

# **CARRAMAR SOUTH/TAPPING NORTH**

## **LOCAL STRUCTURE PLAN**

**(AS AMENDED)**

**Structure Plan No. 21B**

**Adopted: 12.8.01**

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

**RECORD OF AMENDMENTS MADE TO AGREED STRUCTURE PLAN  
NO. 21B**

**CARRAMAR SOUTH/TAPPING NORTH**

<b>Amendment No.</b>	<b>Description of Amendment</b>	<b>Finally Endorsed Council</b>	<b>Finally Endorsed WAPC</b>
1	Redesign of NE5 Local Centre land uses and General updating of Structure Plan	23.7.02	11.9.03
4	To indicate Lot 3169, Apsley Bend, Carramar 'Special Zone - Additional Use (Telephone Exchange)'	23.3.04	2.6.04
7	Regularise the ASP to accord with subdivision approvals granted by the WAPC and to code lots fronting the POS area to R30.	25.10.07	13.6.08
8	Rezone Lot 1334 (106) St Stephens Crescent, Tapping from Centre to Residential R20 and Amend Schedule 1 accordingly	15.12.09	22.6.10

# PART 1

## STATUTORY PLANNING SECTION

As provided for under the relevant “Structure Plan” provisions of the Scheme, this part of the Agreed Structure Plan has the same force and effect as if it was a provision, standard or requirement of the Scheme.

This Structure Plan has been endorsed by the Western Australian Planning Commission as a general guide to future subdivision, zoning and development of the land included in the Neerabup (now portions of Carramar, Tapping and Banksia Grove) Urban Cell.

### Subject Area

Prior to commencement of development, the Structure Plan area comprised a singular private landholding (Swan Loc 2579) which included approximately 380 hectares of land. This balance landholding has now been rationalised and comprises Pt Lot 9001.

#### 1. ZONING MAP

Plan 1: ‘The Zoning Map’

#### 2. AGREED STRUCTURE PLAN

Plan 2: The ‘Agreed Structure Plan’.

#### 3. RETAIL DEVELOPMENT

##### 3.1 Retail Floorspace (NLA)

Retail floorspace (NLA) for the Structure Plan will be in accordance with Schedule 1.

#### SCHEDULE 1: RETAIL FLOORSPACE PROVISIONS

Centre	Maximum Nett lettable area (rounded to the nearest 50m <sup>2</sup> )
District Centre*	15,000m <sup>2</sup>
NE5 Local Centre	4,500m <sup>2</sup>
Corner Store	100m <sup>2</sup>

\*The District Centre is to be developed partly within the adjoining landholding which is the subject of Structure Plan No. 21A.

### **3.5 Local Centre NE5**

Development of Local Centre NE5 and the adjoining development depicted within the area shown on the attached NE5 Local Centre Structure Plan is subject to the following Design Guidelines.

- a) All development to be subject to the corresponding standards prescribed in the City's District Planning Scheme No. 2
- b) All buildings shall be designed to address the abutting streets, open space and other public areas.
- c) The design of any fences is to have regard to the adjoining land use and development.
- d) The detailed design and layout of the open space and all car parking areas, including any car parking which may be primarily intended for the use of school users or visitors, shall be undertaken to ensure that all open spaces are integrated with adjoining development utilising Best Practice Design Principles aimed at minimising opportunities for crime and anti social behaviour.
- e) All car parking areas and associated vehicle manoeuvring areas are to be integrated with adequate access between the various lots and reserves, in terms of design and easements in gross.
- f) All car parking areas are to be clearly visible from the street,
- g) All services and rubbish storage areas shall be adequately screened from the view of all roads and publicly visible spaces.
- h) All dwellings on the common boundary of the medium density housing site and the open space shall be orientated towards the open space to provide surveillance.

#### 4. LOCAL PUBLIC OPEN SPACE

Local public open space within the Structure Plan will be in accordance with Schedule 2.

