

LOT 501 TWO ROCKS ROAD, TWO ROCKS

LOCAL STRUCTURE PLAN

Structure Plan No. 48

Adopted: 2 June 2005

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

CERTIFIED THAT AGREED STRUCTURE PLAN NO.48:
LOT 501 TWO ROCKS ROAD, TWO ROCKS
WAS ADOPTED BY

RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING

COMMISSION ON 2 JUNE 2005

Signed for and on behalf of the Western Australian Planning Commission

.....

an officer of the Commission duly authorised by the Commission pursuant to section
57 of the Western Australian Planning Commission Act 1985 for that purpose, in the
presence of:

..... Witness

..... Date

AND BY

RESOLUTION OF THE COUNCIL OF THE CITY OF

WANNEROO ON 19 APRIL 2005

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

**RECORD OF AMENDMENTS MADE TO THE LOT 501 TWO ROCKS
ROAD, TWO ROCKS**

AGREED STRUCTURE PLAN NO. 48

Amendment No.	Description of Amendment	Finally endorsed by Council	Finally endorsed by WAPC
1	<ul style="list-style-type: none"> • Extends the structure plan into a portion of the “Future Structure Planning” area and makes provisions for Residential R20, R25, R30 & R40 lots and POS areas; and • Reduces the extent of the drainage area 	26.2.08	20.1.09
2	<ul style="list-style-type: none"> • Extends the structure plan into the remaining portion of the “Future Structure Planning” area and makes provisions for Residential R20, R25, R30 & R40 lots and POS areas. • Includes provision 8.9 - Traffic Noise Assessment 	16.11.10	28.11.11

PART 1
Statutory Planning Section
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Plan 1 : Local Structure Plan

Plan 2 : Zoning

Plan 3 : Residential Density Codes

1.0 STRUCTURE PLAN AREA

This Structure Plan shall apply to part of Lot 209 and Part Lot 221, the western portion of proposed Lot 501 Two Rocks Road, Two Rocks, being the land contained within the inner edge of the broken black line shown on the Zoning Map (Plan No. 2).

2.0 STRUCTURE PLAN CONTENT

This Structure Plan comprises the:

- a) Statutory section (Part 1);
- b) Explanatory section (Part 2).

3.0 INTERPRETATION

The words and expressions used in this Structure Plan shall have the respective meanings given to them in the Scheme.

4.0 OPERATION DATE

In accordance with sub-clause 9.8.1 of the Scheme, this Structure Plan shall come into operation on the date it is adopted by the Commission.

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 DPS 2, 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 its 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.

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 requirements of the Scheme. Part 2 of this Structure Plan is for explanatory purposes only in order to provide a description 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 the Scheme shall prevail.

6.0 ZONES, RESERVES AND RESIDENTIAL DENSITY CODES

The Zoning Map (Plan 2) and Residential Density Code Map (Plan 3) delineate and depict the zones, reserves and residential density codes applicable to the structure plan area according to the legend thereon.

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

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

7.0 GENERAL PROVISIONS

7.1 Residential Zone

Objectives

The objectives of the Residential Zone are to:

- a) maintain the predominantly single residential character and amenity of established residential areas;

- b) provide the opportunity for grouped and multiple dwellings in selected locations so that there is a choice in the type of housing available within the City;
- c) provide the opportunity for aged persons housing in most residential areas in recognition of an increasing percentage of aged residents within the City; and
- d) Provide for compatible urban support services.

Use Permissibility

Land Use permissibility within this zone shall be in accordance with the corresponding zone under the Scheme.

7.2 Mixed Use Zone

Objectives

The objectives of the Mixed Use Zone are to:

- a) provide a diversity of land use and housing types;
- b) allow appropriate businesses to locate and develop in close proximity to residential area;
- c) allow for services to be provided locally; and
- d) Provide a high level of amenity.

Use Permissibility

Land Use permissibility within this zone shall be in accordance with the corresponding zone under the Scheme.

8.0 SPECIAL PROVISIONS

8.1 Two Rocks Area Development Capacity

No additional development of land within the Agreed Structure Plan area, including the creation of new lots, will be carried out once the capacity of

Wanneroo Road has been reached, as determined by the City in liaison with the Commission, unless alternative access is available to the area.

