TAMALA PARK AGREED LOCAL STRUCTURE PLAN NO.79

AMENDMENT NO.5 – GROVE PRECINCT

PART ONE – IMPLEMENTATION

March 2012 (As Amended – February 2019)

Table of Amendments

AMENDMENT NO.	SUMMARY OF AMENDMENT	AMENDMENT TYPE	DATE APPROVED BY COUNCIL/ WAPC
1	• To rationalise land use and zoning allocation to reflect the Stage 1 subdivision approval (WAPC Ref: 143766).	Standard	9 January 2013
2	• To introduce variations to the acceptable development criteria of the Residential Design Codes for R30 coded lots. • To modify the endorsed variations to the acceptable development criteria of the Residential Design Codes for R40 – R60 coded lots. • To rationalise land use and zoning allocation to reflect further detailed subdivision design of the Central Cell.	Standard	18 March 2014
3	• To rationalise land use and zoning allocation to reflect further detailed subdivision design of the Central Cell. • To provide for the determination of intersection treatments at the time of subdivision, in agreement with the City of Wanneroo.	Standard	10 November 2015
4	• To clarify clause 6.2 in relation to development permitted within the Tamala Park Refuse Facility Buffer. • To rationalise the location of the east-west Neighbourhood Connector in the Central Cell to reflect subdivision approval WAPC 146745. • To rationalise the Civic and Cultural (Primary School) zone and Strategic Public Open Space 'C' to reflect current Department of Education requirements.	Standard	8 February 2017
5	• Relocation of strategic Public Open Space to the southern boundary of the Grove Precinct to facilitate greater retention of significant vegetation. • Linear 'Mixed Use' zoned land to be consolidated within the north-eastern portion of the Grove Precinct and in proximity to the Clarkson Train Station. • Relocation of Tamala Park Neighbourhood Centre for exposure to Connolly Drive. • Update the general layout of the Grove Precinct to reflect above. • Update of Part 1 textual provisions to correspond to *Planning and Development (Local Planning Schemes) Regulations 2015* and associated *Structure Plan Frameworks*.	Standard	

Table of Density Plans

DENSITY PLAN NO.	AREA OF DENSITY PLAN APPLICATION	DATE ENDORSED BY WAPC

Document Status

VERSION	COMMENT	PREPARED	APPROVED	ISSUE DATE
0	Draft – Client Review	TV	JH	14.02.2019
1	Lodgement	TV	JH	28.02.2019

TAMALA PARK AGREED LOCAL STRUCTURE PLAN NO.79

AMENDMENT No. 5

MARCH 2012 (AS AMENDED – FEBRUARY 2019)

PART ONE – IMPLEMENTATION

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APPROVAL OF STRUCTURE PLAN

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

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

_____ Date

Signed for and on behalf of the Western Australian Planning Commission:

_____

an officer of the Commission duly authorised by the Commission pursuant to section 16 of the *Planning and Development Act 2005* for that purpose, in the presence of:

_____ Witness

_____ Date

_____ Date of Expiry

CONTENTS

1 Structure Plan Area 2
2 Operation 2
3 Staging 2
4 Subdivision and Development Requirements 2
4.1 Land Use Permissibility 2
4.2 Hazards and Separation Areas 2
4.2.1 Bushfire Management 2
4.2.2 Noise Management 2
4.2.3 Tamala Park Refuse Facility Buffer 2
4.3 Public Open Space 3
4.4 Residential 3
4.4.1 Dwelling Targets 3
4.4.2 Density 3
4.4.3 Locational Criteria 4
4.5 Commercial 4
5 Local Developments Plans & Residential Design Codes Variations 4
5.1 Prescribed Requirements – Local Development Plans 4
5.1.1 Iconic Development Sites 4
5.2 Residential Design Code Variations 5
6 Additional Information 8
7 Tamala Park Agreed Local Structure Plan (Plan 1) 9

1 STRUCTURE PLAN AREA

This Structure Plan applies to Lots 807, 3321 and 9504 being the land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map (**Plan 1**).

2 OPERATION

This Structure Plan comes into effect on the date it is approved by the Western Australian Planning Commission.

The Structure Plan is to be given due regard when considering development of subdivision applications.

3 STAGING

The development of the Structure Plan area will be implemented in multiple stages. The staging plan is indicative as timing, location and composition of the future stages will be dependent on market demand.

4 SUBDIVISION AND DEVELOPMENT REQUIREMENTS

4.1 Land Use Permissibility

a) Land use permissibility within the Structure Plan area is to be in accordance with the corresponding zone or reserve under the Scheme.

b) Exceptions to a) include:

   i. Within the 300 metre Wellhead Protection Zone, land uses that are identified as "Incompatible" within the Wellhead Protection Zone under *State Planning Policy 2.7 - Public Drinking Water Source* are not permitted.

4.2 Hazards and Separation Areas

4.2.1 Bushfire Management

Residential lots identified within the Bushfire Prone Area as designated under the Department of Fire and Emergency Services Mapping of Bushfire Prone Areas will require a Bushfire Attack Level assessment to be undertaken at subdivision stage.

4.2.2 Noise Management

A Detailed Noise Management Plan is to be prepared and implemented in accordance with State Planning Policy 5.4 *Road and Rail Transport Noise and Freight Considerations in Land Use Planning* for lots identified as affected by noise under Figure 1 of Appendix B in the Acoustic Assessment prepared by Herring Storer Acoustics.

4.2.3 Tamala Park Refuse Facility Buffer

No subdivision and/or development of residential land uses is permitted on land zoned "Urban Deferred" under the Metropolitan Region Scheme and within 500 metres of the active face of any existing or proposed putrescible wastes filling area of the Tamala Park Refuse Facility, as determined by the Western Australian Planning Commission in consultation with the City of Wanneroo and the Department of Environment and Regulation.

Encroachments within the buffer may be acceptable if Urban Deferment is lifted, following demonstration to the EPA through appropriate studies and investigations, that odour, noise, landfill gas and dust will not adversely impact on prospective occupants.

4.3 Public Open Space

a) The provision of a minimum of 10% public open space is to be provided in accordance with the WAPC's Liveable Neighbourhoods and includes Strategic Public Open Space Provision as outlined under Table 1.

b) An updated Public Open Space schedule is to be provided at the time of subdivision for determination by the WAPC upon advice of the City of Wanneroo.

Table 1: Strategic Public Open Space (POS) Provision

Strategic POS Site	Size (ha)
A	6.45
B	5.13
C	4.17

4.4 Residential

4.4.1 Dwelling Targets

a) The Structure Plan is to achieve a minimum target of 2,600 dwellings.

