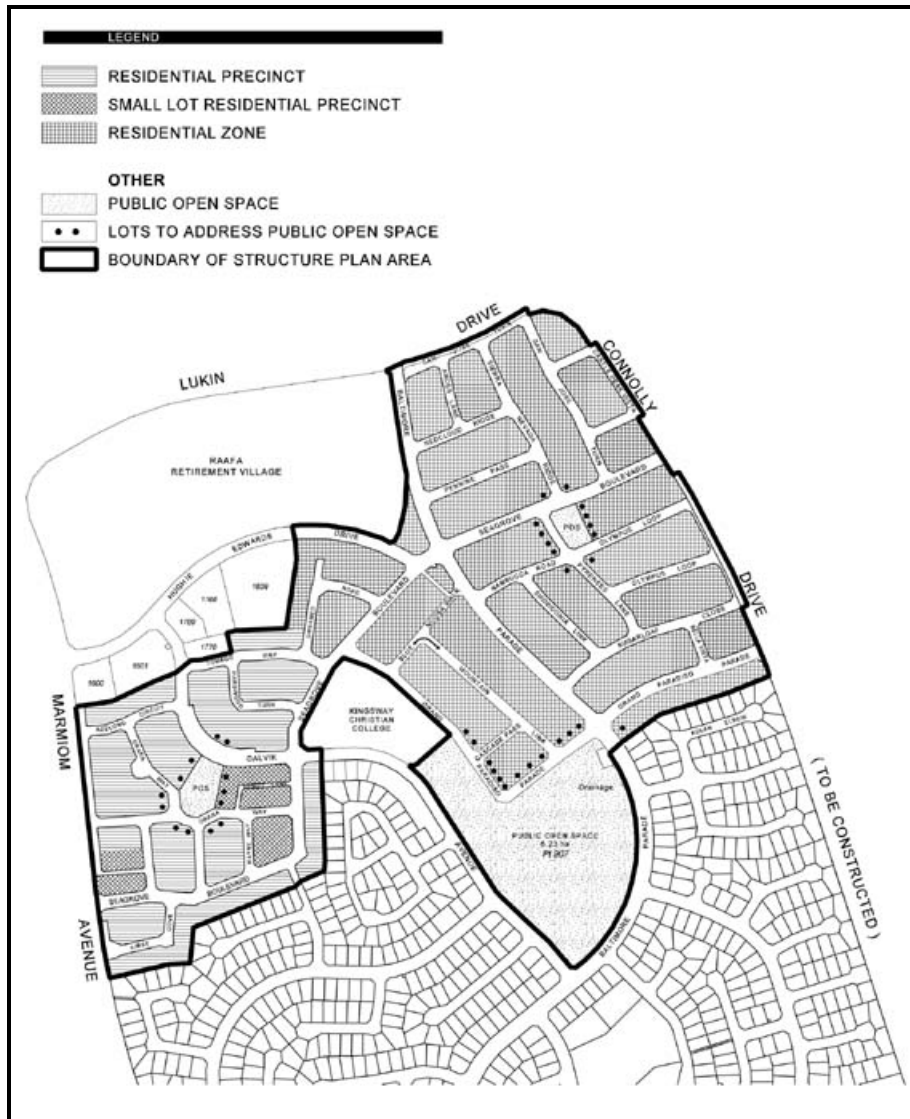


MERRIWA STRUCTURE PLAN



MERRIWA LOCAL STRUCTURE PLAN

Structure Plan No. 15

First Adopted: 20 January 2000

This Structure Plan was prepared under the provisions of Part 10 of the City of Wanneroo Town Planning Scheme No. 1 (Subsequent Modifications have been made under the provisions of Part 9 of DPS 2)

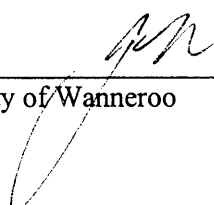
CERTIFICATION OF AGREED STRUCTURE PLAN
(SCHEDULE 10)

