



AMENDMENT NO. 12

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.	Summary of the Amendment	Date approved 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.	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.	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.	21 August 2007
4.	Minor modification to provision relating to boundary walls.	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.	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.	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.	10 August 2015

9.	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. 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).	10 August 2015
10.	Modification to the Structure Plan boundary and Neighbourhood Centre boundary to include land previously subject to Capricorn Neighbourhood Structure Plan No. 54. 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.	11 April 2016
11.	Modification to the Structure Plan design and boundary to include land formerly subject to Capricorn Neighbourhood Centre Agreed Structure Plan No. 54 and area notated as 'Future ASP', including removing street block detail and road network; reallocation of residential density coding (R30, R40 & R60); consolidation of retail component to proposed commercial zone and identification of mixed use sites; provision of additional POS; removal of 'mixed use' zoning and designation as 'Residential' (R60) within 'Stage 5Z'; and changes to the zoning consistent with the requirements of the Planning and Development (LPS) Regulations 2015.	27/02/2017
12.	Minor modifications to the Structure Plan land use zones and reserves boundaries to align with approved subdivision layouts and detailed subdivision layouts; POS rationalisation and redesignation of two mixed use sites to business zone.	

PART 1
AMENDMENT NO. 12 TO THE
CAPRICORN COASTAL VILLAGE AGREED STRUCTURE PLAN NO. 44

The City of Wanneroo, pursuant to its District Planning Scheme No. 2, hereby recommends to the Western Australian Planning Commission to approve the abovementioned amendment by:

1. Rationalising the boundaries of land use designations to align with approved subdivision layouts, approved development applications and current concept plans, as depicted in modified Plan 1 and Plan 2, attached.
2. Modifying the land use designation of two sites at the eastern extent of future Templetonia Ave (corner of Marmion Ave extension) from Mixed Use to Business, as depicted in modified Plan 1 and Plan 2, attached.