4.4.2 Density

a) Plan 1 defines the broad residential density ranges that apply to specific areas within the Structure Plan. Lot specific residential densities, within the defined residential density ranges, are to be subsequently assigned in accordance with a Residential Density Code Plan approved by the WAPC.

b) The Residential Density Code Plan is to demonstrate how the dwelling target within the Structure Plan, as specified in Clause 6.3.1, is being achieved.

c) 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 both in terms of land use as well as dwelling/lot yields, the Residential Density Ranges identified on Plan 1 and locational criteria contained in Clause 4.4.3.

d) Approval of the Residential Density Code Plan shall be undertaken at the time of determination of the subdivision application by the WAPC. The approved Residential Density Code Plan shall then form part of the Structure Plan and shall be used for the determination of future development applications. Variations to the Residential Density Code Plan will require further approval of the WAPC.

e) Residential Density Code Plans are not required if the WAPC considers that the subdivision is for one or more of the following:-

i. the amalgamation of lots;

ii. consolidation of land for "superlot" purposes to facilitate land assembly for future development;

iii. the purposes of facilitating the provision of access, services or infrastructure;

iv. land which by virtue of its zoning or reservation under the Structure Plan cannot be developed for residential purposes; and/or

v. Land which by its zoning under the Structure Plan is not subject to a density range.

4.4.3 Locational Criteria

The allocation of residential densities on the Residential Density Code Plan will generally be in accordance with the following locational criteria:

a) R30 – R60 Range

i. A base density code of R30 shall be provided for all other residential lots within the Structure Plan.

ii. Medium densities of R40 to R60 may be provided in areas of high amenity including within 800 metres of train stations and centres (activity and community), around Public Open Space and adjacent to major public transport or *Neighbourhood Connector* routes.

b) R80 – R100 Range

i. Higher densities of between R80 to R100 may be provided within 400 metres of a train station or adjacent to arterial roads and major public transport routes.

4.5 Commercial

a) Retail floorspace or Nett Lettable Area (NLA) within the Structure Plan area will generally be in accordance with Table 2.

b) The maximum NLA included in Table 2 may be exceeded through a Local Development Plan for the entire centre where the requirements of *State Planning Policy 4.2 – Activity Centres for Perth and Peel* are met to the satisfaction of the WAPC and City of Wanneroo.

Table 2: Retail Floorspace (NLA) Provision

Centre	Maximum Net Lettable Area (NLA)
West Tamala Park Local Centre	250m^2
Central Tamala Park Local Centre	400m^2
Tamala Park Neighbourhood Centre	3,300m^2

5 LOCAL DEVELOPMENTS PLANS & RESIDENTIAL DESIGN CODES VARIATIONS

Local Development Plans are to be prepared for the Structure Plan area pursuant to the WAPC's *Local Development Plan Framework* and Schedule 2, 'Deemed Provisions for Local Planning Schemes' of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

5.1 Prescribed Requirements – Local Development Plans

Local Development Plans are to be prepared to inform applications for subdivision and development in regard to the following:

a) Lots affected by noise which exceeds the noise target as defined by the *State Planning Policy 5.4*; or

b) Lots encompassed by a Commercial zone or Mixed-Use zone.

5.1.1 Iconic Development Sites

Any building developed on any *Iconic Development Site*, as shown on Plan 1, shall have special building elevation and window treatments that draw attention to the location, including distinctive roof forms, balconies, articulation of corner wall elements, entry forecourts, materials and colour.

Details of the requirements for *Iconic Development Sites* should be included in a Local Development Plan.

5.2 Residential Design Code Variations

Table 3A and Table 3B set out variations to the Residential Design Codes that constitute 'Deemed-to-Comply' provisions within the Structure Plan area and which do not therefore, require neighbour consultation and planning approval.

TABLE 3A: Variations to the 'Deemed-to-Comply' provisions of the Residential Design Codes for **R30 Coded Lots**

	RELEVANT R-CODE CLAUSE	PROVISION
PUBLIC OPEN SPACE INTERFACE	Additional Requirement	All dwellings shall have a minimum of one habitable room with a major opening facing toward the Public Open Space.
	5.2.4 C4	All lots shall have visually permeable fencing to any Public Open Space boundary, to the specifications and satisfaction of the Local Authority.
	5.1.3 C3.2	Boundary walls are not permitted abutting a Public Open Space boundary.
	5.1.2 C2.1	Buildings on lots adjoining public open space shall be setback a minimum of 1.0m from the Public Open Space boundary.
SETBACKS	5.1.2 C2.1, C2.2 5.2.1 C1.1	Dwellings shall be setback from the **Primary Street** as follows: • Minimum Setback – 2.0m
		Buildings shall be set back a minimum of 1 metre from the Secondary Street.
		For any single storey dwelling on a lot with a frontage less than 10 metres in width and where vehicle access is gained solely from the Primary Street, only a single garage/carport (including tandem) is permitted.
		All garages and dwellings shall be setback from the rear lot boundary abutting a laneway as follows: • 0.5m minimum setback where the rear boundary abuts a laneway of 6.0m or greater in width; or • 1.0m minimum setback where the rear boundary abuts a laneway of 5.0m in width.
BOUNDARY WALLS	5.1.3 C3.2	**R30 coded lots less than 13 metres wide**: boundary walls are permitted to both side boundaries of a lot (excluding Secondary Street boundaries other than laneways), behind the minimum Primary Street setback, within the following limits: <u>Single Storey</u> • Maximum height – 3.5m • Maximum length – no limit <u>Two Storey & Above</u> • Maximum height – 6.5m • Maximum length – Up to 12m in length

PRIVATE OPEN SPACE	5.1.4 C4 5.3.1 C1.1 Table 1	**All lots with a frontage of 13 metres or less:** • A variation to the prescribed minimum open space requirement may be reduced to a minimum of 30% of the site subject to: a) A minimum 2.0m side boundary setback to habitable rooms with major openings on the northernmost or easternmost side boundary; b) The provision of an Outdoor Living Area which is directly accessible from an internal living area and: ▪ has a minimum useable space of 24m^2; ▪ has a minimum dimension of 4m (which may include the nominated Secondary Street setback area); and ▪ adjoins a northernmost or easternmost side boundary (with the exception of corner or irregular shaped lots where demonstrated that (a) can be still be achieved). • For all other lots with a frontage of more than 13 metres, the minimum open space requirement is reduced to 40% subject to compliance with those same requirements as specified above.
ANCILLARY ACCOMM.	5.5.1 C1 (i), (iii)	Ancillary accommodation is permitted on lots less than 450m^2. Such ancillary accommodation with a plot ratio not exceeding 40m^2 does not require an additional car parking bay on site.
VISUAL PRIVACY	5.4.1 C1 (i)	A minimum of 4.5m setback to side and rear boundaries applies to major openings to all habitable spaces including bedrooms, studies, balconies etc. (applies only to finished floor levels greater than 0.5m above natural ground level).
DESIGN FOR CLIMATE	5.4.2	Overshadowing provisions do not apply.

