LOCAL STRUCTURE PLAN
NO. 92 – PART ONE

‘WOODLAND VISTA’ ESTATE
LOT 51 FLYNN DRIVE
CARRAMAR

CITY OF WANNEROO
VOLUME NO. 1
‘Woodland Vista’ Estate
Lot 51 (No. 575) Flynn Drive, Carramar

City of Wanneroo

LOCAL STRUCTURE PLAN No.92
PART ONE

Issue 2: April 2014

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Project Planner: M.Szabo
Job code: LAK CAR
File reference: 140505RLGA_Local Structure Plan - V1 - Part One
Revision No: 2

Quality Assurance

<table>
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<th>Date</th>
<th>Author</th>
<th>Reviewer</th>
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<td>18 May 2012</td>
<td>J. Pirone</td>
<td>M. Szabo</td>
</tr>
<tr>
<td>2</td>
<td>7 April 2014</td>
<td>M.Bisby</td>
<td>M.Szabo</td>
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<td>DATE ENDORSED BY WAPC</td>
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<tr>
<td>Variation 1</td>
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</table>
EXECUTIVE SUMMARY

This Local Structure Plan (LSP) comprises a single landholding, being Lot 51 (No.575) Flynn Drive, Carramar, of 3.0302ha within the municipal boundary of the City of Wanneroo. On its eastern boundary, the LSP abuts Agreed Structure Plan No.61 adopted by the City of Wanneroo on 22 September 2009.

A summary of all key statistics and planning outcomes of the LSP is provided in Table 2 below.

<table>
<thead>
<tr>
<th>ITEM</th>
<th>DATA</th>
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<tbody>
<tr>
<td>TOTAL AREA COVERED BY STRUCTURE PLAN</td>
<td>3.0302ha</td>
</tr>
<tr>
<td>AREA OF EACH LAND USE:</td>
<td></td>
</tr>
<tr>
<td>i. RESIDENTIAL</td>
<td>1.8418ha</td>
</tr>
<tr>
<td>ii. PARKS, RECREATION AND DRAINAGE</td>
<td>0.4157ha</td>
</tr>
<tr>
<td>ESTIMATED LOT YIELD</td>
<td>41 lots</td>
</tr>
<tr>
<td>ESTIMATED NUMBER OF DWELLINGS</td>
<td>41 du</td>
</tr>
<tr>
<td>ESTIMATED RESIDENTIAL SITE DENSITY</td>
<td>22du/site ha</td>
</tr>
<tr>
<td>ESTIMATED POPULATION</td>
<td>107 persons @2.6 persons per household (ABS 2013)</td>
</tr>
<tr>
<td>PUBLIC OPEN SPACE - ESTIMATED AREA AND NUMBER OF:</td>
<td></td>
</tr>
<tr>
<td>i. LOCAL PARKS</td>
<td>1 @ 0.3416 ha</td>
</tr>
</tbody>
</table>
TABLE OF CONTENTS

EXECUTIVE SUMMARY

PART ONE

STATUTORY SECTION ............................................................................................................................... 5

1. APPLICATION ........................................................................................................................................ 1

2. OBJECTIVES ......................................................................................................................................... 1

3. SUBDIVISION AND DEVELOPMENT .................................................................................................... 1

LIST OF IMAGES

Image 1  the Subject Land
Image 2  the Subject Land

LIST OF PLANS

Plan A  Structure Plan Map

LIST OF FIGURES

Figure 1  Location Plan
Figure 2  Aerial Site Plan
Figure 3  Opportunities and Constraints Map

LIST OF TABLES

Table 1:  Table of Variations
Table 2:  Structure Plan Summary Table

PART ONE:

Table A  General Planning Requirements for Structure Plan Area
Table B  Planning Requirements for Precincts
Table C  Strategic Public Open Space Schedule
Table D  Reports, Surveys, Strategies and Plans

PART TWO:

Table E  DSP2 ‘Urban Development’ Zone Objectives
Table F  Local Structure Plan Summary Table
Table G  Public Open Space Schedule

