



Town Planning & Urban Design

Stockland Halcyon 'Illyarrie', Sinagra

Development Application

APRIL 2024

Stockland Halcyon Sinagra.

Development Application

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Urbis - Landscape Architecture
JDA – Stormwater Management
Cossill & Webley – Civil Engineering
Transcore – Traffic
Encycle – Waste Management
JBS&G – Bushfire Planning

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Cover Image: Established Stockland Halcyon Community in Queensland.

Executive Summary

This application seeks approval for the development of a land lease lifestyle focused community, designed for over-55-year-olds. The project in Sinagra will be known as Stockland Halcyon Illyarrie. Stockland has quickly become one of the largest national owners and developers in this sector and is pleased to leverage its benchmark development approach within WA. This large, Independent Living Complex development comprises 153 dwellings with communal facilities on a 6.92 hectare site located within Stockland's broader master planned community in Sinagra.

The 152 dwellings are detached homes located on individual sites along a private street network featuring a low-speed shared pedestrian/vehicle environment, street trees and street lighting. The communal precinct includes clubhouse, leisure space and reception/meeting/office building will be available for exclusive use by the residents as part of their lease agreement.

There are seven (7) house typologies, three (3) roof types (per type) and four (4) primary cohesive material schemes resulting in a substantial variety of elevations and materials to be implemented as part of this development. The homes are each designed to fit on one of the four base lot typologies. This mix of lot types, housing types, and façade types, along with active curation by Stockland as the community is progressively developed, will ensure good streetscape diversity.

The proposal meets the objectives of the applicable State Planning Policies, City of Wanneroo District Planning Scheme No. 2 (DPS2), East Wanneroo Cell 2 (Sinagra) Agreed Structure Plan No. 4 (ASP 4), and relevant Local Planning Policies. The land use is defined as an 'Independent Living Complex' pursuant to DPS2.

Significantly, it meets most deemed-to-comply requirements of the R-Codes and for the remaining elements can achieve the objectives of the relevant design principles.

Stockland has corporate sustainability targets and in keeping with these, the development will incorporate a range of sustainability initiatives.

The Stockland Halycon 'Illyarrie' Estate will be seamlessly integrated with the surrounding locality and will be a valuable addition to the housing options available in the area.

Application Summary

Metropolitan Region Scheme Zone	Urban
District Planning Scheme No. 2 Zone	Urban Development
Use Class	'Independent Living Complex'
Lot Size	6.92 hectares
Number of Dwellings	152
Structure Plan	East Wanneroo Cell 2 (Sinagra) Agreed Structure Plan No.4 (ASP4)
R-Code	R40
Number of communal sites	1
Existing Land Use	Vacant Residential
Bushfire Prone	Yes

R-Codes 2024 Compliance Summary

The assessment of the development application will be guided Medium Density codes, noting that the Codes do not strictly apply to the Independent Living Complex land use. Nevertheless, Stockland elected to prepare a compliance assessment of the dwellings against the Medium Density Codes (as grouped dwellings) in order to provide justification to any variations and a response to design principles to present a more robust development application.

Each of the house typologies has been assessed. Although the actual disbursement of the houses on specific lots is not fixed, knowing that each house will comply on any of the lot types for which it is designed will enable development approval to be granted whilst retaining some flexibility for purchasers to select their preferred house and finishes package.

The residential components of the development comply with most of the deemed-to-comply requirements of the R40 Code and meet the design principles for the other applicable elements. All seven proposed LLC housing typologies have been carefully designed to optimise compliance with deemed-to-comply provisions. All housing typologies are R-Code compliant with the only some provisions demonstrating compliance through respective design principles.

R-Codes compliance is detailed in this report.



Figure 1. Private Street

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Accompanying Documents

Application Forms & Checklists

Certificate of Title

Site Feature Survey

Architectural Plans

Landscape Plans

Ten Design Principles Report

Engineering Services Report

Engineering Drawings

Traffic Impact Statement

Waste Management Plan

Bushfire Management Plan Addendum

1. Introduction

1.1 Stockland Halcyon Land Lease Communities

Stockland has identified an opportunity to deliver a new kind of seniors housing that provides quality yet affordable community living that meets the modern day needs and expectations of over 55's – the fastest growing demographic in Australia.

Under a land lease model, homes are sold to owner-occupiers at a discount to the homeowners existing house price, allowing downsizers to release equity from their family home to provide them a more secure and fulfilling retirement.

A Stockland Halcyon community comprises a variety of architecturally designed homes to create diverse streetscapes. Each community has a stunning multi-million dollar clubhouse featuring a resort style pool, pickle ball courts, gym, communal gardens and open spaces and community programs designed to encourage residents to live an active, connected lifestyle.

Stockland proposes to establish a Halcyon Community within the Illyarrie Estate, which is currently being established at Sinagra.

This development application seeks approval for Stockland Halcyon Illyarrie, defined as an Independent Living Complex under *City of Wanneroo District Planning Scheme No.2 (DSP 2)*.

1.2 Land Lease Model

This lifestyle community concept differs from existing models of retirement housing currently more familiar to the Western Australian market in some important ways.

Stockland's lifestyle communities are designed for owner-occupiers aged over 55. Residents purchase a stand-alone home and sign a lease (site agreement) to pay rent (site fees) on the freehold land on which the home sits. The land remains the property of Stockland. Owners have long term leases (subject to WAPC approval), meaning the lease agreements lasts as long as their ownership. The site agreement provides a contractual right to occupy the land and gives residents non-exclusive use of the community's common areas and communal facilities.

Land lease communities are very popular overseas and in other Australian states, with more than 900 such communities already successfully operating in Australia.

The sector is currently experiencing high growth and benefitting from institutional investment, providing long term ownership and corporate operational controls.