TABLE 3B: Variations to 'Deemed-to-Comply' provisions of the Residential Design Codes for **R40 – R60 Coded Lots**

	RELEVANT R-CODE CLAUSE	PROVISION
PUBLIC OPEN SPACE INTERFACE	Additional Requirement	All dwellings shall have a minimum of one habitable room with a major opening facing toward the Public Open Space.
	5.2.4 C4	All lots shall have visually permeable fencing to any Public Open Space boundary, to the specifications and satisfaction of the Local Authority.
	5.1.3 C3.2	Boundary walls are not permitted abutting a Public Open Space boundary.
	5.1.2 C2.1	Buildings on lots adjoining Public Open Space shall be setback a minimum of 1.0m from the Public Open Space boundary.
SETBACKS	5.1.2 C2.1, C2.2 5.2.1 C1.1	Dwellings (& Verandas) Minimum dwelling setback to Primary Street is 2.0m, and 1.5m for a veranda.
		For any single storey dwelling on a lot with a frontage less than 10 metres in width and where vehicle access is gained solely from the Primary Street, only a single garage/carport (including tandem) is permitted.
		All garages and dwellings shall be setback from the rear lot boundary abutting a laneway as follows: • 0.5m minimum setback where the rear boundary abuts a laneway of 6.0m or greater in width • 1.0m minimum setback where the rear boundary abuts a laneway of 5.0m in width
BOUNDARY WALLS	5.1.3 C3.2	Boundary walls are permitted to both side boundaries of a lot (excluding Secondary Street boundaries other than laneways), behind the minimum front setback, within the following limits: <u>Single Storey</u> • Maximum height – 3.5m • Maximum length – no limit <u>Two Storey & Above</u> • Maximum height – 6.5m • Maximum length – Up to 12m in length
PRIVATE OPEN SPACE	5.1.4 C4 5.3.1 C1.1 Table 1	• A variation to the prescribed minimum open space requirement may be reduced to a minimum 25% of the site, subject to the provision of an Outdoor Living Area with: a) A minimum useable space of 20m^2, minimum dimension of 4m and may include the nominated Secondary Street setback area; and b) Located adjoining the northernmost or easternmost side boundary (with the exception of corner or irregular shaped lots where demonstrated that (a) can be still be achieved).

ANCILLARY ACCOMM.	5.5.1 C1 (i), (iii)	Ancillary accommodation is permitted on lots less than 450m^2. Such ancillary accommodation with a plot ratio not exceeding 40m^2 does not require an additional car parking bay on site.
VISUAL PRIVACY	5.4.1 C1 (i)	A minimum of 4.5m setback to side and rear boundaries applies to major openings to all habitable spaces including bedrooms, studies, balconies etc. (applies only to finished floor levels greater than 0.5m above natural ground level).
DESIGN FOR CLIMATE	5.4.2	Overshadowing provisions do not apply.

6 ADDITIONAL INFORMATION

At the time of subdivision, the City of Wanneroo, or other referral agencies as applicable, may recommend to the WAPC the implementation of the following plans, reports and/or strategies in accordance with the approved Structure Plan:

Additional Information	Approval Stage	Approval and/or Consultation Required
Density Plans	Subdivision application	WAPC, City of Wanneroo
Public Open Space Schedule		WAPC, City of Wanneroo
Fire Management Plan		WAPC, City of Wanneroo, DFES
Vegetation and Fauna Management Plan, incl Rehabilitation and Weed Management Plan		City of Wanneroo, Dept of Water and Environmental Regulation
Conservation Area Management Plan	Subdivision application or conditions of Subdivision for identified lots	City of Wanneroo, Dept of Water and Environmental Regulation
Urban Water Management Plan		City of Wanneroo, Dept of Water and Environmental Regulation
Geotechnical Report		City of Wanneroo
Landscaping Plan		City of Wanneroo
Community Facility Strategy		City of Wanneroo
Transport Noise Assessment		City of Wanneroo

LOCAL STRUCTURE PLAN LEGEND

- STRUCTURE PLAN BOUNDARY
- RESIDENTIAL DENSITY RANGE BOUNDARIES
- ICONIC DEVELOPMENT SITES
- LOCAL OPEN SPACE
- (A) STRATEGIC PUBLIC OPEN SPACE (INDICATIVE LOCATION)
- NEIGHBOURHOOD CONNECTORS
- PRINCIPLE SHARED PATH
- SIGNIFICANT SOCIAL/PEDESTRIAN/CYCLE LINKAGE
- TRAFFIC SIGNALS (NOTE 6)
- LOCAL ROAD CONNECTION
- LEFT IN/LEFT OUT INTERSECTION
- ACTIVE TIPPING FACE
- BUFFER POSITION

ZONES

- RESIDENTIAL
- MIXED USE
- COMMERCIAL
- CIVIC AND CULTURAL
  PS (PRIMARY SCHOOL)

NEERABUP ROAD
NEERABUP ROAD
Bus underpass to Clarkson Station
MITCHELL FREEWAY
MARMION AVENUE
CONNOLLY DRIVE
(A)
(B)
(C)
R30-R60
R80-R100
R30-R60
R30-R60
R80-R100
R30-R60
R30-R60
Tamala Park Neighbourhood Centre
Central Tamala Park Local Centre
West Tamala Park Local Centre
800m radius
300m Well Head Protection Buffer Zone
31/12/10
31/12/15
31/12/16
PS
Tamala Park Refuse Facility Incremental Buffers
Tamala Park Refuse Facility

Source: TPG

The particulars of this plan are supplied for information purposes only and shall not be taken as representation in any respect on the part of the Vendor or its agents accuracy of any of the details mentioned herein nor as to the accuracy of any of the boundary and area measurements of any of the Lots more particularly delineated on the map contained herein all of which may be subject to change by the Vendor at any time without notice.