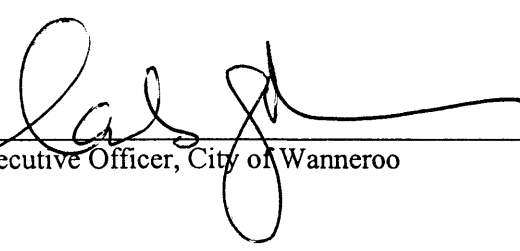
CERTIFIED THAT AGREED STRUCTURE PLAN 15, MERRIWA STRUCTURE PLAN, WAS ORIGINALLY ADOPTED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON 20 JANUARY 2000.



Chairperson, Western Australian Planning Commission


AND BY RESOLUTION OF THE COUNCIL OF THE CITY OF WANNEROO ON 23 NOVEMBER 1999 AND THE SEAL OF THE MUNICIPALITY WAS PURSUANT TO THE COUNCIL'S RESOLUTION HERETO AFFIXED IN THE PRESENCE OF:



Mayor, City of Wanneroo

Chief Executive Officer, City of Wanneroo

Record of Amendments made to the Agreed Merriwa Structure Plan

Amendment No.	Description of Amendment	Endorsed by Council	Endorsed by WAPC
1	To delete rear access lanes from the LSP and introduce a CAPS system along Dalvik Ave	04/09/2001	9/01/2002
2	To incorporate balance of undeveloped landholding	9/04/2002	

OVERVIEW

1. Statutory Basis

Clause 10.8 of the City of Wanneroo Town Planning Scheme No. 1 (hereinafter called “the Scheme”) provides, amongst other things, that a provision, standard or requirement of a Structure Plan approved under Part 10 of the Scheme shall be given the same force and effect as if it was a provision, standard or requirement of the Scheme. It is hereby provided that such force and effect shall be given to this Structure Plan.

Subclause 10.8 (f) of the scheme, states that, where, in the event of there being any inconsistency or conflict between any provision, requirement or standard of the Scheme and any provision, requirement or standard of an Agreed Structure Plan, the provision, requirement or standard of the Scheme shall prevail.

2. Summary

This Structure Plan refers to Seagrove Estate, Merriwa that comprises Lots 904, 906, 907 and 9003, bounded by Marmion Avenue, Lukin Drive and Connolly Drive, Merriwa. The subject area is zoned Residential under the Scheme and unless otherwise identified in the Structure Plan has a residential density code of R20.

PART ONE: STATUTORY PLANNING SECTION

As provided for under Part 9 of the Scheme, this Structure Plan has the same force and effect as a provision, standard or requirement of the Scheme.

SUBJECT AREA

The Structure Plan area is approximately 49 hectares and comprises Part Lots 904, 906, 907 and 9003, Marmion Avenue, Merriwa.

PRECINCTS

Plan 1: 'The Structure Plan Map' indicates the following Precincts together with main road structure and public open space.

- a) Residential Zone
- b) Residential Precinct
- c) Small Lot Residential Precinct

THE SCHEME

Unless provided for by specific requirements in this Structure Plan, all requirements shall be in accordance with the City of Wanneroo Town Planning Scheme.

DENSITY CODING

The applicable density codes for the Structure Plan are as per those identified on the Density Coding Map (Plan 2) which forms part of this document and District Planning Scheme No. 2.

1. PROVISIONS

This document identifies two precincts, distinguished by their built form character. Together they will provide a diversity of housing choice and lifestyle options.

The provisions are divided into *objectives*, which set out built form requirements ("shall") and preferred treatments ("should"). These may be augmented by the preparation of guidelines which detail specific planning, design and constructional requirements for each precinct or part of a precinct which are proposed to accommodate the desired uses and meet the criteria.

