



## **AMENDMENT NO. 2**

**TO**

**LOTS 1 & 2 FLYNN DRIVE, CARRAMAR**

**AGREED STRUCTURE PLAN NO. 61**

**Structure Plan Ref: WANN/2015/61-02**

**RECORD OF AMENDMENTS MADE TO  
LOTS 1 AND 2 FLYNN DRIVE, CARRAMAR  
AGREED STRUCTURE PLAN NO. 61**

**WAPC Reference: WANN/2015/61-02**

<b>Amendment No.</b>	<b>Summary of the Amendment</b>	<b>Date Approved by WAPC</b>
01	<p>To introduce a Residential Zone (R20 to R50) and additional north-south open space spine.</p> <p>Reformatting the statutory section to comply with the City's Local Planning Policy 4.2 – Structure Planning.</p>	27 July 2015
02	<p>Rezoning areas within the north western and north eastern flanks from Special Residential to Residential/Private Open Space/Private Clubs/Recreation zone.</p> <p>Add 'Homeowners Association Community Facilities' and 'Equestrian Activity' as permissible uses within the Private Clubs/Recreation zone.</p> <p>Expansion of Private Clubs/Recreation zone to accommodate the Homeowners Association Community Facilities.</p> <p>Adding Equestrian Activity land use to exempted development for Private Clubs/Recreation zone.</p>	

**AMENDMENT NO. 2 TO  
LOTS 1 AND 2 FLYNN DRIVE, CARRAMAR  
AGREED STRUCTURE PLAN NO. 61  
WAPC Reference: WANN/2015/61-02**

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

1. Replacing Part 1: Plan 1 – Agreed Structure Plan No. 61 with the updated Plan 1 appended to this report (Appendix A), in order to recode certain areas for the following purposes:
  - Rezoning approximately 12.1000 hectares of Special Residential zoned land to Residential, within the northern half of the Structure Plan area, to allow increased densities.
  - Rezoning approximately 1.0900 hectares of Residential zoned land to Private Clubs/Recreation, within the north east and north west of the Structure Plan area, to allow for the inclusion of development associated with the Homeowners Association Community Facilities.
  - Rezoning approximately 3.1160 hectares of Residential zoned land to Private Open Space, generally aligning with the Structure Plan area’s eastern and southern boundaries, to ensure fire break requirements are achieved.
  
2. Adding an exempted development table in order to facilitate Equestrian Activity without the need for further planning approval within the Private Clubs/Recreation zone, by adding sub-section 5.1 to Part 1, and renumbering proceeding sub-sections accordingly:

*5.1 Exempted Development*

*Except as otherwise provided in the Scheme and this Structure Plan, the Council’s planning approval is not required for any use or development listed in Table 1 below, provided it is in accordance with the conditions corresponding to that land use or development in Table 1.*

*Table 1: Exempted Development*

<b><i>Exempted Development</i></b>	<b><i>Applicable Zone / Reserve</i></b>	<b><i>Conditions Applying to the Exempted Development</i></b>
<i>Equestrian Activity</i>	<i>Private Clubs/Recreation; Bridle Path</i>	<i>Provided the lot is greater than 10 hectares or designated as Bridle Path within Plan 1 of this Structure Plan.</i>

3. Assigning a land use definition for the 'Homeowners Association Community Facilities' by adding sub-section 5.2 to Part 1, and renumbering proceeding sections within section 5 accordingly:

*5.2 Interpretations – Land Use Definitions*

*For the purposes of this Structure Plan only, the following land use definitions apply:*

- a) **Homeowners Association Community Facilities:** *means the use of land or building/s designed or adapted primarily for the purposes of social, cultural, or recreational facilities or services by a private organisation/s involved in activities for the benefit of community within the Structure Plan area, and may include the following activities:*
- *Plant and equipment storage.*
  - *Residents' goods and chattels.*
  - *Mens sheds (communal work and sheltered shared facilities).*
  - *Community Kitchen.*
  - *Community Meeting Rooms.*
  - *Community Gardens and recreation spaces.*