NOTES

1. Area identified as being of National Environmental Significance under the Environmental Protection and Biodiversity Act 1999 may be subject to assessment by the Federal Department of the Environment, Water Heritage and the Arts, in accordance with this Act. The outcome of any such assessment may require either a modification to the LSP or minor variations from the LSP at subdivision or development stage.
2. The proposed underpass to Clarkson Station is subject to detailed design, funding and construction by the proponent in consultation with Main Roads WA, Department of Planning and the City of Wanneroo.
3. There will be no internal access road connections to Neerabup Road, Connolly Drive and Marmion Avenue.
4. A road interface between residential lots and Bush Forever Site No. 332 and proposed Biodiversity Conservation Areas (A&B) is to be provided as part of the subdivision design and is to take into the consideration the strategeies identified in the Fire Management Plan required as part of Clause 6.6a.
5. At the time of subdivision, when the road connections to Rio Marina Way and Malacca Way Mindarie are to be created, updated traffic and transportation modelling will be undertaken.
6. Intersection treatment to be determined with supporting transport assessment/investigation, in agreement with the City of Wanneroo to the satisfaction of the Western Australian Planning Commission and Main Roads WA at the time of subdivision.

TAMALA PARK LOCAL STRUCTURE PLAN MAP (PLAN 1)

Amendment 5

NORTH

Scale: 1:8000 @ A3

0 80 160 240m

Date: 12/02/2019 **Plan:** TAMCA-2-001

TAMALA PARK AGREED LOCAL STRUCTURE PLAN NO.79

AMENDMENT NO.5 – GROVE PRECINCT

ADDENDUM - EXPLANATORY REPORT

March 2012 (As Amended – February 2019)

CONTENTS

1 Introduction and Purpose 1

2 Landuse and Subdivision Requirements 5

2.1 Land Use 5

2.2 Design Elements 5

2.2.1 Local Centre and Mixed Use 5

2.3 Bushfire Management 5

2.4 Noise 6

2.5 Public Open Space 6

2.6 Transport Assessment 8

2.7 Water Management 8

2.8 Infrastructure 8

Appendix 1 Retail Sustainability & Employment Assessment

Appendix 2 Bushfire Management Plan

Appendix 3 SPP 5.4 Noise Assessment

Appendix 4 Clearing Revegetation Management Plan

Appendix 5 Revised Transport Impact Assessment

Appendix 6 Local Water Management Strategy Addendum

Appendix 7 Engineering Servicing Report

1 INTRODUCTION AND PURPOSE

The Tamala Park Local Structure Plan No.79 was endorsed by the Western Australian Planning Commission (WAPC) on the 13 April 2011.

Subsequent amendments to the Structure Plan have rationalised land use and zoning between the Structure Plan and subdivision approvals, including the introduction of R-Codes variations within the Estate. The most recent Amendment (No.4) rationalised the size of the Civic and Cultural PS (Primary School) zone and adjoining Strategic Public Open Space to reflect the Department of Education's requirements. Amendment No.4 also clarified existing Clause 6.2 of the Structure Plan to provide for non-residential development within 500m of the active tip face of the adjoining Tamala Park Refuse Facility, as intended by MRS Amendment 992/33.

The purpose of Amendment No.5 to the Structure Plan is to facilitate the following:

- Relocate the main Public Open Space (POS) to the southern boundary to facilitate the retention of more significant vegetation on-site and to better connect to the vegetation to the south of the Estate;
- Relocate the Commercial zone (Tamala Park Neighbourhood Centre) to have frontage to Connolly Drive and increase the exposure of the Centre;
- Consolidate the 'Mixed Use' zone in the north-eastern portion of the Grove Precinct within the immediate proximity to Clarkson Train Station and adjacent to the Commercial zone (Tamala Park Neighbourhood Centre);
- Update the general layout of the Grove Precinct as a result of the above modifications; and
- Update of Part 1 textual provisions to correspond to *Planning and Development (Local Planning Scheme) Regulations 2015* and associated *Structure Plan Frameworks.*

An updated Concept Plan for the Grove Precinct has been prepared to demonstrate a potential subdivision layout consistent with the proposed Structure Plan Amendment (**Figure 1** refers). The original Concept Plan (dated 2011) has been attached as **Figure2** . A comparison plan between approved Amendment 4 and proposed Amendment 5 has also been prepared (**Figure 3**), this to illustrate the amendments addressed above.

