

BANKSIA GROVE

AGREED LOCAL STRUCTURE PLAN

Structure Plan No. 21A

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

PART 1 - STATUTORY PLANNING SECTION

1.0 STRUCTURE PLAN AREA

This Structure Plan shall apply to the Banksia Grove landholding on Lots 1, 10, 9005 and 9023 being the land contained within the inner edge of the broken black line shown on the Structure Plan Map (Map 1).

2.0 STRUCTURE PLAN CONTENT

This Structure Plan comprises the:

- a) Statutory section (Part 1);
- b) Explanatory section (Part 2);
- c) Appended Detailed Area Plans.

3.0 INTERPRETATION

The words and expressions used in this Structure Plan shall have the respective meanings given to them in the Scheme, or where not defined in the Scheme, as set out hereunder:

'The Scheme' shall mean the City of Wanneroo District Planning Scheme No.2 (as amended) or such amendments or modifications thereto that may be current.

4.0 OPERATION DATE

In accordance with sub-clause 9.8.1 of the Scheme, this Structure Plan shall come into operation on the later date when it is either certified by the Commission pursuant to sub-clause 9.6.3 of the Scheme or adopted, signed and sealed by the Council under sub-clause 9.6.5 of the Scheme.

5.0 RELATIONSHIP WITH THE SCHEME

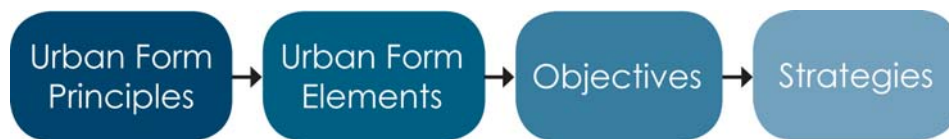
In accordance with clause 9.8 of the Scheme:

- a) The provisions, standards and requirements specified under Part 1 of this Structure Plan shall have the same force and effect as if it were a provision, standard or requirement of the Scheme. Part 2 of this Structure Plan is for explanatory purposes only in order to provide a descriptive analysis of the Structure Plan.

- b) In the event of there being any inconsistencies or conflict between the provisions, standards or requirements of the Scheme and the provisions, standards or requirements of this Structure Plan, then the provisions, standards or requirements of this Structure Plan shall prevail.

6.0 PLANNING PRINCIPLES, ELEMENTS, OBJECTIVES & STRATEGIES

This section details a number of Urban Form Principles, Elements, Objectives and Strategies which are intended to inform and guide the detailed planning process:



The Principles are broad statements derived from Liveable Neighbourhoods and Smart Growth to guide the detailed design and development of Banksia Grove. The various strategies referred to in the Structure Plan shall be implemented as part of the subdivision and development of the Structure Plan area.

6.1 Urban Form Principles

- To create a sustainable development that aims to achieve key 'triple bottom line' outcomes while fostering the development of a strong local identity and sense of place within the Banksia Grove community;
- To create a vibrant, sustainable and interactive community that provides a wide range of residential, recreational, retail, education and mixed use areas within walkable neighbourhoods allowing for a variety of living, employment and leisure opportunities;
- To create an urban form which encourages a wide range of lot and housing types in a variety of density settings enhancing lifestyle and affordability opportunities;
- To provide an efficient movement network which facilitates safe, efficient and pleasant walking, cycling and driving, improving access to public transport systems, local employment, retail and community facilities;
- To provide an integrated approach to the retention of key environmental areas, significant cultural features, urban servicing and design of open space; and
- Identification and articulation of discernable neighbourhoods addressing Liveable Neighbourhoods Policy (as updated from time to time).

6.2 Urban Form Elements

Urban Form Elements within the Banksia Grove Structure Plan are guided by key elements contained within WA State Operational Policy - Liveable Neighbourhoods:

- Movement Network;
- Housing;
- Sustainability, Environment and Open Space;
- Community and Schools;
- Infrastructure; and
- Activity Centres & Employment.

6.3 Movement Network

6.3.1 Primary Objectives:

- a) To provide an interconnected movement network providing convenient and safe linkages for vehicles, cyclists and pedestrians to and throughout the residential areas, activity centres, open space and other areas of interest within or adjoining the development;
- b) To provide a street network and design which creates a pleasant public realm and encourages walking, less reliance on the private car and enhances public transport use; and
- c) To ensure efficient use of land through the application of Liveable Neighbourhoods road design principles and standards.

6.3.2 Strategies:

- a) To locate neighbourhood connectors and major intersection points generally consistent with the locations depicted in the Structure Plan;
- b) A highly interconnected street network to provide focus on the Banksia Grove Town Centre with strong links both within and external to the structure plan area, maximising safety, encouraging walking and cycling, supporting public transport and minimising the impact of through traffic;
- c) To locate a road interface to all areas of public open space, including the Bush Forever site, unless it can be demonstrated in a particular instance that an alternative form of interface treatment is appropriate;
- d) To design the street network in a way that provides for development orientation toward major roads;
- e) Identification of a conveniently positioned bus route network providing maximum accessibility in conformance with PTA policy;
- f) Location of a public transport node and access points within the District Centre as requested by the PTA;
- g) The design and character of major roads, to provide an environment amenable to pedestrian, cyclists, homes and businesses;

- h) Local streets designed and located to create safe low vehicle speed environments embracing Liveable Neighbourhood standards for widths, cross sections, truncations, street trees and other matters; and
- i) Provision of a road network that maximises energy efficiency in accordance with Liveable Neighbourhoods standards.