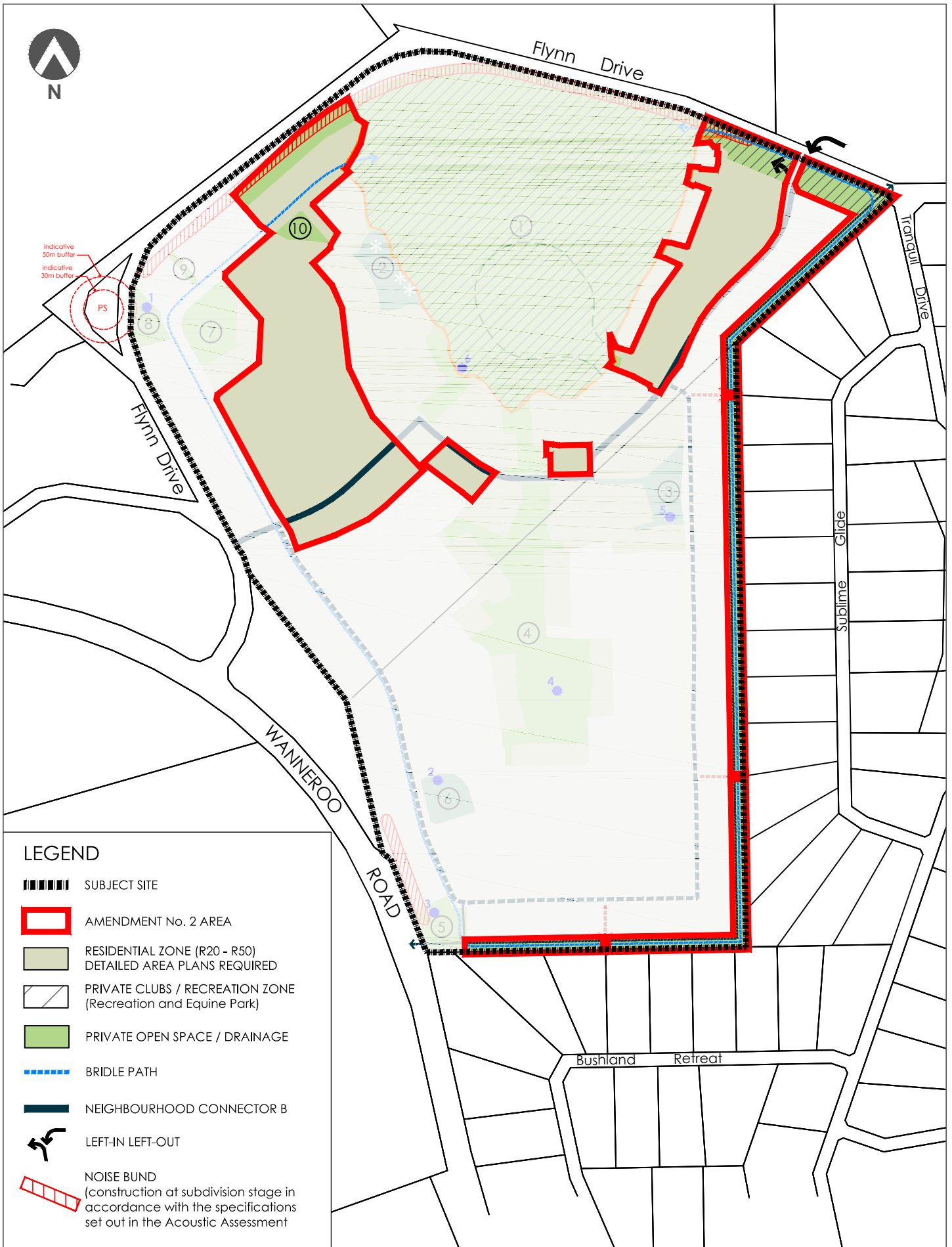
4. Assigning a land use permissibility to the 'Homeowners Association Community Facilities' land use by adding clause a) to sub-section 5.3 of Part 1 (currently 5.1), and renumbering proceeding clauses accordingly:

*5.2 Land Use Permissibility*










- a) *In addition to the permitted uses (classified 'P') within Table 1 of the Scheme, the following uses are also permitted uses within the Private Clubs/Recreation zone:*
- *Homeowners Association Community Facilities.*
  - *Equestrian Activity.*

5. Adjusting the density targets by amending Part 1 Section 5.2.1 to read:

*The Structure Plan is to achieve a minimum target of 140 Special Residential zoned lots and 350 Residential zoned lots.*