8.2 District Road Network Planning

Within the Agreed Structure Plan area for those parts of the Structure Plan notated "Area may be subject to change", no subdivision or development shall be approved until district road network planning has sufficiently advanced to enable confirmation of alignments by the City. As part of this process, the City may require the current design within those parts of the Structure Plan notated "Area may be subject to change", to be revised prior to subdivision or development within those areas proceeding via an amendment to the adopted Structure Plan.

8.3 Drainage, Nutrient and Water Management

Detailed design elements of the Drainage, Nutrient and Water Management Plan including proposed drainage facilities within POS Area D, shall be finalised prior to subdivision and/or development of the subject land and shall be implemented at subdivision stage, to the satisfaction of the City. The Structure Plan may need to be modified to incorporate any changes required from the City's assessment of the Drainage Nutrient and Water Management Plan.

8.4 Flora and Fauna Management Strategy

The preparation of a flora and fauna management strategy prior to the subdivision of land within the Project Area (including any soil disturbance or earthworks), to provide for the relocation and or propagation of native flora and fauna and the implementation of the recommendations of the endorsed strategy.

8.5 Detailed Area Plans

Detailed Area Plan(s) may be prepared for the Agreed Structure Planning Area, or portion of the Agreed Structure Plan Area, to ensure design co-ordination and integration and to enhance, elaborate or expand on the details or provisions contained in an Agreed Structure Plan.

The Detailed Area Plan shall become operative on the day that it is endorsed by an authorised officer of the City. Where a Detailed Area Plan has been endorsed by the City, all development on land covered by the Detailed Area

Plan shall be in accordance with the Detailed Area Plan. The Detailed Area Plan may be amended or modified with the approval of the City, with such modifications or amendments conforming with the intent of the Agreed Structure Plan.

The endorsed Detailed Area Plan shall be included as an appendix to Part 1 of the Council's copy of this Agreed Structure Plan and the Structure Plan Map (Plan 1) shall be appropriately flagged, marked or annotated on the Council's copy to draw attention to the existence of the Detailed Area Plan.

The City may revoke an approved Detailed Area Plan. Following the City's decision to revoke a Detailed Area Plan, the Detailed Area Plan shall be deleted from the Agreed Structure Plan.

Within that part of the Structure Plan Area designated R10 residential density and containing the existing Tuart Grove adjacent to Reef Break Drive, Detailed Area Plans providing for the retention of specified Tuart Trees within proposed residential lots and adjacent road reserves, shall be prepared prior to subdivision and/or development.

8.6 Regional/District Roads Construction/Upgrading Strategy

- a) Prior to subdivision and/or development of any part of the Structure Plan area, a Strategy shall be prepared by the proponent to the satisfaction of the City for the construction/upgrading of Two Rocks Road on a traffic needs basis. The proponent shall implement the Strategy in – accordance with the recommendations of the Strategy.
- b) Following finalisation of the land requirement and alignment of Reef Break Drive as part of the District Structure Plan process to the satisfaction of the City, then prior to further subdivision and/or development of the Structure Plan area, a Strategy shall be prepared by the proponent to the satisfaction of the City for the construction of Reef Break Drive on a traffic needs basis or prior to 80% of the landholding being subdivided. The proponent shall implement the Strategy in – accordance with the recommendations of the Strategy.

8.7 Economic Development Strategy

The Economic Development Initiatives Strategy for the Structure Plan area shall be finalised prior to subdivision and/or development of the land to the