6.4 Housing

6.4.1 Primary Objectives:

- a) To ensure the provision of choice and a wide range of housing responsive to community needs and sustainability principles;
- b) To promote efficient use of land through the appropriate spatial allocation of densities and site design; and
- c) To realistically reflect the constraints and opportunities posed by landform and topography in the design of subdivision

6.4.2 Strategies:

- a) Preparation of a Banksia Grove Housing and Implementation Strategy for the whole Structure Plan area for the Neighbourhood Precinct which describes a wide range of housing and lot types in a variety of density settings generally consistent with the targets outlined in the City of Wanneroo Housing Strategy;
- b) Allocate higher residential density codings generally consistent with the Structure Plan and in accordance with the criteria below:
 - along neighbourhood connectors supporting bus routes;
 - up to 400 metres of local centres;
 - up to 800 metres of the district centre;
 - Adjacent to public open space; and
 - Other suitable locations as contextually relevant and/or in response to the need to promote diversity.
- c) Higher densities between R60 and R160 will be provided within and around the District Centre. Medium densities between R30 and R60 will be provided elsewhere, with higher density as identified in (b) above. Within medium densities, a transition is to occur, allowing the higher density coded land to abut other areas of higher density;
- d) Support residential design standards which are responsive to site and lot attributes and promote energy efficient, affordable and flexible dwelling design;
- e) Provide for energy efficient development through appropriate subdivision design, R Code variations and purchaser information;
- f) Allow for “aging in place” through provision of a range of dwelling types including those suitable for older residents;
- g) Implement strategies aimed at providing suitable affordable housing product consistent with the Local Housing Strategy; and

- h) Support government and private investor incentives such as GoodStart, Keystart and Aboriginal Home Ownership Schemes to facilitate increased opportunities for home ownership for lower income and disadvantaged community members.

6.5 Sustainability, Environment & Open Space

6.5.1 Primary Objectives:

- a) To deliver triple bottom line sustainability outcomes being;
 - Economic – Commercial success for all
 - Environment – Preservation and response to natural features, energy, water and waste minimisation
 - Social – A vibrant and safe community
- b) To create a range of recreational opportunities within the estate including active and passive recreation spaces, integrated bushland areas within open space, and conservation areas which generally reflect State subdivision policy requirements, Bushforever, Public Environmental Review (PER) Requirements and the City of Wanneroo's environmental policy framework;
- c) Retention of natural landscape character through local vegetation retention, native landscape themes and the reuse of native vegetation;
- d) Provide for the co location, integration and sharing of public open space areas and recreation facilities with schools;
- e) Create an area of quality community open space within the Town centre;
- f) Locate open spaces to ensure good pedestrian accessibility and to enhance pedestrian movement opportunities throughout the Estate; and
- g) Ensure surveillance of public open space areas to enhance security.

6.5.2 Strategies:

- a) Identification of 41.96ha of natural vegetation as a Bush Forever site from Lots 1 and 9005 and 7ha from Lot 10. The location is to be in accordance with State Policy – Bush Forever, generally as shown on the structure plan map although the boundary may be rationalised through negotiation with DPI to best reflect existing topography and vegetation condition;
- b) Provision of a north-south mixed use public open space corridor as indicated on the Structure Plan providing a conservation and passive recreation linkage to the Bush Forever site. The use, management and development of this link to be finalised in accordance with an approved Vegetation Management Plan;
- c) A minimum of 10% of the gross subdivisible area is to be set aside as POS in accordance with WAPC policy and should achieve the following:

- Set aside 9ha for conservation purposes within the site. The conserved open space/s should either form an extension to the Bush Forever site and/or be a minimum of 4 hectares and regularly configured with a low edge to area ratio, subject to area and viability issues being confirmed through the preparation of a vegetation management plan;
 - A maximum of 6ha for district open space co located with the westernmost high school and primary school in the location depicted on the Structure Plan;
 - Locate the north-south mixed use open space/vegetation corridor as generally depicted on the Structure Plan;
 - Provide a practical balance between the protection of local vegetation, community requirements and provision of active and passive parkland;
 - Provide a range of passive 'pocket parks' with a high amenity focus;
 - Provide good connectivity to and through the open spaces and ensure most residents are no more than 450 metres from an open space; and
 - Integration of drainage into multiple use open space corridors to promote best practice water sensitive urban design. This does not preclude the use of basins where appropriate.
- d) Selectively retain native vegetation in road reserves, public parkland and lower density lots, use native landscape themes for parkland, street trees, private landscape packages and implement reuse and/or strategies for cleared native vegetation.

