

## 5.1 Adoption of Amendment No. 1 to the Agreed Structure Plan No. 61 - Lots 1 and 2 Flynn Drive, Carramar

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File Ref: 3393-01 – 12/227  
Responsible Officer: Director, Planning and Sustainability  
Disclosure of Interest: Nil  
Attachments: 10

### Issue

To consider the submissions received during the public advertising of Amendment No. 1 to the Lots 1 and 2 Flynn Drive, Carramar Agreed Structure Plan No. 61 (ASP 61) and adoption of the amendment.

<b>Applicant</b>	Robertsday Town Planners
<b>Owner</b>	Eclipse Resources Pty Ltd
<b>Location</b>	Lots 1 and 2 Flynn Drive, Carramar
<b>Site Area</b>	97 hectares
<b>MRS Zoning</b>	Urban
<b>DPS 2 Zoning</b>	Urban Development

### Background

On 17 December 2010, the City received from Roberts Day Town Planners (the applicant) on behalf of Eclipse Resources Pty Ltd (the developer) a request to amend ASP 61.

At the time of submitting the amendment proposal, the ASP 61 area was zoned 'Special Residential' and 'Parks and Recreation Reserve' in District Planning Scheme No.2 (DPS 2) and 'Rural' in the Metropolitan Region Scheme (MRS).

This Structure Plan amendment coincided with an amendment proposal to the MRS (MRS amendment 1201/57), to rezone Lots 1 and 2 Flynn Drive, Carramar from 'Rural' to 'Urban'. Council at its meeting of 14 December 2010 considered supporting the MRS amendment (Item PS07-12/10) and resolved as follows:

*That Council:*

- 1. SUPPORTS Metropolitan Region Scheme Amendment 1201/57, as advertised by the Western Australian Planning Commission, to rezone Lots 1 and 2 Flynn Drive, Carramar from Rural to Urban and FORWARDS a copy of this report to the Western Australian Planning Commission as the basis of the City's submission;*
- 2. In accordance with Section 126(3) of the Planning and Development Act 2005, REQUESTS the Western Australian Planning Commission to simultaneously amend the City of Wanneroo District Planning Scheme No. 2 to rezone Lots 1 and 2, Flynn Drive, Carramar from Special Residential and Local Scheme Reserves – Parks and Recreation to Urban Development; and*
- 3. REQUESTS the landowner and applicant to submit an amendment to Agreed Structure Plan No. 61 addressing relevant issues regarding services, infrastructure, access and traffic matters with reference to the Western Australian Planning Commission policies regarding urban development.*

The submission of the amendment to ASP 61 was in response to Council resolution 3 above. The amendment proposed some medium density Residential R30 developments in addition to Special Residential developments.

On 12 January 2011, the Director, Planning and Sustainability forwarded a memorandum to all Elected Members, providing the opportunity for members to request referral of the amendment proposal to Council for consent to advertise. No such requests were received and, as such, advertising of Amendment No. 1 to the ASP 61 commenced in accordance with Clause 9.5 of DPS 2.

No action could be taken on the proposed amendment until such time MRS and DPS 2 were amended.

MRS and DPS 2 have since been amended to rezone the subject lots 'Urban' and 'Urban Development' respectively and the amendments were gazetted on 2 September 2011.

## **Detail**

### The Site

The amendment area, which is same as the ASP 61 area, is bounded by Flynn Drive to the north, Flynn Drive/Wanneroo Road to the west and Carramar Special Rural Zone to the south and east. **Attachment 1** contains the location plan.

A disused quarry site located on the northern side of the ASP 61 area has been filled and developed as a Recreation and Equine Park by the developer. The remaining area is thickly vegetated. A few historical limestone kilns adjoin the western boundary of the Recreation and Equine Park. In the City's Municipal Heritage Inventory, these kilns are identified as 'Site 66' and are classified as *Category 2: High Level of Protection* to provide maximum encouragement to the owner to conserve the significance of the place. The developer has taken necessary steps to restore these kilns.

### The Proposal

**Attachment 2** contains the statutory section of the amendment proposal as advertised. The key elements of the amendment proposals are as follows:

- To reformat the statutory section of the current ASP 61 to conform to the model contained in the City's Local Planning Policy 4.2: Structure Planning;
- Provision of a Special Residential Precinct with a density of R5 intended to accommodate lots of minimum 2000m<sup>2</sup> in area;
- Provision of a Medium Residential Precinct with a density of R30;
- Provision of strategic open space sites consisting of 19.1 hectares (ha) of a private Recreation and Equine Park, 4.71 ha of private open space (PvtOS) areas and 0.85 ha of public open space (POS) containing three restored historic limestone kilns. The PvtOS areas are proposed to be managed by the Home Owners Association (HOA). The current Deed dated 18 May 2009 between the City, the developer and National Australia Bank LTD requires the HOA to manage and maintain the Recreation and Equine Park. The developer proposes to amend the Deed by requiring the HOA to manage and maintain all the PvtOS areas; and
- Variations to DPS 2 provisions on the permissibility of land uses within the Special Residential, Medium Residential and Recreation and Equine Park precincts.
- Provision of two road connections to the existing Flynn Drive as follows:

1. A left-in/left-out intersection at the north-eastern corner of the amendment area. This intersection is located approximately 150 metres to the west of the existing Flynn Drive/Tranquil Drive intersection. It is proposed to be a left-in/left-out junction only to reduce the routes' attractiveness to through traffic and due to its proximity to the Tranquil Drive intersection; and
2. A full 'T' intersection on the western boundary of the amendment area.

## Consultation

The amendment proposal was advertised inviting public comment for a period of 42 days between 8 February and 22 March 2011 by means of two on-site signs, an advertisement in the Wanneroo Times newspaper and the City's website and letters to adjoining landowners. The City received nine submissions including late submissions from the Department of Planning (DoP) and the Main Roads Western Australia. A summary of submissions received and Administration responses are shown in **Attachment 3**.

The main issues raised in the submissions are as follows:

- The proposed treatment of the Flynn Drive/Tranquil Drive intersection; and
- Provision for a wastewater pumping station as required by the Water Corporation of WA at the north-western corner of the LSP 61 area.

The summary makes reference to **Attachment 4**, which contains the details of the Flynn Drive/Tranquil Drive intersection as endorsed by Council at its meeting of 15 November 2011.

At the time of advertising the amendment proposal, the ASP 61 area was still zoned Rural in MRS and Special Residential in DPS 2. The DoP in its submission advised that in order to introduce higher density areas, DPS 2 needed to be amended. No further action could be taken on the assessment of the amendment proposal until such time the MRS and DPS 2 were amended.

## Comment

Following discussions with Administration and a detailed site analysis, the applicant resubmitted the amendment proposal by modifying the statutory section and the LSP 61 map as shown on **Attachments 5 and 6** respectively.

The details of the modified proposal are as follows:

- To depict the Special Residential and Residential areas as Zones rather than precincts. The Recreation and Equine Park is zoned as 'Private Clubs/Recreation';
- To propose a density range of R20-R50 in the Residential Zone;
- To depict only the east-west Neighbourhood Connector connecting Flynn Drive on both sides rather than depicting a road network for the entire structure plan area;
- To propose a wastewater pumping station on the north-western corner just outside the structure plan area as requested by the Water Corporation of WA;
- To propose one POS area containing the three historical kilns and eight PvtOS areas including the Recreation and Equine Park.

The modified LSP map was based on the concept subdivision plan contained in **Attachment 7**.

The following comments are made on the provisions relating to the Special Residential, Residential and Private Club/Recreation Zones and the Deed.

### **Special Residential Zone**

The following table shows the minimum setbacks provisions prescribed by DPS 2 and the variations proposed by the applicant in the Special Residential Zone:

<b>Setback</b>	<b>DPS 2 provision (metres)</b>	<b>Applicant's proposal (metres)</b>
<b><i>Primary Street</i></b>	15 minimum	Between 6 to 9
<b><i>side</i></b>	5 minimum	5 minimum
<b><i>Rear</i></b>	10 minimum	20 minimum
<b><i>Other street(s)</i></b>	7.5 minimum	3 minimum

As the developer proposes to retain as much vegetation as possible at the rear of each special residential lot, a minimum rear setback of 20 metres is proposed by reducing the primary street setback and setback to other street(s). Considering the intent of the proposal which would result in a uniform streetscape in the LSP 61 area, the proposed setback variations are supported. It is noted that the applicant has not requested to vary the side setback provision and intends to maintain it to 5 metres as prescribed in DPS 2.

