

**CAPRICORN COASTAL NODE**  
**CENTRE STRUCTURE PLAN NO. 75**  
**PART 1: STATUTORY SECTION**  
**SEPTEMBER 2011**



Capricorn Village™  
JOINT VENTURE

robertsday



TITLE: Capricorn Coastal Node Centre Structure Plan  
PROJECT: Capricorn at Yanchep  
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CERTIFIED THAT AGREED STRUCTURE PLAN .....

WAS ADOPTED BY

RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING

COMMISSION ON .....

.....

Chairperson, Western Australian  
Planning Commission

AND BY

RESOLUTION OF THE COUNCIL OF THE CITY OF

WANNEROO ON .....

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

Record of Amendments made to the Agreed Structure Plan



Amendment No.	Description of Amendment	WAPC Adopted	Council Adopted



# Part 1: Statutory Section

## 1.0 STRUCTURE PLAN AREA

The Capricorn Coastal Node Centre Structure Plan (CSP) shall apply to the area defined by the blue line on Plan 1 – Structure Plan.

## 2.0 PURPOSE

The Capricorn Coastal Node is intended to become a tourist and recreational coastal activity destination. This CSP provides the planning framework to guide subsequent detailed urban design and development of the centre. This Structure Plan constitutes a Centre Plan for the purposes of the State Planning Policy 4.2 and a Structure Plan pursuant to Clause 3.13.1 of City of Wanneroo District Planning Scheme No. 2.

## 3.0 STRUCTURE PLAN CONTENT

### *Part 1 – Statutory Section*

Contains provisions, requirements and standards that have effect as if included in the City of Wanneroo District Planning Scheme 2 (DPS 2).

### *Part 2 – Explanatory Section*

Contains supporting information to clarify aspects of Part 1 and provide an indication of future planning for the CSP area.

## 4.0 INTERPRETATION

The words and expressions used in this CSP shall have the respective meanings given to them in the DPS 2.

## 5.0 OPERATION DATE

In accordance with Part 9 of the DPS 2, this CSP shall come into operation on the later date when it is either certified by the Commission pursuant to subclause 9.6.3 or adopted, signed and sealed by the Council under subclause 9.6.5.

## 6.0 RELATIONSHIP WITH THE SCHEME

Pursuant to clause 9.8.2 and 9.8.3 of DPS 2, the provision of this part shall apply to the land contained within the Capricorn Coastal Node Centre Structure Plan as follows:

Any other provision, standard or requirement of this part that is not otherwise contained in DPS 2, shall apply to the land as though it is incorporated into DPS 2, and shall be binding and enforceable to the same extent as if part of DPS 2;

Parts 2 of this Structure Plan is for explanatory purposes only, to provide a descriptive analysis of the Structure Plan.

## 7.0 ZONES AND RESERVES

- 7.1 Plan 1 – Structure Plan designates the precincts and reserves applicable to the CSP area.
- 7.2 In addition Special Provisions are set out in Section 9 and shall have the same force and effect as if it were a provision of DPS 2.

## 8.0 RETAIL NET LETTABLE AREA

- 8.1 The maximum permitted Retail Nett Lettable Area (NLA) for the Capricorn Coastal Node Centre Structure Plan area shall not exceed 5000sqm unless justified by a retail assessment report that takes into consideration on-going tourism demands and adverse impacts on the viability of surrounding centres.
- 8.2 Any change to the Retail NLA shall take place through an amendment to this Structure Plan.
- 8.3 Retail NLA is defined as the area (both internal and external of the building) used for the display and retailing of goods, servicing of customers or accessible to customers for land uses listed in Planning Land Use Category 5 – Shop/ Retail of the WA Standard Land Use Classification and does not include areas inaccessible to customers such as for the storage of goods, staff amenities and incidental uses such as offices and production areas.

## 9.0 SPECIAL PROVISIONS

- 9.1 **Intent**  
The Capricorn Coastal Node is intended to become an integrated tourist and residential resort-style coastal activity centre.

### 9.2 Precinct Planning

The Coastal Node contains three precincts as depicted on Plan 1 – Structure Plan. The objectives, land use permissibility and specific requirements pertaining to each precinct are set out below.