6.6 Community and Schools

6.6.1 Primary Objectives:

- a) To create a distinctive and responsive built form that enhances the sense of neighbourhood and community identity, place and character of Banksia Grove;
- b) Provision of community facilities and services (including retail, education, health, community centre, recreation, child care etc), a variety of housing choice and a legible street network which facilitates community interaction, supports different needs and lifestyles and provides acceptable levels of safety and convenience for all;
- c) Provision of educational facilities and services that meets the needs of the existing Banksia Grove and future Banksia Grove community;
- d) Promote efficiency of land use through innovative design and site planning solutions; and
- e) Promote the co location of educational facilities and services with, and within, areas of active open space and community uses.

6.6.2 Strategies

- a) To provide two public Primary Schools and one High School (max of 10ha) within the development areas generally located on the Structure Plan map;
- b) Refine the extent of the multiple use precinct as depicted on the Structure Plan, from a maximum size of 19.5ha, to incorporate one primary school, one secondary school, two active playing fields and associated buffers, hard courts, car parking and change rooms;
- c) Provide a second multiple use 3.5ha primary school abutting a junior playing oval to service the eastern catchment of the site as generally shown on the Structure Plan;
- d) All educational facilities are to be designed and located to encourage contemporary urban form outcomes. Buildings will be encouraged to address and integrate with the street and be designed to promote multiple use of buildings by the public and safe access by a range of transport modes with a sufficient size, configuration and topography to accommodate the intended use;
- e) Sharing of school infrastructure with the broader community through partnerships with local government; and
- f) Incorporation of a public art program reflecting the local European and Aboriginal culture as well as responding to the natural environment.

6.7 Infrastructure

6.7.1 Primary Objectives:

- a) To optimise the use of existing infrastructure and assets within and surrounding the site;
- b) To ensure that community, commercial and employment infrastructure plus roads, services and public transport, are provided in an appropriately staged manner as development proceeds; and
- c) To achieve land use and infrastructure efficiency and sustainability through integrated drainage management, consistent with Liveable Neighbourhoods.

6.7.2 Strategies:

- a) Prepare and implement a Community Economic Development Program to investigate maximising the potential of under-utilised community facilities and urban services;
- b) Finalise the preparation of and implement an Integrated Urban Water Management Plan consistent with Liveable Neighbourhoods and DEC Stormwater management manual for WA to incorporate best practice urban water management techniques including, where appropriate, stormwater harvesting, wastewater treatment and reuse (including 3rd pipe technologies), water demand management (including landscaping, POS, nutrient management) and overall water quality management;

- c) Provision of communications infrastructure within Banksia Grove to improve local employment opportunities and establish a community portal; and
- d) Identify the best location for the High Level Water supply tank factoring in all constraints and opportunities.

6.8 Activity Centres & Employment

6.8.1 Primary Objectives:

- a) To establish an accessible and amenable main street based district centre based on TOD principles to best serve the commercial, social and employment needs of the community and act as a focus for community activity and interaction; and
- b) Create a robust urban framework within and around centres which enhances the opportunity for mixed use local based employment and active focal points.

6.8.2 Strategies:

- a) Develop a vibrant Banksia Grove Town (District) Centre incorporating best practice main street design and sustainability principles in the area bounded by Pinjar Road, Joondalup Drive and the extension of Tumbleweed Drive, to act as a focus and attractor for the local community, create a centre for commercial activity and provide opportunities for local employment, consistent with the City's Centres Strategy and Element 7 of Liveable Neighbourhoods;
- b) Designate main street based Local Centres with a maximum retail net lettable area of 1200m² in locations central / accessible to their respective catchments in the east and west of the Structure Plan area;
- c) Promote multimodal access to Centres through their location on higher order roads and public transport, pedestrian and cycle routes
- d) Maximise on-street parking at Centres to enable appropriately reduced private parking, make best use of urban land and encourage alternative modes of transport;
- e) Incorporate a diversity of land uses within Centres consistent with their function under the City's Centres Strategy.
- f) Incorporate vertical as well as horizontal mixed use integration;
- g) Concentrate higher residential densities in and around centres to maximise catchment, access to the centres, reduced car dependence and after-hours surveillance and use;
- h) Provide for the location of a 0.5ha multi purpose Community Facility site within the District Centre;
- i) Make sufficient provision for telecommunications infrastructure and a broad range of business premises to cater for a wide variety of employment categories;

- j) Provide a range of programs to facilitate local economic development and employment in accordance with an approved CEDP; and
- k) The finalisation of the Employment Strategy as well as the implementation of the strategy actions arising from the final report to the satisfaction of the City of Wanneroo.

7.0 OPERATION OF THE STRUCTURE PLAN

Subdivision applications shall be consistent with the intent of the Agreed Structure Plan.

At the time of lodging an application for subdivision, the proponent shall provide supporting information pertinent to the relevant Neighbourhood Precinct as identified on Map 1 – Agreed Local Structure Plan to demonstrate how the Objectives and Strategies outlined in Section 6.0 will be addressed. Such information shall relate to the overall precinct and include, amongst other things, supporting Technical Documents including (as relevant) the following;

- Residential Yield & Housing Type Analysis;
- Local Road Network Plan;
- Public Open Space Schedule and justification for drainage credits; and
- Detailed Area Plan (for the purposes of R Code allocation)

The Detailed Area Plan (DAP) shall indicate the detailed allocation of the R Codes range consistent with Map 3 – Residential Density Coding. The purpose of this Plan is to further interpret and then apply the specific R Codings to each lot based on the criteria included in Section 6.4 - Housing. As the R Coding range has been advertised and adopted, the DAP, if consistent with the Structure Plan, will not need to be readvertised. Once agreed, the DAP can be approved under delegation by the Manager of Planning and pursuant to the Scheme, included as an addendum to the Structure Plan. The specific R Codings indicated on the DAPs shall then be used for development control purposes.

