



**AMENDMENT NO. 2**

**TO THE**

**CAPRICORN NEIGHBOURHOOD CENTRE**

**AGREED STRUCTURE PLAN NO. 54**

# RECORD OF AMENDMENTS MADE TO THE CAPRICORN NEIGHBOURHOOD CENTRE

## AGREED STRUCTURE PLAN NO. 54

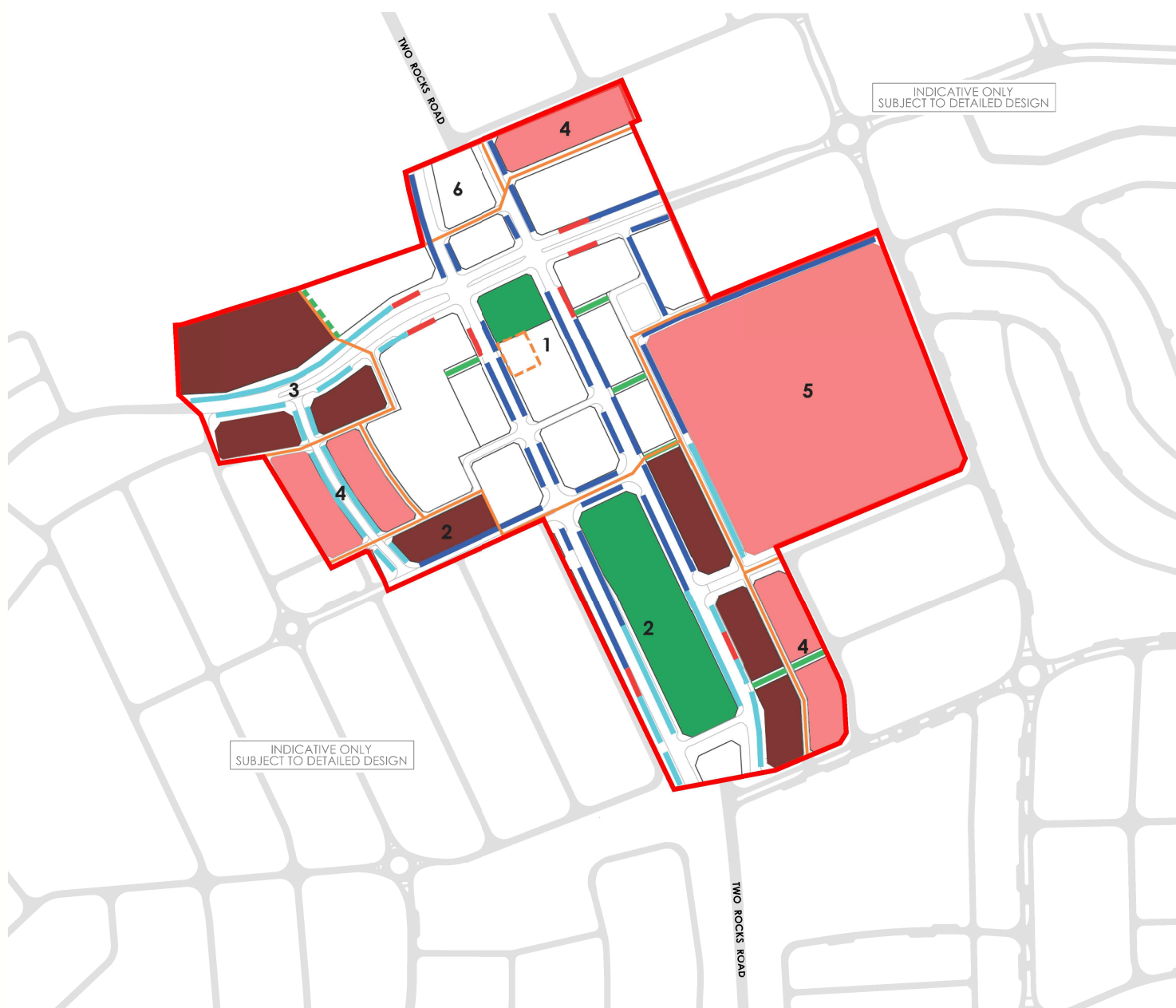
Amendment No.	Description of Amendment	Finally Endorsed by Council	Finally Endorsed by WAPC
1	<ul style="list-style-type: none"> <li>Reduces minimum building height within the majority of the Village Centre to 1.5 storeys and deletes minimum building height in all other precincts.</li> <li>Introduces an annotation on the structure plan to identify development that must be a minimum of 2 storeys and development that must contain a 2 storey element.</li> <li>Minor amendment to the boundary of the structure plan map.</li> <li>Reduces the ground floor minimum floor to floor height to 3.2m and upper levels minimum floor to floor height to 2.7m within the Village Centre Precinct.</li> <li>Reduces the height of the accentuated façade of the supermarket to 5.2m within the Village Centre.</li> <li>Reduces minimum weather cover along main street building facades to 90% within the Village Centre.</li> <li>Introduces an additional provision to ensure changes in building material for main street building facades in the Village Centre.</li> <li>Introduces an additional provision to ensure on street parking facilitates attractive and integrated streetscapes in the Village Centre.</li> <li>Introduces an additional provision to ensure distinctive building elevations on sites nominated for 2 storey development in the Village Centre.</li> </ul>	15 August 2013	29 November 2012