Source: CLE Town Planning & Design

NORTH

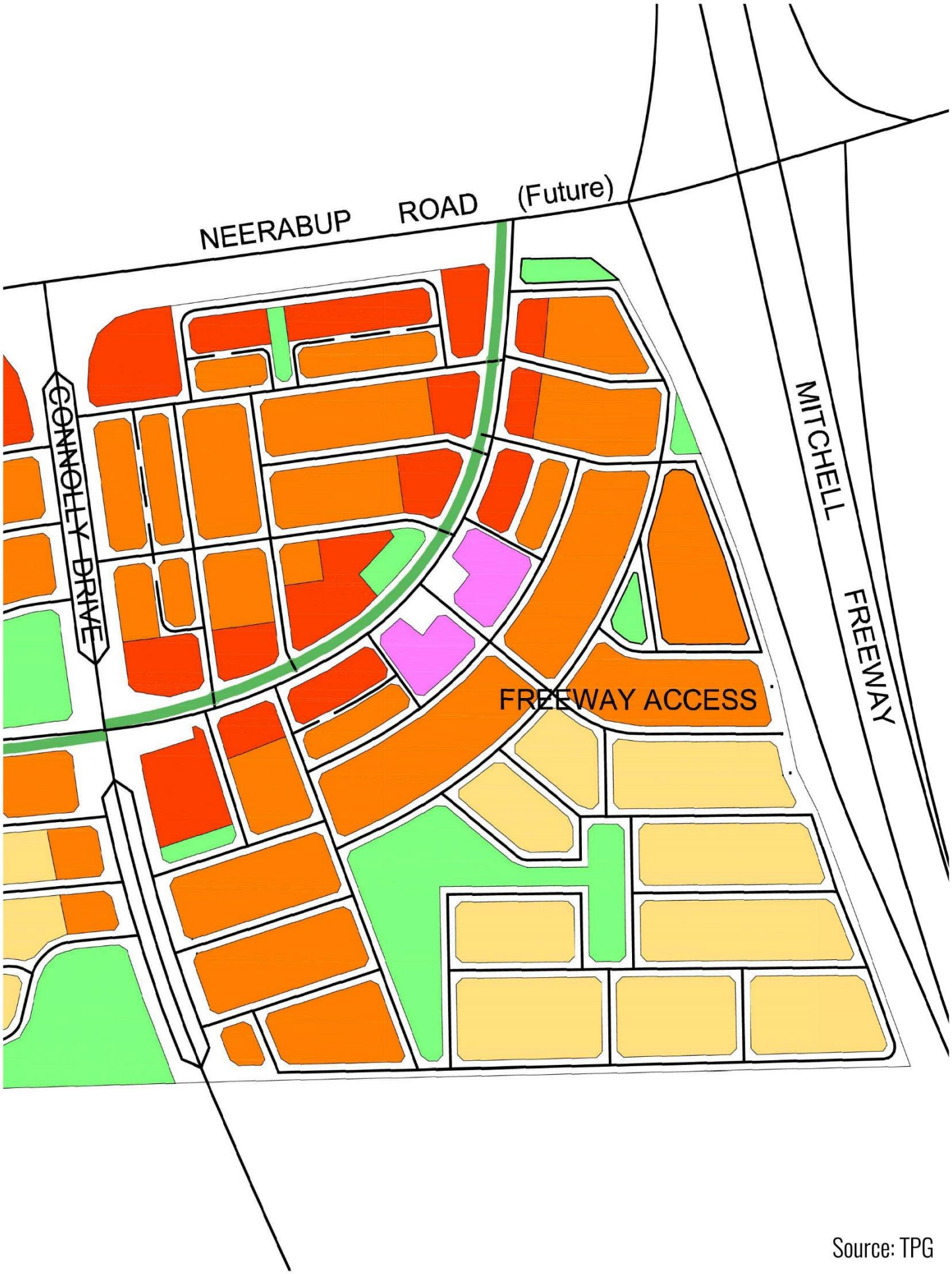
Scale: 1:5000 @ A4

0 50 100 150m

Date: 21/02/2019 Plan: TAMCA-5-002

CONCEPT PLAN

Figure 1



Source: TPG

NORTH

Scale: 1:5000 @ A4

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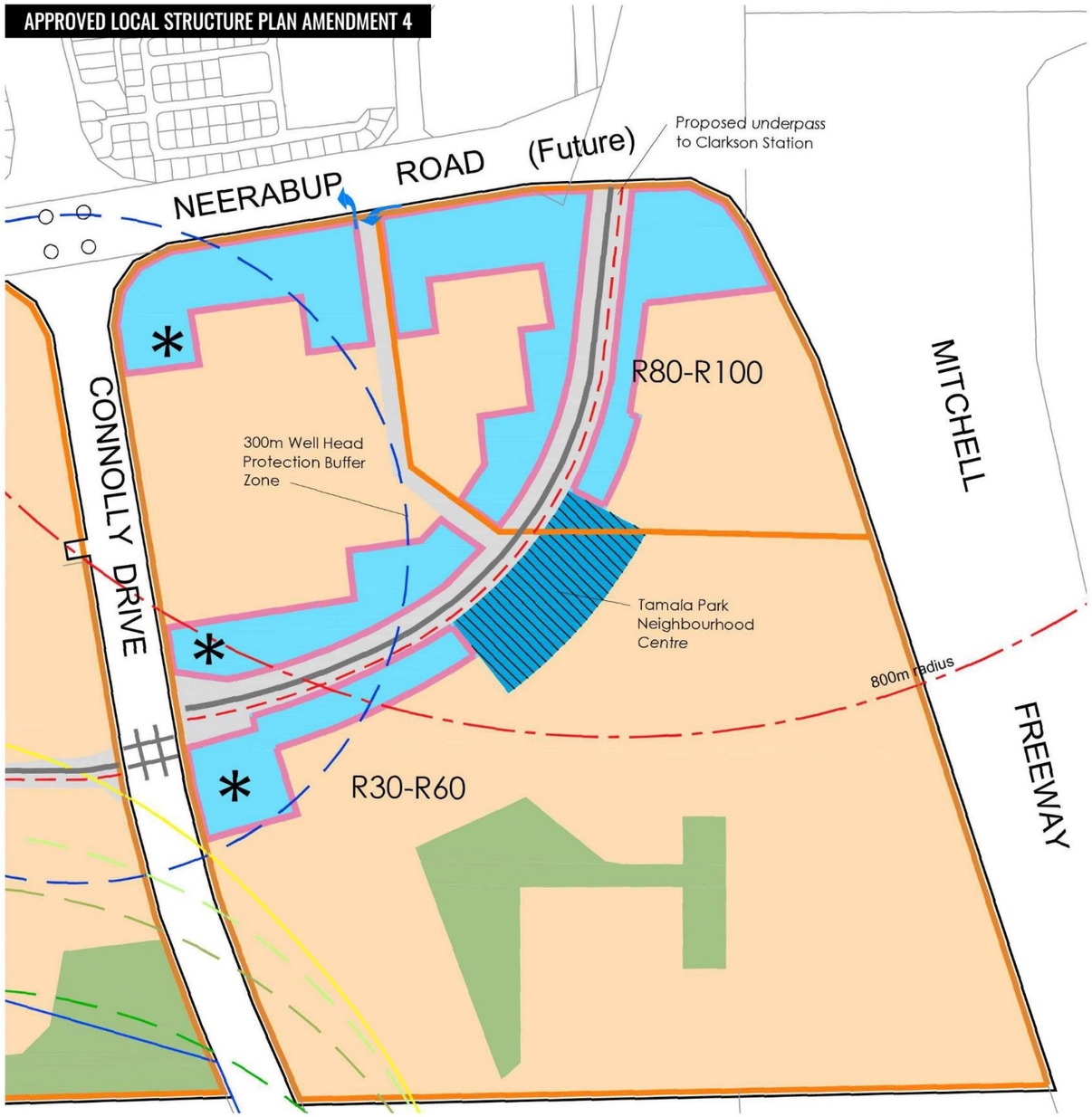
Date: 12/02/2019 Plan: TAMCA-5-004

