



AMENDMENT NO. 10

TO THE

CAPRICORN COASTAL VILLAGE

AGREED STRUCTURE PLAN NO. 44

RECORD OF AMENDMENTS MADE TO THE CAPRICORN COASTAL VILLAGE

AGREED STRUCTURE PLAN NO. 44

Amendment No.	Description of Amendment	Finally Endorsed by Council	Finally Endorsed by WAPC
1.	Minor modifications including: relocation of Aged Care Facility, increase in the size of the southern primary school site to 4 hectares, replace western area of POS with R10 density housing, other minor road and density coding variations.	20 December 2005	24 January 2006
2.	Minor modifications including; reconfiguration of sections of the local road network; incorporation of new residential mixed use and child care sites; modifications to areas of Public Open Space and other minor density coding variations.	4 January 2006	11 March 2006
3.	Major modifications to the Structure Plan design generally north of Lindsay Beach Boulevard including; road alignment, lot configuration, density and location of Public Open Space. Modification to Structure Plan boundary.	12 December 2006	21 August 2007
4.	Minor modification to provision relating to boundary walls.	20 July 2009	31 August 2010
5.	Minor modifications including; local road network and open space in the north-east area; Centre Zone boundary; zoning of school sites; and retail floorspace provision.	28 October 2010	30 November 2010
6.	Major modifications to the structure plan design including increasing densities near the Coastal Node, creation of larger Public Open Space area to protect natural high and grove of mature trees.	3 April 2012	15 April 2013
7.	Minor amendment to allow 'Take Away Food Outlet' as a 'D' discretionary use in the 'Mixed Use' zone.		17 October 2012
8.	Minor amendment to vary the minimum open space requirements in the Residential Design Codes for R20-R40 coded lots.		

Amendment No.	Description of Amendment	Finally Endorsed by Council	Finally Endorsed by WAPC
9.	<p>Modification to the Structure Plan design in the area bounded by Torepango Drive, Parktree Avenue, future Primary School and adjoining future POS area, including altering the road layout and removing a small public open space area.</p> <p>Modification to the Structure Plan design in other areas shown as hatched on Plan 1 by simplifying street and lot layout and applying a blanket density code range from R25 to R40 (including locational criteria).</p>		
10.	<p>Modification to the Structure Plan boundary and Neighbourhood Centre boundary to include land previously subject to Capricorn Neighbourhood Centre Structure Plan No. 54.</p> <p>Modification to the Structure Plan design by removing street block detail and road network within the amendment area and Centre Zones; applying a blanket density code range from R25 to R40; and consolidation of Plans 1, 2 & 3 into one Structure Plan figure.</p>		

**AMENDMENT NO. 10 TO THE
CAPRICORN COASTAL VILLAGE AGREED STRUCTURE PLAN NO. 44**

The City of Wanneroo, pursuant to Part 9 of District Planning Scheme No. 2, hereby amends the above Agreed Structure Plan by:

1. Replacing Plans 1, 2 and 3 with a new consolidated Plan 1 – Structure Plan and removing detailed design.
2. Modifying the structure plan boundary to include land excised from ASP 54, zoning the land Residential and applying a density code range of R25-R40.
3. Modifying Part 1: Statutory Section to refer to the consolidated Plan 1.

PART 1: STATUTORY SECTION

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6.0 ZONES, RESERVES & RESIDENTIAL DENSITY CODES

~~The Structure Plan Map (Plan 1) The Zoning Map (Plan 1) and Residential Density Code Map (Plan 2)~~ delineates and depicts the zones, reserves and residential density codes applicable to the land 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 code 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.

