

**TWO ROCKS NORTHERN PRECINCT
LOCAL STRUCTURE PLAN**

**Structure Plan No. 30
Adopted: 26 October 2004**

**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

PREAMBLE

As provided in Clause 3.14 and Part 9 of the Scheme, this part of the Structure Plan has the same force and effect as a provision, requirement or standard of the Scheme.

1.0 SUBJECT AREA

The Structure Plan area comprises approximately 220 hectares, being part of Lots 220 and 207 Breakwater Drive, Two Rocks.

The subject site is located on the north-western side of Breakwater Drive, north of the existing residential development.

2.0 STRUCTURE PLAN

The Structure Plan is provided Plan 1 – Two Rocks Northern Precinct Local Structure Plan.

3.0 ZONES

Plan 10: 'The Structure Plan Map' indicates the land use zones. The areas depicted on the Structure Plan Map are as follows:

The Structure Plan is divided into the following zones and local scheme reserves shown on Plan 2 – Zoning Map:

- (a) Residential Zone
- (b) Commercial Zone
- (c) Public Use – Primary School (Government School)
- (d) Private Clubs/Recreation (Private School Site)
- (e) Civic and Cultural zone

4.0 DEFINITIONS

The terms used within this Structure Plan shall have the appropriate interpretation as specified within the Scheme or, where not defined by the Scheme, as set out hereunder:

'The Scheme'

shall mean the City of Wanneroo District Planning Scheme No. 2 (as amended) gazetted on 6th July 2001 or such amendments or modifications thereto that may be current.

5.0 THE SCHEME

Unless provided for by specific provisions in this Structure Plan all requirements shall be in accordance with the Scheme.

6.0 PROVISIONS

This document identifies four land use zones defining their ultimate land use intent within the Local Structure Plan area.

6.1 Commercial Zone - Neighbourhood Centre

6.1.1 Land Use

Permitted uses within this zone shall be those permitted in the Commercial Zone of the Scheme.

6.1.2 Objectives

The objectives of the Commercial Zone are:

- (a) To provide for a wide range of uses including retailing, entertainment, professional offices, business services and residential;
- (b) To encourage quality built form to act as a focus for the broader community.

6.1.3 Criteria

The general criteria to be satisfied within this precinct are as follows:

- a) Setbacks and other associated development provisions shall be as prescribed by the Scheme.
- b) Service areas, bin and material storage areas and services such as air-conditioners, compressors and other machinery shall be screened from view from streets, public areas and any adjoining residential developments.

6.1.4 Retail Floorspace (NLA)

The maximum nett lettable area (NLA) for each Neighbourhood Centre under the Commercial Zone shall be as follows (rounded to the nearest 50m²).

CENTRE	NLA	SITE AREA
Coastal Node	1,000m ²	4,400m ²
Neighbourhood Centre	3,000m ²	9,000m ²

6.2 Residential Zone

The zone shall contain the residential component of the Structure Plan area. The Residential density codings applicable are R15, R20, and R40 as depicted on Map 3 – The Coding Plan.

6.2.1 Land Use

Development within this precinct shall accord with the Residential Zone provisions of the Scheme.

6.2.2 Objectives:

- (a) To provide for a range of lot sizes and housing types through the prescribed range of density codings;

6.2.3 Criteria

The general criteria to be satisfied within this precinct shall be as per the Residential Design Codes of Western Australia, the Scheme and related policies.

6.3 Civic and Cultural Zone

6.3.1 Land Use

Development within this precinct shall accord with the Civic and Cultural Zone provisions of the Scheme.

6.3.2 Objective

The objective of the Civic and Cultural Zone is to make specific provision for public facilities such as government offices, halls, theatres and art galleries.

6.4 Private Clubs/Recreation (Private School Site) Zone

6.4.1 Objective

The objective of the Private Clubs/Recreation Zone (Private School Site) is to accommodate a private educational use site.

7.0 LOCAL PUBLIC OPEN SPACE

The Local Public Open Space within the Structure Plan will be in accordance with the POS areas as detailed below:

LOCATION	AREA OF POS
1	0.7285 ha
2	0.9170 ha
3	6.6615 ha
4	2.5123 ha
5	0.9287 ha
6	0.6271 ha
7	3.8427 ha
8	0.4198 ha
9	0.3873 ha
10	1.7100 ha
11	0.8370 ha
Community Purpose Site	0.5000ha
TOTAL	20.0719 ha

8.0 ADDITIONAL PROVISIONS AND REQUIREMENTS

The provisions and requirements applicable to the Structure Plan area are in accordance with Schedule 12 (Section 2) of the Scheme. The following provisions are to be undertaken prior to the subdivision stage, and in the case of 8.13 Dame Pattie Drive Intersection, at least three months prior to submitting a subdivision application.

