



AMENDMENT NO. 5

TO THE

LOT 501 TWO ROCKS ROAD, TWO ROCKS

AGREED STRUCTURE PLAN NO. 48

Structure Plan Ref: WANN/2015/48-05

December 2015 / 3011Rep6C

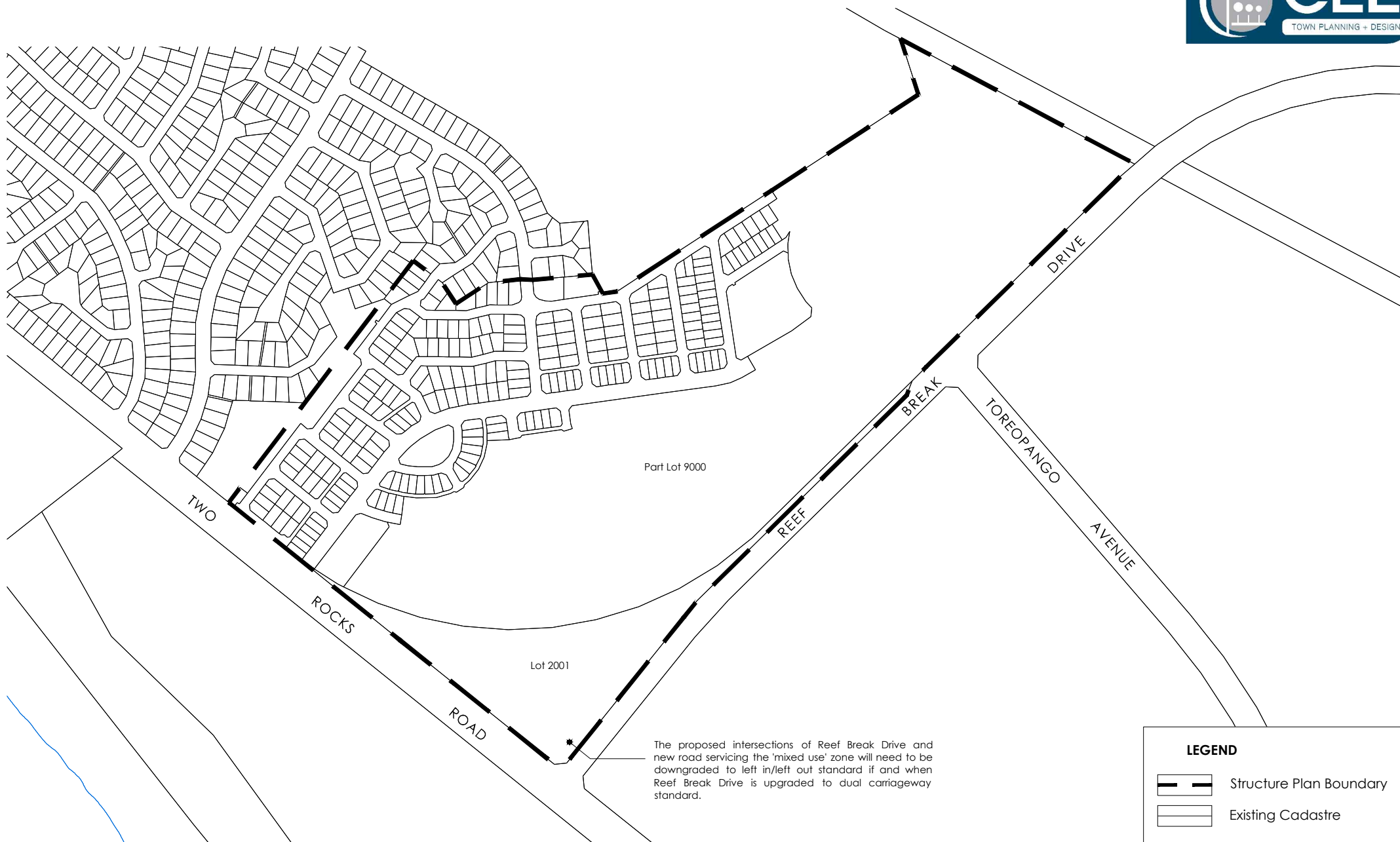
RECORD OF AMENDMENTS MADE TO THE LOT 501 TWO ROCKS ROAD, TWO ROCKS**AGREED STRUCTURE PLAN NO. 48**