In some instances and where deemed necessary the City may require these detailed R Code allocations to be formalised by an amendment to the Structure Plan once the subdivision application is approved and final lot boundaries are known.

Where the Plan of Subdivision is inconsistent with Map 2 - Zoning or Map 3 – Residential Density Coding Maps of the Structure Plan, the City or Commission may require an amendment to the Structure Plan pursuant to the requirements of Part 9 of the Scheme. Any such amendment shall be lodged with the City and the Commission concurrent with the subdivision application for the particular Neighbourhood Precinct.

Where amendments are proposed which Council consider do not materially alter the intent of the Structure Plan and are consistent with the requirements of Section 6.0, then pursuant to Clause 9.7 of the Scheme advertising shall be waived.

For all land previously utilised for market gardening purposes, the City of Wanneroo is to recommend the requirement for a Soil and Groundwater Contamination and Remediation Report as a condition of subdivision approval.

8.0 ZONES AND RESIDENTIAL DENSITY CODES

The Zoning Plan (Map 2) delineates and depicts the zones applicable to the structure plan area according to the legend thereon.

The Residential Density Coding Plan (Map 3) delineates and depicts the residential density codes applicable to the structure plan area according to the legend thereon.

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

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

9.0 STRUCTURE PLAN MAP

The Agreed Local Structure Plan Map (Map 1) outlines the planned pattern of development for the Structure Plan area and depicts the Neighbourhood Precincts. All development should be carried out in accordance with the principles outlined on the Agreed Local Structure Plan Map.

10.0 GENERAL PROVISIONS

10.1 Lot 10 Flynn Drive

A row of residential lots with a minimum area of 1,000 square metres, incorporating a ten metre wide vegetation buffer shall be provided adjoining the Special Rural land;

10.2 Residential Design Code Variations

To assist in achieving more responsive, diverse and affordable housing types, and to encourage solar access and energy conservation practices, variations to the 'Acceptable Development' Residential Design Code provisions as outlined in Table 1 (a) & (b) shall apply to the Structure Plan area.

The provisions of the R Codes apply within the Structure Plan Area subject to those variations included in Table 1 (a) & (b) which take precedence over the relevant R Code standards and thereby constitute Acceptable Development.

Such variations do not require a Planning Approval or consultation/consent with neighbours or other landowners.

10.3 Local Centres

Detailed Area Plans shall be prepared for each local centre recognising the objectives and strategies in Section 6.0.

10.4 Mixed Use Zone

Detailed Area Plans shall be prepared for each mixed use area recognising the objectives and strategies in section 6.0.

In addition to the uses permitted under the Scheme in the Mixed Use zone, the following shall be 'D' uses in this Zone:

- Individual shops with a nett lettable area of up to 100m²

10.5 Soil Contamination Assessment

Prior to undertaking any earthworks or development of the land on Lot 1, the landowners shall undertake a Soil Contamination Assessment of the land to determine the presence or absence of soil contamination in accordance with the requirements of the Department of Environmental and Conservation.

Should any soil contamination be identified in the soil contamination assessment, a Site Remediation and Validation Report for the subject land shall be prepared by the developer/subdivider and remediation works shall be undertaken for all identified contamination and should be validated as being free of contamination above Department of Environmental and Conservation acceptance guidelines, prior to undertaking any earthworks or development of the land.

10.6 Section 70A Notification

A section 70A Notification under the transfer of Land Act 1893 may be imposed on lots within proximity of the Water Corporation's Water Tank, based on the advice of the Water Corporation.

Table 1(a): Variations to the R40-R60 R Code Standards

R-Code Element	Clause	Provision			
6.2 - Streetscape	6.2.1 A1.1 (i) & 6.2.2 A2 (i)	Front Setbacks:	Minimum	Maximum	Average
		Porch, balcony, veranda or the equivalent	1.5m	3.0m	Not applicable
		Dwelling	2.0m	4.0m	Not applicable
		Rear Setbacks:	Minimum	Maximum	Average
		Dwelling (abutting 6.0m laneway)	0.5m	Not Applicable	Not Applicable
	Dwelling (abutting 5.0m laneway)	1.0m	Not Applicable	Not Applicable	
	6.2.3 A3.1 & A3.5	On front loaded lots, garages and carports are to be setback a minimum of 4.0m from the primary street. This may be reduced where the garage adjoins the dwelling, provided that the garage / carport is at least 0.5m behind the dwelling alignment (excluding any porch, veranda or balcony) located behind the street setback line. On rear loaded lots, garages and carports are to be setback a minimum of 0.5m from the laneway (if the laneway is 6.0m in width) and a minimum of 1.0m from the laneway (if the laneway is 5.0m in width)			
6.3 – Boundary Setbacks	6.3.2 A2 (iii)	Walls on boundary are permitted to both side boundaries of a lot (excluding secondary street boundaries other than to laneways) within the following limits:			
			Max. height	Max. length	
		Single Storey	3.5m*	No limit	
		Two Storey & Above	6.5m*	12m	
		* For terrace-style development with a pitched roof, the height of walls on side boundaries may be increased to the top of the ridgeline where this runs parallel to the front boundary and will abut a similarly configured wall or secondary street, and may be graduated down behind the ridgeline.			
6.4 – Open Space	6.4.1 A1 – Table 1	Minimum open space to be provided is 25%			
	6.4.2 A2	An Outdoor Living Area is to be provided: <ul style="list-style-type: none"> • With a minimum useable space of 24m² and a minimum dimension of 4m; • Behind the primary street setback line (it is permitted within the secondary street setback area); • Located on the northernmost or easternmost boundary to maximise solar access; and • To have a least 2/3 of the required area without permanent roof area. 			
	Table 1	No plot ratio restriction applies			
6.5 – Access & Parking	6.5.1 A1	A minimum of one bay per dwelling is to be covered.			