7.5 THE BUSINESS

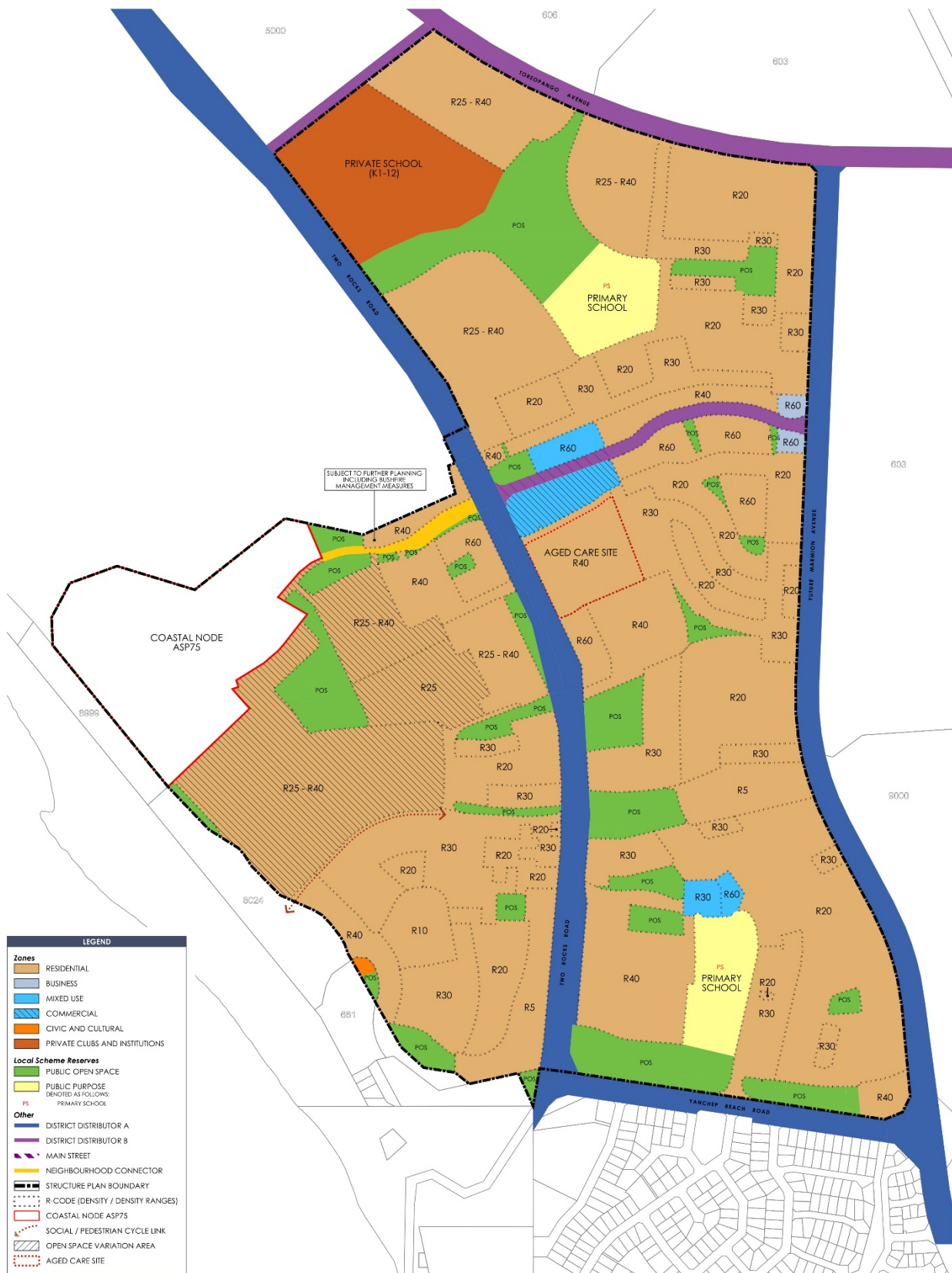
Objectives

The Business Zone is intended to accommodate warehouses, showrooms, trade and professional services and small scale complementary and incidental retailing uses, as well as providing for retail and commercial businesses which require large areas such as bulky goods and category/theme-based retail outlets that provide for the needs of the community but which due to their nature are generally not appropriate to or cannot be accommodated in a commercial area.

- (i) provide for retail and commercial businesses which require large areas such as bulky goods and category/theme based retail outlets as well as complementary business services;
- (ii) ensure that development within this zone creates an attractive façade to the street for the visual amenity of surrounding areas.

Provisions

All provisions, standards and requirements of the Business Zone as set out in the Scheme shall apply.



LEGEND	
Zones	
	RESIDENTIAL
	BUSINESS
	MIXED USE
	COMMERCIAL
	CIVIC AND CULTURAL
	PRIVATE CLUBS AND INSTITUTIONS
Local Scheme Reserves	
	PUBLIC OPEN SPACE
	PUBLIC PURPOSE DENOTED AS FOLLOWS: PS PRIMARY SCHOOL
Other	
	DISTRICT DISTRIBUTOR A
	DISTRICT DISTRIBUTOR B
	MAIN STREET
	NEIGHBOURHOOD CONNECTOR
	STRUCTURE PLAN BOUNDARY
	R-CODE (DENSITY / DENSITY RANGES)
	COASTAL NODE ASP75
	SOCIAL / PEDESTRIAN CYCLE LINK
	OPEN SPACE VARIATION AREA
	AGED CARE SITE

PLAN 1 STRUCTURE PLAN
 Capricorn Coastal Village ASP 44 Amendment No. 11
 Yanchep