**LEGEND**

-  SUBJECT SITE
-  AMENDMENT No. 2 AREA
-  RESIDENTIAL ZONE (R20 - R50)  
DETAILED AREA PLANS REQUIRED
-  PRIVATE CLUBS / RECREATION ZONE  
(Recreation and Equine Park)
-  PRIVATE OPEN SPACE / DRAINAGE
-  BRIDLE PATH
-  NEIGHBOURHOOD CONNECTOR B
-  LEFT-IN LEFT-OUT
-  NOISE BUND  
(construction at subdivision stage in accordance with the specifications set out in the Acoustic Assessment)



AMENDMENT NO. 2 TO AGREED STRUCTURE PLAN NO. 61 (WAPC REF: WANN/2015/61-02)

**Lots 1 and 2 Flynn Drive, Carramar**

City of Wanneroo

SIZE A4  
1:7500  
0 metres 75 150 225 300 400

REF NO. ECL CAR    DRAW NO. RD1 007    REV. H

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

IT IS CERTIFIED THAT THIS STRUCTURE PLAN AMENDMENT NO. 2 TO  
LOTS 1 AND 2 FLYNN DRIVE, CARRAMAR AGREED STRUCTURE PLAN NO. 61  
(WAPC Reference: WANN/2015/61-02)

WAS APPROVED 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

..... Date of Expiry

# **PART 2 - EXPLANATORY REPORT**

## **AMENDMENT NO. 2 TO**

### **LOTS 1 & 2 FLYNN DRIVE, CARRMAR**

#### **AGREED STRUCTURE PLAN NO. 61**

**WAPC Reference: WANN/2015/61-02**

## **1.0 BACKGROUND**

Agreed Structure Plan No. 61 (ASP61) was signed and sealed by the City of Wanneroo on 22 September 2009 and endorsed by the Western Australian Planning Commission on 24 November 2009.

The ASP61 area has previously accommodated three subdivision approvals of relevance, including successful applications for 167 lots averaging 3,000m<sup>2</sup> (WAPC ref: 139164), 276 lots averaging 2,000m<sup>2</sup> (WAPC ref: 137920), and 417 lots with a mix of 2,000m<sup>2</sup> lots and urban lots of approximately 300m<sup>2</sup> (WAPC ref: 147201).

Since the endorsement of ASP61, Amendment no. 1 to ASP61 was made to accommodate smaller and more traditional urban lots flanking high quality public and private open space areas. This was largely in recognition of changing market demands and a need to provide for a diverse range of housing options, in accordance with the City of Wanneroo's Local Housing Strategy (refer to Appendix B for Amendment no. 1 to ASP61 Plan 1).

This amendment (No. 2) seeks to modify ASP61 to accommodate:

- Urban lot typologies in the north eastern and north western flanks of the site.
- Equestrian Activity, without the need for further Planning Approval.
- A Homeowners Association Community Facilities, available for residents of the ASP61 area.
- An extension of the Private Clubs/Recreation zone to accommodate the proposed Homeowners Association Community Facilities.

The purpose of this report is to provide explanatory commentary in support of proposed Amendment No. 2 to ASP61 to address the aforementioned matters.

Please refer to Appendix A for the proposed Amendment No. 2 to ASP61 map.

Please refer to Appendix C for the proposed subdivision concept.

## 2.0 PROPOSED AMENDMENT JUSTIFICATION

### 2.1 Rezoning land in the north eastern and north western flanks of the ASP61 area from 'Special Residential' to 'Residential'

#### Density and Lot Yield

The Residential lots introduced will have a Residential Design Code (R-Code) density of R20 where they are not in the immediate vicinity to public or private open space.

Table 1 below illustrates the resultant lot yield of Amendment no. 2 to ASP61, following the latest design review (Appendix C). As demonstrated, the proposed amendment will accommodate an additional 107 lots in total. The majority of the proposed Residential lots will be introduced on the western side of the former quarry site in the north.

	<b>Approved Subdivision</b>	<b>Amendment no. 2</b>
Super lot	4	4
Residential (R20-R50)	209	369
Special Residential (R5)	204	151
<b>Total</b>	<b>417</b>	<b>524</b>

#### Engineering Design Rationale

One of the key objectives that has been a central design consideration of ASP61 is to *retain valuable landscape and environmental values, in particular native and habitat trees*. Following the Subdivision Approval 147201, detailed civil engineering design works were undertaken by the project engineer. This engineering design review has confirmed that a portion of the north eastern and north western flanks of the ASP61 area will require major earthworks and site levelling for the planned 2,000m<sup>2</sup> lots.