9.4 GENERAL PROVISIONS

- ~~• The road network and block configuration illustrated within each Centre Zone is indicative only and will be subject to detailed review and refinement through the Centre Zone Structure Plans.~~

10. RESIDENTIAL DEVELOPMENT

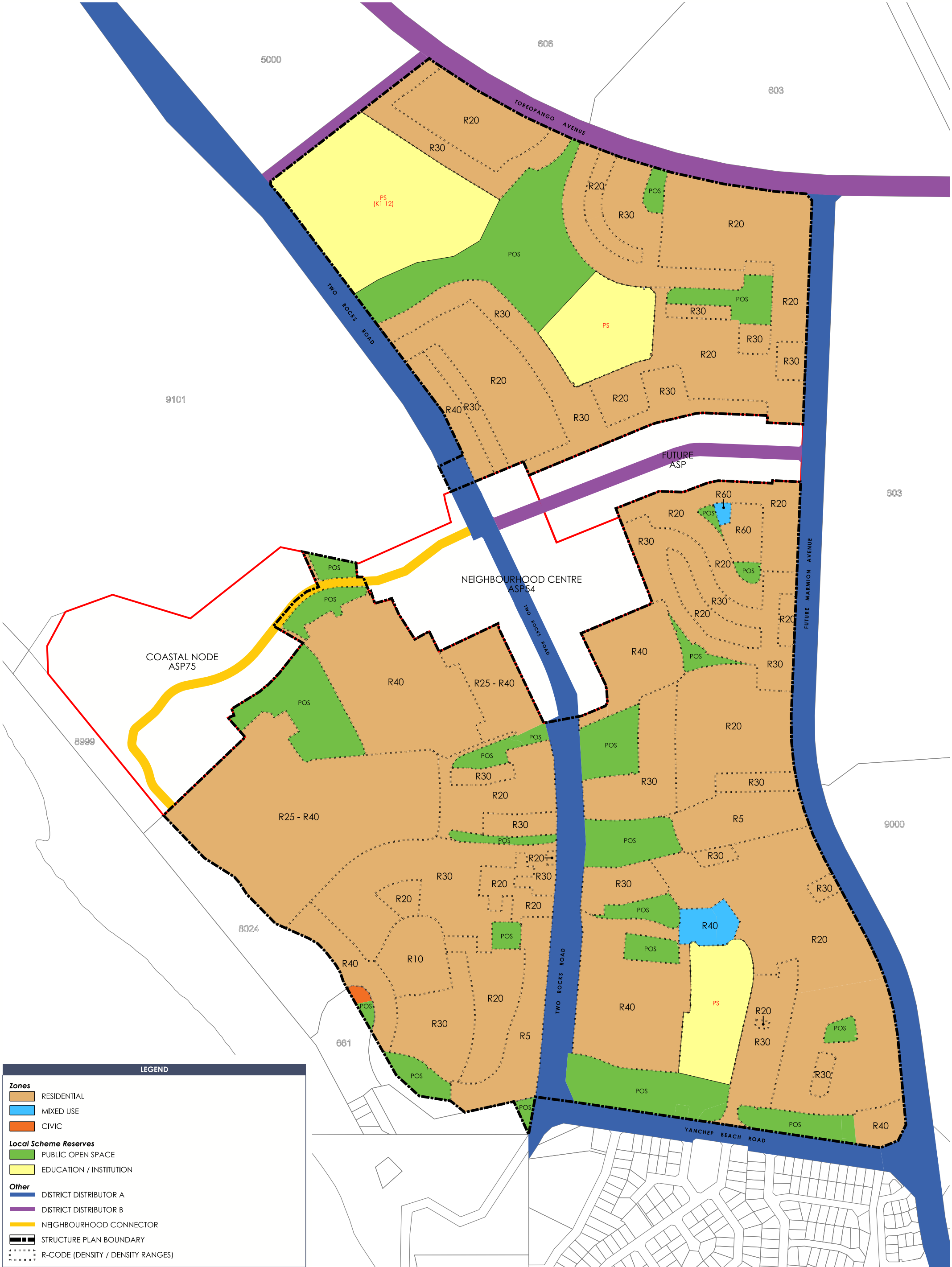
~~Plan 1~~ ~~Plan 2~~ defines either the Residential Density Code or the Residential Density Code range that apply to specific areas within the Structure Plan.