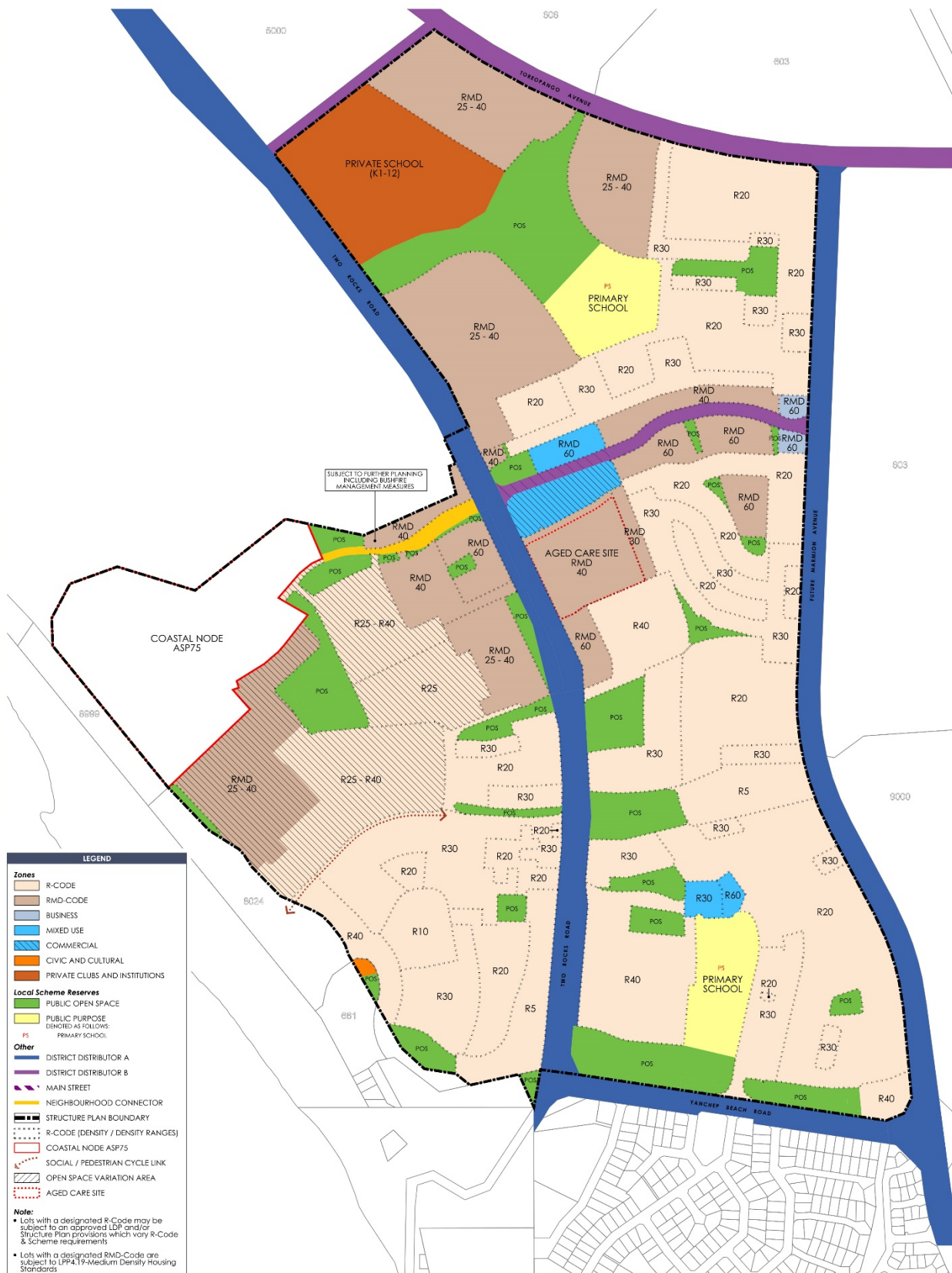
DRAFT

0m 40m 80m 120m

s: 1:7,500@A3
 dt: 23/01/2020
 p: 14/024/0801

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PLAN 2 R-CODE & RMD CODE PLAN
 Capricorn Coastal Village ASP 44 Amendment No. 11
 Yanchep

DRAFT

Scale: 0m 40 80 120m
 s: 1:7,500@A3
 d: 23/01/2020
 p: 14/024/153

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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. 12 TO THE
CAPRICORN COASTAL VILLAGE AGREED STRUCTURE PLAN NO. 44

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. 12 TO THE

CAPRICORN COASTAL VILLAGE AGREED STRUCTURE PLAN NO. 44

Proposal

The proposed amendments to the land use designation boundaries includes adjustments to the residential, commercial and public open space boundaries primarily as a result of the advancement of subdivision stages and development within the Capricorn Beach–Yanchep Estate. The majority of these adjustments are minor in nature and are simply aligning ASP44 to the current subdivision and development application approvals, including WAPC Reference numbers: 154819, 155520, 156117, 157804 and Development Approval reference number: DA2017/965 (Please refer to **Appendix A**).

Other consequential modifications have been necessary on surrounding future stages. Further detailed design and concept plan review has also taken place on the remaining stages to inform future subdivision applications. Changes to the designation of the sites at the eastern extent of future Templetonia Ave (corner of Marmion Ave extension) from Mixed Use to Business will facilitate the use and development of these sites for commercial purposes consistent with the intent of the structure plan.

Figure 1, below, depicts the extent of the modifications proposed to the structure plan. Please refer to **Appendix B** for the Proposed Plan 1 Structure Plan, the Proposed Plan 2 R-Code and RMD Code Plan and accompanying explanatory plans for both.

