

AGREED STRUCTURE PLAN NO. 29

CLARKSON SOUTH-EAST

(AS AMENDED)

THIS DOCUMENT REPRESENTS THE CLARKSON SOUTH-EAST STRUCTURE
PLAN INCORPORATING ALL AMENDMENTS ADOPTED TO 10 MARCH 2009

CERTIFICATION OF AGREED STRUCTURE PLAN

(CLARKSON SOUTH-EAST)

CERTIFIED THAT AGREED STRUCTURE PLAN CLARKSON SOUTH-EAST
WAS ADOPTED BY RESOLUTION OF THE
WESTERN AUSTRALIAN PLANNING COMMISSION

ON 22 MARCH 2002

.....
Chairperson, Western Australian
Planning Commission

AND
BY RESOLUTION OF THE COUNCIL OF THE CITY OF WANNEROO ON
12 JUNE 2001

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

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

Record of Amendments made to the Agreed Structure Plan

Clarkson South-East

| Amendment No. | Description of Amendment | WAPC Adopted | Council Adopted |
|---------------|---|--------------|-----------------|
| 1. | Inclusion of revised Structure Plan, RD-Codes and miscellaneous development provisions relating to Lots 2 and 3 Connolly Drive. | 28 April 04 | 15 Oct 02 |
| 2. | Recode Lot 638 Polglase Fairway from R20 to R30. | 28 April 04 | 3 April 03 |
| 3. | Modify Clause 1.4, Criteria B | 21 April 05 | 17 Nov 04 |
| 4. | Rezone Lot 8002 Boranup Avenue, Clarkson from Residential to Mixed Use. | 10 March 09 | 29 July 08 |
| 5. | Recode Lot 8002 Boranup Avenue, Clarkson from R20 to R60 | 10 March 09 | 25 Sept 08 |

CLARKSON SOUTH-EAST STRUCTURE PLAN NO. 29

OVERVIEW

PARTS OF THE STRUCTURE PLAN

This Structure Plan comprises two separate parts:

Part 1 – Statutory Planning Section

Part 2 – Explanatory Report

Clause 9.8 of the City of Wanneroo District Planning Scheme No. 2 (hereinafter called “the Scheme”) provides, amongst other things that a provision, standard or requirements of a Structure Plan approved under Part 9 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 only be given to Part 1 of this Structure Plan. Part 2 of this Structure Plan is for explanatory purposes only, providing a descriptive analysis of the Structure Plan initiatives.

Clause 9.8.3 (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.

PART 1

STATUTORY PLANNING SECTION
CLARKSON SOUTH-EAST STRUCTURE PLAN

As provided for under the provisions of the Scheme, this part of the Clarkson South-East Structure Plan has the same force and effect as a provision, standard or requirement of the Scheme, and is valid for a period of five years from the date of becoming an Agreed Structure Plan, at which point it shall be reviewed.

Subject Area

The Clarkson South-East Local Structure Plan covers the residual undeveloped portion of the Clarkson locality which is generally east of the District Centre; This area comprises;

| | | |
|----------------------|---|----------------------------|
| Portion of Pt Lot 15 | - | 9.2058ha (LandCorp) |
| Lot 2 | - | 8.6684ha (Landrow) |
| Lot 3 | - | <u>33.1281ha (Landrow)</u> |
| Total | | <u>51.0023ha</u> |

1.0 ZONES

Plan 1 - The Zoning Plan includes the following zones over the subject area.

- (i) Residential
- (ii) Business
- (iii) Mixed Use

1.1 Residential

The predominant land use in this zone is Residential and all provisions, standards and requirements of the Residential Zone in the Scheme shall apply.

Residential land within the Subject Area shall be developed in conformity with the provisions of the Residential Design Codes of Western Australian as given effect by Clause 4.4.3 of the Scheme. In the event of there being any conflict or inconsistency between any requirement, provision or standard of the RD-Codes and requirement, provision or standard of the Structure Plan, the requirement, provision or standard of the Structure Plan shall prevail. Plan 2 - the Residential Code Plan depicts the residential density codes that apply to the Subject Land.