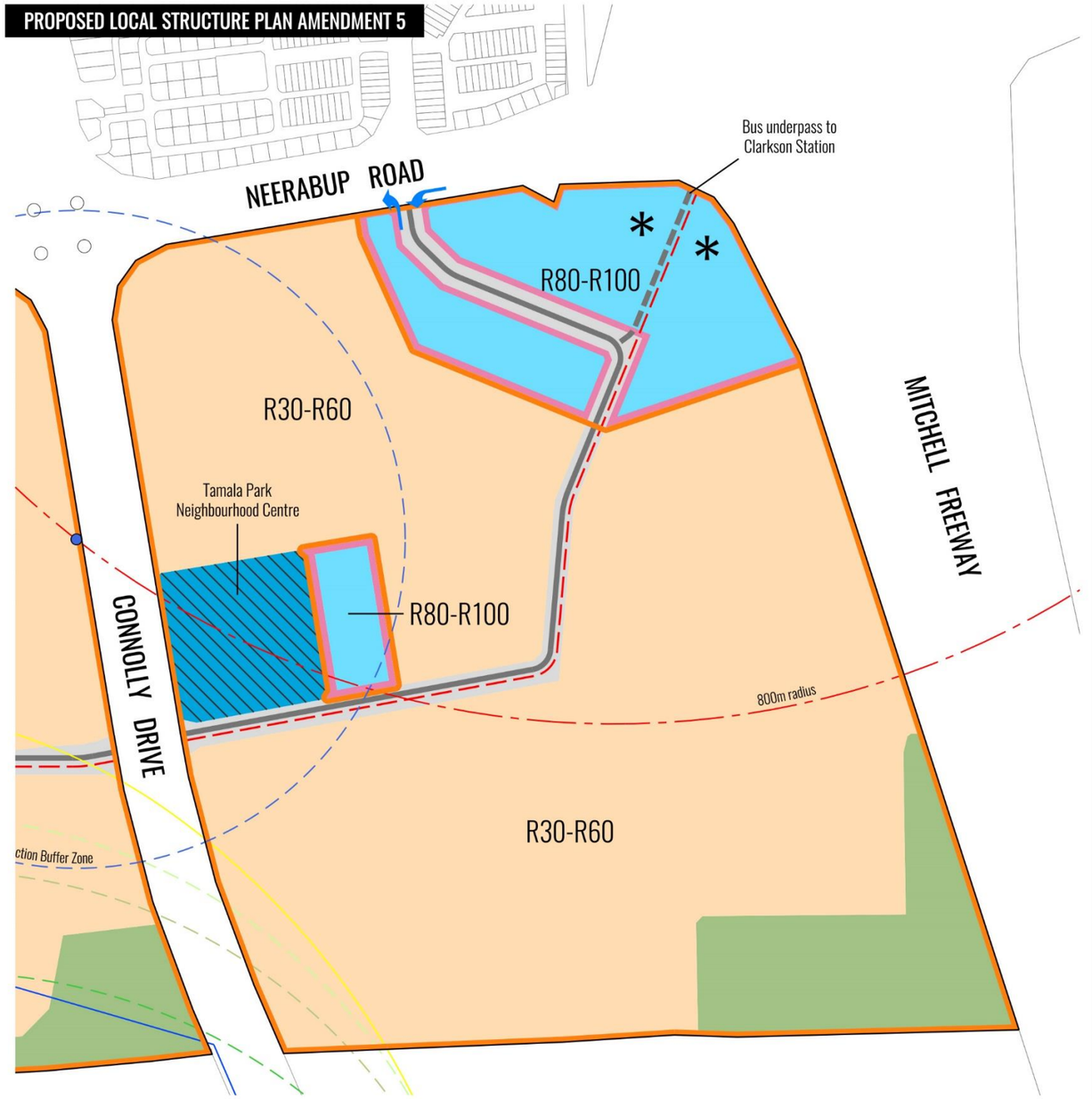
ORIGINAL CONCEPT

Figure 2

APPROVED LOCAL STRUCTURE PLAN AMENDMENT 4



PROPOSED LOCAL STRUCTURE PLAN AMENDMENT 5



LOCAL STRUCTURE PLAN LEGEND

- STRUCTURE PLAN BOUNDARY
- RESIDENTIAL DENSITY RANGE BOUNDARIES
- ICONIC DEVELOPMENT SITES
- LOCAL OPEN SPACE
- STRATEGIC PUBLIC OPEN SPACE (INDICATIVE LOCATION)
- NEIGHBOURHOOD CONNECTORS
- PRINCIPLE SHARED PATH
- SIGNIFICANT SOCIAL/PEDESTRIAN/CYCLE LINKAGE
- TRAFFIC SIGNALS (NOTE 6)
- LOCAL ROAD CONNECTION
- LEFT IN/LEFT OUT INTERSECTION
- ACTIVE TIPPING FACE
- BUFFER POSITION

ZONES

- RESIDENTIAL
- MIXED USE
- COMMERCIAL
- CIVIC AND CULTURAL PS (PRIMARY SCHOOL)

LOCAL STRUCTURE PLAN COMPARISON - FIGURE 3

Catalina Grove, TAMALA PARK

For Satterley Property Group (A Tamala Park Regional Council Project)

NORTH

Scale: 1:5000 @ A3

0 50 100 150m

PLAN: TAMCA-5-006 REVISION:
DATE: 15/02/2019 DRAWN: JP
PROJECTION: PCG 94 PLANNER: TV
DATUM: AHD CHECK: JH

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2 LANDUSE AND SUBDIVISION REQUIREMENTS

2.1 Land Use

The general land uses within the Grove Precinct remain consistent with the broader Structure Plan zonings and permissibilities. The prevailing Residential areas retain the R30-60 density range and are complemented by Commercial (Neighbourhood Centre) and Mixed Use zones.

2.2 Design Elements

2.2.1 Local Centre and Mixed Use

Shrapnel Urban Planning has reviewed and updated the previous retail and employment analyses; **Appendix 1** refers. A general summary of the key findings includes:

- Gravity modelling described in this report confirms that:
  - The most appropriate quantity of Shop/Retail (PLUC 5) floorspace planned for the Neighbourhood Centre should increase slightly from the previous estimate of 3,000m^2 to 3,300m^2.
  - There are no significant negative impacts on other centres in the locality of locating the Neighbourhood Centre adjacent to Connolly Drive as now proposed.
- In addition to the proposed 3,300m^2 of Shop/ Retail floorspace, the relocated Neighbourhood Centre also has the potential to accommodate some 200m^2 of 'Other Retail' and 1,500m^2 of non-retail commercial floorspace, creating an overall Neighbourhood Centre of some 5,000m^2.
- Indicative employment potential within the Commercial (Neighbourhood Centre) and Mixed Use zones has been estimated at 168 employees; this up to 43 employees more than the number estimated for the Grove Precinct in the *Economics and Employment Report* previously approved.