6.8 – Privacy	6.8.1 A1 (i) & (ii)	<p>The setback to the boundary of major openings to active habitable spaces or their equivalent which have a floor level more than 0.5m above natural ground level and positioned so as to overlook any part of any other residential property behind the 3m street setback line which are specified in (i) of Clause 6.8.1 A1 is to be a minimum of 4.5m in all cases other than as specified below.</p> <p>The 4.5m privacy setback shall not be required:</p> <ul style="list-style-type: none"> • for any major opening to a active rooms within a wall positioned at an angle of 75 degrees or greater to the boundary; • for a deck, balcony or equivalent incorporating a permanent solid vertical screening to a minimum height of 1.8m above the finished floor level of the deck, balcony or equivalent facing the adjacent boundary.
6.9 – Design for Climate	6.9.1 A1	The overshadowing provisions (CI 6.9.1 A1) do not apply.
7.1 – Special Purpose Dwellings	7.1.1 A1 (ii) & (iv)	<p>Ancillary accommodation is permitted on lots less than 450m² where abutting a laneway.</p> <p>Ancillary accommodation located abutting a laneway with a plot ratio area of not greater than 40m² does not require an additional car parking bay on site.</p>
Additional Requirements		<p>In addition to the Acceptable Development standards, for those lots immediately adjacent Public Open Space the following provisions shall apply:</p> <ul style="list-style-type: none"> i) must have a minimum of one habitable room with a major opening facing toward the Public Open Space area - where, for the purposes of this Clause, a “habitable room” means a room that is used for normal domestic activities and includes a living room, lounge room, sitting room, television room, kitchen, dining room, however, does not include a bedroom; and ii) permeable fencing to the public open space boundary to the specification and satisfaction of the City.

Table 1(b): Variations to the R30 R Code Standards

R-Code Element	Clause	Provision			
6.2 – Streetscape	6.2.1 A1.1 (i) & 6.2.2 A2 (i)	For lots with laneway access, the front setbacks shall be:	Minimum	Maximum	Average
		Dwelling	1.5m	Not applicable	3.0m
		For lots with laneway access, the rear setbacks shall be:	Minimum	Maximum	Average
		Dwelling (abutting 6.0m laneway)	0.5m	Not Applicable	Not Applicable
	Dwelling (abutting 5.0m laneway)	1.0m	Not Applicable	Not Applicable	
	6.2.3 A3.1 & A3.5	On rear loaded lots, garages and carports are to be setback a minimum of 0.5m from the laneway (if the laneway is 6.0m in width) and a minimum of 1.0m from the laneway (if the laneway is 5.0m in width)			
6.3 – Boundary Setbacks	6.3.2 A2	In determining the acceptable length of any boundary wall pursuant to Clause 6.3.2 A2 of the Codes, the front setback shall mean the setback of the building itself on that boundary.			
	6.3.2 A2 (iii)	For lots with laneway access, walls on boundary are permitted to both side boundaries of a lot (excluding secondary street boundaries other than to laneways) within the following limits:			
			Max. height	Max. length	
		Single Storey	3.5m*	No limit	
		Two Storey & Above	6.5m*	12m	
* For terrace-style development with a pitched roof, the height of walls on side boundaries may be increased to the top of the ridgeline where this runs parallel to the front boundary and will abut a similarly configured wall or secondary street, and may be graduated down behind the ridgeline.					
6.4 – Open Space	6.4.1 A1 – Table 1	Minimum open space to be provided is reduced to 30% of the site subject to the provision of;			
		(a) A minimum 2.0m setback to major openings to habitable rooms located on the northernmost or easternmost boundaries;			
		(b) Any boundary wall (if proposed) to be built on the southernmost or westernmost side boundary (except where that boundary is to a secondary street) or as otherwise depicted on an adopted Detailed Area Plan;			
		(c) An Outdoor Living Area designed in accordance with the RD Codes (6.4.2 A2) and:			
		i located on the northernmost or easternmost boundary and directly accessible from an internal living area;			
		ii where the Outdoor Living Area is not directly accessible from an internal living area the provision of an additional outdoor living area of at least 20m ² is to be located on the northernmost or easternmost side boundary of the dwelling. This space may be included under the roof of the main dwelling.			
		Courtyards are permitted within the secondary street setback area			
		No plot ratio restriction applies			
7.1 – Special Purpose Dwellings	7.1.1 A1 (ii) & (iv)	Ancillary accommodation is permitted on lots less than 450m ² where abutting a laneway.			
		Ancillary accommodation located abutting a laneway with a plot ratio area of not greater than 40m ² does not require an additional car parking bay on site.			