##### Schedule 2: Local Public Open Space Distribution

Location	Area of POS	Provided to Date	
		Lot Number	Crown Res.
Public Open Space Area A	13.3755 ha	Lot 642	Plan 23284
Public Open Space Area B	0.6645 ha	Lot 760	Diagram 97214
Public Open Space Area C	0.4660 ha	Lot 309	Diagram 89917
Public Open Space Area D	5.1580 ha	-	-
Public Open Space Area E	0.7000 ha	-	-
Public Open Space Area F	0.4974 ha	Lot 1709	Plan 30968
Public Open Space Area G	0.6800 ha	-	-
Public Open Space Area H	3.5600 ha	-	-
Public Open Space Area I	1.2780 ha	-	-
Public Open Space Area J	0.6080 ha	-	-
Public Open Space Area K	0.5980 ha	-	-
Public Open Space Area L	0.8120 ha	-	-
Public Open Space Area M	2.4349 ha	-	-
Public Open Space Area N	0.5000 ha	-	-
Local Centre Community Purpose Sites (1)	0.5000 ha	-	-
District Centre Community Purpose Site (part)	0.5000 ha	-	-
<b>POS to be provided</b>	<b>32.3323 ha</b>		

The District Centre and Local Centre community purpose sites identified above will be ceded to the Crown free of cost as Community Purpose Sites.

#### 5. PROVISIONS

##### 5.1 Residential Zone

The permissibility of uses is to be in accordance with the provisions of the Residential Zone as specified under the Scheme. The residential density codings applicable are R20, R30 and R40 as depicted on Plan 2, “The Agreed Structure Plan”.

**Objective:** To encourage residential development of a high standard and the creation of associated amenities.

## **5.2 Special Residential Zone**

The permissibility of uses and the general provisions is to be in accordance with the provisions of the Special Residential Zone under the Scheme. The density coding applicable is R2 as depicted on Plan 2, “The Agreed Structure Plan”. Lot sizes are to be a minimum of 5,000m<sup>2</sup>.

**Objective:** To provide for a low density residential development, serving as an effective buffer between the Special Rural Zone in the north and residential areas in the south and encouraging compatible development.

## **5.3 Centre Zone**

In accordance with the provisions of the Centre Zone under the Scheme, no subdivision or other development shall be commenced or carried out in a Centre Zone until a Structure Plan for the whole area covered by the zone has been prepared and adopted under the provisions of the Scheme. The permissibility of users in the Centre Zone shall be determined in accordance with the provisions of that Agreed Structure Plan.

**Objective:** To encourage commercial and associated community infrastructure development of a high standard.

## **5.4 Civic and Cultural Zone**

Development within this zone shall be subject to determination by the Council and will comprise buildings and infrastructure for the occupation and use primarily by local social and sporting groups and as educational establishments.

**Objective:** To provide for the development of regional recreation facilities.

## **5.5 Parks and Recreation Reserve**

Development within this zone shall comprise the Carramar Golf course, associated infrastructure and club facilities only.

**Objective:** To provide for the development of regional recreation facilities.

## **5.6 Additional Use (Corner Store)**

In addition to any uses permissible in the Residential Zone wherein the land is situated, the land specified in Schedule 3 may be used for the specific use(s) that are listed in addition to any uses permissible in the zone in which the land is situated subject to the conditions set out in Schedule 3 with respect to this land.

**Objective:** To provide for the development of local retail facilities commensurate with the predominant residential use of the area.

### Schedule 3 – Additional Uses

<b>Street/Locality</b>	<b>Particulars of Land</b>	<b>Additional Uses Permitted</b>
Corner Golf Links Drive and Balladong Loop, Carramar	Lot 485	Corner store excluding the preparation, sale and serving of food to customers in a form ready to be eaten without further preparation primarily off the premises.
Apsley Bend, Carramar	Lot 3169	Telstra Exchange