Amendment No.	Description of Amendment	Finally Endorsed by Council	Finally Endorsed by WAPC
2	<ul style="list-style-type: none"> <li>Modification to the Structure Plan boundary to remove portion of 'Residential – R40' and 'Residential – R60' land in the south-western portion of the Structure Plan.</li> </ul>		

**AMENDMENT NO. 2 TO THE  
CAPRICORN NEIGHBOURHOOD CENTRE AGREED STRUCTURE PLAN NO. 54**

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

1. Modifying the structure plan boundary to exclude a portion of land, as illustrated on Plan 1.



#### LEGEND

  STRUCTURE PLAN BOUNDARY

  PRECINCT BOUNDARY

1 VILLAGE CENTRE

2 PARK AVENUE

3 DUNAL TRANSITION

4 RESIDENTIAL TRANSITION

5 SENIOR LIVING

6 SERVICE STATION

  NO DENSITY CODE ALLOCATED (refer Section 9.3)

  R60

  R40

  PUBLIC OPEN SPACE

  MINIMUM TWO STOREY

\* TWO STOREY CORNER ELEMENT (e.g clock tower, viewing tower, upper floor studio)

  COMMERCIAL STREET PARKING (minimum 228 bays)

  GENERAL STREET PARKING

  BUS STOP (indicative)

  PEDESTRIAN ACCESS WAY

  PEDESTRIAN ACCESS WAY OR POTENTIAL ROAD (subject to detailed design of the land to the north)

Note: POS, R-Code density and road alignment within Centre Zones will be subject to detailed design through Centre Zone Structure plans. The intersection control methods depicted on the Structure Plan (eg: roundabout and signals etc) are indicative only and are subject to review at subdivision stage.

## PLAN 1 - STRUCTURE PLAN

Capricorn Neighbourhood Centre  
ASP 54 Amendment No. 2  
Yanchep

0m 25 50 75m

s: 1:5000@A4  
d: 11 Mar 2015  
p: 14/024/047A

**Taylor Burrell Barnett** Town Planning and Design  
187 Roberts Road Subiaco Western Australia 6008  
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e: admin@tbbplanning.com.au

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CERTIFIED THAT AMENDMENT NO. 2 TO THE CAPRICORN NEIGHBOURHOOD CENTRE  
AGREED STRUCTURE PLAN NO. 54

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. 2 TO THE

### CAPRICORN NEIGHBOURHOOD CENTRE AGREED STRUCTURE PLAN NO. 54

#### 1.0 INTRODUCTION

The proposed amendment relates to the rationalisation of the Structure Plan boundary to remove a portion of 'Residential – R40' and 'Residential – R60' land in the south-western portion of the Structure Plan area. The primary purpose of this amendment is to remove residential components from Agreed Structure Plan No. 54 (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 Capricorn Village ASP 44, with development control for the neighbourhood centre controlled via a future 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.

#### 2.0 PROPOSAL

The amendment seeks to modify the Structure Plan boundary by rationalising a portion of 'Residential – R40' and 'Residential – R60' land in the south-western portion of 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 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 2,642m<sup>2</sup> 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
<b>TOTAL</b>	<b>12.1692ha</b>	<b>12.5872ha</b>	<b>571 lots</b>	<b>604 lots</b>

The amendment does not propose to undertake any changes to Part 1 and Part 2 of ASP 54.

### **3.0 CONCLUSION**

In conclusion, the amendment seeks to modify the Structure Plan boundary to remove a portion of 'Residential – R40' and 'Residential – R60' land in the south-western portion of the Structure Plan to remove residential components of ASP 54 and more appropriately include in ASP 44.



PLAN 1 - NEIGHBOURHOOD CENTRE STRUCTURE PLAN (EXISTING)

LEGEND

STRUCTURE PLAN BOUNDARY

PRECINCT BOUNDARY

1 VILLAGE CENTRE

2 PARK AVENUE

3 DUNAL TRANSITION

4 RESIDENTIAL TRANSITION

5 SENIOR LIVING

6 SERVICE STATION

NO DENSITY CODE ALLOCATED (refer Section 9.3)

R60

R40

PUBLIC OPEN SPACE

MINIMUM TWO STOREY

\* TWO STOREY CORNER ELEMENT (e.g clock tower, viewing tower, upper floor studio)

COMMERCIAL STREET PARKING (minimum 228 bays)