The land lease model provides an opportunity to allow active retirees to downsize from family sized homes and plays an important role in providing new housing supply across the housing continuum.

The community is designed to look like a regular suburban development but is a secure complex with a single vehicle access point. Security is one of the main reasons why this housing product is so popular with buyers, along with the high-quality homes and shared amenities such as a clubroom and leisure facilities.

Caretakers look after the streets, communal spaces, and recreational areas.

2. The Site

2.1 Location & Context

The location of the development site (**subject land**) is shown in **Figure 2**. It presides within the confines of Lot 1665 Wanneroo Road which is part of Stockland's master planned community Illyarrie in Sinagra.

The subject land, being a portion of Lot 1665, covers an area of 6.92 hectares. There is an approximate level drop across the subject land from west to east of 7-8 metres.

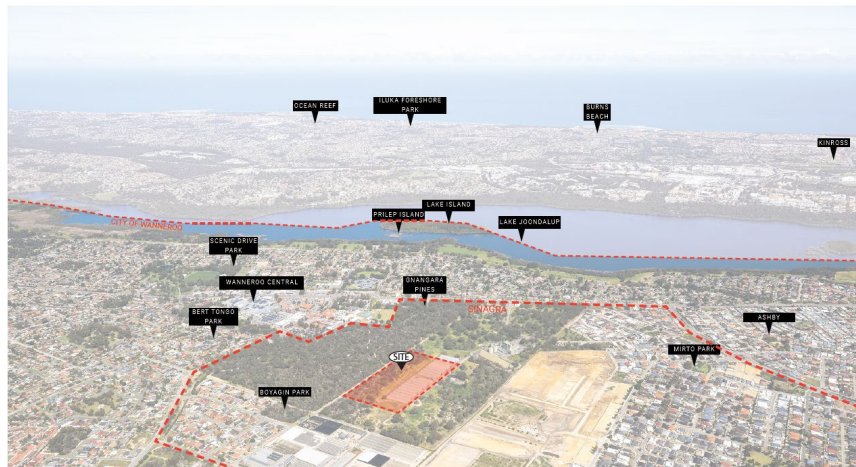


Figure 2. Location (Source: Plus Architects)

The land use zoning context of the subject land is shown in **Figure 3** below.

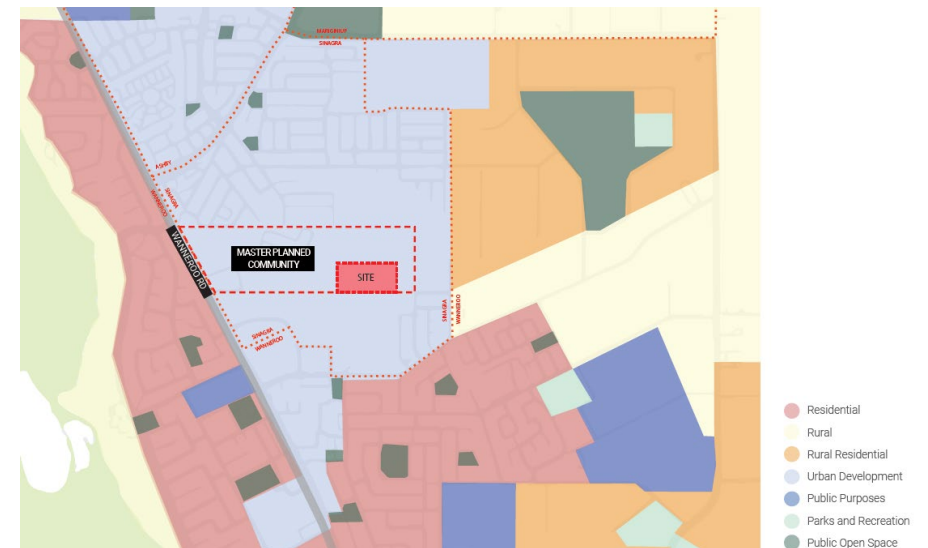


Figure 3 - Land Use Zoning Context (Source: Plus Architects)

The location of the subject land within Stockland's master planned community of Illyarrie in Sinagra is shown on **Figure 4** below.



Figure 4 - Master planned community context (Source: PLUS Architects)

2.2 Ownership & Title Details

The proposed development is located within current Lot 1665 Wanneroo Road, Sinagra (details below and as shown in **Figure 4**).

Lot on Plan	C/T	Address	Owner
Lot 1665 on Plan 103478	1294/460	1040 Wanneroo Road, Sinagra 6065	Stockland Development Pty Ltd

The Certificate of Title is provided with this application.

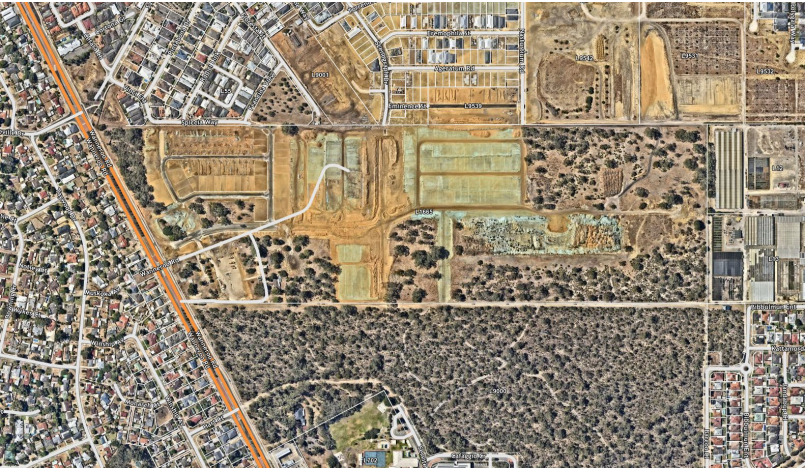


Figure 4. Current Lot 1665 Wanneroo Road, Sinagra. (Source: MNG Access)

2.3 Subdivision Approval Context

The future lot, and all surrounding public roads, that will accommodate this proposed development was approved via subdivision approval WAPC Reference: 162837 on 14 March 2023. **Figure 5** below shows the approved Plan of Subdivision. The future lot (Proposed Lot 1 on the approved Plan of Subdivision) has an area of 6.92 ha.