1.2 Business

The Business Zone is intended to accommodate warehouses, showrooms, trade and professional services and small scale complementary and incidental retailing uses, as well as providing for retail and commercial businesses which require large areas such as bulky goods and category / theme based retail outlets that provide for the needs of the community but which due to their nature are generally not appropriate to or cannot be accommodated in a commercial area.

All provisions, standards and requirements of the Business Zone in the Scheme shall apply.

1.3 Mixed Use

The Mixed Use Zone is intended to accommodate a mixture of residential development with small-scale businesses in a primarily residential scale environment. The predominant use will be residential, office, consulting, dining and limited retail uses, occupying the street frontage of lots.

All provisions, standards and requirements of the Mixed Use Zone in the Scheme shall apply.

1.4 R20 Standard Lots

The R20 Standard lots are those lots designated R20, which do not have rear access via a laneway.

Objectives

General objectives intended for R20 Standards Lots include:

- a) Encourage an attractive streetscape where garages and carports do not dominate the visual appearance of the building façade.
- b) Encourage variation in building shape of individual residences to create visual interest.
- c) Promote dwelling layouts that provide for pedestrian friendly streetscapes with passive surveillance of the public streets.

Criteria

Plan 3 - R20 Lots Subject to Setback Criteria depicts the R20 standard lots to which the following criteria applies:

- a) The front setback to the street boundary shall be 3 metre minimum.
- b) Garages and carports shall be setback a minimum of 5 metres from the primary road frontage.

1.5 R20 Laneway Lots

The R20 laneway lots are those lots designated R20, which have rear access via a laneway.

Objectives

General objectives intended for R20 Laneway Lots include:

- a) Encourage an attractive streetscape appearance where garages and carports are restricted to the rear of dwellings.
- b) Encourage variation in building shape of individual residences to create visual interest.
- c) Promote dwelling layouts that provide for pedestrian friendly streetscapes with passive surveillance of the public streets.

Criteria

Plan 3 - R20 Lots Subject to Setback Criteria depicts the R20 laneway lots to which the following criteria applies:

- a) The front setback to the street boundary shall be 3 metre minimum and 4.5 metre minimum average.
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- b) The setback to garages and carports from the rear laneway shall be a minimum of nil. A sight truncation is not required at the sides of garage openings at ground level.
- c) Car parking access shall be gained from laneways.

1.6 Land Included within the R40 Code

It is intended that land within the R40 coding be primarily for residential development to provide a range of densities with a variety of housing to meet the needs of different household types.

Objectives

General objectives intended for land within the R40 code include:

- a) Encourage a diversity of housing types, including single residential, grouped dwellings, and multiple dwellings;
- b) Encourage a strong sense of architectural identity at special locations, such as opposite public open space;
- c) Promote dwelling layouts that provide for pedestrian friendly streetscapes with passive surveillance of the public streets and open spaces such as parks.

Criteria

- a) The front setback to the street boundary shall be 1.5m minimum and 3.0m minimum average.
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- b) Garages and carports shall have a 4.5m minimum setback from the street boundary. The setback to garages and carports from the rear laneway shall be a minimum of nil. A slight truncation is not required at the sides of the garage openings at ground level.
 - c) Side setbacks shall be in accordance with the Residential Design Codes. All dwelling units may be constructed with one or more walls built up to one or more side or rear boundaries provided every dwelling shall have a courtyard with a minimum dimension of 4.0m.
 - d) Where lots with an RD Code of R40 directly abut a Public Open Space reserve, the dwelling shall be setback 1.5m minimum from the open space boundary and street boundary. A 1.5m side setback is permitted to the open space boundary and street boundary.
 - e) For lots abutting Public Open Space, fencing along Public Open Space boundaries may be solid to 750 mm above ground level or retaining wall. Above this, the fence shall be 50% visually permeable to a maximum height of 1800 mm. Where a side boundary of a lot abuts Public Open Space, 50% visually permeable fencing shall be constructed to at least 5.0m from both the front and rear boundaries, and solid fencing to a height of 1800 mm may be constructed between the front and rear setback distances.
 - f) Utility areas such as bins and service areas shall be provided outside the street setback areas, and designed
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so that they are not viewed from Public Streets and Public Open Spaces.

- g) Car parking access shall be gained from laneways, where applicable.