8.1 Foreshore Management

A Foreshore Management Plan is to be prepared by the proponent to the satisfaction of the City of Wanneroo and the Western Australian Planning Commission prior to any subdivision or development of the land within the Structure Plan area, and implemented as part of the subdivisional works for the subject land.

8.2 Karst Management

A karstic investigation and management strategy is to be prepared by the applicant to the satisfaction of the City of Wanneroo in accordance with the recommendations contained in the Coffey Geoscience report in Appendix 4 of Part 2 of this Local Structure Plan, prior to subdivision of the land.

8.3 Community Purposes Site (Civic And Cultural Zone)

The 5000m² community purpose site (zoned Civic and Cultural) being ceded free of cost as a Crown Reserve for Community Facilities at the first stage of subdivision or development of the proposed neighbourhood centre.

8.4 Road Works Program

Additional details are to be provided regarding the extent and required timing of road works, including calming devices, on the existing roads adjacent to the Structure Plan area prior to any development or subdivision occurring on the subject land. The City will recommend that these works are to be considered as part of the residential subdivisional works in accordance with an agreed timing and an appropriate mechanism for implementation.

8.5 Development Contributions Program

Variation to the Deed of Infrastructure is, or separate Deeds are, to be prepared by the applicant to ensure appropriate contributions toward infrastructure in the event that the Local Structure Plan area is subdivided into superlots.

8.6 Drainage, Nutrient and Water Management

A Drainage, Nutrient and Water Management Plan is to be adopted by the applicant to the satisfaction of the City of Wanneroo and the Water and Rivers Commission/Department for Environmental Protection prior to subdivision of the land.

8.7 Aboriginal Heritage

An Aboriginal Cultural and Heritage Management Plan is to be prepared by the applicant to the satisfaction of the Department of Indigenous Affairs and implemented prior to any subdivision and/or development of the subject land.

8.8 Unexploded Ordnance (UXO)

The Local Structure Plan area is to be searched for unexploded ordnance at the cost of the applicant prior to any subdivision or development (if development precedes subdivision) of the land.

8.9 Removal of Navigational Aid

The applicant for any subdivision or development is required to liaise with the appropriate Branch of the Department for Planning and Infrastructure to ensure that any proposed residential subdivision or development of the subject land does not affect the visibility of the navigational aid located on Crown Reserve No. 11932.

8.10 Community Development Fund

It is noted that a Community Development Fund is to be established by the landowner through the IDEA Project and managed by the relevant authorities in order to promote economic and community development initiatives within the Local Structure Plan area.

8.11 Foreshore Reserve Interface

The applicant for any subdivision or development which abuts the foreshore reserve or public open space abutting the foreshore reserve is to prepare detailed design plans illustrating interface with the reserve and/or public open space, prior to such subdivision or development. Plans should include a road interface between the foreshore and any subdivision or development, and demonstrate parking, building form and any commercial component.

8.12 Dame Pattie Drive Intersection

The future intersection of Dame Pattie Drive and the future subdivisional road (adjacent to the southern primary school site) being designed and constructed to the specification and satisfaction of the City of Wanneroo. The intersection design detail shall be submitted to the City at least 3 months prior to the submission of the subdivision application and construction will be carried out as part of the future subdivision of the adjoining landholding. The design shall provide an effective and safe intersection of these roads and the reconfiguration of the adjoining road system may be required to ensure this outcome.

8.13 Review of Structure Plan

In the sixth year from the date this Agreed Structure Plan was signed and sealed by the Council and the WAPC, whichever is the latter date and comes into operation in accordance with Clause 9.8.1 of DSP2, the Agreed Structure Plan shall be reviewed by the City. The review should include consideration of the consistency of the Agreed Structure Plan with adopted policies of the City and the WAPC, the City's Scheme, district structure planning, environmental matters and any other matter that the City considers appropriate. The City may consult with the proponent or require the proponent to undertake a review of the Agreed Structure Plan and forward advice to the City within 60 days. The City shall provide its advice on the review of the Agreed Structure Plan to the WAPC for its advice on whether the Agreed Structure Plan should be amended or revoked. The Agreed

Structure Plan will be in operation until it is revoked by the Council and/or the WAPC under Clause 9.7 of DPS 2.