Where ~~Plan 1~~ ~~Plan 2~~ prescribes a Residential Density Code Range, a Residential Density Code Plan is to be submitted at the time of subdivision to the WAPC and shall indicate the Residential Density Coding applicable to each lot within the subdivision and shall be consistent with the Structure Plan and the Residential Density Ranges identified on ~~Plan 1~~ ~~Plan 2~~ and the locational criteria contained in Clause 10.1.

10.1 Locational Criteria

For areas identified as having a Residential Density Code range on the ~~Structure Plan~~ ~~Residential Density Code Plan~~, the allocation of residential densities shall be in accordance with the following criteria:

- a) R25-R40 Range
 - i. an average density code of R25 shall generally be provided for all residential lots.
 - ii. medium densities of R30 or R40 shall generally be provided for residential lots accessed by a rear laneway and/or lots directly fronting or adjacent to areas of POS.



NOTE: PUBLIC OPEN SPACE, DISTRICT DISTRIBUTOR B AND NEIGHBOURHOOD CONNECTOR INDICATIVE ONLY AND SUBJECT TO DETAILED DESIGN

PLAN 1 STRUCTURE PLAN

Capricorn Coastal Village ASP 44 Amendment No.10
Yanchep

0m 40 80 120m

s: 1:7,500@A3
d: 05 Mar 2015
p: 14/024/0488

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CERTIFIED THAT AMENDMENT NO. 10 TO THE CAPRICORN COASTAL VILLAGE AGREED
STRUCTURE PLAN NO. 44

WAS ADOPTED BY

RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON

.....

Signed for and on behalf of the Western Australian Planning Commission

.....

an officer of the Commission duly authorised by the Commission pursuant to section 24 of the
Planning and Development Act 2005 for that purpose, in the presence of:

..... Witness

..... Date

AND BY

RESOLUTION OF THE COUNCIL OF THE CITY OF WANNEROO
(or as otherwise delegated under Section 8.1 of its Delegated Authority Register)

ON

Signed for and on behalf of the City of Wanneroo in accordance with the Local Government Act
1995, Clause 9.49 A. (1) (b)

.....

Director, Planning and Sustainability, City of Wanneroo

..... Date

PART 2 - EXPLANATORY REPORT

AMENDMENT NO. 10 TO THE CAPRICORN COASTAL VILLAGE AGREED STRUCTURE PLAN NO. 44

7.0 INTRODUCTION

The proposed amendment primarily relates to a small portion of land previously located within the south-western portion of the Neighbourhood Centre Zone, subject to the Capricorn Neighbourhood Centre Agreed Structure Plan No. 54 (ASP 54). The primary purpose of this amendment is to remove residential components from ASP 54 and more appropriately include in Agreed Structure Plan No. 44 (ASP 44). It is proposed to amend the Structure Plan to remove this portion of land from ASP 54 and include within Agreed Structure Plan 44, changing the density coding of the land to R25-R40.

It is also intended to progress the detail design of the neighbourhood centre and remove all residential components from ASP 54 and include in ASP 44 at a later stage. The rationale for the consolidation of the Neighbourhood Centre ASP 54 into the broader Capricorn Village ASP 44 is to enable the residential components to be subdivided and developed consistent with the overall structure plan, with development control for the neighbourhood centre controlled via a Local Development Pan.

Given the designation of this portion of land under ASP 54 as 'Residential - R40' and 'Residential – R60' within the 'Park Avenue Precinct' and 'Residential Transition Precinct' it will be necessary to demonstrate that there is no loss in net density across the Estate through this amendment. This will be demonstrated through the subsequent amendment to ASP 44 and ASP 54 following review of the neighbourhood centre in more detail.