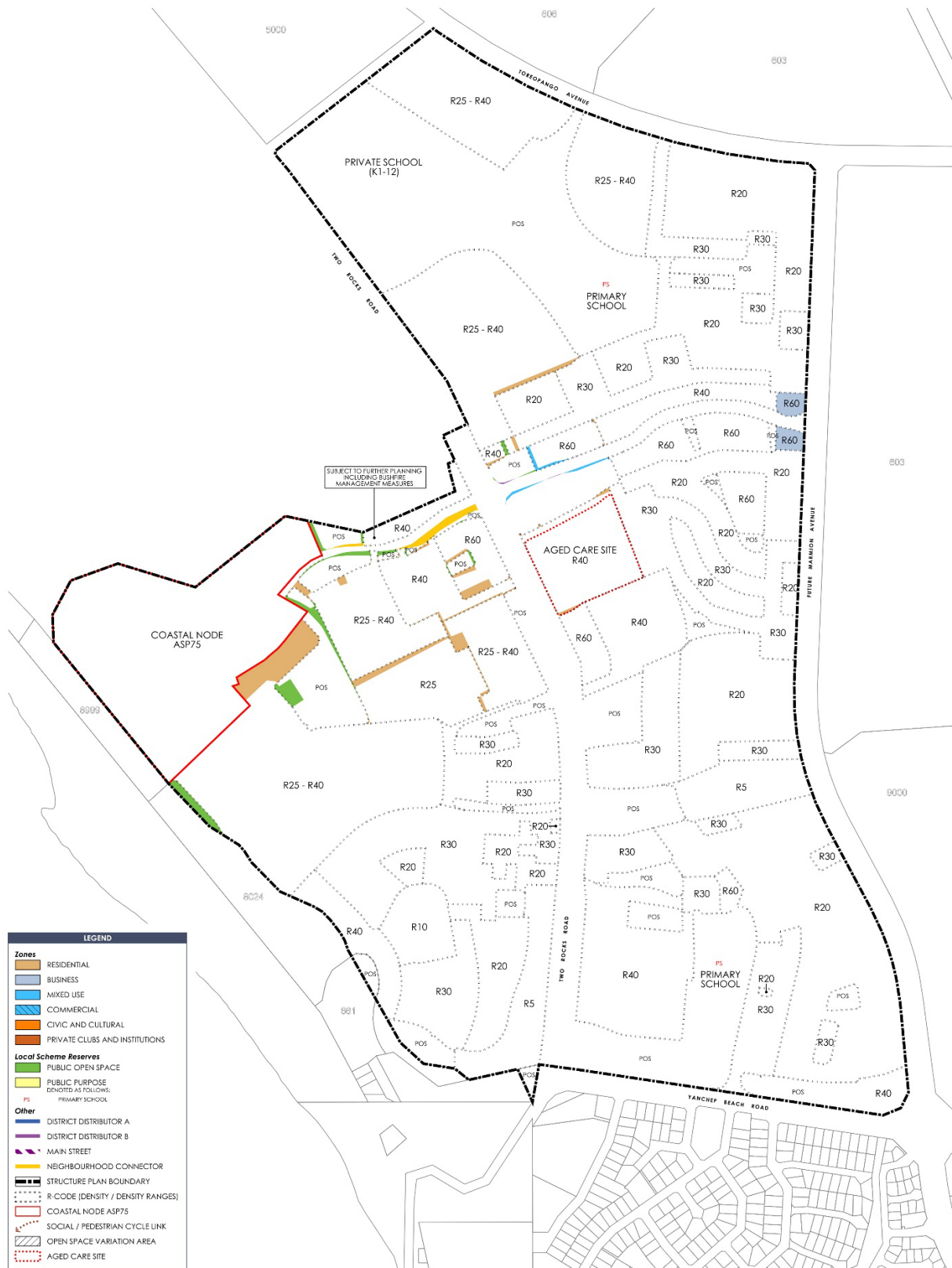


Figure 1: Proposed Plan 1 Structure Plan – Amendment 12 Explanatory Plan

Planning for the subdivision of surrounding future stages includes the area abutting Agreed Structure Plan 75 (ASP75), being the area currently designated as POS which is proposed to be modified to Residential. This represents an area of approx. 1.5ha and is similar in size to the area in ASP75 which is subject to a separate, parallel amendment (ASP75 Amendment 2) which seeks to designate approx. 1.46ha for POS. This ensures the minimum

10% POS requirement is provided within Capricorn Beach Yanchep Estate, across both ASP44 and ASP75 in a comprehensive, integrated and equitable manner. It also improves and completes the POS/pedestrian green link from Two Rocks Road to Capricorn Beach bringing to fruition the original vision of uninterrupted vistas and view corridors along this key access.

Incorporating the POS to this location also helps to retain existing landform and trees in this location providing a mature landscape from day one as well as more interesting journey from east to beach.