The original intention of lots this size was to retain the quality of vegetation and landform. Although this objective was admirable, the reality is the quality of vegetation and landform will be lost in these areas, as a consequence of cut and fill under the current approved subdivision. It is considered sensible to view this occurrence as an opportunity to introduce a more traditional lot product, responding to the Department of Planning's expressed desire for a higher yielding subdivision outcome for this land, and the City's Housing Strategy objective for a wide range and choice of dwelling types to meet the changing social and economic needs of the community.

By introducing more traditional lot sizes into the north western and north eastern areas of the site, it allows engineering design works to create a series of smaller retaining walls eventually stepping down the landform, avoiding unsightly large cut and fill situations.



## Karst

A full karst survey, including the use of ground penetrating radar, was conducted as part of the original ASP61 application. The survey lines used pick up the majority of the area proposed for the realignment of the residential zone in the north western flank of the ASP61 area. Importantly, no karst formations were found in the survey and the land therefore can accommodate the expansion of the Residential zone

## Vehicle Access

As part of the former Amendment no. 1 to ASP61, in a letter dated 21 December 2012, the City's Director of Infrastructure confirmed that the City was "*satisfied that the vehicular traffic volumes forecast to be generated from proposed Structure Plan 61 will be accommodated within the proposed Wanneroo Road / new Flynn Drive and existing Flynn Drive / new Flynn Drive intersections*".

The internal movement network has been designed using a loosely based grid network, that responds to topography, landform, and drainage considerations, while providing a sense of connectivity and predictability for users. The internal road reserve widths will easily accommodate all vehicle movements throughout the ASP61 area.

The site's external access points to Flynn Drive in the north east and west of the ASP61 area remain unchanged. At the time of submission, road works associated with the upgrade and realignment of Flynn Drive is underway. It is likely that the realignment works west of the old Flynn Drive through to the new Wanneroo Road intersection, will be completed by the time subdivision works are undertaken within the ASP61 area. The current Flynn Drive connection to Wanneroo Road will be terminated with a cul-de-sac, subject to separate negotiations, creating a safe access point to Flynn Drive in the north west. As reflected within the City's Director of Infrastructure comments above, it is considered that the vehicle movements entering and exiting the ASP61 area will be adequately accommodated within the external road network.

Discussions with the proponent's Traffic Engineer confirm the modest increase of approximately 107 lots will not result in any adverse impacts on vehicular movements throughout or surrounding the ASP61 area.

## **2.2 Equestrian Activity**

The original planning for Amendment No. 1 to ASP61 envisaged the inclusion of equestrian activity to occur within the large former quarry site, now designated as a Private Clubs/Recreation zone. Specifically, the approved Plan 1 of Amendment No. 1 to ASP61 labelled the area with "(Recreation and Equine Park)", in addition to a Bridle Path facilitating horse riding activity around the perimeter of the Structure Plan area.

Notwithstanding the intended use of the former quarry site for Equestrian Activity, the statutory section of the Structure Plan itself made no provision for it as a land use. As

such, Equestrian Activity is currently subject to the standard provisions of the Scheme. That is, a Planning Approval would need to be issued for the Equestrian Activity land use and any associated development, following Council exercising its discretion.

This current Amendment (No. 2) presents an opportunity to ensure 'Equestrian Activity', as defined by Scheme, is accommodated within the Private Clubs/Recreation zone and Bridal Path areas without the need for further planning approval. It is considered that this modification will provide certainty for the proponent who clearly intended to operate these areas for the purposes outlined from the outset, which is consistent with the lifestyle and amenity that will be created as part of the broader estate.

### **2.3 Homeowners Association Community Facilities**

#### Description

Homeowners Association Community Facilities will be provided within the Private Clubs/Recreation zone adjacent to Flynn Drive in the north east of the ASP61 area and the existing sheds central to the former quarry site, as depicted in the updated plan (Appendix A).

The intended primary focus for the Homeowners Association Community Facilities is to provide a range of services and increased amenity for the benefit of residents within the proposed estate. This unique offer will deliver high quality private open space areas and facilities that encourage social cohesion and build community capital, with services to be provided from the outset.

As a combination of conventional and cottage style lot products will be provided as a result of Amendment No. 2, the proponent seeks to ensure that resident's lifestyles and desires for recreational pursuits are more than adequately accommodated. To deliver this, the Homeowners Association Community Facilities will include the opportunity for residents to store various goods and chattels that may not otherwise be accommodated within residential lots. This may extend to the storage of caravans, boats, furniture, motorcycles, trailers, and other household items. This effectively minimises the need for household storage and allows residents within smaller lots to enjoy a lifestyle that would normally be only possible for residents on large landholdings. The storage spaces will be available for lease, with any funds generated utilised to maintain the private open space areas and shared facilities.