2.3 Bushfire Management

A Bushfire Management Plan (BMP) has been prepared by Strategen to support the Structure Plan Amendment, **Appendix 2** refers. A summary of the key findings includes:

- Most of the project area is designated as bushfire prone on the WA Map of Bush Fire Prone Areas (DFES 2018). As such, a BMP has been prepared to address requirements under Policy Measure 6.3 of *State Planning Policy 3.7 Planning in Bushfire-Prone Areas* (SPP 3.7; WAPC 2015) and *Guidelines for Planning in Bushfire-Prone Areas* (the Guidelines; WAPC 2017).
- A Bushfire Hazard Level (BHL) assessment was undertaken in accordance with Appendix 2 of the Guidelines. The assessment identified classified vegetation situated upon variable slopes within the subject land and 150m surrounding area (the assessment area), which has an associated 'moderate' and 'extreme' BHL. Vegetation within the subject land is proposed to be modified to a low-threat state, except for vegetation retained within POS within the south-eastern portion of the subject land. Vegetation external to the subject land is expected to remain unchanged following development, except for landscaping between Neerabup Road and the subject land to a low threat condition.
- Given the presence of vegetation proposed to be retained within the subject land and surrounding area, a management response is required to factored into future development design and implementation. The future development of the subject land will:
  - establish appropriately sized asset protection zones at classified vegetation/development interfaces;
  - provide a minimum of two access/egress routes in two different directions suitable to be used by residents and firefighters in an emergency;

- construct all public roads in accordance with the technical specifications of the Guidelines;
- construct firebreaks in accordance with the technical specifications of the Guidelines and the City's Firebreak Notice; and
- provide a reticulated water supply to the development including provision of a network of hydrants will also be provided along the internal road network at locations which meet relevant water supply authority and DFES requirements, in particular the Water Corporation Design Standard DS 63 'Water Reticulation Standard Design and Construction Requirements for Water Reticulation Systems up to DN250'.

The above measures will ensure that the development is able to achieve compliance with SPP3.7 and the Guidelines. The BMP will be updated as required to support future subdivision of the site, including a bushfire attack level assessment (BAL) and BAL contour map.

2.4 Noise

An updated Noise Assessment Report has been prepared by Herring Storer Acoustics; **Appendix 3** refers.
The key findings of the report includes:

- From the modelling undertaken for the projected Connolly Drive road traffic, noise received at the development would exceed Policy criteria. The inclusion of a noise wall for the entire length of the development is not practical as future residential lots face the roadway, thus compliance with SPP 5.4 "Quiet House" design is required. For side facing lots a solid fence (i.e colorbond) has been included at 1.8m high, hence providing noise amelioration to the outdoor living areas.
- For the projected Mitchell Freeway road traffic, noise received at the development would be below the Policy criteria, hence there are no acoustical requirements for residential premises in proximity to the freeway.

Appendix C of the Noise Assessment report (**Appendix 3**) details the *Quiet House Design Packages* required for each individual lot.

2.5 Public Open Space

Tamala Park Regional Council (TPRC) modified areas of POS within the Grove Precinct in response to identified engineering and planning constraints. The conceptual restructure and design inadvertently resulted in the clearing of 3.49ha of Carnaby's Black Cockatoo habitat that under the current approval notice and associated *Clearing and Revegetation Management Plan* (CRMP) should have been retained and revegetated.

To mitigate this change and to ensure an appropriate ecological outcome, TPRC has now committed to a larger POS area in the south-eastern corner of the Grove Precinct to increase the area of Carnaby's Black Cockatoo habitat retained by 0.16ha (to 3.65ha total). The increased habitat retention represented an exchange in excess of a 1:1 ratio in terms of total area retained, ensuring no net loss of Carnaby's Black Cockatoo habitat across the Structure Plan area.

In addition, the revised POS area contains better quality Carnaby's Black Cockatoo foraging habitat than the original area. Consequently, the revised POS area provides a larger area of high-quality foraging habitat that is not reliant on the success of revegetation programs. As no revegetation is required within the revised POS area, the amendment has resulted in an immediate ecological benefit to the Carnaby's Black Cockatoo population. Furthermore, the Structure Plan amendment offers direct connectivity with Carnaby's Black Cockatoo habitat within Neerabup National Park habitat, this immediately south of the revised POS area. A copy of the relevant Federal approval and the *Clearing Revegetation Management Plan* (2018) is attached as **Appendix 4**.

As a result of the changes to the POS location and size, the POS Schedule has been reviewed. The new POS schedule has also been audited and updated to reflect all approved subdivisions and Deposited Plans issued to date.

PUBLIC OPEN SPACE SCHEDULE TAMALA PARK AGREED LOCAL STRUCTURE PLAN NO. 79 (TAMCA-5-005)			28-Feb-19
GROSS SITE AREA (Hectares)			**179.89**
Minus MRS (Non-Urban) Deductions			
Reserved Lands			
	Parks and Recreation	0.000	
	Parks and Recreation (Coastal Foreshore)	0.000	
	Restricted Public Access	0.000	
	Port Installation	0.000	
	Railways	0.000	
	Civic and Cultural	0.000	
	State Forests	0.000	
	Waterways	0.000	
Regional Road Reservations			
	Primary Regional Roads	0.000	
	Other Regional Roads	0.000	
Public Purpose			
	High School	0.000	
Zones			
	Public Purpose	0.000	
	Central City Area	0.000	
	Industrial	0.000	
	Special Industrial	0.000	
	Private Recreation	0.000	
	Rural Residential	0.000	
	Rural - Water Protection	0.000	
Total MRS (Non-Urban) Deductions			0.000
Gross Urban Zone Area (ha)			**179.890**

Minus Uncreditable Open Space			
	EPP - *Core Conservation Category Wetlands* to be ceded	0.000	
	EPP - *Conservation Category Wetland Buffers* to be ceded	0.000	
	EPP - *Core Resource Enhancement Wetland* to be ceded	0.000	
	EPP - *Resource Enhancement Wetland Buffers* to be ceded	0.000	
	Protected Bushland Site	0.000	
	District Open Space	0.000	
	Unrestricted POS sites excluded from POS contribution	0.000	
Total Uncreditable Open Space			0.000
Net Urban Zone Area (ha)			**179.890**

Minus Non-Residential Deductions			
	Primary School	3.500	
	Town Centre - West Tamala Park Local Centre	0.176	
	Town Centre - Central Tamala Park Local Centre	0.401	
	Town Centre - Tamala Park Neighbourhood Centre	1.955	
	Commercial	0.000	
	Dedicated drainage reserve	1.526	
Total Non-Residential Deductions			7.557
Gross Subdivisible Area			**172.333**

Public Open Space Contribution		**10%**	**17.2333**
2%	Maximum Restricted Public Open Space Permitted	3.447	
8%	Minimum Unrestricted Public Open Space Required	13.787	
Minimum Public Open Space Contribution Required			**17.2333**