If a use is not listed in the Land Use Permissibility for each precinct, but is listed in Schedule 1 of the Scheme it shall be considered to be prohibited.

If a use is not listed in the Land Use Permissibility for each precinct and is not listed in Schedule 1 of the Scheme the Council shall:

- a. determine that the use is consistent with the Objectives and is permitted; or
- b. determine that the use may be consistent with the Objectives and thereafter follow the “D” procedures of Clause 6.6.2 of the Scheme in considering an application for planning approval; or
- c. determine that the use is not consistent with the Objectives and is therefore not permitted.

### 9.3 Central Precinct

- i. Objectives:
  - a. Provide a publicly accessible resort-style village based on a flexible and adaptive street and built form design;
  - b. Build coastal tourism facilities with opportunities for festive, entertainment, leisure, recreational and artisan experiences;
  - c. Be designed in scale and accessibility for pedestrians to linger;
  - d. Be intricately connected to the natural coastal ecology;
  - e. Provide a range of tourism accommodation types for varying budgets;
  - f. Complement the conventional day-to-day retail, commercial and civic services offered in the Capricorn Village Neighbourhood Centre with ‘festive’ retailing, meaning businesses that are tourism and recreation related or boutique style; and
  - g. Comply with the height requirements of SPP 2.6 Coastal Planning Policy.



ii. Central Precinct Land Use Permissibility:

Permitted (P) Uses		Discretionary (D) Uses		Prohibited (X) Uses:
Ancillary accommodation	Liquor Store	Camping Ground	Special Place of Assembly	Abattoir
Aged or Dependent Persons' Dwelling	Market (Retail)	Caravan Park	Stall – General	Animal Husbandry
Amusement Facility/ Parlour	Motel	Caretaker's Dwelling	Telecommunications Infrastructure	Aquaculture
Art Gallery	Multiple Dwelling	Department Store	Vehicle Sales/ Hire Premises	Cattery
Arts and Crafts Studio and Sales	Night Club	Display Home Centre	Veterinary Consulting Rooms	Concrete Batching Plant
Auction rooms	Pharmacy	Drive In Theatre	Winery	Factory Unit
Bakery	Private Recreation	Drive-Through Food Outlet		Fuel Depot
Bank	Public Exhibition Facility	Educational Establishment		Funeral Parlour
Beauty Parlour	Reception Centre	Equestrian Activity		Industry - Extractive
Bed and Breakfast	Recreation Centre	Funeral Parlour		Industry – General
Car Park	Resort	Golf Course		Industry – Hazardous
Car Wash	Restaurant	Hardware Store		Industry – Rural
Child Care Centre	Service Station	Hire Service		Intensive Agriculture
Cinema	Shop	Hospital		Kennels
Cinema Complex	Showroom	Industry - Light		Milk Depot
Civic Building	Single House	Kindergarten		Piggery
Club	Supermarket	Landscape supplies		Road House
Consulting Room	Take-Away Food Outlet	Laundry		Rural Use
Convenience Store	Tavern	Market Garden Sales		Salvage Yard
Corner Store	Theatre	Mast or Antenna		Smash Repair Station
Costume Hire	Video Hire	Medical Centre		Sport Ground
Cottage Industry		Motor Vehicle Repairs		Stables
Dry Cleaning Premises		Nursing Home		Storage Yard
Exhibition Centre		Office		Trade Display
Grouped Dwelling		Open Air Display		Transport Depot
Hair Dresser		Park Home Park		Vehicle Sales
Hall		Place of Assembly		Vehicle Wrecking
Holiday Village/ Resort		Place of Worship		Veterinary Hospital
Home Business		Plant Nursery		Warehouse
Home Store		Restricted Premises		Woodyard
Hotel		Retirement Village		
Laundromat		Roadside Stall		

### iii. Noise:

The centre is intended to be a hub of activity and some noise can be expected from the non-residential uses in the centre such as cafes, restaurants, bars and studio workshops. Noise attenuation measures are to be applied within reason at the DAP and Development Approval (DA) stage and are not intended to prevent non-residential uses being developed due to onerous attenuation measures. A notice shall be placed on all titles, created within the Structure Plan area, stating that this area is a commercial area, and that any noise attenuation measure over and above those required by the noise regulations are the responsibility of and at the discretion of the affected development.