8.0 PROPOSAL

The amendment seeks to modify the overall Structure Plan boundary and Neighbourhood Centre Zone boundary by rationalising a portion of 'Residential – R40' and 'Residential – R60' land in the south-western portion of the Neighbourhood Centre (ASP 54). The proposed amendment seeks to include this portion of land within the overall Capricorn Village ASP 44 and zone this portion of land 'Residential' with a density coding range of R25-R40. The proposed density coding is consistent with the density coding range to the west of the amendment area. The amendment does not propose to modify the locational criteria applicable to the R25-R40 density code range under the current ASP 44, which provides for an average density coding of R25 and medium densities (R30 or R40) for laneway lots and/or lots directly fronting or adjacent to POS.

The transfer of this portion of land from ASP 54 to ASP 44 will result in no net loss in density as a result of the proposed change in density coding to 'Residential R25-R40' under ASP 44. As demonstrated in the table below, the proposed redesign provides for an additional 2,642m² of R60 density (and consequential increase in yield) in lieu of the R40 density located at, and within close proximity to, the future neighbourhood centre.

DENSITY COMPARISON TABLE			YIELD COMPARISON TABLE	
	Existing Area	Proposed Area	Existing (based on R-Code average lot size)	Proposed (based on R-Code average lot size)
R60	3.5622ha	3.8264ha	237 lots	255 lots
R40	7.3658ha	7.6846ha	334 lots	349 lots
POS	1.2412ha	1.0762ha	N/A	N/A
TOTAL	12.1692ha	12.5872ha	571 lots	604 lots

Recently approved amendments to ASP 44 have simplified the structure plan design by removing road network and street block detail from the Structure Plan map. As such, this amendment proposes to remove this detail and apply a blanket density code of R25-R40 to the amendment area. Furthermore, full street block design has also been removed from the Centre Zones as part of this amendment, allowing these details to be addressed at the subdivision stage. Consequently, it is proposed to delete the below provision from 9.4 of Part 1:

“The road network and block configuration illustrated within each Centre Zone is indicative only and will be subject to detailed review and refinement through the Centre Zone Structure Plans.”

The amendment to Part 1 of ASP 44 constitutes the consolidation of Plan 1- Zoning Map, Plan 2- Residential Density Code Map and Plan 3- Structure Plan into one Structure Plan Map (Plan 1) consistent with the WAPC’s Structure Plan Preparation Guidelines. Some minor consequential text amendments are required to accurately reference Plan 1 and are outlined above.

No further changes are proposed to the text of Part 1 as the principles, objectives and requirements of Part 1 are applicable under the current provisions of Part 1. Land use permissibility within the Residential zone is in accordance with the Scheme and will facilitate development within the portion of land subject to this amendment. In addition, residential development is subject to the R-Codes as required by the Scheme and it is not proposed to alter any of these requirements through this amendment.

The amendment does not propose to undertake any changes to Part 2 of ASP 44.

