

**Calabrese Triangle – Statement of Intent**

---

**Policy Owner:** Planning and Development Services

**Distribution:** All employees

**Implementation:** 1 July 1999

**Scheduled Review:** 1 July 2001. Reviewed at the 14 December 2004 Council Meeting  
Item No: PD01-12/04

**Next Review:** December 2006

---

**Objective**

To provide a policy for determining applications for rezoning and/or development approval in respect of land within the area bounded by Wanneroo Road, Mangano Place and Calabrese Avenue.

**Statement**

In determining applications for rezoning and/or development approval in respect of land within the area bounded by Wanneroo Road, Mangano Place and Calabrese Avenue, Council shall have regard to the following:

1. New development shall be in a manner that is complementary to existing development in terms of scale, design and appearance.
2. Development shall have regard for the amenity of adjacent residential areas.
3. Amalgamation of lots may be considered where appropriate, in the interests of providing a co-ordinated development.
4. All development should be adequately served by on-site water supply and waste disposal systems.
5. Developments with traffic generating capacity which would require the significant upgrading of Mangano Place and Calabrese Avenue shall be discouraged.
6. No new crossovers shall be permitted to Wanneroo Road.
7. Car parking provision shall be in accordance with the appropriate provisions of the City of Wanneroo District Planning Scheme No 2

8. Where possible, access to new developments shall be via Villanova Street, Mangano Place or Calabrese Avenue, and not Wanneroo Road.
9. To provide for coordinated access from Wanneroo Road and across individual lots, reciprocal access and parking will be required across all lots fronting Wanneroo Road. This shall be supported by an easement in gross in favour of the City of Wanneroo or other suitable arrangement.
10. The provision and maintenance of landscaping shall be in accordance with Council's requirements for the "Service Industrial" zone
11. Incompatible uses shall be separated by an approved screen wall and/or a landscaped buffer strip of at least 3.0 metres in width.
12. The present discreteness of the area shall be maintained.

### **Responsibility for Implementation**

Manager Development and Health Services  
Manager Planning Services