### iv. Variations to the Scheme:

Ancillary Accommodation fronting and accessed from a laneway (either on ground floor or above dwelling/ garage) is permitted and the occupancy of such accommodation shall not be limited in any way (i.e. the owner of the main dwelling may lease the accommodation to anyone).

All residential dwellings within the precinct may be used for permanent or short stay accommodation. 'Short stay accommodation' is defined as a dwelling occupied for a maximum consecutive period of 3 months.

### Definitions

- **Home Business** - means a business, service or profession carried out in a dwelling or on land around a dwelling by an occupier of the dwelling which will not cause injury to or adversely affect the amenity of the neighbourhood.
- **Cottage Industry** - means a trade or light industry producing arts and crafts goods which does not fall within the definition of "Home Business (Coastal Node)" and which does not cause injury to or adversely affect the amenity of the neighbourhood.
- **Arts and Craft Studio and Sales** - means an enterprise which produces, and/or offers for sale by retail, arts and crafts goods which cannot by virtue of the nature of the business be determined to fall within the definitions relating to a "Home Business" or "Cottage Industry" and that does not cause injury or adversely affect the amenity of the neighbourhood; and may also entail the display and offer for sale by retail, arts and craft goods which were not produced on the site.

- **Home Store** - means any shop attached to a dwelling and which is operated by a person resident in the dwelling and is not limited in size;
- **Exhibition Centre** - means premises used for the display, or display and sale, of materials of an artistic, cultural or historical nature, and includes a museum or art gallery;

### v. Prerequisites to subdivision and/or development:

Detailed Area Plans (DAPs) shall be adopted prior to subdivision approval being granted.

Subdivisions for superlots or full street blocks may be approved without an approved DAP at the discretion of the City of Wanneroo and the Western Australian Planning Commission (WAPC), with the understanding that a DAP will be required prior to subsequent subdivision and/or development approval being granted.

### vi. Detailed Area Plans:

The purpose of a DAP is to translate the precinct objectives into more detailed and tangible designs for public spaces, streetscapes, movement networks and building forms and provide the necessary statutory controls to ensure the design intent is realised.

A DAP may be prepared for either the entire precinct or for separate street block areas.

The City will not approve development within a Precinct in the absence of a DAP, approved by the City pursuant to clause 9.14 of DPS 2, unless the City is satisfied that the development is of a scale and permanence that would not prejudice the:

- intent of this centre, as detailed in this structure plan;
- timely provision of infrastructure and services to the area; or the
- development of the surrounding area in line with the Agreed Structure Plan.

The City will not accept a DAP for any area that is geographically smaller than a street block.



In determining the DAP boundary, the proponent shall justify the boundary having regard for:

- the intent/differentiating nature of the area;
- streetscape coherence and continuity - in this regard, DAP boundaries should generally occur mid block so that the DAP provisions are coordinated on both sides of the street or public space;
- size – as a guide DAPs should include the full length of a street block as a minimum to ensure sufficient area for the defining character to be conveyed;
- land ownership and staging of development.

DAPs shall address the following elements:

- a. Detailed site analysis including topography, vegetation, tree survey, view corridors, microclimate and significant natural features;
- b. Final road alignments, public open space and indicative lot configuration providing for a flexible and adaptive road layout and coastal activity centre and complementing the existing environment;
- c. Streetscape details including dimensions of pavement, parking, verge, paths, road reserve; approximate building heights; and indicative landscaping;
- d. Transport details such as footpaths, shared paths, special road treatments (for example shared spaces and pedestrian crossings), arcades/ courtyards/ lanes/ other accessways through blocks, driveway locations and public transport stops;
- e. Building details including setbacks, orientation, form, scale, height, entrances, corner treatments, windows, balconies, awnings, colours, materials and roofing;
- f. Demonstrate that the density targets set out in Clause 9.3 vii can be achieved.
- g. Housing plan depicting the accommodation types to be provided;
- h. Land use and floorspace controls in addition to provisions of CSP (optional);
- i. Parking Strategy (refer to Section 9.3 viii for more detail);
- j. Integration of development, public spaces and landscaping with the foreshore reserve and Bush Forever Site where appropriate;
- k. Integration of development with adjoining residential areas;
- l. Indicative earthworks plan with levels and retaining walls;
- m. Safe and controlled beach access in accordance with the Two Rocks