### **Residential Zone (R20 – R50)**

R20 to R50 lots are proposed overlooking the PvtOS areas. This provision satisfies the City's Housing Strategy, which recommends for greenfields development "*a range of medium density (R30 – R60) and small lot residential housing types adjacent to areas of higher amenity such as open space*".

The applicant has advised that individual lots will be specifically coded at the subdivision stage, when a Residential Density Plan will be required as per the provision of the statutory section. R20 coded lots are proposed to be intermittently located responding to the topography.

The applicant has not proposed any variations to the Residential Codes provisions.

### **Land use permissibility**

#### **Special Residential Zone**

The applicant has proposed the following land uses, which are 'Not Permitted - X uses' in Special Residential Zone in DPS 2, as 'Discretionary - D' uses.

- Club (non-residential);
- Corner Store; and
- Display Home Centre.

The 'Corner Store' would provide the day-to-day needs of the future residents. The applicant has advised that the developer may need to provide a 'Display Home Centre' at the time of marketing the proposed lots.

The use class 'Club (non-residential)' is defined as a premises used for the purpose of club by an incorporated body. The applicant has advised that by allowing this use class as a 'Discretionary' use, it could provide an opportunity for the future residents to establish a club.

### Residential Zone

The applicant has proposed the following use classes, which are 'Discretionary – D' uses in Residential Zone in DPS 2, as 'Not Permitted – X' uses.

- Caravan Park ;
- Caretaker's Dwelling
- Childcare Centre
- Consulting Room
- Nursing Home
- Park Home Park

The applicant has advised that as the proposed amendment makes provision to accommodate about 460 dwellings, a need to establish the above use classes may not arise.

However, the applicant has proposed to allow 'Club (non-residential)' as a 'Permitted - P' use and the use class 'Corner Store' as 'A' use which is supported.

### Private Clubs/Recreation Zone (Recreation and Equine Park)

The applicant has proposed to allow the following use classes which are 'Discretionary – D' uses in DPS 2 as 'Permitted – P' use and to not permit any other land uses.

Caretakers Dwelling;  
Civic Building; and  
Stables.

Considering the intent of this zone, the proposed variation to the land use permissibility is supported.

In regard to the land use class 'Civic Building' it is noted that DPS 2 defines this use class to include "*federal, state government department ..... or for any other community services*". The applicant has advised that by allowing the use class 'Civic Building' in this zone, it would provide an opportunity to establish a 'community service' facility. However, the applicant has not indicated what type of 'community service' facility could possibly be proposed in the Residential Zone.

### Flynn Drive Drainage

As per the current Deed the developer is required to accommodate a drainage sump of 4.020m<sup>2</sup> in area within the LSP 61 area (refer **Attachment 8**). In consultation with the City, the developer has proposed to replace this sump with two drainage swales. **Attachment 9** contains the plan showing the location of these two drainage swales, the wastewater pumping stations (future and Interim) and the required 50 and 30 metre buffers and the proposed full 'T' intersection of the Flynn Drive and realigned Flynn Drive. These two swales and pump station are also depicted on the LSP Amendment map included as **Attachment 6**, as POS areas '7' and '8' and 'Pump Station' respectively. One of the swales to accommodate a 1 in 1 Annual Recurrence Interval (ARI) event is located adjacent to the wastewater pumping station site. The other swale to accommodate a 1 in 100 ARI event is proposed to be located opposite the wastewater pumping station site within a PvtOS. These swales are designed to also accommodate some of the stormwater from a portion of the LSP 61 area.

The applicant has provided preliminary drainage calculations to demonstrate that the drainage that was proposed in a drainage sump of 4,020m<sup>2</sup> in area can be accommodated in the drainage swales. Administration supports the provision of two swales in place of one drainage basin, however, detailed design will need to be supported by the City and this would be dealt with at a later stage of the planning process.

Any later submission of the detailed drainage design drawing at the subdivision stage needs to be amended against the City's standards.

The proposed drainage swales will incur minor additional costs to the City in terms of the required depth to the new outlet. It is recommended that this cost be offset by the developer and a suitable provision to that effect be included in the Deed as discussed below.

### **Deed**

The current Deed dated 18 May 2009 requires the developer to:

#### **Flynn Drive**

- Cede free of cost without payment of compensation land required for the upgrading of Flynn Drive;
- Provide a contribution of \$226,000 to the City for the upgrade of Flynn Drive;
- Cede free of cost and without payment of compensation 4,020m<sup>2</sup> of land required for the Flynn Drive drainage sump;

#### **Public Open Space**

- Cede free of cost and without payment of compensation the POS areas;

#### **Recreation and Equine Park**

- Transfer free of cost to the HOA the developed Recreation and Equine Park as PvtOS for its management and maintenance.

#### **Drainage Swales**

- The drainage swales shall be constructed to the satisfaction of the City and transferred to the City.

**Attachment 10** contains a copy of the sketch accompanying the Deed depicting the Private Recreation and Equine Park including a playing field, four public open space areas and the drainage reserves.

As the developer proposes that the HOA manages and maintains the Recreation and Equine Park, the POS and PvtOS areas and the drainage swales, while the City would manage and maintain the subdivisional roads, the Deed will be required to be amended to address the following matters:

- Subject to an agreement between the City and the HOA, the HOA to be responsible for the management and maintenance of the Recreation and Equine Park, POS and PvtOS areas and drainage swales to the City's satisfaction;
- Subject to a review of the cost of maintenance and discussions with the City, to propose a differential rating system for the members of the HOA to make a contribution to the HOA towards the maintenance of the Recreation and Equine Park, the POS and PvtOS areas and the drainage swales;
- The City to manage and maintain the subdivisional roads; and
- Any relevant issues that may arise as a result of the proposed drainage swales, which replaces the original Flynn Drive drainage sump.

The developer has indicated that the proposed amendment to the Deed will follow the adoption of the amendment proposal by the WAPC and the City.

### **Conclusion**

Roberts Day Town Planners on behalf of Eclipse Resources Pty Ltd has requested the City to consider Amendment No. 1 to the Lots 1 and 2 Flynn Drive, Carramar Agreed Structure Plan No. 61. In the MRS and DPS 2, the land is zoned 'Urban' and 'Urban Development' respectively. The amendment proposes to zone the amendment area 'Special Residential' to create lots of minimum size 2,000m<sup>2</sup> in area, 'Residential' to create Residential R20 to R50 lots and Private Recreation/Club' to accommodate the Recreation and Equine Park. Considering the above comments, the proposed amendment is considered to be acceptable.

### **Statutory Compliance**

This Structure Plan Amendment has been processed in accordance with the requirements of DPS 2.

### **Strategic Implications**

The proposal accords with the following Outcome Objective of the City's Strategic Plan 2006 – 2021:

*"1 Environment*

*1.3 Minimise impact of development on the environment"*

*1.4 Improve quality of the built environment; and*

*2 Social*

*2.2 Improve choice and quality of neighbourhood and lifestyle options."*

### **Policy Implications**

This proposal has been assessed under the provisions of the City's Local Planning Policy 4.2: Structure Planning and Housing Strategy.

### **Financial Implications**

As per the Deed of 18 May 2009 between the City, Eclipse Resources Pty Ltd and National Australia Bank Ltd., the developer is required to pay a monetary contribution of \$226,000 to the City for the upgrade of Flynn Drive.