1.1 All Precincts and Zones

1.1.1 Objectives

General objectives intended for both Residential Precincts and the Residential Zone are as follows:

- a) Encourage a diversity of housing types, including single residential, town and terrace houses;
- b) Promote layouts that provide for pedestrian-friendly streetscapes with passive surveillance of the public streets, laneways and open spaces such as parks;

- c) Promote the integration between public open space and adjacent lots through encouraging a strong sense of architectural identity toward and overlooking the public open space areas;
- d) Maintain a high level of pedestrian amenity;
- e) Encourage dwellings to have a relationship to the street.

1.1.2 Criteria

The following criteria are to be satisfied in **all** residential precincts and zones:

- a) The provisions of the Residential Zone in the Scheme and of the Residential Planning Codes shall apply unless otherwise specified in this section;
- b) Buildings shall address the street, or in the case of lots abutting or overlooking the public open space, shall address the public open space areas;
- c) Where the crossover to a lot has been constructed, this shall be the only access permitted;
- d) Approval by the City of Wanneroo shall be required for any alterations or modifications to existing retaining walls.

1.2 Residential Zone

The provision of the Residential Zone as prescribed in District Planning Scheme Number 2 shall apply.

1.3 Residential Precinct

1.3.1 Criteria

Where lots adjoin area of public open space the following criteria are to be satisfied:

- a) The side of the buildings shall be orientated and designed in a manner that promotes overlooking of the POS and passive surveillance of the POS area from habitable rooms and outside living areas.
- b) Notwithstanding the provisions of the Residential Planning Codes the front setback shall be as follows:

Front: 3m minimum; 4m average

1.4 Small Lot Residential Precinct

1.4.1 Criteria

The following additional criteria are to be satisfied in this precinct:

- a) Notwithstanding the provisions of the Residential Planning Codes, the minimum rear setback shall be 0m. A 1.5m setback with a 45 degree visibility splay on each side is required where there is vehicle access to garages and carports;
- b) Notwithstanding the provisions of the Residential Planning Codes the front setback shall be as follows:

Front: 3m minimum; 4m average

c) Where small lots directly adjoin public open space the dwelling shall be set back as follows:




- To the open space boundary 4m minimum
- House main façade to the laneway 3m minimum; 4m average
- Single storey garage or carport, up to a maximum of 6m wide to the laneway as set out in Clause a) above 1.5m minimum with visibility splay




d) Vehicle access to the site shall be from rear laneways where they are provided and, where access has been predetermined on site, only from that access;

e) Fences to laneway boundaries are to be a maximum of 1.8m high from the finished level of the abutting street;

f) Where lots directly adjoin public open space, the common boundary fencing shall be a maximum height of 1m and be constructed of an open style, with materials that are consistent with the adjoining landholdings to the specification and satisfaction of the City.

LEGEND

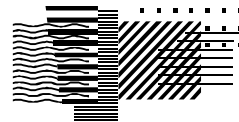
-  RESIDENTIAL PRECINCT
-  SMALL LOT RESIDENTIAL PRECINCT
-  RESIDENTIAL ZONE

- OTHER**
-  PUBLIC OPEN SPACE
-  LOTS TO ADDRESS PUBLIC OPEN SPACE
-  BOUNDARY OF STRUCTURE PLAN AREA



**MERRIWA STRUCTURE PLAN
PLAN 1 - STRUCTURE PLAN**

CAVERSHAM PROPERTY PTY LTD
9 SEPT 2002 07/047



Taylor Burrell

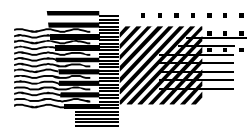
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- LEGEND**
-  R20
 -  PUBLIC OPEN SPACE
 -  BOUNDARY OF STRUCTURE PLAN AREA



**MERRIWA STRUCTURE PLAN
PLAN 2 - DENSITY CODING**

CAVERS HAM PROPERTY PTY LTD
 9 SEPT 2002 87/047
 N.E.



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