Amendment No.	Summary of the Amendment	Date approved by WAPC
1	Extends the structure plan into a portion of the "Future Structure Planning" area and makes provisions for Residential R20, R25, R30 & R40 lots and POS areas; and Reduces the extent of the drainage area.	20.1.09
2	Extends the structure plan into the remaining portion of the "Future Structure Planning" area and makes provisions for Residential R20, R25, R30 & R40 lots and POS areas; and Includes provision 8.9 – Traffic Noise Assessment.	28.11.11
3	Extends the structure plan to include part of Lot 9020 (proposed Lot 1) and amends design of adjoining portions of Amendment No. 2; and Makes provision for residential R25, R30, R40 and R60 lots, a mixed use R-AC3 lot and modifies POS areas.	25. 8. 14
4	Modification to the Residential Density Codes Plan to code or recode various lots to R20, R25 and R30. Modification to the Structure Plan and Zoning Plan to zone Lots 705-708 & Lot 1013 from 'POS' to 'Residential'. Modification to the Structure Plan to notate that Lot 1013 is used for the purpose of 'drainage'.	
5	Rationalise land use and zoning allocation of the structure plan maps to facilitate refinement at detailed subdivision design.	

AMENDMENT NO. 5 TO THE LOT 501 TWO ROCKS ROAD, TWO ROCKS
AGREED STRUCTURE PLAN NO. 48

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

1. Modifying Plan 1 (Local Structure Plan) to remove the superseded lot layout and road network.
2. Modifying Plan 2 (Zoning Plan) to remove the superseded lot layout and road network.
3. Modifying Plan 3 (Residential Density Codes Plan) to extend the 'Residential R20 – R60' density range.





LEGEND

- Structure Plan Boundary
- Residential
- Mixed Use
- Parks and Recreation
- Drainage

PLAN 2 - ZONING PLAN



PLAN 3 - RESIDENTIAL DENSITY CODING PLAN

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. 5 TO THE LOT 501 TWO ROCKS
ROAD, TWO ROCKS AGREED STRUCTURE PLAN NO. 48

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

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3. SUMMARY

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1.0 BACKGROUND

1.1 Introduction

The Lot 501 Two Rocks Road Agreed Structure Plan No. 48 (ASP 48) was originally endorsed by the Western Australian Planning Commission (WAPC) in June 2005. ASP 48 was endorsed with three supporting structure plan maps including:

- Plan 1 (Local Structure Plan)
- Plan 2 (Zoning Plan)
- Plan 3 (Residential Density Codes Plan)

ASP 48 sets out the overarching planning framework guiding development of the residential estate known as 'The Reef'. Development has occurred over The Reef since ASP 48's endorsement, primarily confined to the north-western portion of the structure plan area. The undeveloped balance of The Reef estate has recently changed ownership, acquired by Pindan. The ownership change has catalysed a review of the current structure plan and identified the need to refine some of the existing content.

There have been four subsequent amendments to ASP 48. Amendments 1 and 2 were prepared to extend the structure plan boundary into areas identified as "Future Structure Planning" on the original structure plan. Amendments 1 and 2 were endorsed by the WAPC in January 2009 and November 2011 respectively.

Amendment 3 extended the structure plan area to include a remnant land parcel created through the realignment and intersection modification of Two Rocks Road and Reef Break Drive. Amendment 3 also introduced an R20 – R60 R-Code density range on Plan 3 (Residential Density Coding Plan) with corresponding locational criteria to guide density allocation at subdivision. Additionally, Amendment 3 introduced variations to the acceptable development criteria of the R-Codes for lots coded R60. Amendment 3 was endorsed by WAPC in August 2014.

Amendment 4 has been prepared to update the ASP 48 plans to reflect subsequent development such that the structure plan, subdivision approvals and 'on ground' development all correlate. Amendment 4 is pending approval by the City of Wanneroo (CoW) and WAPC.

Amendment 5 has been prepared to rationalise land use and zoning allocation of the structure plan maps to facilitate refinement through detailed subdivision design. This merely extends the principles established in Amendment 3 to the undeveloped balance of the structure plan and aligns the document with current best practice structure planning principles.

The proposed Amendment will provide flexibility at local structure plan level and more appropriately allow the finer grained spatial design, such as lot layout and local road network, to be confirmed at detailed subdivision design.

2.0 PROPOSAL

Amendment 5 proposes to rationalise land use and zoning allocation of the structure plan maps to facilitate refinement through detailed subdivision design. Specifically, Amendment 5 proposes the following modifications to ASP 48:

1. Modifying Plan 1 (Local Structure Plan) to remove superseded lot layout and local road network;
2. Modifying Plan 2 (Zoning Plan) to remove superseded lot layout and local road network; and
3. Modifying Plan 3 (Residential Density Codes Plan) to extend the 'Residential R20 – R60' density range.