The Men's Sheds will provide a range of tools and facilities available for households within the ASP61 area. A common kitchen, meeting rooms, and community garden spaces, will also be located within the central open space (former quarry area). These are all initiatives provided by the Home Owners Association (HOA) for the benefit of residents and will be provided from the outset. The facilities will be governed by the HOA Constitution between landowners and the HOA.

The facilities will not accommodate habitable space.

A specific land use definition has been devised for the purposes of this Structure Plan, allowing a range of activities, as outlined above, to occur so long as they are run by a private organisation (being the HOA) and are for the benefit of the community within the ASP61 area.

#### Relationship with Homeowners Association

The Homeowners Association (HOA), pursuant to the deed between the City and Eclipse Resources, will control and manage the Homeowners Association Community Facilities for the benefit of the community within the ASP61 area. The management will be governed by the HOA constitution. The constitution will *inter alia* require all landowners within the ASP61 to be members of the HOA and contribute funds annually toward the maintenance of all community facilities and recreation spaces within the Private Clubs/Recreation zone and Private Open Space. The Homeowners Association Community Facilities will generate additional funds for the benefit of recreation and amenity maintenance through the offer of storage space to residents for lease. Any lease would be receipted by the HOA and would be subject to the terms and conditions outlined within the HOA constitution. The Homeowners Association Community Facilities is an initiative proposed by the proponent that will ensure the long term viability of Private Open Space maintenance, by the HOA.

#### **2.4 Realignment of Open Space and Private Clubs/Recreation Zone**

Some minor adjustments to the open space areas are required to best reflect the latest design response, as depicted in the new subdivision concept (Appendix C).

In order for the HOA to effectively control and manage the Homeowners Association Community Facilities, it will be accommodated within the Private Clubs/Recreation zone. The necessary readjustment is depicted in the north east of the ASP61 area, abutting Flynn Drive.



















The inclusion of Private Open Space area to the eastern and southern boundaries will ensure the strategic fire break is maintained by the HOA. This modification does not alter the intent of ASP61, it merely fixes an omission that has since been identified within Condition 21 of Subdivision Approval 147201.

**Appendix A**

**Proposed Amendment No. 2 to Lots 1 & 2 Flynn Drive, Carramar Agreed Structure  
Plan No. 61 Plan 1 (WAPC Reference: WANN/2015/61-02)**



**LEGEND**

-  SUBJECT SITE
-  SPECIAL RESIDENTIAL ZONE
-  RESIDENTIAL ZONE (R20 - R50)  
DETAILED AREA PLANS REQUIRED
-  PRIVATE CLUBS / RECREATION ZONE  
(Recreation and Equine Park)
-  POSSIBLE PLAYING FIELD 'C'
-  PUBLIC OPEN SPACE
-  PRIVATE OPEN SPACE / DRAINAGE
-  PUMP STATION  
(indicative location and buffers)
-  NEIGHBOURHOOD CONNECTOR B
-  PERIMETER ROAD
-  BRIDLE PATH
-  LEFT-IN LEFT-OUT
-  RIGHT OF WAY
-  FIREBREAK AND ROUTE FOR FIRE AND  
EMERGENCY PURPOSES
-  HISTORIC KILNS
-  QUARRY EDGE
-  1  
STORMWATER BASINS  
(approximate locations)
-  NOISE BUND  
(construction at subdivision stage in  
accordance with the specifications  
set out in the Acoustic Assessment)

Subdivision and development shall generally be in accordance with this Plan and the development provisions contained in Part 1 - Statutory Planning



ISSUE	DESCRIPTION	YMMDD	DRAWN	APP'VD
H	ADD POS AND R20	150226	SJ	ED
G	NOISE BUND MODIFICATIONS	150224	SJ	DC
F	MODS AS PER ATTACH #7 CoW	130513	SJ	DC
E	ADD STORMWATER BASINS	120223	SJ	TM
D	ADD BUFFERS TO PS	120116	SJ	TM
C	REMOVE DRAFT, ADD KILN	120113	SJ	TM
B	VARIOUS MODIFICATIONS	120106	SJ	TM
A	BASED ON UD1 006J	111222	SJ	TM