TOTAL GREENSPACE - DETAILED BREAKDOWN

POS Reference	Location	Gross Area	(Deduction) First 15mm Drainage Area	Restricted POS Flood Storage Area (First 15mm - 1:5yr)	Unrestricted POS Flood Storage Area (1:5 - 1:100yr)	Unrestricted POS
Central Precinct						
8001	Conservation Open Space B	6.1412	0.000	0.000	0.000	6.141
8002	Stage 1A	0.5962	0.075	0.224	0.018	0.279
8006	Stage 1B	0.2777	0.000	0.000	0.000	0.278
8007	Stage 4	0.9878	0.000	0.000	0.000	0.988
8008	Stage 11	0.6045	0.2955	0.3195	0.0928	-0.103
8009	Stage 2	0.1273	0.0486	0.021	0.01	0.048
8010	Stage 6B	0.2116	0.000	0.000	0.000	0.212
8011	Stage 6A	0.1238	0.000	0.000	0.000	0.124
8013	Linear Park adj. Primary School	0.0945	0.000	0.000	0.000	0.0945
8015	Stage 19	0.2929	0.000	0.000	0.000	0.2929
8016	Stage 16	0.1208	0.000	0.000	0.000	0.121
8017	Linear Park adj. Playing Fields	0.1032	0.000	0.000	0.000	0.103
8018	Stage 11	0.2078	0.000	0.000	0.000	0.208
8019	Playing Field C (PS)	4.1697	0.000	0.000	0.000	4.170
8020	Stage 8	0.2282	0.040	0.050	0.040	0.098
8021	Conservation Open Space A	5.7391	0.000	0.000	0.000	5.739
8022	Stage 9/10	0.4914	0.000	0.000	0.000	0.491
8023	Stage 19	0.2147	0.000	0.000	0.000	0.215
8026	POS adjacent to Strategic Open Space B	0.1603	0.000	0.000	0.000	0.160
8027	Stage 13	0.3557	0.000	0.000	0.000	0.356
9000	Stage 21 (south-east)	0.1888	0.000	0.000	0.000	0.189
9001*	Stage 22 (south-east)	2.3197	0.391	0.921	0.49	0.518
Beach Precinct						
8025	West	0.138	0.000	0.000	0.000	0.138
8029	Linear Open Space	0.073	0.000	0.000	0.000	0.073
8030	Central	1.1334	0.120	0.000	0.000	1.013
8031	Linear Open Space	0.0429	0.000	0.000	0.000	0.043
8032	West	1.8409	0.181	0.638	0.249	0.773
8033	Linear West	0.2901	0.000	0.000	0.000	0.290
Grove Precinct						
9003	Central	1.8044	0.315	0.403	0.095	0.992
9004	Conservation Open Space	3.722	0.000	0.000	0.000	3.722
9005	East	0.475	0.000	0.000	0.000	0.475
9006	North-West	0.5535	0.060	0.104	0.047	0.342
	Total POS & Drainage	**33.830**	**1.526**	**2.680**	**1.043**	**28.582**

Restricted Use Public Open Space						
Reference	**Location**			**Restricted POS Area**		
	Conservation Open Space			0		
	Conservation Category Wetland Buffer			0		
	Resource Enhancement Category Wetland Buffer			0		
	Restricted POS			2.680		
Total (ha)				**2.68**		

Unrestricted Use Public Open Space						
Reference	**Location**			**Unrestricted POS**		
	Strategic (A-B) + Grove Conservation Open Space					16.12
	Public Open Space					8.292
	Playing Fields					4.170
	Flood Storage Area (1:5y to 1:100y ARI)				1.043	
Total (ha)					29.62	

Public Open Space Contribution		
Restricted Use Public Open Space	**2.68**	**1.56%**
Unrestricted Use Public Open Space	**29.62**	**17.19%**
Total POS Contribution (ha)	**32.304**	**18.75%**

* Note: POS 9001 - subject to detailed enviromental, hydrology, engineering, landscape and urban design.

2.6 Transport Assessment

A Traffic Impact Assessment for the Grove Precinct has been prepared to support the proposed Amendment, **Appendix 5** refers. The key findings of the assessment includes:

- The Grove Precinct includes a Neighbourhood Centre including approximately 3,300m^2 of Shop/Retail floor space with the potential to accommodate 1,700m^2 of other commercial floor space. The Grove Precinct is also planned for development of approximately 946 dwellings (including apartments and single units).
- The Grove Precinct is anticipated to generate traffic flows of ~10,245vpd; this is ~2,755vpd lower than the original Structure Plan. Therefore, there is a net traffic decrease based on the revised configuration of land uses proposed.
- Transport modelling and analysis indicates that the proposed amendment would not significantly change the road hierarchy of the internal and external road network of the original Structure Plan area and the road hierarchy of the central east-west corridor ('Green Link').
- Intersection analysis undertaken for the approved dual-lane roundabout at the Connolly Drive/Green Link intersection indicates that this roundabout would operate satisfactorily and well within capacity in 2031 peak hours.
- The proposed key road network of the development area has been planned based on WAPC *Liveable Neighbourhoods* guidelines to accommodate the future traffic flows that will be generated in this area.
- The proposed development area provides for a comprehensive network of shared paths and footpaths to encourage and facilitate non-motorised travel with good connection to the existing Clarkson Train Station.
- The PTA bus route along the 'Green Link' would satisfactorily encompass the proposed public transport catchment of the broader Grove Precinct.

2.7 Water Management

An addendum to the approved LWMS has been prepared by Hyd2o to support the Structure Plan Amendment for the Grove Precinct; **Appendix 6** refers.

The addendum provides revised stormwater modelling for the subject land to address Structure Plan modifications since the approval of the original Local Water Management Strategy (ENV, 2011).

The updated stormwater management strategy and modelling takes into consideration on-site soil infiltration testing more recently undertaken by Hyd2o.

It is recommended that modelling contained in this addendum be used as the basis for guiding future subdivision development and the preparation of future UWMPs. Aside from the revised stormwater strategy and modelling detailed in this report, all principles and objectives of the approved LWMS (ENV, 2011) remain valid for implementation.

2.8 Infrastructure

A Servicing Report on the Structure Plan Amendment was prepared by Cossill & Webley Consulting Engineers; **Appendix 7** refers.

The report identifies that services planning is already in place to accommodate residential development of the broader Catalina Estate. Major infrastructure to facilitate development (i.e. a wastewater pumping station and associated pressure main in the southern portion of the development) is already planned.