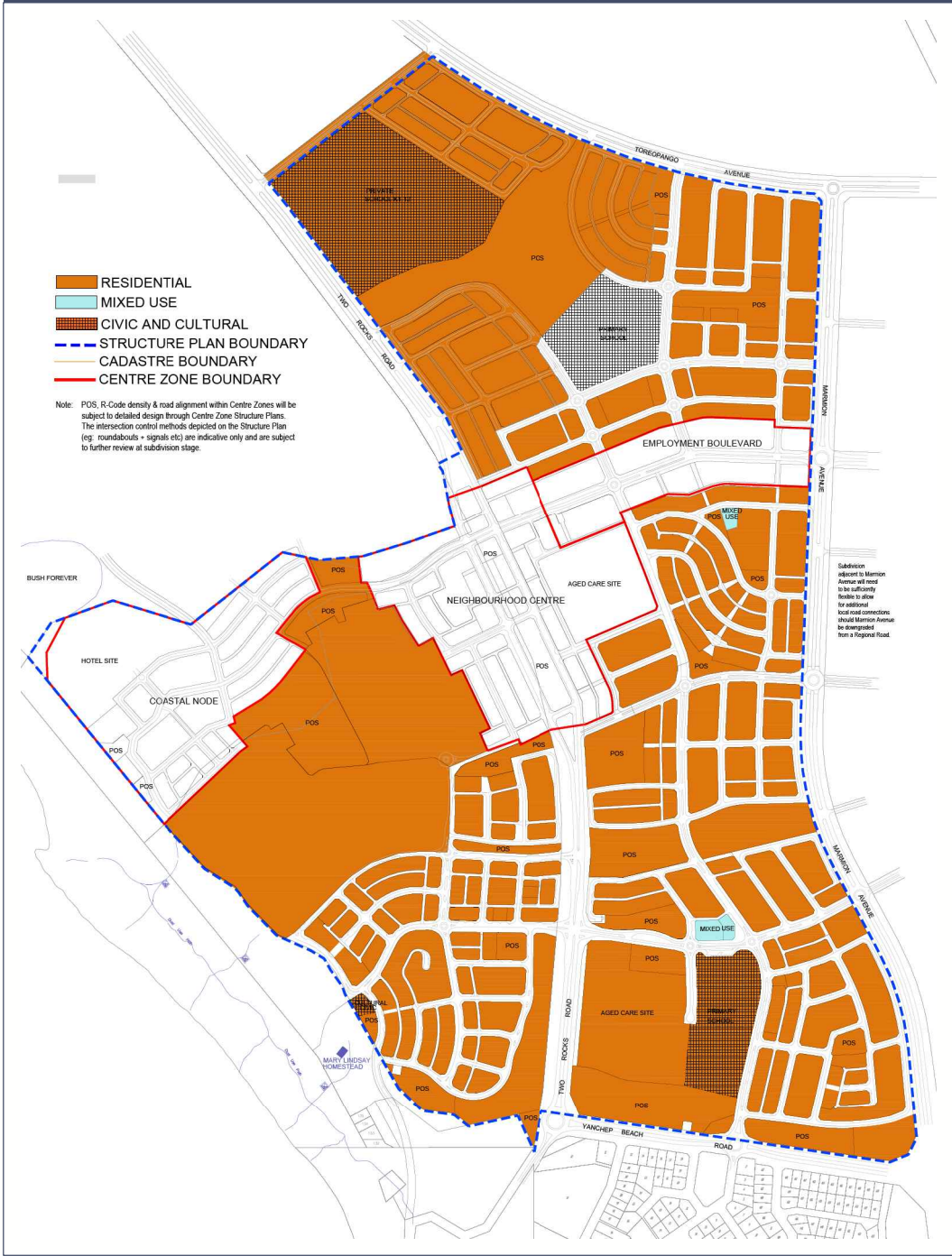
We also acknowledge that Amendments No. 8 & 9 to ASP 44 are still being finalised, therefore this amendment proposes changes to the current operational ASP 44 (i.e. Amendment 7). Following finalisation of Amendments No. 8 & 9, proposed Amendment No. 10 will be updated to reflect the latest approved amendments.

9.0 CONCLUSION

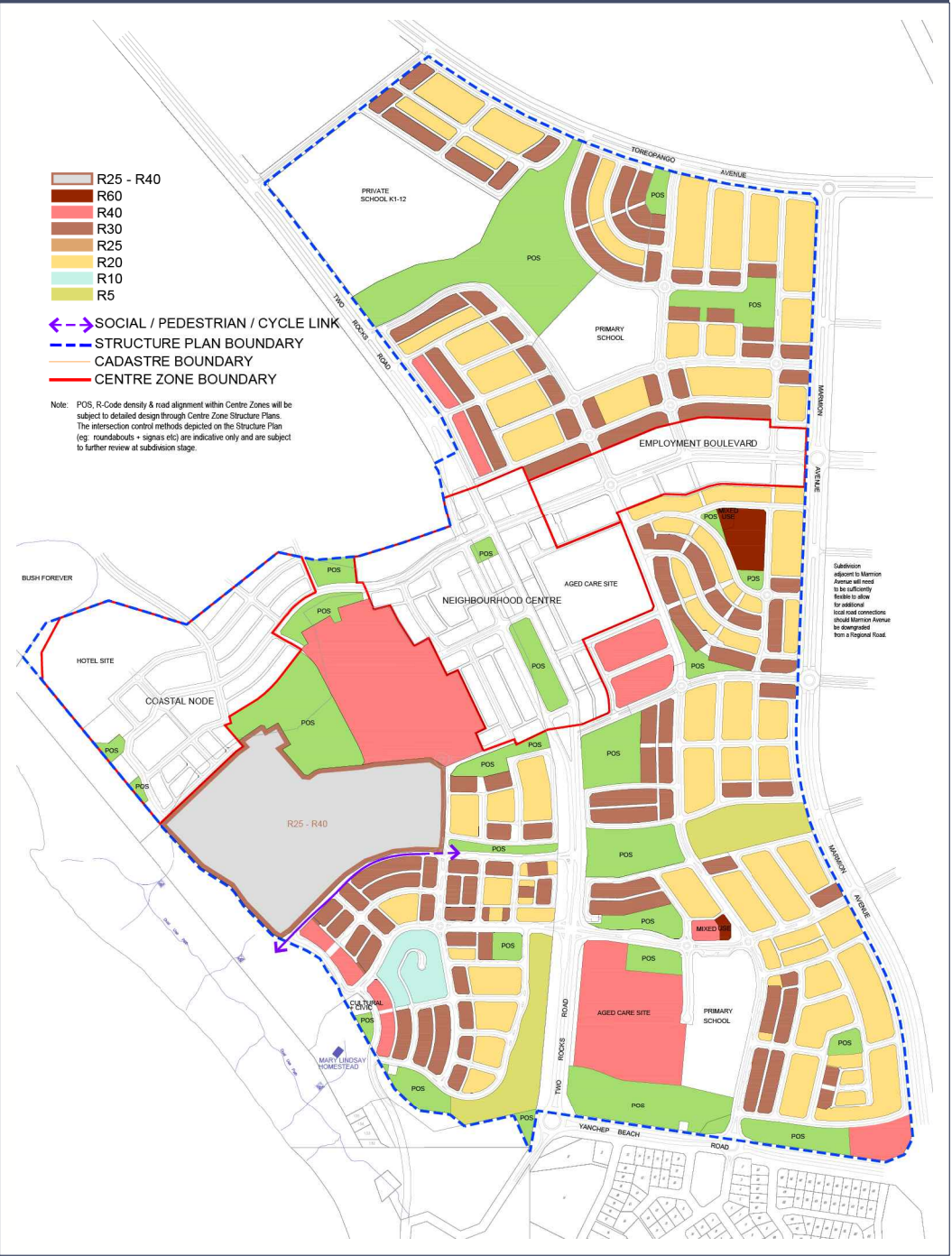
In conclusion, the Amendment seeks to make minor changes to the Structure Plan document to rationalise a portion of land coded ‘Residential – R40’ and ‘Residential – R60’ from the Neighbourhood Centre ASP 54 and include within the Capricorn Village ASP 44. This amendment would enable the residential components of ASP 54 to be subdivided and developed consistent with the requirements of the overall Structure Plan (ASP 44). This will then enable development within the Neighbourhood Centre to be suitably and more appropriately controlled via a Local Development Plan in its ultimate form.

In addition to the above, the amendment also proposes the consolidation of Plans 1, 2 & 3 into one Structure Plan Map (Plan 1) consistent with the WAPC’s Structure Plan Preparation Guidelines.