### **Voting Requirements**

Simple Majority

## Recommendation

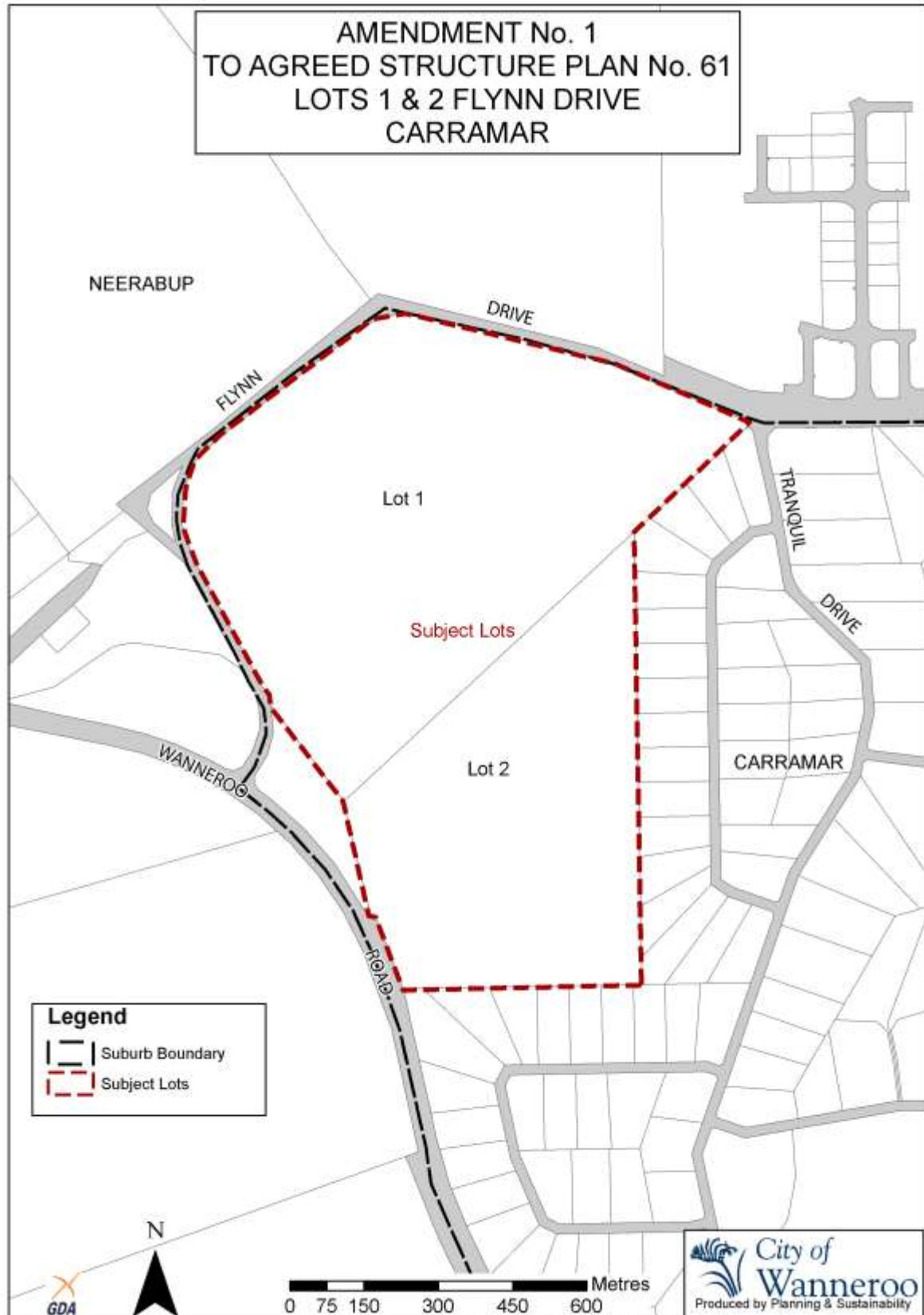
### That Council:-

1. Pursuant to Clause 9.6.1 of District Planning Scheme No.2 **RESOLVES** that Amendment No. 1 to the Lots 1 and 2 Flynn Drive, Carramar Agreed Structure Plan No. 61, as submitted by Roberts Day Town Planners on behalf of Eclipse Resources Pty Ltd and as outlined on Attachments 5 and 6 to this report is satisfactory and **SUBMITS** three copies to the Western Australian Planning Commission for its adoption and certification;
2. Pursuant to Clause 9.6.5 of District Planning Scheme No.2 **ADOPTS, SIGNS** and **SEALS** Amendment No.1 to the Lots 1 and 2 Flynn Drive, Carramar Agreed Structure Plan No. 61 once certified by the Western Australian Planning Commission;
3. **NOTES** and **ENDORSES** the comments made in this report regarding the submissions received on this structure plan amendment for inclusion in the schedule of submissions to be forwarded to the Western Australian Planning Commission and **ADVISES** the submitters of its decision; and
4. Subject to the adoption of Amendment No. 1 to the Lots 1 and 2 Flynn Drive, Carramar Agreed Structure Plan No. 61 by the Western Australian Planning Commission and the City, **REQUIRES** Administration to review the Deed dated 18 May 2009 between the City, Eclipse Resources Pty Ltd and National Australia Bank Ltd to address:
  - a) The management and maintenance responsibilities of the Home Owners' Association (HOA) with respect to the proposed Public Open Space, Private Open Space and drainage swales;
  - b) The alternative provision of drainage swales, generally in accordance with the Agreed Structure Plan, to the City's satisfaction.

#### *Attachments:*

- |     |                                     |         |         |
|-----|-------------------------------------|---------|---------|
| 1.  | Lots 1 2 Flynn Drive - Attachment 1 | 12/2337 |         |
| 2.  | Amdt 1 to LSP 61 - Attachment 2     | 12/2425 |         |
| 3.  | Amdt No. 1 to LSP 61 - A-3          | 12/8834 |         |
| 4.  | Amdt 1 - LSP 61 - A - 4             | 12/4473 |         |
| 5.  | Amdt 1 - ASP 61 - A5                | 12/9602 | Minuted |
| 6.  | Amdt 1 - ASP 61 - A5A               | 12/9403 |         |
| 7.  | Amdt 1 - LSP 61 - A-6               | 12/4088 | Minuted |
| 8.  | Amdt 1 - LSP 61 - A-7               | 12/4902 |         |
| 9.  | Amdt 1 - LSP 61 - A-8               | 12/4904 |         |
| 10. | Amdt 1 - LSP 61 - A-9               | 12/9606 |         |





## **PART ONE – STATUTORY PLANNING**

### **1.0 APPLICATION**

- 1.1 This Part applies to the Agreed Structure Plan No.61 (the "Structure Plan") for Lots 1 and 2 Flynn Drive, Carramar and consisting of all land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map – Plan A.
- 1.2 Unless otherwise specified in this Part, the words and expressions used in this Structure Plan shall have the respective meanings given to them in the City of Wanneroo District Planning Scheme No. 2 (the "Scheme").
- 1.3 Pursuant to subclauses 9.8.2 and 9.8.3 of the Scheme, the provisions of this Part shall apply to land contained within the Structure Plan as follows:
  - a) the objectives, standards and requirements applicable to zones and Residential Design Codes under the Scheme shall apply to the same extent to the areas having corresponding designations under the Structure Plan, unless specific provision is made to the contrary in this Part;
  - b) any other provision, standard or requirement of this Part that is not otherwise contained in the Scheme, shall apply to the land as though it is incorporated into the Scheme, and shall be binding and enforceable to the same extent as if part of the Scheme; and
  - c) Parts 2 and 3 of this Structure Plan are for explanatory purposes only, to provide a descriptive analysis of the Structure Plan.
- 1.4 In accordance with subclause 9.8.1 of the Scheme, this Structure Plan shall come into operation on the later date when it is certified by the Western Australian Planning Commission (the "Commission") pursuant to subclause 9.6.3 of the Scheme or adopted, signed and sealed by the Council.

## **2.0 OBJECTIVES**

2.1 The objectives of the Structure Plan are to:

- (a) retain valuable landscape and environmental values, in particular native and habitat trees;
- (b) provide residential living in a low density setting, with medium density housing clustered around key open space areas;
- (c) attract a diverse range of households through a mix of housing types;
- (d) create a strong sense of place through the incorporation of cultural, natural, social and heritage elements into the development which contribute to a unique local character;
- (e) encourage active recreation through a series of safe, attractive and comfortable pedestrian and cycle pathways, bridle trails and open spaces;
- (f) facilitate design excellence in public spaces and the built environment through high quality landscaping, urban design and built form guidelines;
- (g) guide development to meet proactive and enduring sustainability principles; and
- (h) create a strong sense of community through the incorporation of a Home Owners Association and the provision of community facilities and seed funding.

### 3.0 SUBDIVISION AND DEVELOPMENT

3.1 Plan A and Tables A to F form part of the statutory provisions of this Structure Plan and prescribe the standards, requirements and prerequisites for subdivision and development in the corresponding Precincts designated on Plan A. Where any variation arises between any provision of this Plan and/or tables and a provision of the Scheme, then the provision of the Plan and/or table shall prevail to the extent of that variation and shall apply as an intended variation to the Scheme for the purposes of subclause 9.8.3(f).

3.2 Prior to any subdivision or development being supported, the City will require:

- (a) a report accompanying any application that outlines the manner in which the findings and recommendations of the plans and strategies listed in Table F have been incorporated into or addressed by the proposed subdivision or development or will be implemented in subsequent stages of development.