Yanchep Foreshore Management Plan;

- n. Connection and integration with the foreshore reserve and potentially the Yanchep Surf Life Saving Club;
- o. All general development requirements stated in Part 4 of DPS 2;
- p. All elements covered by the Residential Design Codes; and
- q. Other matters referred to in DPS 2 or considered relevant by Council.

Proposals that comply with the provisions of this CSP and an approved DAP shall be considered to have Planning Approval as required under Clause 6.1 of DPS 2. Separate planning approval obtained through the lodgement of a Development Application shall only be required if variations to the DAP are proposed.

#### vii. Residential Density

The centre aims to provide a large range of accommodation types including hotels, backpackers, bed and breakfasts, artist studios, apartments, cottages, multiple and grouped dwellings.

In order to support economic development, active street life and public transport in the centre, a minimum average overall density of 25 dwellings/leasable accommodation units per site hectare shall be achieved within the precinct. As set out in Section 9.3 vi, DAPs must demonstrate how this can be achieved.

No density codes apply to the precinct. In assessing subdivision applications in the absence of density codes, lot sizes for both freehold and strata titles should be in accordance with the approved DAP for the site, and be considered in terms of the building typologies necessary to accommodate the anticipated range of residential and non-residential uses and achieve the overall density targets.

#### viii. Parking

- The parking standards contained in DAPs shall be guided by the following:
- The impacts from parking on the amenity of public spaces and on pedestrian and cycle movements shall be minimised;
- On street parking shall be maximised;
- Parking areas comprising large open expanses of monotonous paving or asphalt shall be minimised;

- Parking shall be designed wherever possible to complement surrounding built form with the use of screening, planting and/or built form;
- On-site parking requirements shall be minimised, taking into account reciprocity;
- On-site parking requirements should not restrict changes in land use. In this regard a flat rate for parking that does not vary with land use may be considered; and
- Coastal centres have more amplified peak usage on weekends and during the warmer months, therefore to avoid the potential for large underutilised parking areas during offpeak times, multiple purpose sites that can accommodate parking such as grassed areas are encouraged to be used to cater for peak periods.

#### 9.4 Hotel Precinct

- i. Objectives:
  - a. Provide short stay accommodation with a tourist focus;
  - b. Integrate the buildings within the coastal landscape. In this regard natural topography should be maintained as much as possible and the architecture, colour and landscaping should complement the natural coastal character;
  - c. May provide tourist/ recreational facilities such as swimming pool, tennis courts, function rooms, and day spa, noting that retail, commercial and service facilities may be located in the publicly accessible Village Precinct.
  - d. Comply with the height requirements of SPP 2.6 Coastal Planning Policy



ii. Hotel Precinct Land Use Permissibility:

Permitted (P) Uses	Discretionary (D) Uses	Prohibited (X) Uses:		
Arts and Crafts Studio and Sales	Ancillary accommodation	Abattoir	Industry - Rural	Stall - General
Art Gallery	Camping Ground	Aged or Dependent Persons'	Intensive Agriculture	Storage Yard
Bakery	Car Park;	Dwelling	Kennels	Supermarket
Beauty Parlour	Caravan Park	Amusement facility/ Parlour	Kindergarten	Take-Away Food Outlet
Bed and Breakfast	Cinema	Animal Husbandry	Landscape supplies	Trade Display
Caretaker's Dwelling	Cinema Complex	Aquaculture	Laundromat	Transport Depot
Consulting Room	Civic Building	Auction rooms	Market (Retail)	Vehicle Wrecking
Golf Course	Club	Bank	Market Garden Sales	Vehicle Sales/ Hire Premises
Hair Dresser	Drive In Theatre	Car Wash	Medical Centre	Veterinary Consulting Rooms
Holiday Village/ Resort;	Dry Cleaning Premises	Cattery	Milk Depot	Veterinary Hospital
Hotel	Equestrian Activity	Child Care Centre	Motor Vehicle Repairs	Video Hire
Liquor Store	Exhibition Centre	Concrete Batching Plant	Nursing Home	Warehouse
Motel	Grouped Dwelling	Consulting Room	Open Air Display	Woodyard
Nightclub	Hall	Convenience Store	Office	
Resort	Hire Service	Corner Store	Park Home Park	
Restaurant	Laundry	Costume Hire	Pharmacy	
Shop	Mast or Antenna	Cottage Industry	Piggery	
Tavern	Multiple Dwelling	Department Store	Place of Worship	
	Place of Assembly	Display Home Centre	Plant Nursery	
	Private Recreation	Drive-Through Food Outlet	Restricted Premises	
	Public Exhibition Facility	Educational Establishment	Retirement Village	
	Reception Centre	Factory Unit	Road House	
	Recreation Centre	Fuel Depot	Roadside Stall	
	Retirement Village	Funeral Parlour	Rural Use	
	Telecommunications Infrastructure	Hardware Store	Salvage Yard	
	Theatre	Home Store	Service Station	
	Winery	Home Business	Showroom	
		Hospital	Single House	
		Industry - Extractive	Smash Repair Station	
		Industry - General	Special Place of Assembly	
		Industry - Hazardous	Sport Ground	
		Industry - Light	Stables	

iii. Prerequisites to subdivision and/or development:

A Detailed Area Plan (DAP) shall be adopted prior to subdivision approval being granted.

Subdivisions to create a superlot consistent with the precinct boundary may be approved without an approved DAP at the discretion of the City and the WAPC, with the understanding that a DAP will be required prior to any subsequent subdivision and/or development approval being granted.

iv. Detailed Area Plan

The purpose of the DAP is to provide the necessary statutory controls to ensure the precinct objectives are realised.

One DAP shall be prepared for the entire precinct.

DAPs shall address the following elements:

- a. Detailed site analysis including topography, vegetation retention, tree survey, microclimate and significant natural features;
- b. View analysis, including views from within site and views of the development from the beach and surrounding areas;
- c. Building details including pad locations, orientation, form, scale, height, colours, materials and roofing;
- d. Indicative earthworks plan;
- e. Pedestrian and vehicular access and parking through the site
- f. Integration of development and access with the adjoining Village Precinct and foreshore reserve;
- g. Safe and controlled beach access in accordance with the Two Rocks Yanchep Foreshore Management Plan;
- h. Landscape Strategy;
- i. Fire Management Plan for development within the precinct and the interface to adjoining bushland;
- j. Other matters referred to in DPS 2 or considered relevant by Council.

Proposals that comply with the provisions of this CSP and the approved DAP shall be considered to have Planning Approval as required under Clause 6.1 of DPS 2. Separate planning approval obtained through the lodgement of a Development Application shall only be required if variations to the DAP are proposed.

## 9.5 Transition Precinct

i. Objectives:

- a. Provide a transition from the more intense commercial land uses in the Central Precinct to the predominantly residential area surrounding it.
- b. Promote development conducive to establishment of home based businesses
- c. Provide for predominantly residential and shortstay accommodation uses that may be made up of one or a mix of the following types:
  - Short term tourist accommodation
  - Grouped or Multiple Dwellings
  - Single Dwellings
- d. Provide an appropriate interface between future development and public open space surrounding the precinct



ii. Transition Precinct Land Use Permissibility:

Permitted (P) Uses	Discretionary (D) Uses	Prohibited (X) Uses:		
Ancillary accommodation	Car Park	Abattoir	Hall	Reception Centre
Aged or Dependent Persons' Dwelling	Consulting Room	Amusement Facility/ Parlour	Hardware Store	Recreation Centre
Bed and Breakfast	Convenience Store	Animal Husbandry	Hire Service	Restaurant
Caretaker's Dwelling	Costume Hire	Aquaculture	Hospital	Restricted Premises
Child care centre	Cottage Industry	Art Gallery	Industry - Extractive	Road House
Corner Store	Open Air Display	Arts and Crafts Studio and Sales	Industry – General	Roadside Stall
Grouped Dwelling	Retirement Village	Auction rooms	Industry – Hazardous	Rural Use
Holiday Village/ Resort		Bakery	Industry - Light	Salvage Yard
Home Business		Bank	Industry – Rural	Service Station
Home Store		Beauty Parlour	Intensive Agriculture	Shop
Hotel		Camping Ground	Kennels	Showroom
Motel		Car Wash	Kindergarten	Smash Repair Station
Multiple Dwelling		Caravan	Landscape supplies	Special Place of Assembly
Resort		Park	Laundromat	Sport Ground
Single House		Cattery	Laundry	Stables
		Cinema Complex	Liquor Store	Stall – General
		Cinema	Market (Retail)	Storage Yard
		Civic Building	Market Garden Sales	Supermarket
		Club	Mast or Antenna	Take-Away Food Outlet
		Concrete Batching Plant	Medical Centre	Tavern
		Department Store	Milk Depot	Telecommunications Infrastructure
		Display Home Centre	Night Club	Video Hire
		Drive In Theatre	Nursing Home	Theatre
		Drive-Through Food Outlet	Motor Vehicle Repairs	Trade Display
		Dry Cleaning Premises	Office	Transport Depot
		Educational Establishment	Park Home Park	Vehicle Sales/ Hire Premises
		Equestrian Activity	Pharmacy	Vehicle Wrecking
		Exhibition Centre	Piggery	Veterinary Consulting Rooms
		Factory Unit	Place of Assembly	Veterinary Hospital
		Fuel Depot	Place of Worship	Warehouse
		Funeral Parlour	Plant Nursery	Winery
		Golf Course	Private Recreation	Woodyard
		Hair Dresser	Public Exhibition Facility	

### iii. Variations to the Scheme:

Ancillary Accommodation fronting and accessed from a laneway (either on ground floor or above dwelling/ garage) is permitted and the occupancy of such accommodation shall not be limited in any way (i.e. the owner of the main dwelling may lease the accommodation to anyone).

All residential dwellings within the precinct may be used for permanent or short stay accommodation. 'Short stay accommodation' is defined as a dwelling occupied for a maximum consecutive period of 3 months.

### Definitions

- **Home Business** - means a business, service or profession carried out in a dwelling or on land around a dwelling by an occupier of the dwelling which will not cause injury to or adversely affect the amenity of the neighbourhood.
- **Cottage Industry** - means a trade or light industry producing arts and crafts goods which does not fall within the definition of "Home Business (Coastal Node)" and which does not cause injury to or adversely affect the amenity of the neighbourhood.
- **Arts and Craft Studio and Sales** - means an enterprise which produces, and/or offers for sale by retail, arts and crafts goods which cannot by virtue of the nature of the business be determined to fall within the definitions relating to a "Home Business" or "Cottage Industry" and that does not cause injury or adversely affect the amenity of the neighbourhood; and may also entail the display and offer for sale by retail, arts and craft goods which were not produced on the site.
- **Home Store** - means any shop attached to a dwelling and which is operated by a person resident in the dwelling and is not limited in size;
- **Exhibition Centre** - means premises used for the display, or display and sale, of materials of an artistic, cultural or historical nature, and includes a museum or art gallery;

### iv. Prerequisites to subdivision and/or development:

Detailed Area Plans (DAPs) shall be adopted prior to subdivision approval being granted.

Subdivisions for superlots or full street blocks may be approved without an approved DAP at the discretion of the City of Wanneroo and the Western Australian Planning Commission (WAPC), with the understanding that a DAP will be required prior to subsequent subdivision and/or development approval being granted.

### v. Detailed Area Plans:

The purpose of a DAP is to translate the precinct objectives into more detailed and tangible designs for public spaces, streetscapes, movement networks and building forms and provide the necessary statutory controls to ensure the design intent is realised.

A DAP may be prepared for either the entire precinct or for separate street block areas.

The City will not approve development within a Precinct in the absence of a DAP, approved by the City pursuant to clause 9.14 of DPS 2, unless the City is satisfied that the development is of a scale and permanence that would not prejudice the:

- intent of this centre, as detailed in this structure plan;
- timely provision of infrastructure and services to the area; or the
- development of the surrounding area in line with the Agreed Structure Plan.