**Appendix B**

**Approved Amendment No. 1 to Lots 1 & 2 Flynn Drive, Carramar Agreed Structure  
Plan No. 61 Plan 1**



**LEGEND**

- SUBJECT SITE
- SPECIAL RESIDENTIAL ZONE
- RESIDENTIAL ZONE (R20 - R50)  
DETAILED AREA PLANS REQUIRED
- PRIVATE CLUBS / RECREATION ZONE  
(Recreation and Equine Park)
- POSSIBLE PLAYING FIELD 'C'
- PUBLIC OPEN SPACE
- PRIVATE OPEN SPACE / DRAINAGE
- PUMP STATION  
(indicative location and buffers)
- NEIGHBOURHOOD CONNECTOR B
- PERIMETER ROAD
- BRIDLE PATH
- LEFT-IN LEFT-OUT
- RIGHT OF WAY
- FIREBREAK AND ROUTE FOR FIRE AND  
EMERGENCY PURPOSES
- HISTORIC KILNS
- QUARRY EDGE
- STORMWATER BASINS  
(approximate locations)
- NOISE BUND  
(construction at subdivision stage in  
accordance with the specifications  
set out in the Acoustic Assessment)

Subdivision and development shall generally be in accordance with this Plan and the development provisions contained in Part 1 - Statutory Planning



ISSUE	DESCRIPTION	Y/M/D	DRAWN	APP'VD
G	NOISE BUND MODIFICATIONS	15/02/24	SJ	DC
F	MODS AS PER ATTACH. #7 CoW	13/05/13	SJ	DC
E	ADD STORMWATER BASINS	12/02/23	SJ	TM
D	ADD BUFFERS TO PS	12/01/16	SJ	TM
C	REMOVE DRAFT, ADD KILN	12/01/13	SJ	TM
B	VARIOUS MODIFICATIONS	12/01/06	SJ	TM
A	BASED ON UD1 006J	11/12/22	SJ	TM

CLIENT  
ECLIPSE RESOURCES

PROJECT  
CARRAMAR

PRELIMINARY  
NOTE: ISSUED FOR DESIGN INTENT ONLY. ALL  
AREAS AND DIMENSIONS ARE SUBJECT TO  
DETAIL DESIGN AND SURVEY.

**Appendix C**

**Proposed Subdivision Concept**





**EXISTING CONDITIONS**



**LEGEND**

- SUBJECT AREAS
- EXISTING LOT BOUNDARY
- PROPOSED LOT BOUNDARY
- FUTURE LOT BOUNDARIES
- LOT BOUNDARIES TO BE REMOVED
- EXISTING CONTOURS

**RESIDENTIAL DENSITY CODING**

- PROPOSED SPECIAL RESIDENTIAL (R5)
- PROPOSED COTTAGE LOT (R20-50)
- PROPOSED SUPER LOT (R60)

(R5)	Lot Size m <sup>2</sup>	No. Lots
	2000 - 2999	40

(R20-50)	Lot Size m <sup>2</sup>	No. Lots
	235 - 319	39
	319 - 449	79
	449 - 499	52
	499 - 549	34
	549 - 599	14
	599 - 699	16
	699 - 799	1
	799 - 899	1

(R60)	Lot Size m <sup>2</sup>	No. Lots
	5000 - 9999	3
	10000+	1

	AVE. SIZE	TOTAL
SINGLE RESIDENTIAL (R20-50)	445m <sup>2</sup>	236
SINGLE RESIDENTIAL (R5)	2058m <sup>2</sup>	40
SUPER LOT (R60)	9664m <sup>2</sup>	4
EXISTING LOTS		2
BALANCE OF TITLE		2

robertsday.com.au planning.design.place

AERIAL PHOTOGRAPHY  
SOURCE: NA  
YYMMDD: NA

CADASTRAL INFORMATION  
SOURCE: MAPS  
YYMMDD: 121023  
DWG REF: MAPS lots PCG.dwg  
PROJECTION: PCG04

B ADD SHEETS 150623 SJ DC  
A BASE RD1 1073 150610 RF DC  
REV DESCRIPTION YYMMDD DRAWN APPR

PLAN OF SUBDIVISION  
**Lots 9000 and 2 Flynn Drive, Carramar**  
City of Wanneroo

REF NO. DRAW NO. REV.  
ECL CAR RD1 300 8

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY