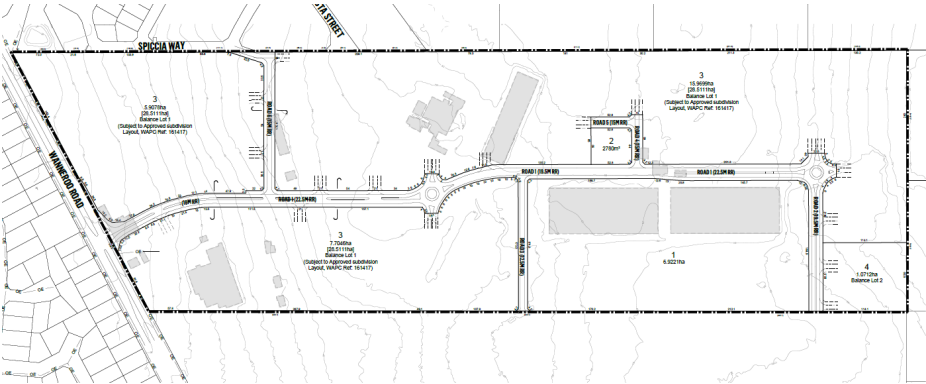


Figure 5. Subdivision Approval WAPC 162837

The residential subdivision of the surrounding land to the north and west of the subject land was approved under a previous subdivision application WAPC Reference: 161417. Both subdivision approvals are currently being implemented, including compliance with all relevant conditions of approval.

A draft Deposited Plan has been prepared to create Lot 500 (being Lot 1 on the Plan of Subdivision), an extract shown below in **Figure 6** of DP 427578.

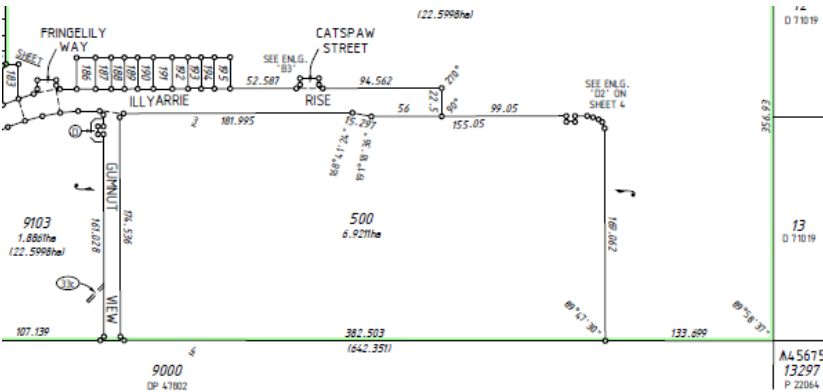


Figure 6. Draft Deposited Plan 427578 (Lot 500)

2.4 Residential Density Code

In regard to the R-Code Plan associated with the subdivision approval to create the subject land (WAPC 162837), the approved R-Code Plan nominated that the R-Code for the subject land was to be confirmed. This was the agreed approach during the subdivision assessment noting that the subject land was going to be part of a development application for an LLC. As the proposed LLC development plans have now been finalised and form part of this application, an R-Code will be applied to the subject land via an updated R-Code Plan (refer **Figure 7** below). An R40 R-Code will be applied to the subject land as this reflects the density of development proposed as part of this application.

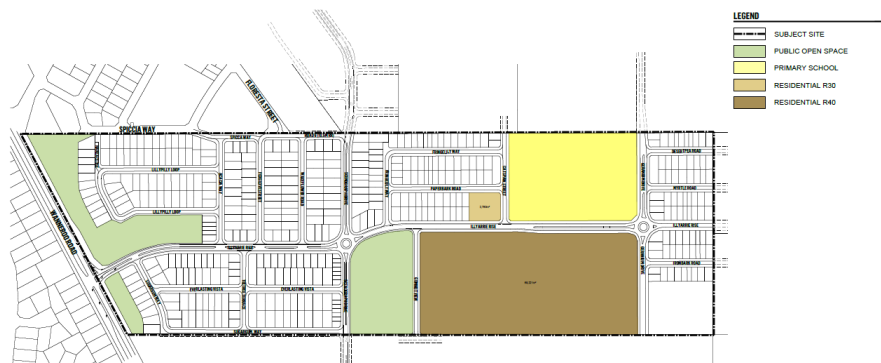


Figure 7. Updated R Code Plan (WAPC 162837) Source: Urbis

3. Development Overview

Stockland Halcyon Illyarrie Independent Living Complex will be a secure residential development for over 55's, comprising communal facilities and 152 free standing dwellings situated on leasehold sites that front onto a landscaped, pedestrian-friendly private street network. Sites (or 'lots') vary in size from 231m² to 396² as shown on the pre-calculation plan included at **Appendix 1**.

The development falls within the 'Independent Living Complex' land use category:

***Independent living complex:** a development with self-contained, independent dwellings for aged or dependent persons together with communal amenities and facilities for residents and staff that are incidental and ancillary to the provision of such accommodation, but does not include a development which includes these features as a component of a residential aged care facility.*

3.1 Precincts

The development is comprised of two main precincts:

1. Communal Precinct; and
2. Residential Precinct

3.1.1 Communal Precinct

The communal precinct is located in a bushland setting. The facilities proposed within the communal precinct provide a variety of opportunities for active and passive social interaction.

The precinct incorporates a clubhouse building which provides the following spaces: dining room, commercial kitchen, function room, outdoor terrace space, games areas, library and library terrace, media room, arts and crafts space, library and a managers office.

Homeowners have exclusive use of these facilities. The facilities are not available for hire to the public.

The wellness building includes a swimming pool, pool terrace, spa, gym, shower and change rooms, outdoor barbecue area and a consult room. A service zone is located at the south eastern corner and 'rear' of the wellness building including a caretakers space, communications room, storeroom and plant room.

The communal area also incorporates the following outdoor spaces; two pickleball courts (pickleball is ball game similar to tennis but using paddles and plastic balls on a smaller court and far more accessible to play), community garden, landscape forecourt and spaces for outdoor sports.



Figure 8. Pickleball Court

Parking for residents guests and visitors to the LLC communal precinct will be provided around the perimeter of the communal precinct, both as on-street parking and 90-degree dedicated bays.

3.1.2 Residential Precinct

The larger part of the site will be occupied by 152 homes and the private road network.

Residents will own their own homes, which will be selected from a range of architect-designed options designed to fit on one or more of four base lot typologies. There will be a choice of seven (7) floor plans, three (3) roof types and four (4) primary cohesive material schemes. Homes are either 2-bedroom or 3-bedroom dwellings. Both single and double garages are proposed within the home typologies. The elevations and material selections will ensure that there is **diversity amongst the housing**, whilst the consistent design language ensures that there overall there will be **visual harmony and cohesiveness**.

Prospective purchasers will select a preferred floor plan, and Stockland will identify the available sites suitable for that plan. The different sites are colour coded on the site plan in the architectural package attached to this application. Stockland will oversee the emerging streetscape to ensure that there is minimal repetition of identical elevations in any location, thereby avoiding monotony in the streetscape.

For this reason, this development application does not depict the precise location of each house. Whilst the building sites and types are fixed, the houses that will occupy each site will not be known until the selection and curation process described has taken place. Therefore, plans included in this application package are only indicative of the possible mix of house typology location. Final lot configurations are confirmed to the City through lodgement of the Building Licence.

All houses are designed to meet Silver Liveable Housing Australia design standards and will be constructed by Stockland (ie, there are no house and land options) and provides for a fully controlled and integrated development outcome.

The final house arrangement will be controlled by Stockland and confirmed at the Building Permit stage.

3.2 Operation & Management

Stockland maintains ownership of the land and oversees the day-to-day management of the community. All homeowners enter into an agreement which outlines their rights and responsibilities and explains the community 'rules'. There will be ongoing communication between the community management and residents on operational matters such as (inter alia) waste and recycling systems and how they should be used.

A community manager/caretaker will look after all common areas including the streets, recreation areas and communal buildings/facilities. This ensures that a high standard is always maintained.

3.3 Community

Stockland Halcyon Communities are actively managed to help residents stay connected with one another and the wider community. Homeowners have a long history of philanthropy supporting charities through fundraising and volunteering, and participation in community events.

The Stockland CARE Foundation is a charitable trust established to deliver programs and initiatives to improve the lives of people living in Stockland communities. Stockland Halcyon Communities support the foundation through a referral program.

It is now widely understood that staying engaged with other people and the community is beneficial for quality of life and mental health, both of which are important to healthy ageing.

3.4 Staging

The development is planned to take place progressively starting at the central area of the site, followed by the western area, then the eastern area, and then most southern areas. Development will be at a pace determined by market take-up and construction timeframes. It is anticipated that the development will be fully occupied by FY29.

The communal buildings and facilities will be constructed in Stage 1, as they are a key selling point and residents will want to have access to them once they move in.

The indicative staging plan is shown below at **Figure 9**.

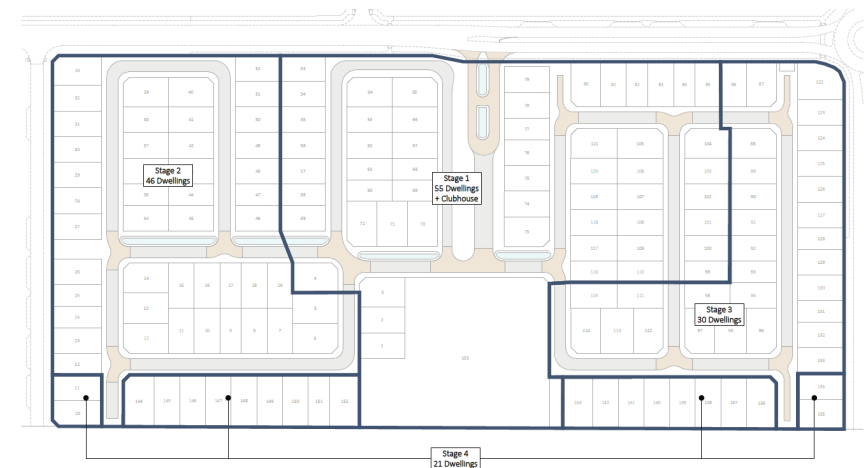


Figure 9. Indicative Staging Plan (Source: Cossill & Webley)

3.5 Landscape

A comprehensive landscape design response has been prepared by Urbis as part of this development application. From a landscape perspective, the Halcyon Illyarrie LLC will seamlessly integrate with the broader master planned community. This is achieved through thoughtful open space planning, protection of existing natural assets and significant trees where possible, maintaining connectivity to Lake Joondalup, and employing a built form and materials palette that honours both the natural setting and the architectural design. The essence of a nature based lakeside retreat is captured within this lifestyle community.

The landscape package addresses:

- Landscaping of the communal areas, arrival space and key roads.
- Site boundary treatments and wall and fencing strategy.
- Landscaping of home sites.

The landscape design responds to the development as part of a wider Halcyon Illyarrie Precinct, offering a range of opportunities for interpretation and creating a sequence of different landscape experiences. The design works to enhance the existing site features and responds to the residential setting through landscape treatment, material selection and built form.

The landscaping will help to shape spaces that are appropriate for a range of people, and a variety of different social activities, interest groups and sizes. External seating is provided and integrated within landscape spaces providing spaces for community gathering throughout the day.

Plant selection and materiality throughout the landscape will draw inspiration from the Lake Joondalup parkland and surrounding residential precinct. These elements flow throughout the landscape spaces, evolving as visitors experience the variety of spaces.

The identity of the parkland precinct will be developed and emphasized throughout Halcyon Illyarrie. The landscape design will take cues from the surrounding residential area and Lake Joondalup parkland. The design will adopt materials and forms which will be introduced to enhance precinct identity.

Relevant local stories will be described within the landscape treatments through interpretation to reflect and enhance the local context.

Key aspects of the landscape design include:

- Embrace the bushland setting;
- Deliver external amenity to support the local community; and
- Reinforces the connection to Lake Joondalup.

3.6 Traffic, Movement & Circulation

Transcore have prepared a Traffic Impact Statement (TIS) for the development, provided separately within the development application package.

3.6.1 Traffic Generation

Stockland has based this development on successful operations it owns in the east. A review of actual traffic generation rates was commissioned in early 2023 by Stockland for five of its communities in Queensland. This survey found that daily traffic generation per dwelling was 2.6 trips, with 0.2 trips per dwelling during the AM peak and 0.22 during the PM peak. This is in line and slightly higher than the upper daily trip rate of 2vpd per dwelling for “Housing for aged and disabled persons” as per Guide to Traffic Generating Developments (2002) and 2.1vpd per dwelling for “Housing for seniors” as per TDT 2013/04a.

However, in order to provide a conservative approach a trip rate of 4 vehicle per day has been adopted for the proposed development. The peak hour trip rates for the LLC units are expected to be in the range of 0.27vph per units.

On this basis, the proposed 152 dwellings are expected to generate about 612vpd and about 41vph. These trips include the trip generation of the proposed clubhouse. The trip generation of the proposed clubhouse is expected to be mainly internal. These facilities are primarily intended for use by the residents of the development.

The proposed internal road network of the LLC will be able to accommodate the trip generation of the proposed LLC. Public through traffic will not be permitted on internal roads, however visitor access and parking will be available.

The proposed development will not increase traffic on any lanes on the surrounding external road network by more than 100vph, therefore the impact of the development traffic on the surrounding road network will not be significant. No upgrades or modifications to external roads would be necessary due to the proposed LLC. It should also be noted that traffic generation of the proposed LLC has already been accounted for as part of the structure planning and subdivision over the broader master planned community within Lot 1665.

The community will have access to shared transport (share car or a mini-bus) for group outings, both of which will help reduce the need for private vehicle ownership.

3.6.2 Internal Roads

Traffic will enter and leave the development via full movement vehicle entrance off Illyarrie Rise. The primary access driveway features a wider road reserve and a wider carriageway width at the entrance to Illyarrie Rise. This access point will be gated.

This primary access road from Illyarrie Rise is designed to have a wider road reserve with a transition from dual carriageway to single carriageway. The entrance will be significantly landscaped, will accommodate rain gardens and will include a distinctive surface treatment to differentiate it from the public road. No dwellings will directly access this entry road.

The remaining internal roads will have a road reserve ranging from 10.5 to 14.5 meters, with a carriageway width of 4.5 - 5.5 meters. All the internal roads are designed to be low speed, shared vehicle and pedestrian zones, with a speed limit of 10km/h. Carriageways are proposed to be constructed from a concrete pavement, with an inverted crown.

3.6.3 Car Parking

All homes will have one or two secure, under cover parking bays, depending on the design selected. All homes have garage setbacks of a minimum of 5.5m offset to the edge of pavement, which allows for on-site visitor parking within the driveways, this in addition to garage spaces. Residents will be able to let their private visitors in through the security gate, after which visitors will be able to park in individual driveways.

The development also incorporates parking provisions to cater to the parking demand of visitors, guests, staff and additional vehicles associated with the proposed clubhouse. Twelve (12) off street parking bays, including two designated ACROD bays, are planned for the proposed clubhouse.

3.6.4 Service & Emergency Vehicles

Service vehicles including the City's rubbish trucks will be given access through the security gates when required. All internal roads have been designed to accommodate the swept path and turning movements of the largest expected vehicle (the City's rubbish trucks).

3.6.5 Pedestrian Access

There will be a continuous 2 metre wide pedestrian path along the main entry road into the proposed LLC. This footpath will serve as a pedestrian pathway within the LLC and will provide connectivity to the proposed clubhouse. Additionally, it will be designed to seamlessly connect with the future footpaths within the broader Illyarrie Estate. This connection will be facilitated through the proposed footpath along Illyarrie Rise. Residents will be able to remotely admit visitors via a secure pedestrian gate adjacent to the vehicle gate.

Residents will be able to enter or leave the community on foot/bicycle/mobility scooter via a security gates on the site's perimeter:

- Via the main entry at Illyarrie Rise; and
- Western boundary connecting to the POS.

By these means, residents will be able to access the wider estate and external destinations such as public transport and local parks without need for a car, if desired.

A provisional access gate to the south-eastern boundary has been provided to accommodate a future pedestrian connection. The delivery of this connection is subject to the confirmation of the development layout on the adjoining site to the south.

Internally, the precinct boasts a network of accessible footpaths that intentionally links key points of interest such as the clubhouse, the entry/exit at Illyarrie Rise and the POS to the west. Moreover, the residential streets are designed as shared zones, accommodating both pedestrians and vehicles with a maximum speed limit of 10km/h, ensuring safety, harmony and seamless transport.

All pathways have been designed based on the concept of universal accessibility, this is reinforced as the roads are paved with concrete rather than asphalt. This deliberate increase in expenditure ensures longevity and offers a comfortable experience for pedestrians, cyclists, and individuals using mobility aids.

3.7 Waste Management

Encycle has prepared a Waste Management Plan (**WMP**) for the development, provided separately within the development application package.

For efficient and effective waste management, the collection and centralisation of waste and recyclables has been carefully considered at the development design phase. Key factors considered at the design phase include:

- Local government requirements for waste volumes and bin type
- Waste and recycling volumes likely to be generated during building operation
- Number and types of bins required
- Bin store/size, location and amenity (odours and noise)
- Internal transfer and access to bins and storage areas from within the buildings
- Access for vehicles for waste collection
- Safety for all operatives involved in waste management
- Communication and ongoing management of waste and recycling services

The WMP has used the City of Wanneroo's standard waste generation rates and WALGA waste generation rates to calculate volumes.

The City of Wanneroo will service the community's general waste, recycling and FOGO bins. All internal roads have been designed to accommodate the swept path of the City's standard rubbish trucks and other service vehicles.

The communal facilities will have one main bin store at the clubhouse that will accommodate 4 x general waste (excluding food waste), 2 x comingled recycling, 4 x food organics and garden organics (FOGO) and 1 x Containers for Change bins. Other communal facilities will store the waste and recycling within the building and transfer to the main bin store as required. The caretaker will transfer waste and recycling from the clubhouse facilities to the main bin store. Staff or cleaners from the lifestyle community facilities will be responsible for transferring bins from the bin store to the bin pad (at the clubhouse) for collection.

Each residence will be provided with the City's standard general waste, comingled recycling and food organics and garden organics (FOGO) bins. On collection day, residents will present their individual bins for kerbside collection organised by the City.

The community management will be responsible for overseeing the waste management systems. The team will be trained and informed about their responsibility to work closely with the City of Wanneroo regarding the schedule for collection and presentation of bins. The community manager will be responsible for maintaining the bin store in a clean and tidy condition at all times and ensuring bins are washed regularly.

3.8 Stormwater Management

JDA Consultant Hydrologists have prepared a stormwater management plan summarising the proposed drainage strategy for the site, that is consistent with the approved Urban Water Management Plan. The broad intent for stormwater management for the site is detailed as follows:

- First 15mm of Rainfall – Soakwells are proposed to be provided for residential dwellings and Clubhouse for the first 15mm of rainfall. For road reserves, the first 15 mm of rainfall from the road reserve will be retained on-site using roadside rain gardens
- 20% AEP Storm Event – It is proposed that runoff from The Site for the 20% AEP event will be captured in pit and pipes and discharged into the regional infiltration basin located in the POS A located to the west of the site; and
- Up to and including 1% AEP – Runoff from The Site will discharge from The Site as piped and overland flow into the infiltration basin located in the POS A located to the west of the site.

Stormwater drainage infrastructure within the LLC will be privately owned and operated by the owner / operator of the Land Lease Community.

3.9 Engineering & Services

Cossill & Webley have prepared the engineering services report and civil engineering drawings lodged as part of the application set.

3.9.1 Earthworks

It is proposed to undertake earthworks across the site to create flat pads for each dwelling in the development.

The site is expected to generate around 43,000 cubic metres of cut, of which 30,000 cubic metres will be used to fill various areas of the site, with the residual 13,000 cubic metres used as fill elsewhere in the broader master planned community. Following completion of the earthworks across the site, levels will range from RL68.2m AHD through to RL57.5m AHD.

3.9.2 Services

Water, power, sewer and communications connections to the site are being constructed as part of the services network for the broader master planned community.

Beyond the point of connections, the water and sewer reticulation will be owned and maintained by the operators of the Land Lease Community. From the point of power connection, the internal power network is intended to be a privately owned and operated AS3000 network. Communications infrastructure within the LLC Site will be a privately owned and maintained Optic Fibre network, providing connections to each dwelling within the development. This network will be operated and maintained by the owner / operator of the Land Lease Community.

It is not proposed to install gas reticulation throughout the development. Stockland are proposing a full electric community to encourage residents to move towards renewable energy sources, whilst creating healthier homes that do not rely on fossil fuels.

4. Response to Planning Framework

4.1 Local Planning Scheme

The land is zoned 'Urban Development' in City of Wanneroo District Planning Scheme No.2 (DSP 2).

The applicable Structure Plan is *East Wanneroo Cell 2 (Sinagra) Agreed Structure Plan No. 4* (ASP 4).

4.2 East Wanneroo Cell 2 (Sinagra) Agreed Structure Plan No.4

The Structure Plan shows the subject land as 'Residential R25-R80' and 'Residential R25-R40'. Refer **Figure 10** below.