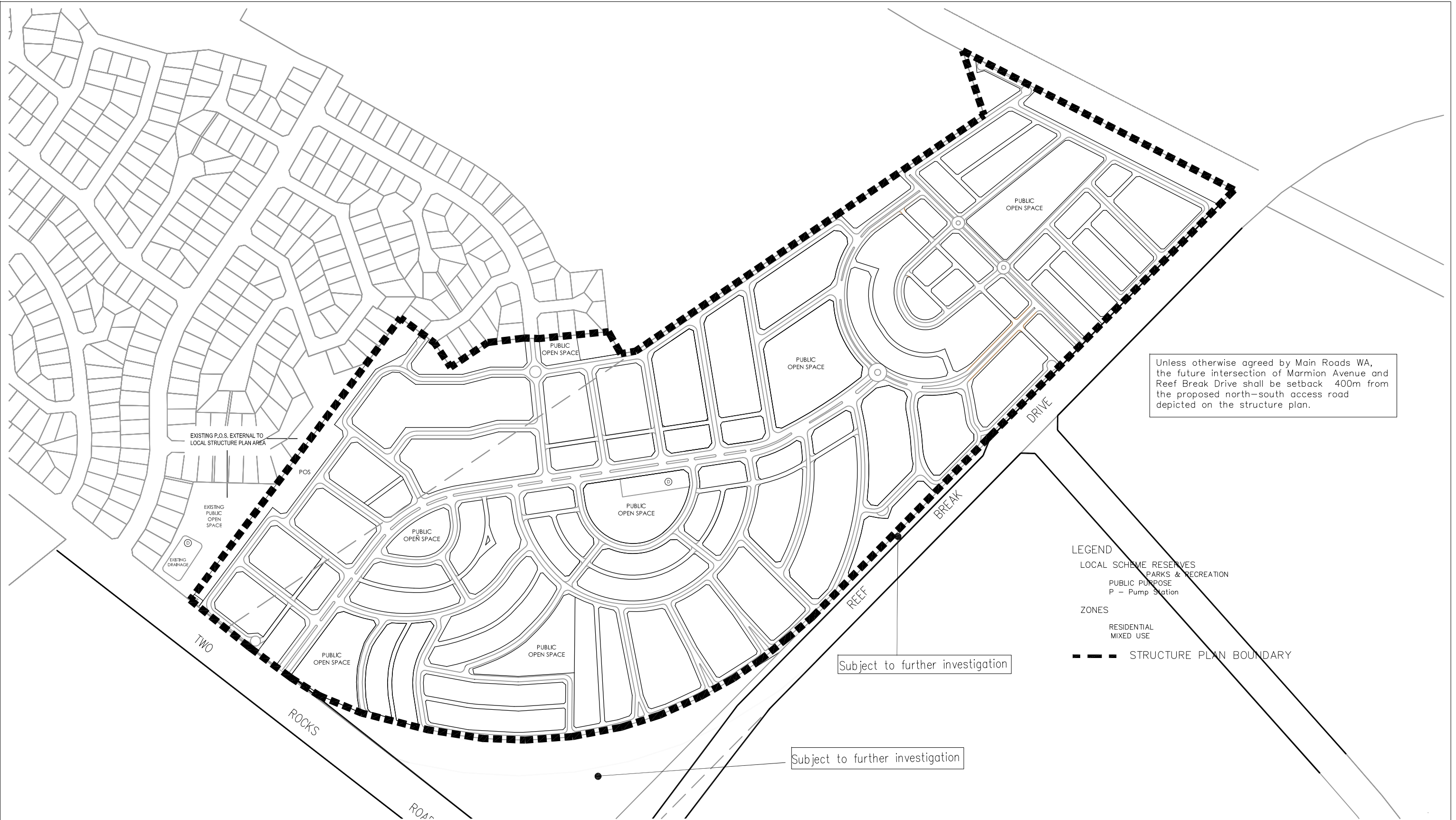
satisfaction of the City, with implementation of strategy recommendations to proceed accordingly. The final 'Economic Development Initiatives Strategy' shall be included as an appendix to Part 1 of the Local Structure Plan.

8.8 Unexploded Ordnance

The searching and clearance of unexploded ordnance prior to the staged subdivision, or other development works (including any soil disturbance or earthworks) proceeding within the Project Area and arrangements being made to ensure purchasers and successors in title of the proposed lots are made aware of the matter of unexploded ordnance. (Including a Memorial on Title and Notification on Contracts of Sale).

8.9 Traffic Noise Assessment

A Traffic Noise Assessment may be required prior to the subdivision in respect of the lots abutting the future Marmion Avenue in accordance with the Western Australian Planning Commission's State Planning Policy 5.4: Road and Rail Transport Noise and Freight Considerations in Land Use Planning.



Unless otherwise agreed by Main Roads WA, the future intersection of Marmion Avenue and Reef Break Drive shall be setback 400m from the proposed north-south access road depicted on the structure plan.

- LEGEND**
- LOCAL SCHEME RESERVES
 - PARKS & RECREATION
 - PUBLIC PURPOSE
 - P - Pump Station
 - ZONES
 - RESIDENTIAL MIXED USE
 - STRUCTURE PLAN BOUNDARY**

Subject to further investigation

Subject to further investigation



Local Structure Plan

The Reef, Lot 501 Two Rocks Road
Two Rocks - City of Wanneroo

DISCLAIMER: AREA SUBJECT TO APPLICATION. CARRIAGEWAYS DIAGRAMMATIC ONLY. ALL AREAS AND DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FUTHER SURVEY ENGINEERING AND DETAIL DESIGN.