The City will not accept a DAP for any area that is geographically smaller than a street block.



In determining the DAP boundary, the proponent shall justify the boundary having regard for:

- the intent/differentiating nature of the area;
- streetscape coherence and continuity - in this regard, DAP boundaries should generally occur mid block so that the DAP provisions are coordinated on both sides of the street or public space;
- size – as a guide DAPs should include the full length of a street block as a minimum to ensure sufficient area for the defining character to be conveyed;
- land ownership and staging of development.

DAPs shall address the following elements:

- a. Final road alignments, public open space and indicative lot configuration providing for a flexible and adaptive road layout and coastal activity centre and complementing the existing environment;
- b. Streetscape details including dimensions of pavement, parking, verge, paths, road reserve; and approximate building heights;
- c. Transport details such as footpaths, shared paths, special road treatments (for example shared spaces and pedestrian crossings), driveway locations and public transport stops;
- d. Building details including setbacks, orientation, form, scale, height, entrances, corner treatments, windows, balconies, awnings, colours, materials and roofing;
- e. Demonstrate that the density targets set out in Clause 9.5 vii can be achieved.
- f. Housing plan depicting accommodation types to be provided;
- g. Land use and floorspace controls in addition to provisions of CSP (optional);
- h. Parking Strategy if required (refer to Section 9.5 viii for more detail);
- i. Integration of development, public spaces and landscaping where appropriate;
- j. Integration of development with surrounding areas;
- k. Indicative earthworks plan;
- l. All general development requirements stated in Part 4 of DPS 2;
- m. All elements covered by the Residential Design Codes; and
- n. Other matters referred to in DPS 2 or considered relevant by Council.

Proposals that comply with the provisions of this CSP and an approved DAP shall be considered to have Planning Approval as required under Clause 6.1 of DPS 2. Separate planning approval obtained through the lodgement of a Development Application shall only be required if variations to the DAP are proposed.

vi. Residential Density

A minimum average overall density of 20 dwellings/leasable accommodation units per site hectare shall be achieved within the precinct. As set out in Section 9.5 vi, DAPs must demonstrate how this can be achieved.

No density codes apply to the precinct. In assessing subdivision applications in the absence of density codes, lot sizes for both freehold and strata titles should be in accordance with the approved DAP for the site, and be considered in terms of the building typologies necessary to accommodate the anticipated range of residential uses and achieve the overall density targets.

vii. Parking

The parking standards contained in DAPs shall be guided by the following:

- The impacts from parking on the amenity of public spaces and on pedestrian and cycle movements shall be minimised;
- On street parking shall be maximised; and
- On-site parking requirements should not restrict changes in land use. In this regard a flat rate for parking that does not vary with land use may be considered;

## 10.0 ENVIRONMENTAL CONDITIONS

In accordance with Clause 4.22 of the Scheme, environmental conditions imposed by the Minister for the Environment on the Scheme or Amendments to the Scheme and contained in a Statement under Section 48F of the Environmental Protection Act, shall be incorporated into the Scheme by provisions made in Schedule 12 of the Scheme contemporaneously with the making of the Scheme or Amendment.

The CSP is within an area (formerly Lot 303 and 304) subject to Environmental Conditions which require the preparation of the following relevant Environmental Management Plans:








- Drainage, Nutrient and Water Management Plan
- Foreshore Management Plan

These Management Plans have been prepared by Coffey Environments (formerly ATA Environmental) on behalf of the landowner. A copy of the Environmental Conditions and Statement is contained within Appendix 1. The requirements of the Environmental Plans shall be implemented to the satisfaction of the relevant authority at the specified stage of development/ subdivision.