2.1 Modification to Plan 1 (Local Structure Plan)

ASP 48 was originally endorsed in 2005 and, consistent with structure planning approaches of the time, included development modules and a local road network on the Local Structure Plan (Plan 1). This finer grained detail was also included on Plan 2 (Zoning Plan) and Plan 3 (Residential Density Codes Plan) of the structure plan.

The inclusion of this level of detail within the structure plan reduces flexibility at subdivision stage and potentially creates unnecessary structure plan amendments where a subdivision design, reflecting more contemporary market trends, differs from the layout depicted on the Local Structure Plan.

More appropriately, the proposed Amendment will provide greater flexibility through the structure plan, deferring the detailed configuration of the structure plan area to detailed subdivision design. Subdivision design provides a more detailed insight into matters such as landform, drainage principles and current market trends. Typically, there is only a high level, general understanding of these matters at structure plan stage.

Committing to a particular local road network prior to subdivision is premature and could create unnecessary structure plan amendments that could have been easily avoided if sufficient flexibility was allowed for at the structure plan stage.

Plan 1 has been modified to remove the local road network and lot layout from the Local Structure Plan and replaced with a more flexible plan, consistent with current structure planning principles. The central connector road along with the connection to Reef Break Drive has been retained as depicted on the current Local Structure Plan and the portion of the estate already developed also remains unchanged from the current Local Structure Plan.

The principle of a more flexible Local Structure Plan was endorsed in the south-western portion of the structure plan area as part of Amendment 3. Amendment 5 merely seeks to extend this same principle to the balance of the undeveloped portion of the estate.

2.2 Modification to Plan 2 (Zoning Plan)

Plan 2 (Zoning Plan) has been modified to remove local road network and lot layout and extends the Residential zone across the balance of the undeveloped portion of the estate. This ensures lots included in subsequent subdivision applications are supported by an appropriate underlying zone. Equally, as roads are 'categories' and not 'zones' there will be no zoning conflict.

Plan 2 has been further refined such that strategic open space – typically those public open spaces serving a drainage or conservation function – has been retained on the Zoning Plan. The provision of public open space will continue to be further augmented by the inclusion of localised public open space areas as part of subdivision applications. Public open space will continue to be distributed equitably throughout the Structure Plan to ensure residents are provided with sufficient public open space within a convenient, walkable catchment.

The modification merely extends the zoning endorsed under Amendment 3 and is confined to the undeveloped portion of the estate, with the developed portion of the estate retaining the zoning, road network and lot layout of the existing Zoning Plan.

2.3 Modification to Plan 3 (Residential Density Codes Plan)

The original Residential Density Codes Plan assigned a specific R-Code to individual development modules and street blocks premised on the local road network depicted on Plan 1. This creates an extremely inflexible framework with little opportunity for refinement at subdivision design and in turn undermines the ability to deliver lot diversity which is intrinsic to providing interesting streetscapes and housing choice.

Amendment 3 introduced a density code range (R20 – R60) over the south-western portion of the structure plan area along with corresponding locational criteria to guide allocation of densities as subdivision.

Amendment 5 extends the area of the estate for which the density code range applies. The locational criteria currently prescribed by Section 7.1 of ASP 48, which allocates a base density code of R20, and R30 – R60 densities for lots in proximity to amenities such as centres and public open space will also apply to the extended area.

Portions of the structure plan area already developed retain the existing density coding and remain unchanged from that currently endorsed.

The approach to include a density range over a structure plan area supported by corresponding locational criteria reflects current best practice structure planning principles and is supported by current State Government guiding documents.

A density range is also reflective of the principle of providing greater flexibility at structure plan level and more appropriately allowing finer grained detail to be confirmed as part of detailed subdivision design.

3.0 SUMMARY

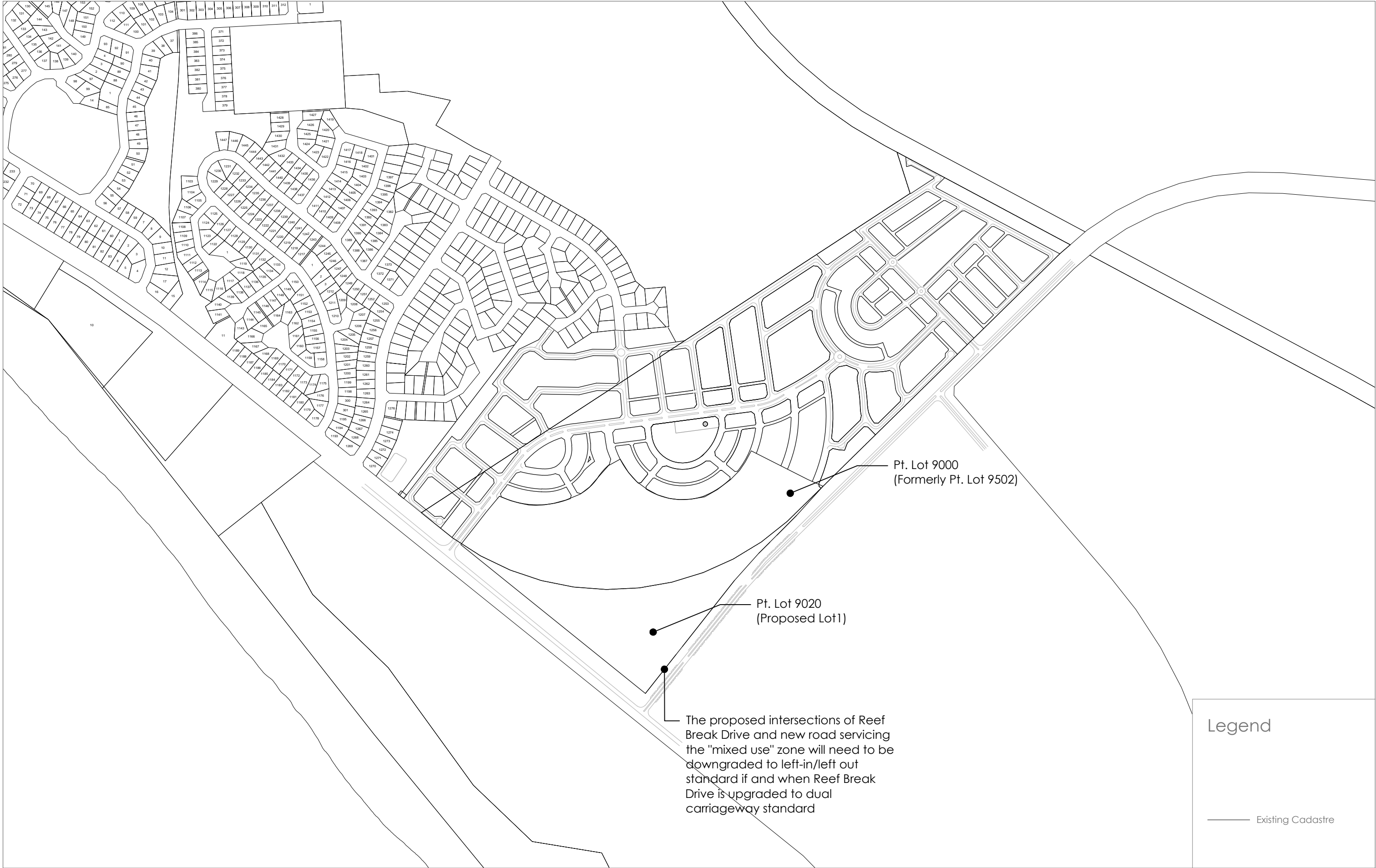
Amendment 5 to the Lot 501 Two Rocks Road Agreed Structure Plan No. 48 rationalises land use and zoning allocation of the structure plan maps.

The Amendment merely extends the principles established in Amendment 3 to the undeveloped balance of the structure plan and aligns the document with current best practice structure planning principles and achieves this through modifications to the three structure plan maps.

Amendment 5 will provide flexibility at local structure plan level and more appropriately allows finer grained spatial design, such as lot layout and local road network, to be confirmed at detailed subdivision design. This will allow subdivision design to adapt and respond to changing policies and market shifts and avoids unnecessary structure plan amendments which create an administrative, financial and time burden on both the proponent and Local Government.