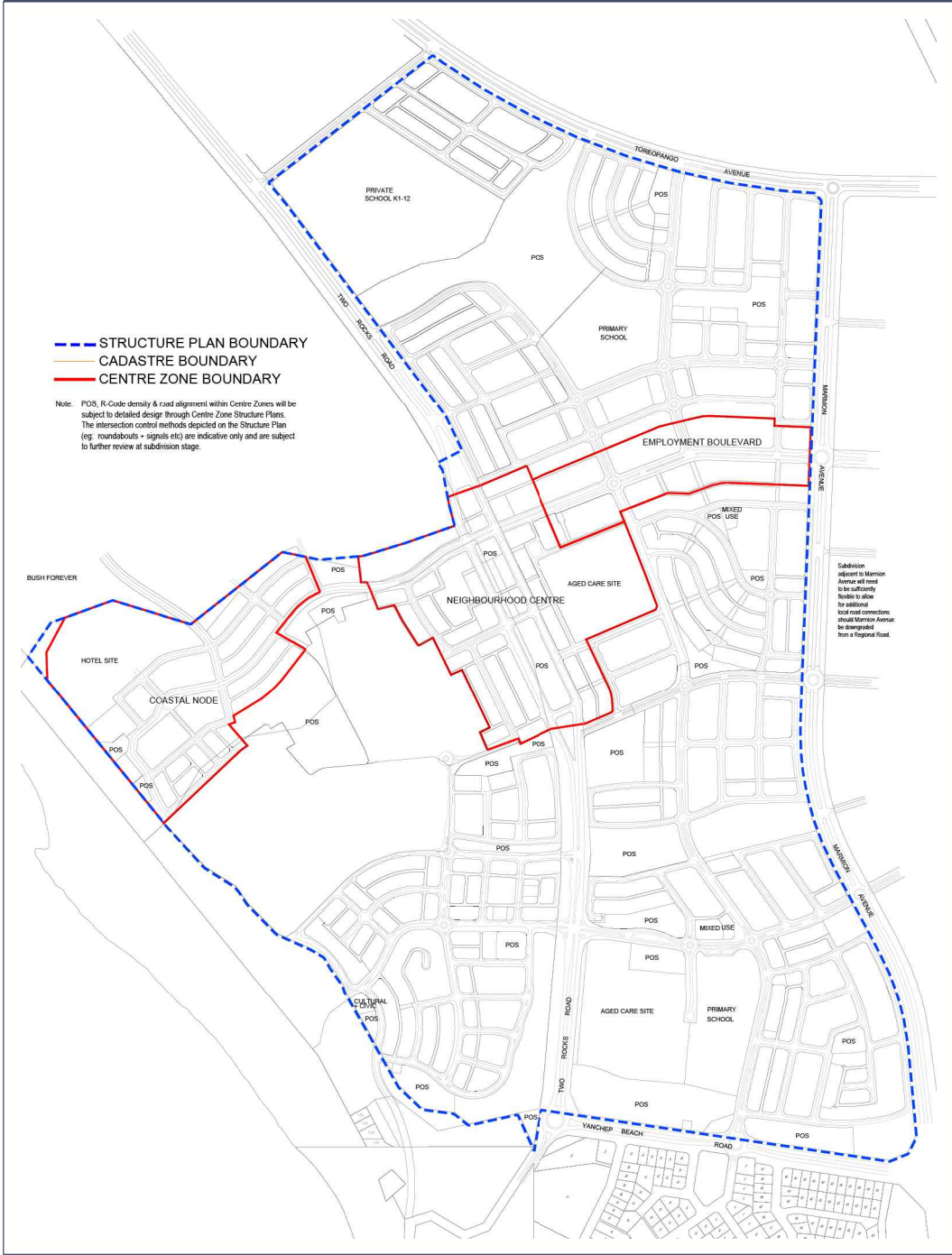
PLAN 1 - ZONING (EXISTING)



PLAN 2 - DENSITY (EXISTING)



PLAN 3 - STRUCTURE PLAN (EXISTING)



PLAN 1 - STRUCTURE PLAN (PROPOSED)