Plan A	Agreed Structure Plan No. 61 Map
Table A	General Planning Requirements for Structure Plan Area
Table B	Planning Requirements for Special Residential Precinct
Table C	Planning Requirements Medium Density Residential Precinct
Table D	Planning Requirements for Recreation Equine Park Open Space Precinct
Table E	Strategic Open Space Schedule
Table F	Reports, Surveys, Strategies and Plans

### 3.3 Table A – General Planning Requirements for Structure Plan Area

<b>A1.0 Structure Plan Map</b>	<p>A1.1 Subdivision and development of land shall be in accordance with Plan A, unless the Council, having regard to the matters listed under clause 9.11.2 of the Scheme, determines that the proposal or application is for one or more of the following:</p> <p>A1.1.1 the amalgamation of lots or part lots;</p> <p>A1.1.2 the purpose of allowing access; or</p> <p>A1.1.3 the provision of services or infrastructure that would not prejudice future development outcomes.</p>
<b>A2.0 Precincts</b>	<p>A2.1 The following Precincts are identified on Plan A and have particular planning requirements as set out in Tables B, C and D:</p> <p>Special Residential Precinct Medium Density Residential Precinct Recreation Equine Park and Open Space Precinct</p>
<b>A3.0 Land Use Permissibility</b>	<p>A3.1 Land use permissibility within the Structure Plan area shall be in accordance with the corresponding zone or reserve under the Scheme except where variations are stated in Tables B, C and D for each precinct.</p>
<b>A4.0 Residential Density</b>	<p>A4.1 Residential density, subdivision and development shall be in accordance with the Residential Density Code, Detailed Area Plan (DAP) and/or dwelling yields as shown on Plan A, unless otherwise justified.</p>
<b>A5.0 Open Space</b>	<p>A5.1 Open Space shall be distributed generally in accordance with Plan A and Table E.</p> <p>A5.2 Management of the Recreation Equine Park and Open Space and other areas of open space (private and public) shall be as detailed in the deed between Eclipse Resources Pty Ltd, City of Wanneroo and National Australia Bank Limited dated 18 May 2009 ("the Deed") or as amended from time to time.</p>
<b>A6.0 General Subdivision and Development Requirements</b>	<p>A6.1 Subdivision and development of land shall be in accordance with the Structure Plan, the relevant provisions listed in Tables A, B, C, D, E and F and the relevant approved DAPs required for the Medium Density Residential Precinct under clause C3.1.</p> <p>A6.2 The Fire Management Plan shall be implemented as approved by the City of Wanneroo and endorsed by the Western Australian Planning Commission.</p> <p>A6.3 Emergency access points to the external road network to be generally created at the locations shown on Plan A.</p> <p>A6.4 Fencing along Wanneroo Road and Flynn Drive shall be post and wire only.</p>
<b>A7.0 Detailed Area</b>	<p>A7.1 Prior to any approval for survey-strata subdivision and/or</p>



<b>Plans (DAPs)</b>	<p>development being granted within the Medium Density Residential Precinct, the City will require a DAP for the whole of the sub-precinct, consisting of all land contained within the inner edge of the line denoting the sub-precinct boundary as indicated on the Structure Plan, unless the Council determines either:</p> <p>A7.2.1 the subdivision is for one or more of the following:</p> <ul style="list-style-type: none"> <li>a) the amalgamation of lots or part lots;</li> <li>c) the purpose of allowing access; and</li> <li>d) the facilitation and provision of services or infrastructure.</li> </ul> <p>A7.2.1 the development is of a scale and permanence that would not prejudice the:</p> <ul style="list-style-type: none"> <li>a) development of the Precinct in accordance with the Scheme, the Structure Plan objectives and provisions or the DAP principles in Tables B and C; or</li> <li>b) timely provision of infrastructure and services to the area.</li> </ul> <p>A7.2 The City will not accept a DAP for any area that is geographically smaller than the sub-precinct DAP area, as illustrated on Plan A, unless there is sufficient justification, to the satisfaction of the City of Wanneroo, that smaller geographical areas warrant a separate DAP.</p> <p>A7.3 DAPs shall address factors outlined in Liveable Neighbourhoods (WAPC), clause 9.14.2 of the Scheme, clause 9.4 of Local Planning Policy 4.2: Structure Planning and the DAP principles and other elements outlined in Tables B and C, including:</p> <ul style="list-style-type: none"> <li>A7.3.1 compliance with the dwelling yield identified on the Plan A or justification why a different dwelling yield is being provided; and</li> <li>A7.3.2 configuration of proposed strata lot boundaries, communal open space and access easements.</li> </ul> <p>A7.4 DAPs may vary the provisions of the Residential Planning Codes where the development outcomes are considered to meet the objectives and performance criteria of the Residential Planning Codes and/or the DAP principles outlined in Tables B and C.</p> <p>A7.5 DAPs shall generally not be advertised, however in determining whether to advertise a DAP under subclause 9.14.3 of the Scheme, the City, shall have regard to the degree to which the DAP:</p> <ul style="list-style-type: none"> <li>A7.5.1 proposes a more appropriate development outcome than that identified in the Structure Plan and/or DAP principles outlined in Tables B and C;</li> <li>A7.5.2 is in accordance with the stated principles, aims and/or objectives of the Residential Planning Codes, the Structure Plan and/or DAP principles outlined in Tables B and C;</li> <li>A7.5.3 would achieve a development outcome which is the same or similar in principle to that of the Agreed Structure Plan</li> </ul>
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	<p>or DAP principles outlined in Tables B and C; and</p> <p>A7.5.4 detrimentally affects the following:</p> <ul style="list-style-type: none"> <li>(a) adjoining property;</li> <li>(b) shape, size, function or location of public open space;</li> <li>(c) boundary and/or location of land use classifications and/or residential densities;</li> <li>(d) location or reorientation of proposed roads; and</li> <li>(e) a development contribution arrangement.</li> </ul> <p>A7.6 Development proposals that comply with the provisions of the Structure Plan and the approved DAP are considered exempt from obtaining the need to apply for planning approval under Clause 6.1 of the Scheme.</p> <p>A7.7 Planning approval shall only be required where, in the opinion of the City, there are significant variations to the DAP that do not comply with the objectives of the Residential Planning Codes, the Structure Plan or the DAP principles outlined in Tables B and C.</p>
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**3.4 Table B – Planning Requirements for Special Residential Precinct**

<b>B1.0 Residential Density and Lot Sizes</b>	B1.1 Residential density and lot sizes shall be a minimum 2000m <sup>2</sup> as indicated on Plan A.										
<b>B2.0 Land Use Permissibility</b>	<p>B2.1 The permissibility of land uses within the Special Residential Precinct shall accord with those uses indicated in the Zoning Table - Table 1 of the Scheme, with the exception of the following:</p> <table> <tr> <td>Civic Building</td><td>D</td></tr> <tr> <td>Club (non-residential)</td><td>D</td></tr> <tr> <td>Consulting Room</td><td>X</td></tr> <tr> <td>Convenience Store</td><td>D</td></tr> <tr> <td>Display Home Centre</td><td>D</td></tr> </table>	Civic Building	D	Club (non-residential)	D	Consulting Room	X	Convenience Store	D	Display Home Centre	D
Civic Building	D										
Club (non-residential)	D										
Consulting Room	X										
Convenience Store	D										
Display Home Centre	D										
<b>B3.0 Planning Requirements</b>	<p>B3.1 Subdivision and development shall generally be in accordance with the Residential Planning Code provisions for R5, except where variations are permitted as follows:</p> <p>B3.1.1 dwellings shall be constructed within the building envelope as indicated on an approved Building Envelope Plan;</p> <p>B3.1.2 dwelling location to maximise tree retention where practical;</p> <p>B3.1.3 for lots with two street frontages, vehicle access and garages to be constructed generally in the locations specified on the Building Envelope Plan;</p> <p>B3.1.4 for lots with two street frontages, dwellings must address both the primary street and the secondary street through design, materials and openings;</p> <p>B3.1.5 for laneway lots, vehicle access must be from the laneway;</p>										

	<p>B3.1.6 dwellings setback from the primary street between 6 metres and 9 metres;</p> <p>B3.1.7 dwellings setback a minimum setback 20 metres from the rear boundary with no provision for averaging;</p> <p>B3.1.8 dwellings to be setback at least 5 metres from side boundaries;</p> <p>B3.1.9 garages to be a maximum width of 8 metres and set behind the primary frontage of the dwelling;</p> <p>B3.1.10 garages to be setback at least 3 metres from a secondary street;</p> <p>B3.1.11 detached sheds and outbuildings will not be permitted. Storerooms, workshops and garages to be attached to the dwelling with matching materials and colour schemes;</p> <p>B3.1.12 fencing will not be permitted forward of the dwelling;</p> <p>B3.1.13 dwellings to be site responsive in their design to follow and retain natural levels and original topography where practical;</p> <p>B3.1.14 changes in lot levels should be addressed through building design, rather than retaining walls on lot boundaries where practical; and</p> <p>B3.1.15 only single storey, cantilever and split-level homes are permitted.</p>
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**3.5 Table C – Planning Requirements for Medium Density Residential Precinct**

<b>C1.0 Residential Density</b>	C1.1 Residential density and lot sizes shall be guided by the estimated dwelling yields identified for each sub-precinct indicated on Plan A.																
<b>C2.0 Land Use Permissibility</b>	<p>C2.1 The permissibility of land uses within the Medium Density Residential Precinct shall accord with those uses indicated in the Zoning Table - Table 1 of the Scheme, with the exception of the following:</p> <table> <tr> <td>Caravan Park</td><td>X</td></tr> <tr> <td>Caretakers Dwelling</td><td>X</td></tr> <tr> <td>Childcare Centre</td><td>X</td></tr> <tr> <td>Club (non-residential)</td><td>P</td></tr> <tr> <td>Consulting Room</td><td>X</td></tr> <tr> <td>Convenience Store</td><td>P</td></tr> <tr> <td>Nursing Home</td><td>X</td></tr> <tr> <td>Park Home Park</td><td>X</td></tr> </table>	Caravan Park	X	Caretakers Dwelling	X	Childcare Centre	X	Club (non-residential)	P	Consulting Room	X	Convenience Store	P	Nursing Home	X	Park Home Park	X
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Convenience Store	P																
Nursing Home	X																
Park Home Park	X																
<b>C3.0 Planning Requirements and Detailed Area Plan Principles</b>	C3.1 Subdivision and development shall generally be in accordance with the Residential Planning Code, except where variations are permitted in accordance with the following principles to be demonstrated through approved DAPs:																



	<p>C3.1.1 for lots with multiple frontages to streets, open or public spaces, dwellings must address multiple frontages through the orientation of private open space, materials, openings and fences, where practical, to facilitate passive surveillance in accordance with Crime Prevention Through Environmental Design principles (refer to Designing Out Crime Planning Guidelines, WAPC 2006);</p> <p>C3.1.2 outbuildings and sheds will not be permitted;</p> <p>C3.1.3 for laneway lots, vehicle access must be from the laneway;</p> <p>C3.1.4 shared driveway access, vehicle access location and garage location may be determined to minimise the impact of built form and access on the streetscape;</p> <p>C3.1.5 high, solid fencing should be minimised, where practical, especially in relation to lots with multiple frontages to streets, open or public spaces, dwellings, to maintain the sense of openness throughout the development;</p> <p>C3.1.6 fencing will not be allowed forward of the building line;</p> <p>C3.1.7 each sub-precinct shall have consistent scale, materials and colour schemes for fencing;</p> <p>C3.1.8 dwellings to be generally no more than two storeys (excluding undercroft parking to deal with slopes). Any three storey element is to be incorporated into the roof space of the dwelling or incidental to the overall bulk and scale of the dwelling;</p> <p>C3.1.9 subdivision and location of dwelling envelopes, dwellings and outbuildings are to maximise tree retention where practical, to facilitate passive surveillance of public spaces and to minimise the impact of built form on the adjoining Special Residential Precinct;</p> <p>C3.1.10 changes in lot levels should be addressed through building design, rather than retaining walls on lot boundaries where practical;</p> <p>C3.1.10 pedestrian access through and between sub-precincts to enable public access to open spaces and public areas, may be desirable;</p> <p>C3.1.12 shared space for bin storage, may be desirable; and</p> <p>C3.1.13 access for emergency vehicles, removal trucks and/or garbage collection within each sub-precincts, may be desirable depending upon dwelling configuration.</p>
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**3.6 Table D – Planning Requirements for the Recreation Equine Park and Open Space Precinct**

<b>D1.0 Precinct Objectives</b>	<p>D1.1 The objectives for the Recreation Equine Park and Open Space Precinct are:</p> <p>C1.12.1 provide for private recreational, community and equine purposes and ancillary buildings.</p>								
<b>D2.0 Land Use Permissibility</b>	<p>D2.1 The permissibility of land uses within the Recreation Equine Park and Open Space Precinct shall accord with those uses indicated below:</p> <table> <tr> <td>Caretakers Dwelling</td><td>P</td></tr> <tr> <td>Civic Building</td><td>P</td></tr> <tr> <td>Club (non-residential)</td><td>P</td></tr> <tr> <td>Stables</td><td>P</td></tr> </table>	Caretakers Dwelling	P	Civic Building	P	Club (non-residential)	P	Stables	P
Caretakers Dwelling	P								
Civic Building	P								
Club (non-residential)	P								
Stables	P								

**3.7 Table E – Strategic Open Space Schedule**

<b>Strategic Open Space Site (Public and Private)</b>	<b>Size (hectares)</b>
(1) Recreation Equine Park and Open Space (Private)	19.1 ha
(2, 3, 4, 5, 6, 7) Neighbourhood Parks /Drainage(Private)	4.71 ha
(8) Limestone Kilns (Public)	0.85 ha

### 3.8 Table F – Reports, Surveys, Strategies and Plans

Documentation	Approval Stage	Approving Authority
Detailed Area Plans	Prior to clearance of survey strata subdivision conditions or development being approved within the Medium Density Residential Precincts, as required.	City of Wanneroo
Strategic Strata Management Plan	Prior to approval of DAPs for Medium Density Residential Precincts subject to strata title applications.	City of Wanneroo
Building Envelope Plan for Special Residential Lots	Prior clearance of subdivision conditions.	City of Wanneroo
Vegetation Management Plan including Revegetation Plan	Prior clearance of subdivision conditions.	City of Wanneroo
Amended Open Space Management Deed	Prior clearance of subdivision conditions.	City of Wanneroo
Urban Water Management Plan	Prior clearance of subdivision conditions.	Western Australian Planning Commission Department of Water
Soil and groundwater contamination investigation and remediation plan (if required) in accordance with the Guidelines detailed in the Contaminated Sites Management Series (DEC)	Prior to commencement of site works.	Department of Environment and Conservation

### 3.9 Table J – Developer Contributions Arrangements

Developer contributions made under The Deed include:

- ceding free of cost certain land required for the upgraded Flynn Drive; and
- paying a monetary contribution of \$226,000 to the City of Wanneroo for the upgrade of Flynn Drive.





**LOTS 1 + 2 FLYNN DRIVE, CARRAMAR**  
**AGREED STRUCTURE PLAN (No. 61) - PLAN A**  
**City of Wanneroo**

SQL CML05 201A 101210

robertsday

**Summary of Submissions - Amendment No. 1 to Lots 1 & 2 Flynn Drive, Carramar Agreed Structure Plan No. 61**

No	Name of Submitter	Summary of Submission	Administration Comment	Recommendation
1.0	M J & S Stewart 11 Rustic Gardens Carramar	1.1 Are there plans to cut off the existing Flynn Drive entry into Tranquil Drive?	Council at its meeting of 15 November 2011 considered the proposed road closures in the Carramar Special Rural Zone adjoining the amendment area following a community consultation survey between 18 July and 19 August 2011. One of the options considered was to cul-de-sac the Tranquil Drive/Flynn Drive intersection with access restricted to left-out only onto Flynn Drive (Option 3 in Item IN08-11/11). The survey showed that a majority of the Carramar Special Rural residents supported this option. Council therefore endorsed the installation of the partial closure of this intersection to restrict the traffic turning movements to left-out only ( <b>Attachment 4</b> ).  As this intersection is located outside the LSP 61 area, the details of Option 3 are not required to be shown in the LSP 61 amendment map.	No change.
		1.2 Tranquil Drive in Carramar Special Rural Estate is meant for local traffic only. If the amendment proposal goes through, Tranquil Drive will be used to access the Carramar Shopping Centre.  What system will be in place to stop misuse of the firebreak and bridle trail?	As Option 3 noted in 1.1 above provides left-out movement only onto Flynn Drive, the future residents of LSP 61 area at the most can traverse through Tranquil Drive only in one direction.	No change.
2.0	F J Galea 15 Sublime Glade Carramar	The report on Water and Wastewater Services is generally consistent with the WCWA's planning and therefore no objection.	At the subdivision stage, at the entrance to the firebreak and bridle trail, chain gates and bollards will be installed to prevent entry of trail bikes and four-wheel drive vehicles.  The applicant has provided the following comments:  WCWA has indicated in their planning that they would potentially wish to locate a 'Type 350' pumping station in	No change.
3.0	Water Corporation of WA (WCWA)			Noted.