Additional Requirements		<p>In addition to the Acceptable Development standards, for those lots immediately adjacent Public Open Space the following provisions shall apply:</p> <ul style="list-style-type: none">(a) must have a minimum of one habitable room with a major opening facing toward the Public Open Space area - where, for the purposes of this Clause, a “habitable room” means a room that is used for normal domestic activities and includes a living room, lounge room, sitting room, television room, kitchen, dining room, however, does not include a bedroom; and(b) permeable fencing to the public open space boundary to the specification and satisfaction of the City.
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CERTIFIED THAT AGREED STRUCTURE PLAN NO.21A: BANKSIA GROVE

WAS ADOPTED BY

RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING

COMMISSION ON 28 JANUARY 2008

Signed for and on behalf of the Western Australian Planning Commission

.....

an officer of the Commission duly authorised by the Commission pursuant to section 24 of the Planning and Development Act 2005 for that purpose, in the presence of:

..... Witness
Signed 24 November 2008

AND BY

RESOLUTION OF THE COUNCIL OF THE CITY OF

WANNEROO ON 25 JULY 2008

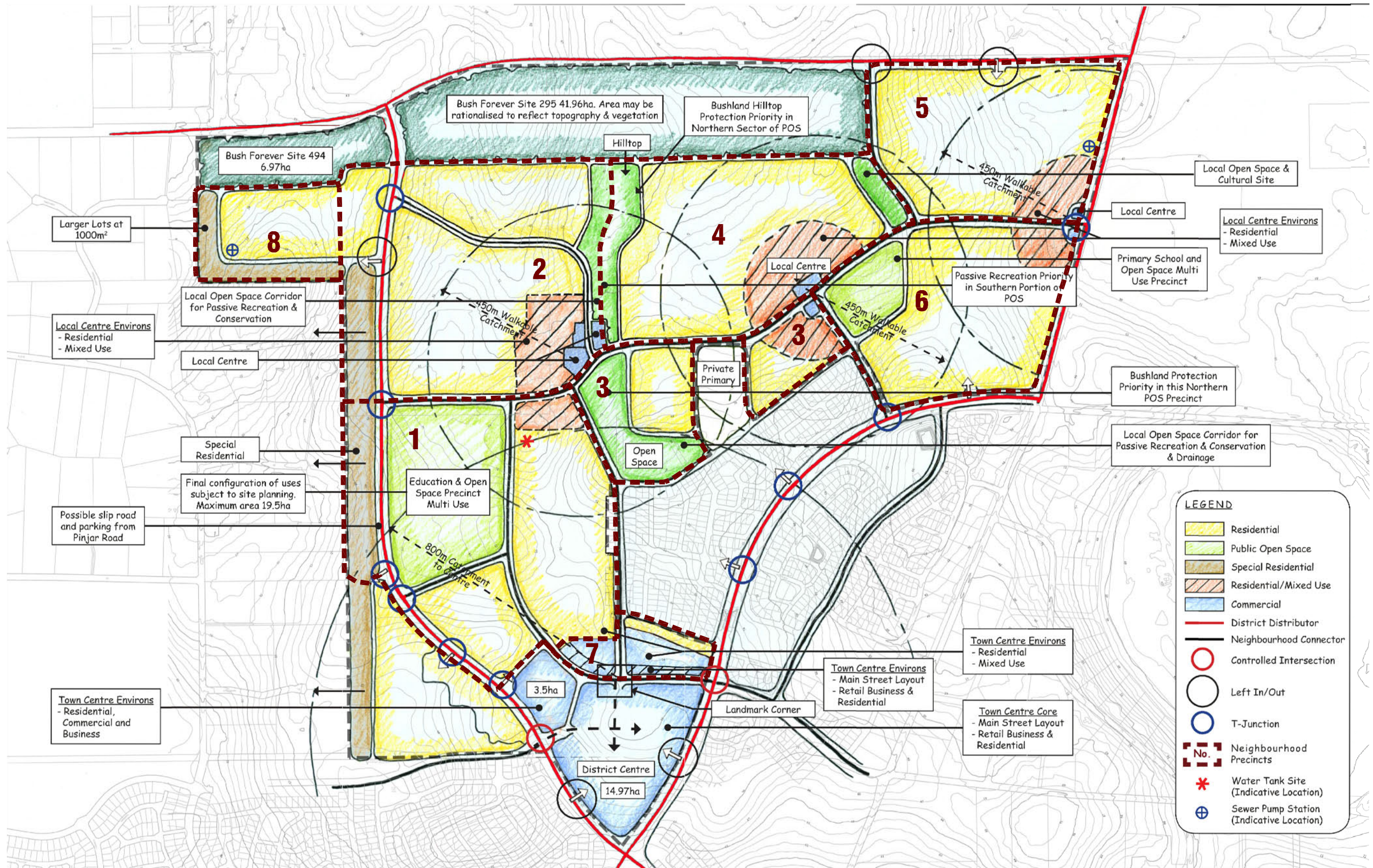
AND THE SEAL OF THE MUNICIPALITY WAS PURSUANT