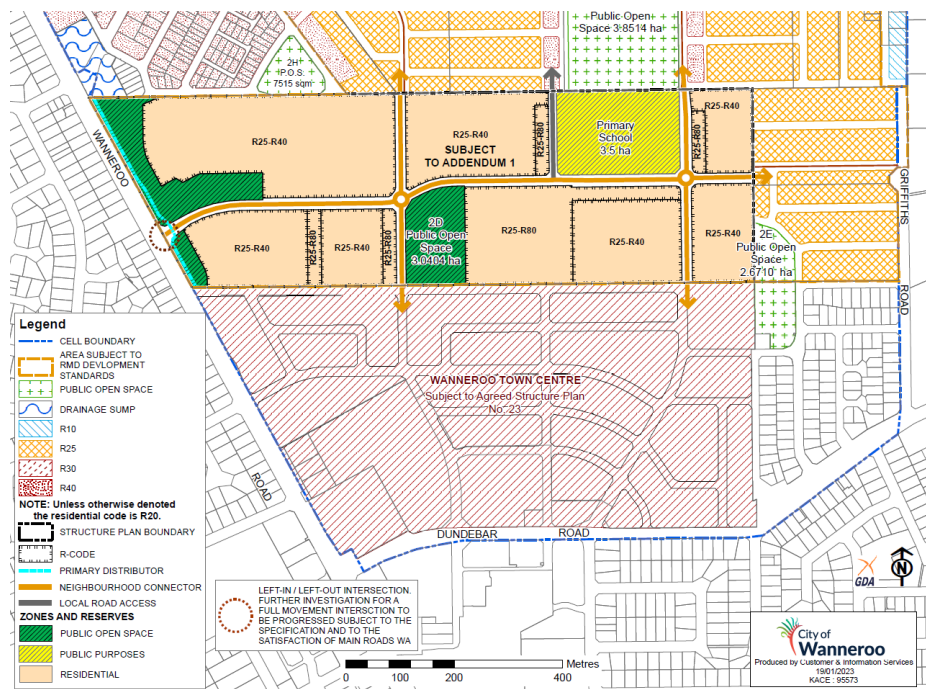


Figure 10 – Approved Structure Plan (Source: City of Wanneroo)

Land use permissibility is in accordance with the requirements of DPS 2. Within the 'Residential zone', a "Independent Living Complex" is a 'D' or discretionary use under DPS 2.

4.3 Applicable State Planning Policies

4.3.1 SPP 2.9 Water Resources

The proposed development takes place in the context of an approved structure plan that addresses surface and groundwater resources through an approved Local Water Management Strategy. Detailed stormwater management proposals will be subject to conditions on the development approval.

4.3.2 SPP 3.7 Planning for Bushfire Prone Areas

The subject land is currently identified as 'bushfire prone'.

JBS&G have prepared an Addendum to the previous Bushfire Management Plan (BMP) and Addendum to this BMP that have been prepared for the subject site and the broader master planned community of Illyarrie. This BMP addendum is lodged as part of the application set.

Results of the BAL contour assessment demonstrate that without mitigation of the temporary bushfire hazards to the immediate south of the subject land, the determined worst case BAL impact to proposed habitable development is BAL-FZ, as per the previous BMPs. However, through the provision of a temporary Asset Protection Zone (APZ) setback and quarantining strategy to manage these temporary hazards, the worst case BAL impact to proposed habitable development is BAL-29. The temporary APZ setback and quarantining strategy will result in the following and will be enforced through condition of development approval:

- provision of a temporary 20 m wide APZ setback into proposed Communal Use Lot 153 prohibiting habitable development in areas of temporary BAL-40/FZ until such time that the temporary bushfire hazards to the south have been removed and/or BAL-29 or lower can be demonstrated;
- temporary quarantining of proposed Lots 20-21 and 135-152 until such time that the temporary bushfire hazards to the south have been removed and/or BAL-29 or lower can be demonstrated.

The is illustrated in Figure 3 of the BMP Addendum which has been lodged as part of the applications set.

4.3.3 SPP 7.0 Design of the Built Environment

This policy addresses design quality and built form outcomes. It seeks to deliver the broad economic, environmental, social and cultural benefits that derive from good design outcomes and supports consistent and robust design review and assessment processes.

A separate document prepared by PLUS Architecture and Urbis Landscape Architects is included in the application package, outlining how the proposed development addresses the ten design principles embedded into SPP 7.0. In addition, a Design Review Panel process has taken place as outlined below.

4.4 Liveable Neighbourhoods

The proposed development is informed by the design principles of Liveable Neighbourhoods (LN) to emulate a 'typical' residential subdivision. While not mandated for the development application, this approach expresses Stockland's commitment of seamless integration with the Halcyon Illyarrie development and the proposed land uses outlined in the Structure Plan.

Streets will be tree lined and site landscaping will be compatible with the wider estate.

4.5 Design Review Panel

The proposal was presented to a meeting of the City's Design Review Panel (**DRP**) on 22 February 2024, prior to finalisation of this development application, which now reflects the response to comments received from that meeting.

A separate document prepared by PLUS Architecture and Urbis Landscape Architects is included in the application package, outlining how the proposed development addresses the ten design principles of SPP 7.0 and responds to comments received from the DRP.

5. R-Codes 2024 Compliance

Although the R Codes strictly do not apply to this land use of Independent Living Complex, as the development incorporates dwellings the project team has been guided by compliance with the R40 'group dwelling' requirements of the 2024 Residential Design Codes Volume 1 (R Codes 2024).

Each of the seven house typologies has been assessed against the grouped housing requirements of the R40 density on the smallest lot on which it can be located. Although the actual disbursement of the houses on specific lots is not fixed, knowing that each house will comply on any of the lot types for which it is designed will enable development approval to be granted.

5.1.1 *Deemed-to-Comply & Design Principles*

Appendix 2 provides a R Codes deemed-to-comply summary. Areas requiring assessment against design principles are indicated in **blue**. Cells coloured **green** meet deemed-to-comply requirements, and **grey** shaded cells are not applicable to this development.

All the dwellings meet the deemed-to-comply requirements for the majority of criteria.

A rationale and justification against design principles is provided in **Appendix 2**.

5.2 Other Development Standards

There are no other specific development standards applicable to the development.