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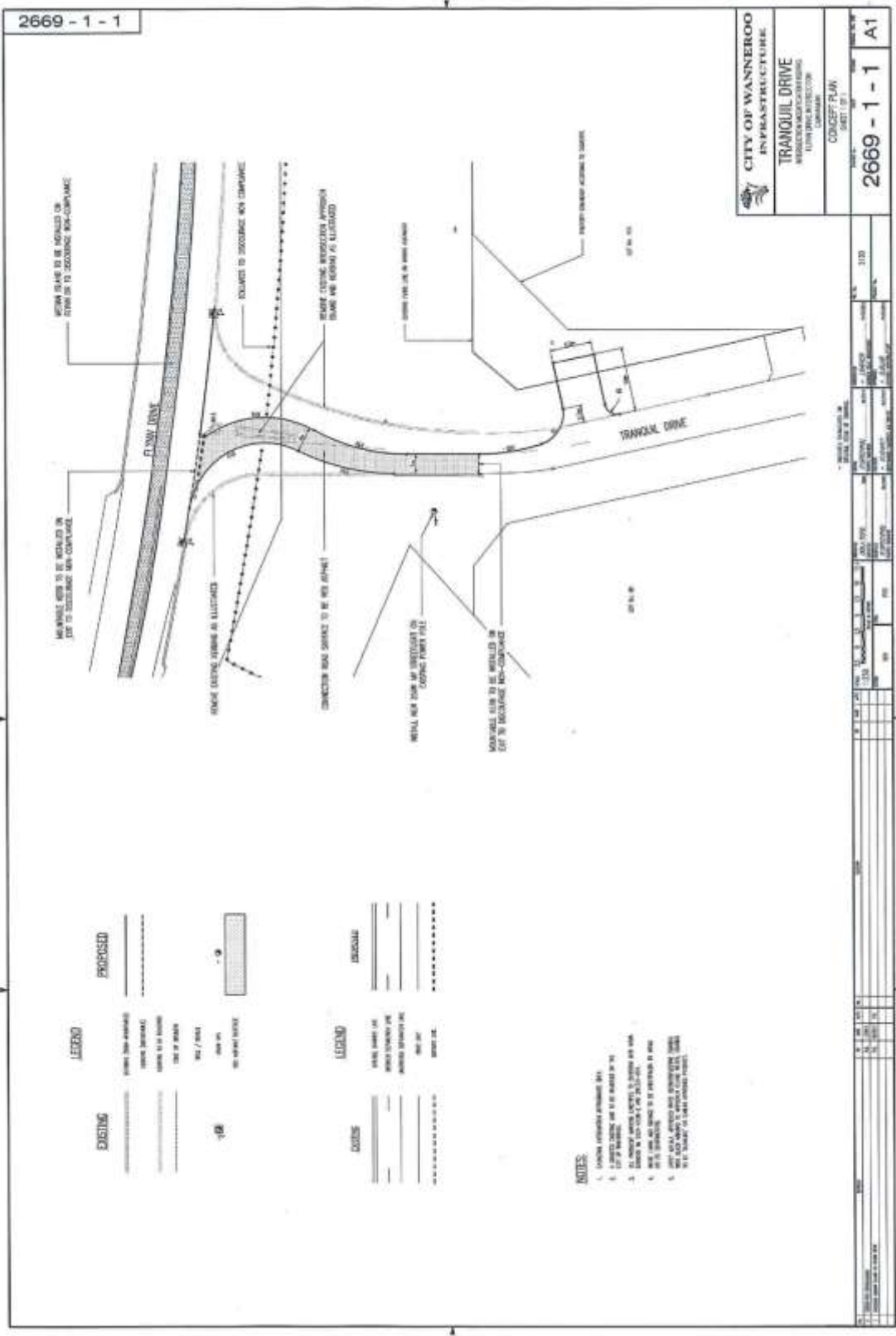
		Nevertheless, the report understates the significance of the future wastewater pumping station to be located in the north-western corner of the site. This station will be a major wastewater pumping station transferring wastewater to the Alkimos Wastewater Treatment Plant. Given the volume of wastewater, a 50-metre odour buffer from sensitive uses is required for the site which should be depicted on the structure plan.	the North West corner of the LSP area. However, the pumping station is not anticipated to be required for some 15 years.  In this regard WCWA has clarified that although 'Type 350' pumping station is a long-term requirement, and the final location of it is not yet known, it needs to be shown on the LSP indicatively with a 50-metre buffer. The WCWA has further clarified that 'Type 10/40' pumping station would be an interim requirement.  On this basis, the LSP 61 map tentatively depicts these pumping stations and the 30 and 50-metre buffers. It is noted that these buffers would not affect the special residential lots but the abutting POS area. (Refer the LPS amendment map contained in <b>Attachment 5</b> )	
4.0	Department of Water	It is unclear if the current licence is adequate for all the proposed POS etc. Additional applications to take water may be required.	The applicant has advised that there is currently a groundwater licence in place for the site. The licence allocation is 225,000KL per annum, which is adequate to fully service all current and proposed public and private open space areas.	No change.
5.0	Dykstra Planning Kelmscott	No objection	Noted.	No change.
6.0	Department of Indigenous Affairs	To undertake an Aboriginal Heritage survey.	An archaeological survey was conducted in March 2009. No archaeological sites or artefacts were found during the survey. Therefore the report recommended that a Section 18 application was not required for development.	No change.
7.0	K Finchett 38 Sublime Glade Carramar	Tranquil Drive will become dangerous due to through traffic.	See 1.1 above.	No change.
8.0	Main Roads WA	Wanneroo Road and Flynn Drive are classified as Primary Freight roads and therefore a transport noise	At the subdivision stage the developer will be required to undertake a transport noise assessment.	No change.

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		assessment should be undertaken according to the State Planning Policy 5.4: Road and Rail Transport Noise and Freight Considerations in Land Use Planning.		
9.0	Department of Planning	In order to introduce higher density areas, DPS 2 needs to be amended.	The Metropolitan Region Scheme and DPS 2 have since been amended to zone the subject land 'Urban' and 'Urban Development' respectively.	No change.

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## PART ONE – STATUTORY PLANNING

### 1.0 APPLICATION

- 1.1 This Part applies to the Agreed Structure Plan No.61 (the "Structure Plan") for Lots 1 and 2 Flynn Drive, Carramar and consisting of all land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map – Plan 1.
- 1.2 Unless otherwise specified in this Part, the words and expressions used in this Structure Plan shall have the respective meanings given to them in the City of Wanneroo District Planning Scheme No. 2 (the "Scheme").
- 1.3 Pursuant to subclauses 9.8.2 and 9.8.3 of the Scheme, the provisions of this Part shall apply to land contained within the Structure Plan as follows:
- a) the objectives, standards and requirements applicable to zones and Residential Design Codes under the Scheme shall apply to the same extent to the areas having corresponding designations under the Structure Plan, unless specific provision is made to the contrary in this Part;
  - b) any other provision, standard or requirement of this Part that is not otherwise contained in the Scheme, shall apply to the land as though it is incorporated into the Scheme, and shall be binding and enforceable to the same extent as if part of the Scheme; and
  - c) Parts 2 and 3 of this Structure Plan are for explanatory purposes only, to provide a descriptive analysis of the Structure Plan.
- 1.4 In accordance with subclause 9.8.1 of the Scheme, this Structure Plan shall come into operation on the later date when it is certified by the Western Australian Planning Commission (the "Commission") pursuant to subclause 9.6.3 of the Scheme or adopted, signed and sealed by the Council.

## 2.0 OBJECTIVES

2.1 The objectives of the Structure Plan are to:

- (a) retain valuable landscape and environmental values, in particular native and habitat trees;
- (b) provide residential living in a low density setting, with medium density housing clustered around key open space areas;
- (c) attract a diverse range of households through a mix of housing types;
- (d) create a strong sense of place through the incorporation of cultural, natural, social and heritage elements into the development which contribute to a unique local character;
- (e) encourage active recreation through a series of safe, attractive and comfortable pedestrian and cycle pathways, bridle trails and open spaces;
- (f) facilitate design excellence in public spaces and the built environment through high quality landscaping, urban design and built form guidelines;
- (g) guide development to meet proactive and enduring sustainability principles; and
- (h) create a strong sense of community through the incorporation of a Home Owners Association and the provision of community facilities and seed funding.

### 3.0 SUBDIVISION AND DEVELOPMENT

3.1 Plan 1 and Tables A to F form part of the statutory provisions of this Structure Plan and prescribe the standards, requirements and prerequisites for subdivision and development in the corresponding Precincts designated on Plan 1. Where any variation arises between any provision of this Plan and/or tables and a provision of the Scheme, then the provision of the Plan and/or table shall prevail to the extent of that variation and shall apply as an intended variation to the Scheme for the purposes of subclause 9.8.3(f).