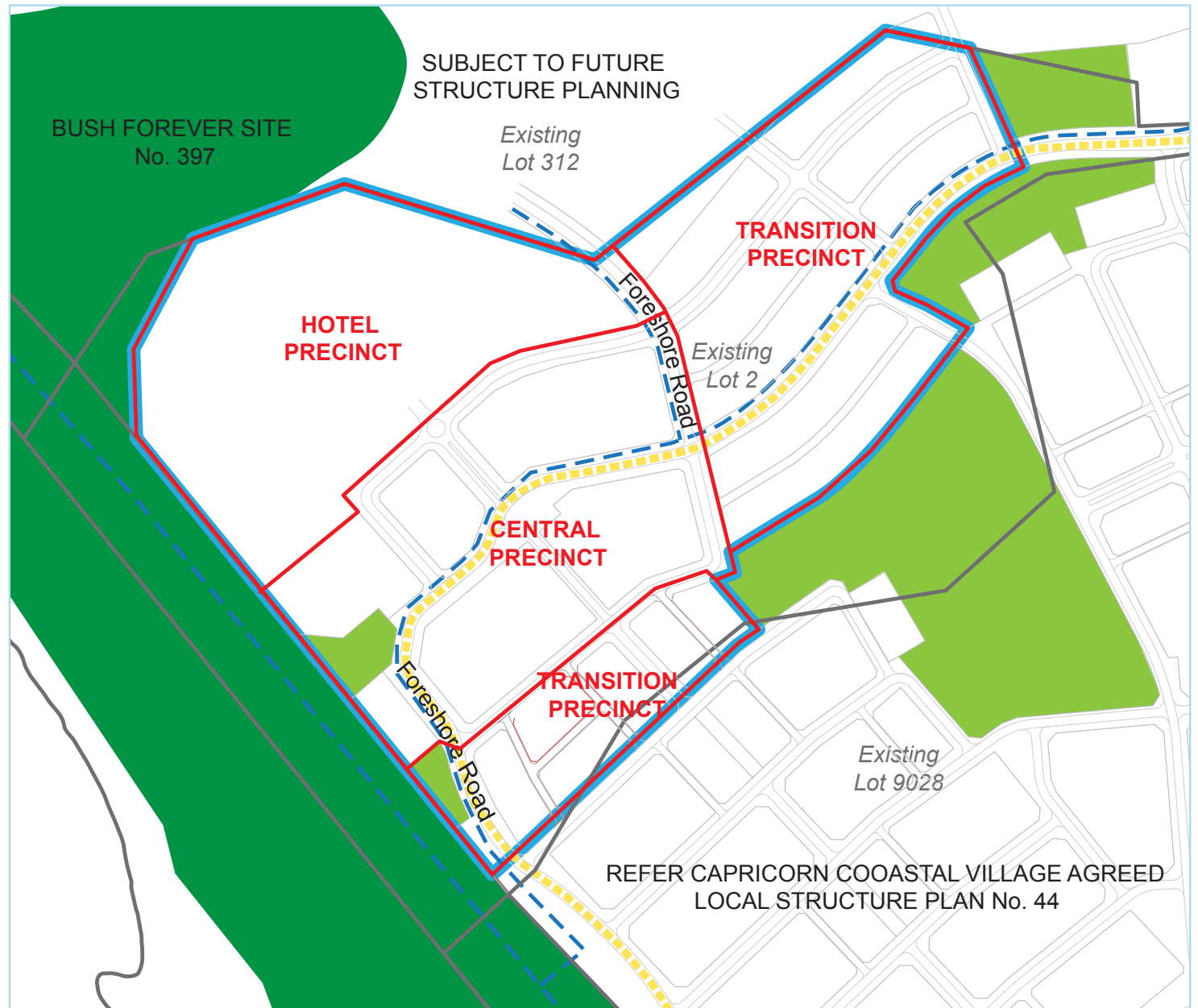
Plan 1 - Capricorn Coastal Node  
Centre Structure Plan

LEGEND

-  Capricorn Coastal Node Centre Structure Plan Boundary
-  Cadastral Boundary
-  Potential Bus Route
-  Shared Paths  
(Location of coastal shared path to be finalised in landscape plan)
-  Precinct Boundary
-  MRS Reserve for Parks and Recreation
-  Public Open Space

NOTE:  
Road alignments, road widths and POS areas are indicative only and are subject to refinements through DAP and subdivision.

The exact location of the Yanchep Surf Life Saving Club will be determined and integrated with the Capricorn Coastal Node at more detailed stage of the planning process.









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