TO THE COUNCIL'S RESOLUTION HEREUNTO AFFIXED IN THE

PRESENCE OF:

.....
Mayor, City of Wanneroo

.....
Chief Executive Officer, City of Wanneroo
..... Date



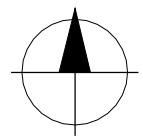
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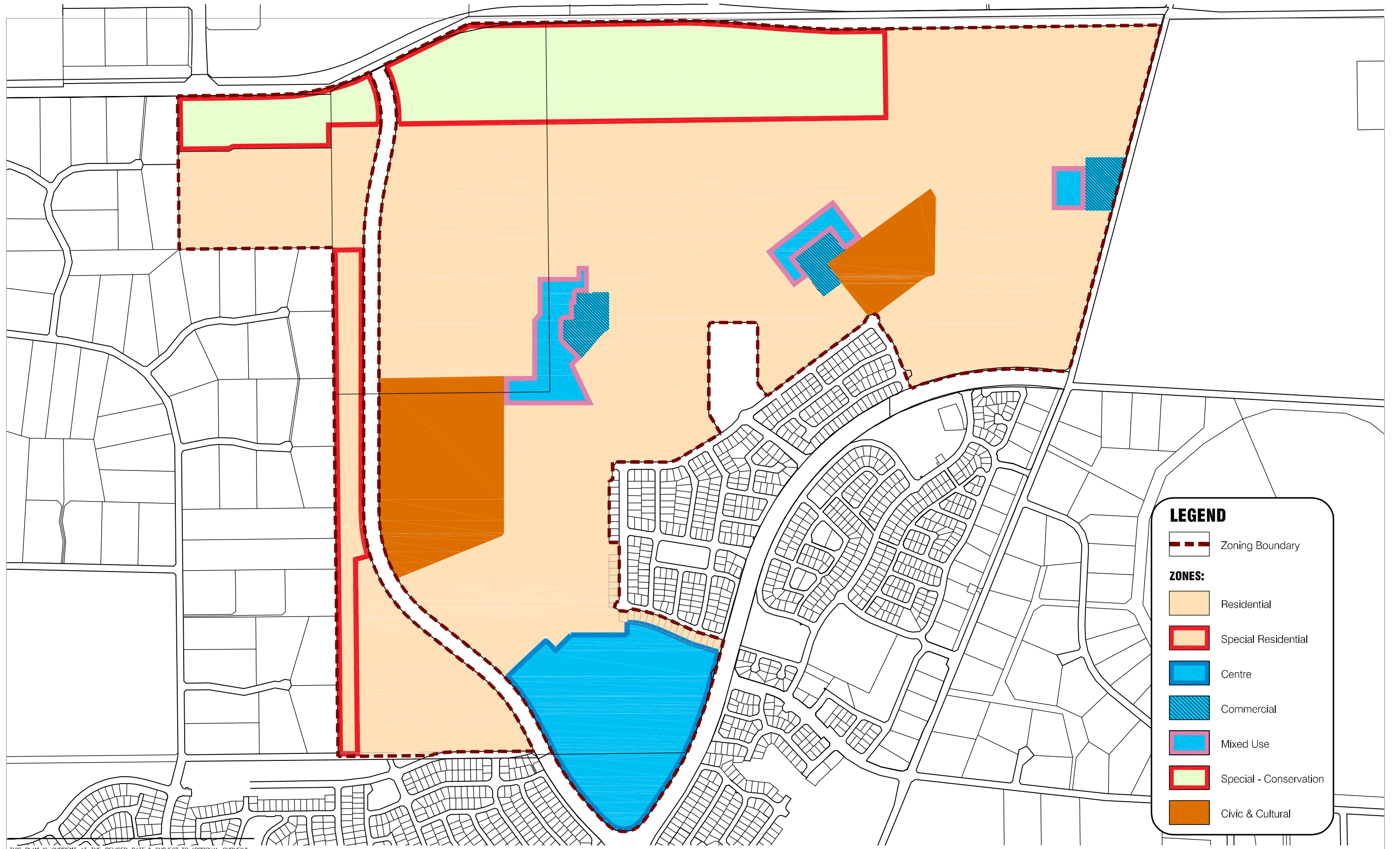
CITY OF WANNEROO

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MAP 1: LOCAL STRUCTURE PLAN



TOWN PLANNING + URBAN DESIGN
 LEVEL 2-35 ROWLAND STREET SUBIACO WA 6008 PO BOX 785 SUBIACO WA 6004
 phone: (08) 9382 1233 fax: (08) 9382 1127 email: admin@cleplan.com.au
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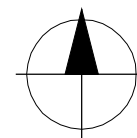
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AGREED LOCAL STRUCTURE PLAN No.21A