3.2 Prior to any subdivision or development being supported, the City will require:

- (a) a report accompanying any application that outlines the manner in which the findings and recommendations of the plans and strategies listed in Table F have been incorporated into or addressed by the proposed subdivision or development or will be implemented in subsequent stages of development.

Plan 1	Agreed Structure Plan No. 61 (Amendment 1)
Table A	General Planning Requirements for Structure Plan Area
Table B	Planning Requirements for Special Residential Precinct
Table C	Planning Requirements Residential Precinct (R20-R50)
Table D	Planning Requirements for Private Clubs/Recreation Zone (Recreation and Equine Park)
Table E	Strategic Open Space Schedule
Table F	Reports, Surveys, Strategies and Plans

3.3 Table A – General Planning Requirements for Structure Plan Area

<b>A1.0 Structure Plan Map</b>	<p>A1.1 Subdivision and development of land shall be in accordance with Plan 1, unless the Council, having regard to the matters listed under clause 9.11.2 of the Scheme, determines that the proposal or application is for one or more of the following:</p> <ul style="list-style-type: none"> <li>i) the amalgamation of lots or part lots;</li> <li>ii) the purpose of allowing access; or</li> <li>iii) the provision of services or infrastructure that would not prejudice future development outcomes.</li> </ul>
<b>A2.0 Zones</b>	<p>A2.1 The following Zones are identified on Plan 1 and have particular planning requirements as set out in Tables B, C and D:</p> <p>Special Residential Zone Residential Zone (R20-R50) Private Clubs/Recreation Zone (Recreation and Equine Park)</p>
<b>A3.0 Land Use Permissibility</b>	<p>A3.1 Land use permissibility within the Structure Plan area shall be in accordance with the corresponding zone under the Scheme except where variations are stated in Tables B, C and D for each Precinct.</p>
<b>A4.0 Dwelling Targets, Dwelling Density and Locational Criteria</b>	<p><b>Dwelling Targets</b></p> <p>A4.1 Provide for a minimum of 200 lots in the Special Residential Zone and 260 lots in the Residential Zone (R20-R50) within the Structure Plan area.</p> <p><b>Dwelling Density</b></p> <p>A4.2 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 generally consistent with the Structure Plan, the Residential Density Ranges identified on Plan 1 and the locational criteria contained in Clause A4.6.</p> <p>A4.3 The Residential Density Code Plan is to include a summary of the proposed dwelling yield of the subdivision.</p> <p>A4.4 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.</p> <p>A4.5 Residential Density Code Plans are not required if the WAPC considers that the subdivision is for one or more of the following:-</p>

	<ul style="list-style-type: none"> <li>i) the amalgamation of lots;</li> <li>ii) consolidation of land for "superlot" purposes to facilitate land assembly for future development;</li> <li>iii) the purposes of facilitating the provision of access, services or infrastructure; or</li> <li>iv) land which by virtue of its zoning under the Structure Plan cannot be developed for residential purposes.</li> </ul> <p>A4.6 The allocation of residential densities on the Residential Density Code Plan shall be in accordance with the following criteria:</p> <ul style="list-style-type: none"> <li>i) R5 coding applies to those areas identified as Special Residential Zone on Plan 1;</li> <li>ii) R20-R50 coding applies to those areas identified as Residential Zone (R20-R50) on Plan 1 where: <ul style="list-style-type: none"> <li>(a) R30 - R50 codings are the predominant density within the Residential Zone (R20-R50) located directly adjacent to or in close proximity to open space.</li> <li>(b) R20 will be applied intermittently and generally located to respond to topography or where variety in lot size contributes to good urban design.</li> </ul> </li> </ul>
<b>A5.o Open Space</b>	<p>A5.1 Open Space shall be distributed generally in accordance with Plan 1 and Table E.</p> <p>A5.2 Management of the Private Clubs/Recreation Zone (Recreation and Equine Park) and other areas of open space (private and public) shall be as detailed in the deed between Eclipse Resources Pty Ltd, City of Wanneroo and National Australia Bank Limited dated 18 May 2009 ("the Deed") or as amended from time to time.</p> <p>A5.3 The drainage swales indicated in POS areas 7 and 8 as depicted on the Agreed Structure Plan (No. 61) Amendment 1 – Plan 1 are conceptual only and may require amendments to the size of the swales following detailed design which can be incorporated at the subdivision stage, to provide sufficient capacity in accordance with the City's subdivision guidelines.</p>
<b>A6.o General Subdivision and Development Requirements</b>	<p>A6.1 Subdivision and development of land shall be in accordance with the Structure Plan, the relevant provisions listed in Tables A, B, C, D, E and F and the relevant approved Detailed Area Plans required for the Residential Zone (R20-R50) under clause A7.o.</p> <p>A6.2 The Fire Management Plan shall be implemented as approved by the City of Wanneroo and endorsed by the Western Australian Planning Commission.</p> <p>A6.3 Emergency access points to the external road network to be generally created at the locations shown on Plan 1.</p>

	A6.4	Fencing along Wanneroo Road and Flynn Drive shall generally be post and wire.
<b>A7.o Detailed Area Plans</b>	A7.1	The City will require approval of Detailed Area Plans prior to any approval for survey-strata subdivision or development (whichever is applicable) being granted for single houses within the Residential Precinct (R20-R50).
	A7.2	Detailed Area Plans may address matters (a) to (j) listed under subclause 9.14.3 of DSP 2 and the following where appropriate: <ul style="list-style-type: none"> <li>i) compliance with the Structure Plan provisions outlined in Tables A, B and C;</li> <li>ii) configuration of proposed strata lot boundaries where built form is used to guide strata lot boundaries;</li> <li>iii) existing site context, including existing vegetation, landform levels, built form, infrastructure and land uses;</li> <li>iv) interface between public and private domain;</li> <li>v) existing and retained vegetation;</li> <li>vi) earth working and retaining;</li> <li>vii) specific land uses requirements;</li> <li>viii) variations to the R Codes;</li> <li>ix) vehicular access and parking;</li> <li>x) cyclist and pedestrian access; and</li> <li>xi) staging of development.</li> </ul>
	A7.4	Detailed Area Plans shall not be advertised.
	A7.5	Development proposals that comply with the provisions of the Structure Plan and approved Detailed Area Plans are considered exempt from obtaining planning approval under Clause 6.1 of the Scheme.
	A7.6	Planning approval shall only be required where, in the opinion of the City, there are significant variations from the Detailed Area Plan that do not comply with the objectives of the Residential Planning Codes or the Structure Plan.

3.4 Table B – Planning Requirements for Special Residential Zone

<b>B1.o Land Use Permissibility</b>	<p><b>B1.1</b> The permissibility of land uses within the Special Residential Zone shall accord with those uses indicated in the Zoning Table - Table 1 of the Scheme, with the exception of the following:</p> <table data-bbox="715 483 1002 566"> <tr> <td>Club (non-residential)</td><td>D</td></tr> <tr> <td>Corner Store</td><td>D</td></tr> <tr> <td>Display Home Centre</td><td>D</td></tr> </table>	Club (non-residential)	D	Corner Store	D	Display Home Centre	D
Club (non-residential)	D						
Corner Store	D						
Display Home Centre	D						
<b>B2.o Planning Requirements</b>	<p><b>B2.1</b> Subdivision and development shall generally be in accordance with Clause 3.19. The Special Residential Zone provisions with the exception of clause 3.19.3 (e) which is replaced by the setbacks below, the approved Building Envelope Plan and the following provisions:</p> <ul style="list-style-type: none"> <li>i) dwellings, garages and driveways shall be located to maximise tree retention where practical;</li> <li>ii) dwellings to address both the primary street and the secondary street through building articulation and openings;</li> <li>iii) dwellings setback between 6m and 9m from the primary street (no averaging required);</li> <li>iv) garages setback behind the front dwelling line by at least 0.5 metres and be a maximum of 8m in width;</li> <li>v) dwellings setback a minimum 20m from the rear boundary with no provision for averaging;</li> <li>vi) dwellings and garages setback at least 5m from side boundaries;</li> <li>vii) garages setback at least 3m from secondary streets;</li> <li>viii) detached sheds and outbuildings will not be permitted. Storerooms, workshops and garages to be attached to the dwelling with matching materials and colour schemes;</li> <li>ix) no fencing in the front setback area or within 2 metres behind the front dwelling line;</li> <li>x) minimise alteration of natural ground levels, cut-to-fill and retaining walls. Level changes should be addressed through dwelling design; and</li> <li>xi) only single storey, cantilever and split-level homes are permitted.</li> </ul>						