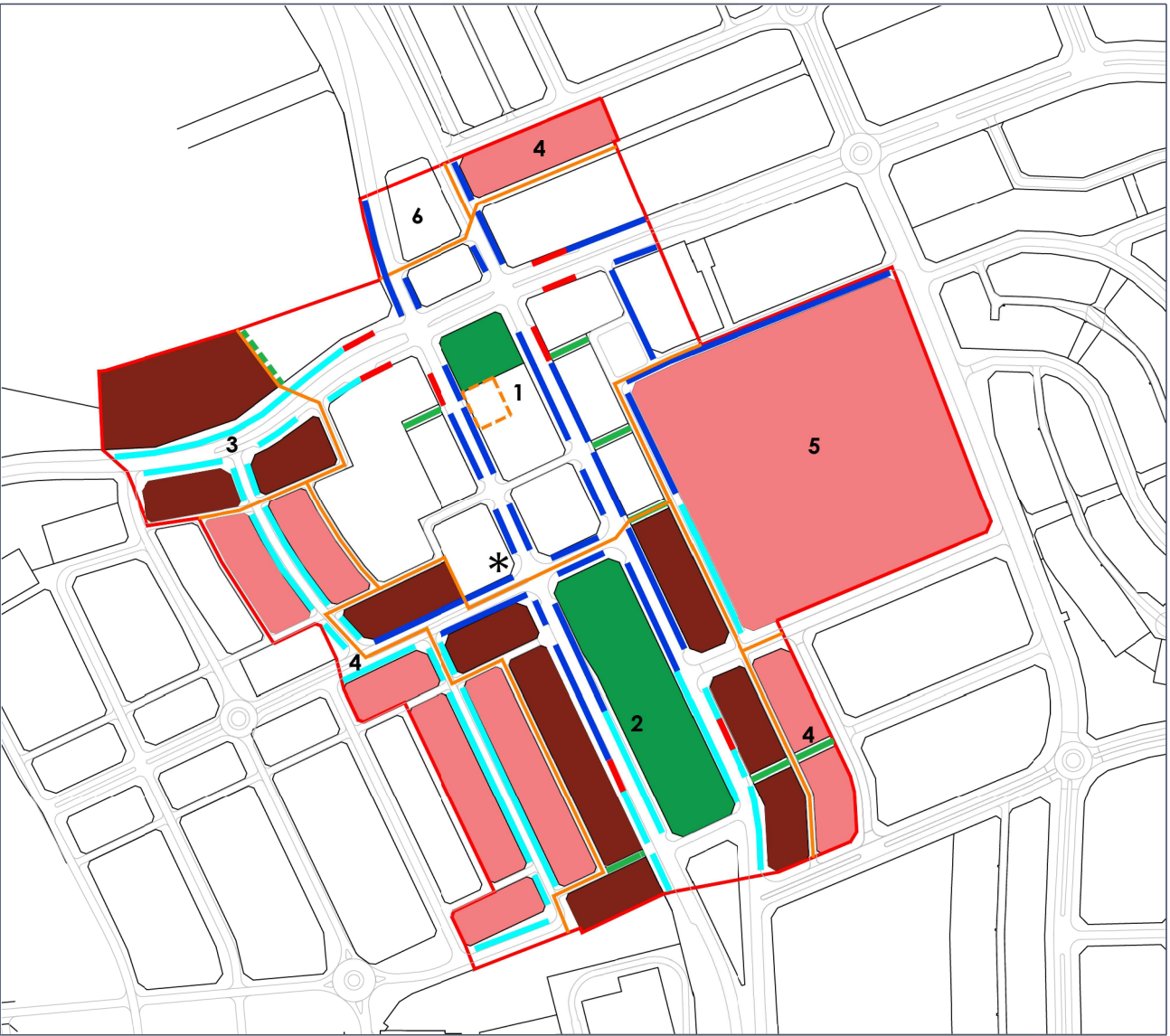
GENERAL STREET PARKING

BUS STOP (indicative)

PEDESTRIAN ACCESS WAY

PEDESTRIAN ACCESS WAY OR POTENTIAL ROAD (subject to detailed design of the land to the north)

Note: POS, R-Code density and road alignment within Centre Zones will be subject to detailed design through Centre Zone Structure plans. The intersection control methods depicted on the Structure Plan (eg: roundabout and signals etc) are indicative only and are subject to review at subdivision stage.



PLAN 1 - NEIGHBOURHOOD CENTRE STRUCTURE PLAN (PROPOSED)

LEGEND

STRUCTURE PLAN BOUNDARY

PRECINCT BOUNDARY

1 VILLAGE CENTRE

2 PARK AVENUE

3 DUNAL TRANSITION

4 RESIDENTIAL TRANSITION

5 SENIOR LIVING

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NO DENSITY CODE ALLOCATED (refer Section 9.3)

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EXISTING AND PROPOSED STRUCTURE AMENDMENT No. 2

Capricorn Neighbourhood Centre ASP 54  
Yanchep

0m 25 50 75m

s: 1:5000@A3  
d: 11 Mar 2015  
p: 14/024/052A

Taylor Burrell Barnett  
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