan design given the development of the Town Centre will result in the creation of an urban environment, with increased residential densities and associated multi-storey built form.

In line with the City's Tree Policy, existing trees that could be retained or transplanted (e.g. within the grass infiltration area) can be identified following further detailed engineering investigations and preparation of detailed landscaping plans.

#### 4.15.2 Main Street

Main Street will be the social heart of the Two Rocks townsite and symbolic of its lifestyle. Main Street elements / street furniture etc should display a style that is urban and promises to be modern, rich and colourful; encouraging daily community interest and involvement.

The streetscape design will actively promote social exchange by providing spaces for people to gather and chat, with seating to be placed along the footpath.

High quality street furnishings, such as themed tree guards, grates, litter bins, seats, drinking fountain and street lighting complement the setting. Shady trees and richly coloured painting will also be valuable contributions to the Main Street's ambience and character.

#### 4.15.3 Linkages

Axial linkages to the limestone retaining wall/marina will be reinforced through axis development, streetscape theming and walkways together with a continuity of landscape materials.

Trees particularly will assist in creating major linkage elements. Accessible linkages to the townsite from the surrounding residential neighbourhoods are essential. These will be provided via the road network and be visually signalled by the landscape treatment.

#### 4.16 Local Water Management Strategy

A Local Water Management Strategy (LWMS) for the Two Rocks Town Centre Local Structure Plan has been prepared by Cossill and Webley consulting engineers and is included in Appendix 5.

The LWMS addresses:

- Pre-development environment,
- Water conservation strategy,
- Surface water management,
- Groundwater management,
- Water quality management,
- Monitoring and implementation.

An Urban Water Management Plan will be prepared at subdivision stage to address the detailed subdivision design.

Amongst other matters, the Urban Water Management Plan will identify how all POS areas are designed to ensure that drainage levels are at or below 25% in a 1 in 5 year storm event.

#### 4.17 Community development plan

A Community Development Plan will be prepared within the first three years following subdivision. The Community Development Plan will be prepared in liaison with the City of Wanneroo, and will identify community facility requirements to service the Two Rocks Town Centre and an implementation strategy.

## 5.1 STAGING

A challenge for the evolution of the Two Rocks Town Centre will be for the built form and land uses to establish an intensity of activity and physical presence that creates a dynamic environment attractive to visitors and investors from the early stages of development.

It is envisaged the Stage 1 works will comprise the creation of a resident population in the Town Centre at the southern and northern sections of the development. A 'superlot' subdivision may be undertaken to facilitate precinct-based development.

The staging of development will ensure the existing retail outlets can service and support the first residents. Once a resident population is established the development of the Main Street and medical facility will be largely determined by population growth/demand, competition and demographics.

The key development objective will be to achieve 'compressed maturity'. As part of the early development, Fini Group will investigate local businesses (that is, a good restaurant/café operator) to create lifestyle opportunities for residents.

This means that uses currently in demand and those planned are focussed around the Town Square and Main Street to create an intensity of use and Town Centre presence. This will enable the Main Street to become the central node of development and the spine from which all other activities link into.

The timing of the development of the Two Rocks Town Centre will be dependant on the upgrading of servicing infrastructure, in particular the replacement of the existing wastewater treatment plant with one that will discharge to the wastewater treatment plant at Alkimos, and the timing of the latter.

## 5.2 DEVELOPER CONTRIBUTIONS

Fini Group will be responsible for funding the subdivision infrastructure which is normally a condition of approval being; roads, underground power, reticulated water and sewer and gas, and the provision of public open space.

Fini Group is also prepared to contribute toward the provision of street trees and street furniture and the development of POS areas.

In addition, the proponent is supportive of a community bus for Two Rocks and the enhancement of the existing community facilities on the east side of Lisford Avenue. These matters can be further discussed with the City of Wanneroo and the existing resident association as the planning for the town centre progresses.





**TWO ROCKS  
TOWN CENTRE LOCAL  
STRUCTURE PLAN  
February 2014**

**Appendices 1 - 8**

# APPENDIX 1

## ENVIRONMENTAL ASSESSMENT

### RPS



# APPENDIX 2

## TRAFFIC AND TRANSPORT REPORT

SKM

APPENDIX 3  
ENGINEERING REPORT  
PETER OLIVER

APPENDIX 4  
HERITAGE ASSESSMENT  
PHILIP GRIFFITHS ARCHITECTS

# APPENDIX 5

## LOCAL WATER MANAGEMENT STRATEGY

# APPENDIX 6

## SMART GROWTH ASSESSMENT

# APPENDIX 6 - SMART GROWTH ASSESSMENT

## **TWO ROCKS TOWN CENTRE RESULTS: SELF ASSESSMENT OF LOCAL STRUCTURE PLAN**

This section provides a brief overview of the Smart Growth Assessment Tool (SGAT) self assessment of the Two Rocks Town Centre Local Structure Plan. The full results sheets for the assessment are included in this appendix and should be read in conjunction with the electronic Excel version.

The overall self assessment SGAT result of 71% is equivalent to a 3 star rating on the SGAT scale.

The following review documents the results achieved for each section of the SGAT under the six smart growth principles.

### ***Lifestyle and Housing Choice***

The Local Structure Plan achieved a low score for Lifestyle and Housing Choice, which appears to be as a result of the shortfall in single house lots. The gross urban density of 44 dwellings per hectare significantly exceeds the target of 20 dwellings per hectare.

While the Local Structure Plan falls short of the targets for separate single houses, it far exceeds the targets for medium to high density unit development, reflecting the vision of an 'urban', mixed use, town centre offering a range of dwelling types and diversity of lifestyles that are not accommodated in the surrounding, predominantly 'suburban' areas.

### ***Effective Use of Land and Infrastructure***

The Local Structure Plan achieves a very high score of 95.6%, or 5 stars, for the Effective Use of Land and Infrastructure section of the SGAT. The proposal meets the SGAT objectives for the revitalisation of a town centre to incorporate a mix of land uses, including higher residential densities, promoting high quality urban design, and optimising existing and future infrastructure.

### ***Long Term Health of the Environment***

The Local Structure Plan achieves a score of 70.7%, with a 3 star rating, for the Long Term Health of the Environment section of the SGAT. The proposal meets the majority of the Environmental Health objectives, although it falls short of targets such as providing reserves of significant conservation value (there is little remnant native vegetation on the site) and the provision of a bus or train station.

### ***Identity, Equity and Inclusiveness***

The results for the Identity, Equity and Inclusiveness section show a result of 72.9% and a 3 star rating. The proposal Local Structure Plan shows a strong commitment to the SGAT strategies for this section.

### ***Long Term Economic Health***

The Local Structure Plan achieves a high score of 88% for Effective Use of Land and Infrastructure. The Local Structure Plan provides for 11,000m<sup>2</sup> of shop/retail floor space, 4,000m<sup>2</sup> of commercial floor space, plus aged persons accommodation and a 1,500m<sup>2</sup> medical centre, with the potential for a total of 741 jobs.

### ***People and Government***

The SGAT results for People and Government show a very high score of 97.6% and a 5 star rating, demonstrating a strong commitment to the SGAT objectives for this section.

# APPENDIX 7

## CONSULTATION REPORT

# APPENDIX 8

## ABORIGINAL HERITAGE MANAGEMENT PLAN