In support of these modifications, the POS schedule has been updated to reflect these changes with the proposed POS percentage equating to 13.8%. Please refer to **Appendix C** for the detailed and updated POS schedule and corresponding plan which outlines the POS across both ASP44 and ASP75. As noted above, another amendment request is being sort for ASP75 which is detailed in separate correspondence to the City.



Figure 2: POS Plan

The modifications to the sites on the north western and south western corners of the future extensions of Templetonia Boulevard and Marmion Avenue are depicted in more detail in Figure 3, below. These two sites are currently designated as Mixed Use with the proposal being to amend the designation to Business to facilitate commercial development.

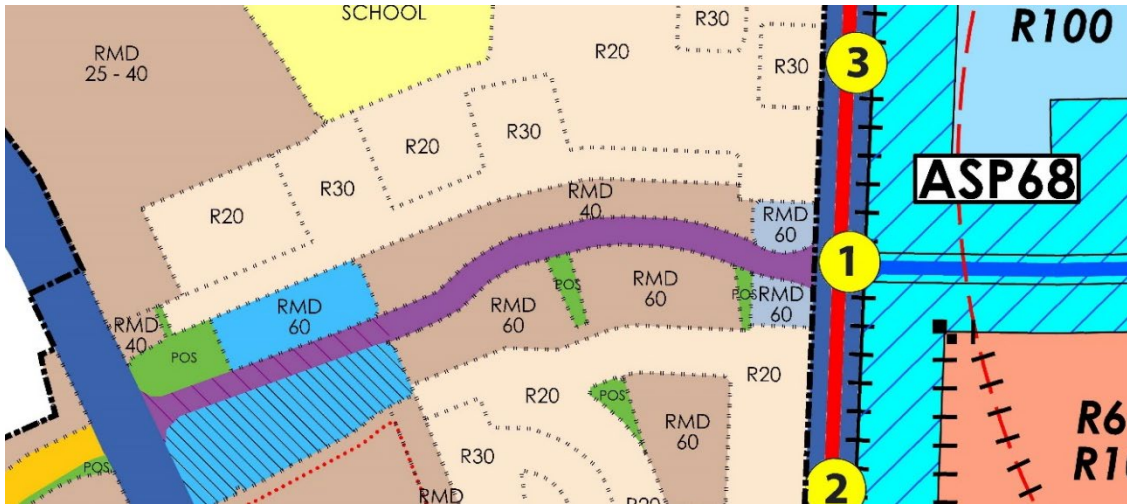


Figure 3: Proposed Business Sites

There has been a number of recent enquiries from prospective purchasers regarding the future development of these sites for a range of commercial uses. The types of land uses currently being enquired into are (but not limited to) Child Care, Drive-Through Food Outlet, Funeral Parlour and Service Station which in accordance with the Business zone are all 'D' uses. Under the Mixed Use zone it is noted a number of these uses are 'X' uses. As a result of these enquiries, it is quite evident that the limited range of commercial land uses permitted in the Mixed Use zone is restricting the future use and development of these strategically located sites adjacent the District Distributor A road being, the future extension of Marmion Avenue.

In further support of this request, it is noted that the abutting Approved Structure Plan, ASP68, designates land on the opposite side of Marmion Ave as Business. Our proposed modification would be consistent with the land use designations within adjacent ASP 68 and provide a greater synergy of business land uses in this location noting the substantial area of Mixed Use located abutting the Commercial zone at the corner of Two Rocks Road and Templetonia Boulevard. Within ASP44 the Mixed Use zone states 'The predominant uses will be residential, office, consulting, dining and limited retail uses, occupying the street frontage of lots' and as such the net lettable area and floor space would be negligible between the land use zones, as would local employment opportunities.

The proposed future intersection treatment of Marmion Avenue and Templetonia Road is a roundabout configuration being appropriate for access/egress vehicular movements for either the Business or Mixed Use zones land uses.

Conclusion

In summary, Amendment 12 to ASP 44 seeks to align the boundaries of land use designations to be consistent with lot boundaries within WAPC subdivision approvals (154819, 155520, 156117 & 157804) and Development Approvals for the foreshore (DA2017/965), reflect the advanced detailed design progression of concept plans for surrounding future stages, and provide for a greater range of commercial land uses to be approved on strategically located sites on the corner of the future Marmion Ave extension.

We look forward to your consideration and advertising of proposed Amendment 12 to ASP 44 which is outlined in detail in the attached Structure Plan Amendment Report, prepared in accordance with the City's template (**Appendix D**).