ATTACHMENT 1:

Endorsed Lot 501 Two Rocks Road ASP 48 Local Structure Plan (Plan 1)



ATTACHMENT 2:

Endorsed Lot 501 Two Rocks Road ASP 48 Zoning Plan (Plan 2)



ATTACHMENT 3:

Endorsed Lot 501 Two Rocks Road ASP 48 Residential Density Codes Plan (Plan 3)



Legend

Existing Cadastre

Residential R20

Residential R25

Residential R30

Residential R40

Residential R20 - R60

Residential R-AC3

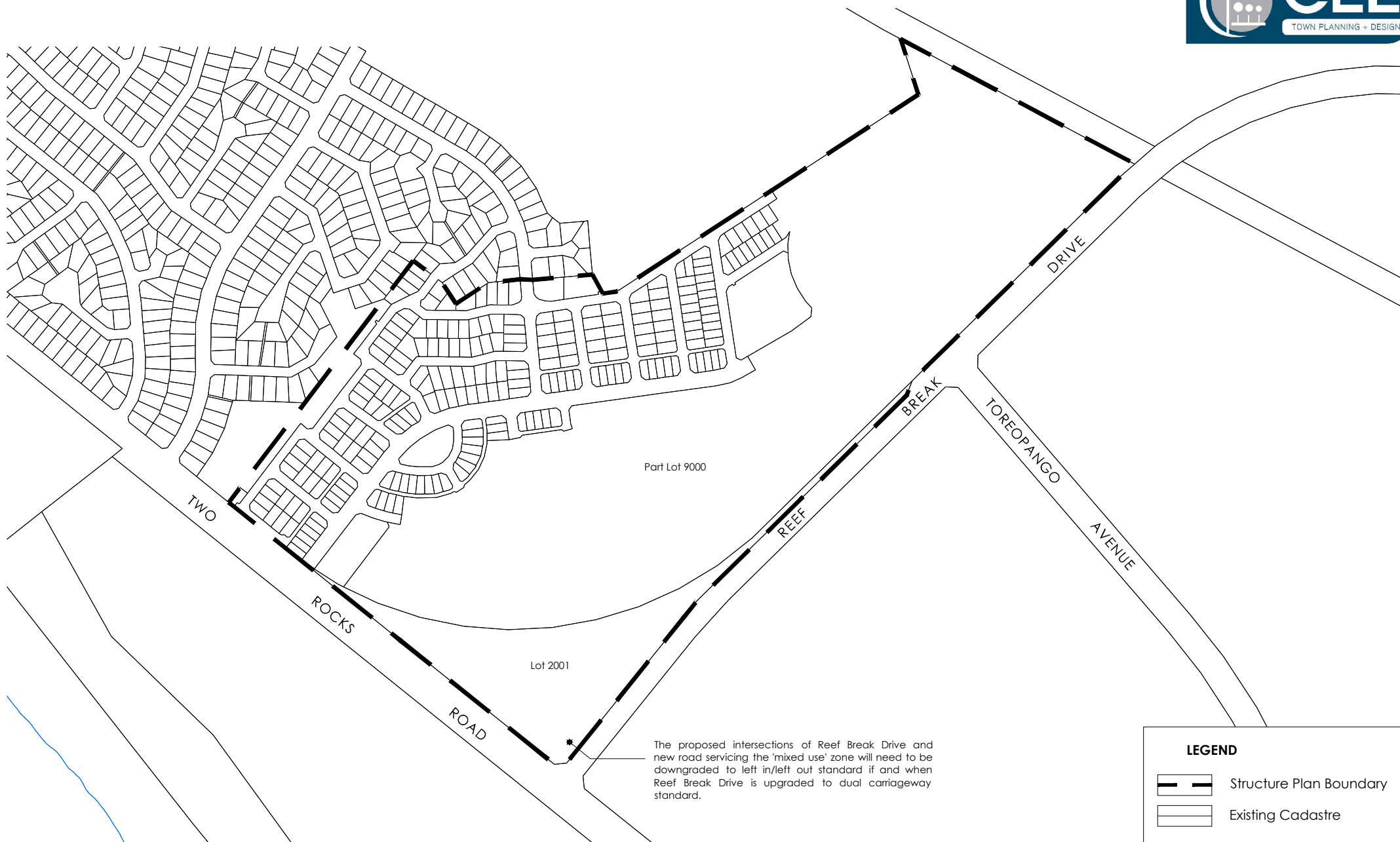
Parks and Recreation

Drainage

ATTACHMENT 4:

Proposed Lot 501 Two Rocks Road ASP 48 Local Structure Plan (Plan 1)

(Plan Ref: 3011-10-01)



ATTACHMENT 5:

Proposed Lot 501 Two Rocks Road ASP 48 Zoning Plan (Plan 2)

(Plan Ref: 3011-04C-01)



PLAN 2 - ZONING PLAN

ATTACHMENT 6:

Proposed Lot 501 Two Rocks Road ASP 48 Residential Density Codes Plan (Plan 3)

(Plan Ref: 3011-09A-01)



PLAN 3 - RESIDENTIAL DENSITY CODING PLAN