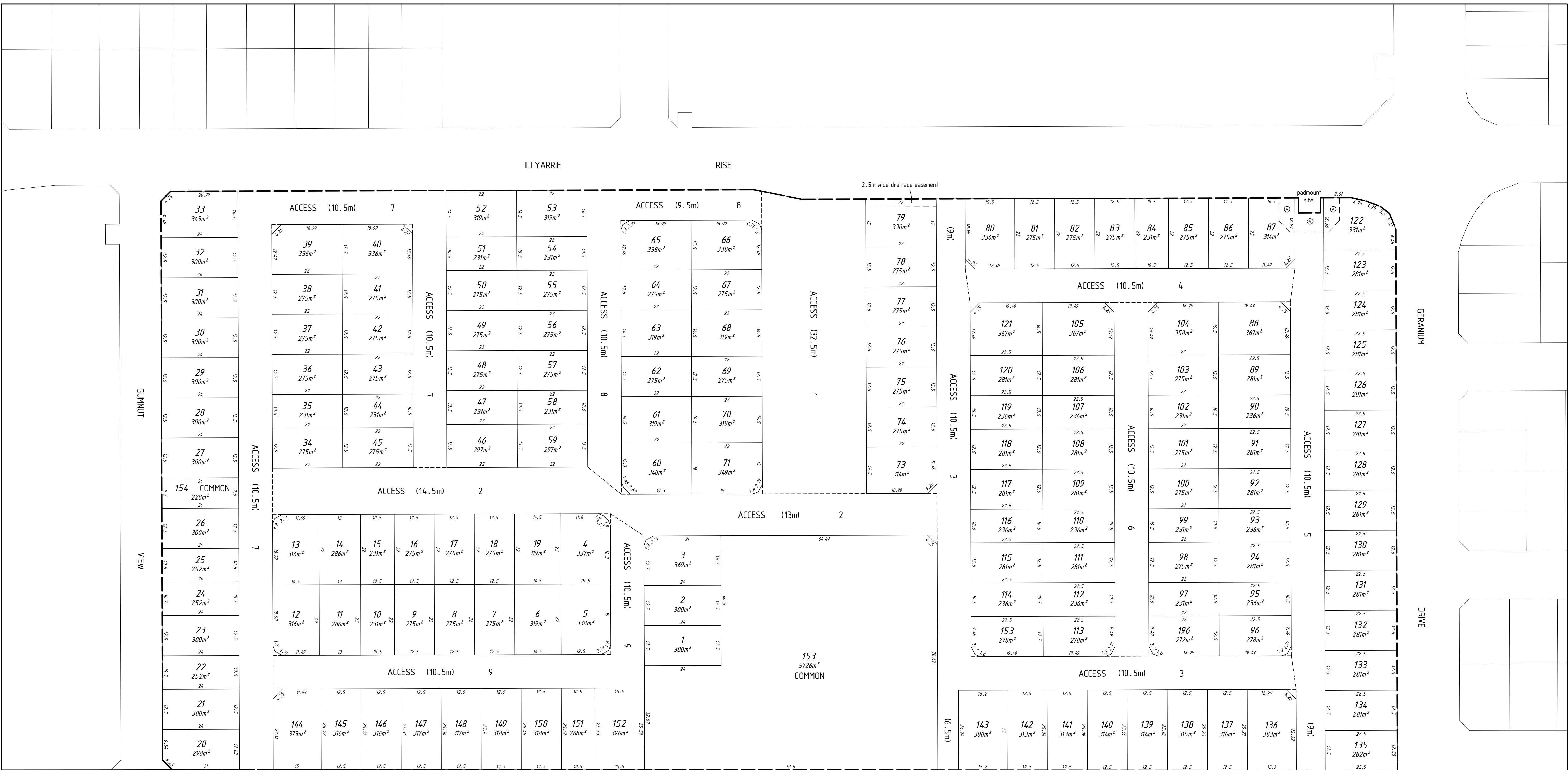
The package of architectural plans and landscape architectural plans provide further detail on building design and materials. A separate document addresses the Ten Design Principles set out in SPP 7.0 Design of the Built Environment.

Appendices.



Appendix 1

Pre-Cal



LAND LEASE COMMUNITY STATISTICS			
LEASE TYPE	MAP SYMBOL	NUMBER OF PARCELS	AREA (ha)
Lease Lots		153	4.4296
Common Area	COMMON	2	0.5954
Accessways			1.8960
STAGE TOTAL		155	6.9211

Ⓢ Fire Separation Zone Restrictive Covenant

Ver.	Description	Drawn	Date	Checked
D	Amend Lot layout as per latest planning design	WHO	9/03/2024	MBW
C	Relocate padmount site, remove Lot 155 into Lot 79	JIN	23/02/2024	MBW
B	Update lots frontage	JIN	19/02/2024	MBW
A	Initial Issue	TAV	25/8/2023	MBW

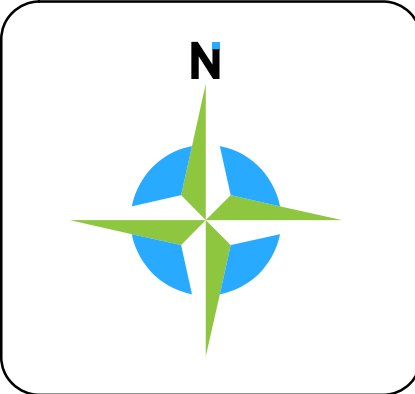
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For a true to scale reproduction of this plan, plot it to A1 with the Paging Scaling set to None.

The contents of this plan are current and correct as of the date stated within the revision panel. All consultants and persons wishing to utilise this data should satisfy themselves of this plans currency by contacting the McMullen Nolan Group.

FILES
mapCOGO- 100859
Control Register- 100859
File Name- 105889pr-001d.dgn

PRECAL LEGEND
- - - Stage Boundary
.....Vehicle Access Restriction



PLANNER'S DESIGN SOURCE for Rev D
Planner :- CDP
Received date:- 6/03/2024
File name:- STOSI-1-001C Precal Modifications- (240305)_PCG94.dgn

ENGINEER'S DESIGN SOURCE for Rev
Engineer :-
Received date:-
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HALCYON - SINAGRA
Land Lease Community
Sinagra

CLIENT: Stockland

Project Mngr.: Matthew Webb Datum PCG94

105889 - 001 - D
Job Number Plan Number Version