3.5 Table C – Planning Requirements for Residential Zone (R20-R50)

<b>C1.o Land Use Permissibility</b>	<p><b>C1.1</b> The permissibility of land uses within the Residential Zone shall accord with those uses indicated in the Zoning Table - Table 1 of the Scheme, with the exception of the following:</p> <table border="0"> <tr><td>Caravan Park</td><td>X</td></tr> <tr><td>Caretakers Dwelling</td><td>X</td></tr> <tr><td>Childcare Centre</td><td>X</td></tr> <tr><td>Club (non-residential)</td><td>P</td></tr> <tr><td>Consulting Room</td><td>X</td></tr> <tr><td>Corner Store</td><td>D</td></tr> <tr><td>Nursing Home</td><td>X</td></tr> <tr><td>Park Home Park</td><td>X</td></tr> </table>	Caravan Park	X	Caretakers Dwelling	X	Childcare Centre	X	Club (non-residential)	P	Consulting Room	X	Corner Store	D	Nursing Home	X	Park Home Park	X
Caravan Park	X																
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Childcare Centre	X																
Club (non-residential)	P																
Consulting Room	X																
Corner Store	D																
Nursing Home	X																
Park Home Park	X																
<b>C2.o Planning Requirements</b>	<p><b>C2.1</b> Subdivision and development shall generally be in accordance with the Residential Planning Code R20-R50 provisions, except where variations will be approved through Detailed Area Plans in accordance with the following provisions:</p> <ul style="list-style-type: none"> <li>i) dwellings, garages and driveways shall be located to maximise tree retention where practical;</li> <li>ii) vehicle access from laneways is mandatory for lots with laneway access;</li> <li>iii) shared driveway, vehicle access and garage locations may be nominated to minimise the impact on streetscapes;</li> <li>iv) fencing will not be allowed forward of the dwelling frontage and high, solid fencing should be minimised, where practical, especially for lots with multiple frontages to streets and open spaces;</li> <li>v) fencing should be of consistent scale, materials and colour within sub-precincts;</li> <li>vi) dwellings to be generally no more than two storeys (except where undercroft parking is provided in response to topography). Any three storey element is to be incorporated into the roof space of the dwelling or be incidental to the overall bulk and scale of the dwelling;</li> <li>vii) outbuildings and sheds will not be permitted;</li> <li>viii) dwellings and garages should facilitate passive surveillance of public spaces;</li> <li>ix) dwellings and garages should minimise the impact of built form on the adjoining Special Residential Precinct;</li> <li>x) dwellings to retain natural ground levels where practical by addressing level changes through building design rather than retaining walls on lot boundaries;</li> <li>xi) shared space for bin storage, may be desirable; and</li> </ul>																



	xii) access for emergency vehicles, removal trucks and/or garbage collection may be desirable depending upon dwelling and lot configuration.
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**3.6 Table D – Planning Requirements for the Private Clubs/Recreation Zone  
(Recreation and Equine Park)**

<b>D1.o Objectives</b>	<b>D1.1</b> To provide for private recreational, community and equine purposes and ancillary buildings.
<b>D2.o Land Use Permissibility</b>	<b>D2.1</b> The permissibility of land uses within the Private Clubs/Recreation Zone shall accord with those uses indicated below:  <div style="display: flex; justify-content: space-between;"> <div>Caretakers Dwelling</div> <div>P</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Civic Building</div> <div>P</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Club (non-residential)</div> <div>P</div> </div> <div style="display: flex; justify-content: space-between;"> <div>Stables</div> <div>P</div> </div>

**3.7 Table E – Strategic Open Space Schedule**

<b>Strategic Open Space Site (Public and Private)</b>	<b>Approx. Size (hectares)</b>
(1) Recreation and Equine Park(Private)	19.1 ha
(2, 3, 4, 5, 6, 7,9) Neighbourhood Parks /Drainage(Private)	4.77 ha
(8) Limestone Kilns (Public)	0.85 ha

3.8 Table F – Reports, Surveys, Strategies and Plans

Documentation	Approval Stage	Approving Authority
Residential Density Plan	Concurrently with applications for subdivision.	Western Australian Planning Commission
Detailed Area Plans	Concurrently with an application for survey strata subdivision being supported by the City or development being approved within the Residential Precinct (R20-R50), as required.	City of Wanneroo
Building Envelope Plan for Special Residential Zone	Prior to clearance of subdivision conditions.	City of Wanneroo
Vegetation Management Plan including Revegetation Plan	Prior to clearance of subdivision conditions.	City of Wanneroo
Amended Deed between Eclipse Resources, City of Wanneroo and National Australia Bank for management of open space	Prior to clearance of subdivision conditions.	City of Wanneroo
Urban Water Management Plan	Prior to clearance of subdivision conditions.	Western Australian Planning Commission Department of Water
Soil and groundwater contamination investigation and remediation plan (if required) in accordance with the Guidelines detailed in the Contaminated Sites Management Series (DEC)	Prior to commencement of site works.	Department of Environment and Conservation

3.9 Table J – Developer Contributions Arrangements

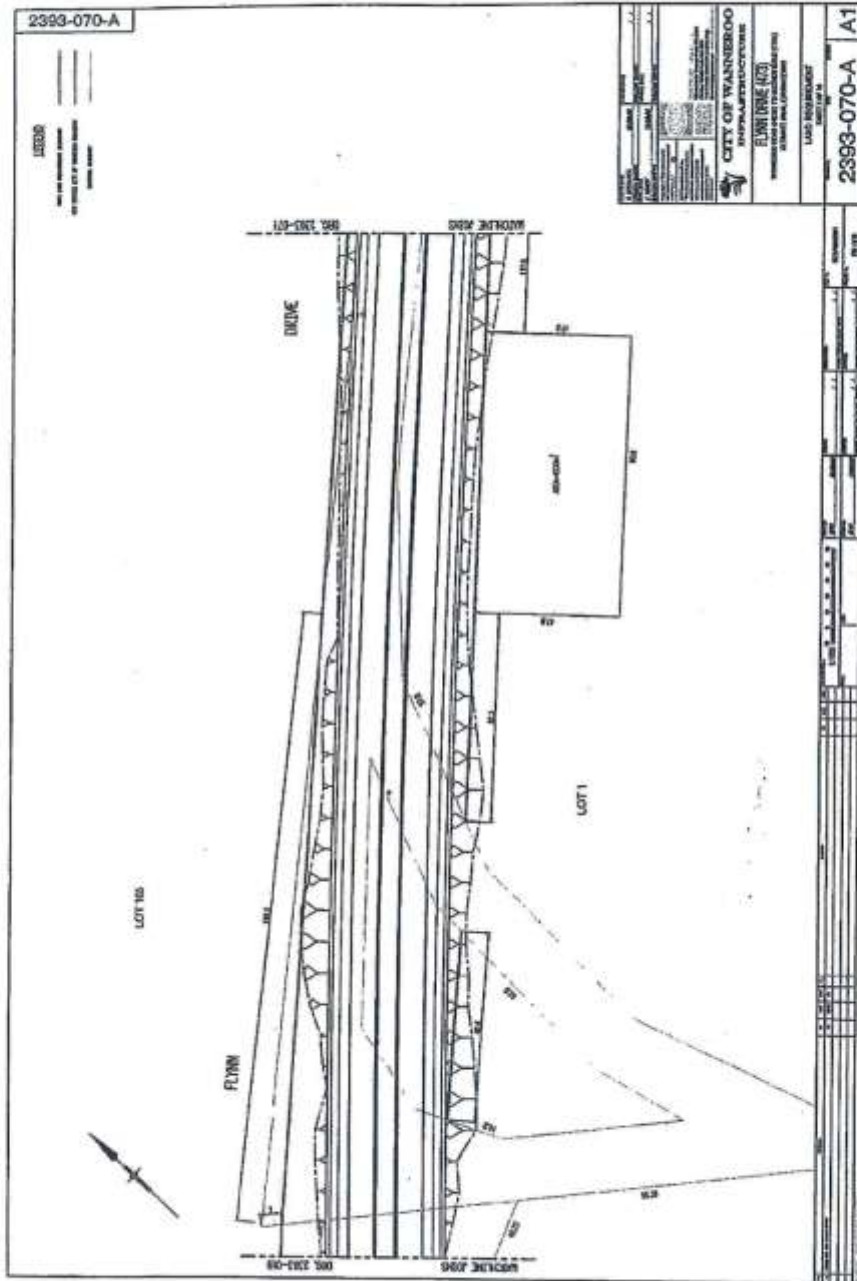
Developer contributions made under The Deed include:

- ceding free of cost certain land required for the upgraded Flynn Drive; and
- paying a monetary contribution of \$226,000 to the City of Wanneroo for the upgrade of Flynn Drive.





## ANNEXURE B







## ANNEXURE B