MAP 2: ZONING PLAN

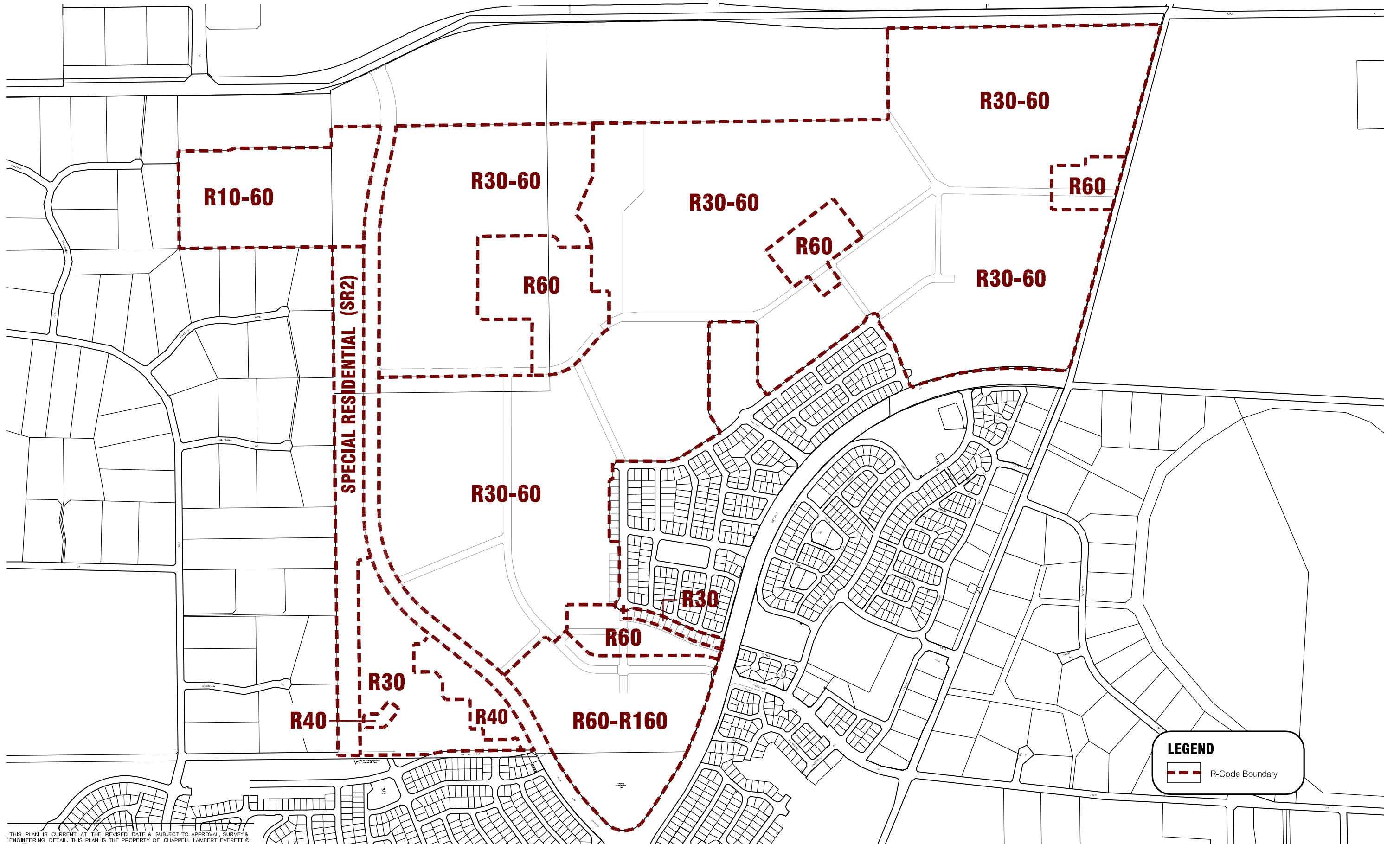


LEGEND

-  Zoning Boundary
- ZONES:**
-  Residential
-  Special Residential
-  Centre
-  Commercial
-  Mixed Use
-  Special - Conservation
-  Civic & Cultural

**CHAPPELL
LAMBERT
EVERETT**

TOWN PLANNING + URBAN DESIGN
 LEVEL 2-36 ROWLAND STREET SUBIACO WA 6008 PO BOX 796 SUBIACO WA 6964
 phone : (08) 9382 1233 fax : (08) 9382 1127 e mail: admin@cleplan.com.au
 10.03.08 981-117e



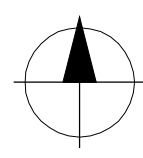
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BANKSIA GROVE


CITY OF WANNEROO

AGREED LOCAL STRUCTURE PLAN No.21A

MAP 3: R-CODE PLAN



LEGEND

 R-Code Boundary



CHAPPELL
LAMBERT
EVERETT

TOWN PLANNING + URBAN DESIGN
LEVEL 2-36 ROWLAND STREET SUBIACO WA 6008 PO BOX 796 SUBIACO WA 6994
phone : (08) 9382 1233 fax : (08) 9382 1127 email: admin@cleplan.com.au
07.10.07 981-118g