LIST OF APPENDICES

Appendix 1  Certificates of Title and Survey Plan
Appendix 2  Environmental Assessment Report + Addendum
Appendix 3  Local Water Management Strategy
Appendix 4  Karst Assessment
Appendix 5  Bushfire Management Plan
Appendix 6  Acoustic Report
Appendix 7  Traffic Impact Assessment + Addendum
Appendix 8  Engineering Servicing Report
Appendix 9  Geotechnical Site Investigation
Appendix 10 Drainage Assessment
PART ONE | STATUTORY SECTION
1. **APPLICATION**

1.1 This Part applies to Local Structure Plan No.92, being Lot 51 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 (refer Plan A – Structure Plan Map).

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.

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 codings 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;

   c) Part 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 either certified by the Western Australian Planning Commission (WAPC) pursuant to subclause 9.6.3 of the Scheme or adopted, signed and sealed by the Council.

2. **OBJECTIVES**

2.1 The objectives of this Structure Plan are to:

   a) Facilitate the subdivision the subject land;

   b) Coordinate land uses within the Structure Plan area; and,

   c) Ensure that future development considers the context and constraints as they relate to the subject land

3. **SUBDIVISION AND DEVELOPMENT**

3.1 Plan A and Tables A-J 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 the Structure Plan Map. Where any variation arises between any provision of these plans 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).
Intersection to be closed following construction of future Flynn Drive re-alignment.
3.2 Prior to any subdivision or development being supported, the City will require:

a) The preparation and approval of the reports, surveys, strategies and plans listed in Table I at the stage specified in that table; and

b) A report accompanying any application for subdivision or development that outlines the manner in which the findings and recommendations of the plans and strategies listed in Tables I and appended to this Structure Plan will be incorporated into or addressed by the proposed subdivision or development.

Table A – General Planning Requirements for Structure Plan Area

<table>
<thead>
<tr>
<th>1. Structure Plan Map</th>
<th>1.1 Subdivision and development of land shall be in accordance with the Structure Plan Map.</th>
</tr>
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<tbody>
<tr>
<td>2. Use Class Permissibility</td>
<td>2.1 Land Use permissibility within the Structure Plan area shall be in accordance with the corresponding zone or reserve under the Scheme.</td>
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<tr>
<td>3. Residential Design Requirements</td>
<td>3.1 Residential design codes shall be in accordance with those shown on Plan A, the Structure Plan Map.</td>
</tr>
</tbody>
</table>

3.2 Subdivision and development within the Structure Plan area shall be in accordance with a Residential Design Code Plan endorsed by the WAPC.

3.3 A Residential Design Code Plan (three copies) shall be lodged with the WAPC for its endorsement in conjunction with any application for subdivision, unless the WAPC determines that the subdivision is for one or more of the following:

3.3.1 The amalgamation of lots or part lots;

3.3.2 The consolidation of land for “superlot” purposes to facilitate land assembly for future development;

3.3.3 The purpose of allowing access; and/or

3.3.4 The facilitation and provision of services or infrastructure.

3.4 A Residential Design Code Plan
<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
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<tr>
<td>3.</td>
<td>Following WAPC endorsement of the Residential Design Code Plan, the Residential Design Code Plan shall become part of Part 1 of this Structure Plan; one copy shall be retained by the WAPC, one copy shall be provided to the City for retention with the Structure Plan, and one copy shall be provided to the proponent.</td>
</tr>
<tr>
<td>4.</td>
<td><strong>Public Open Space</strong>&lt;br&gt;4.1 Public Open Space (POS) shall be distributed generally in accordance with Plan A; Table H; City of Wanneroo Local Planning Policies; and State Planning Policies. A minimum of ten per cent of the gross subdivisible area shall be provided as POS, either as a ten per cent land component, or as a cash in lieu provision for the development of POS in the Structure Plan area, subject to the approval of the WAPC and the Minister for Planning.</td>
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</table>
| 5. | **Detailed Area Plans**<br>5.1 Prior to any subdivision being supported for a particular area, the City will require:<br>a) Detailed Area Plans (DAPs) in accordance with Clause 9.1 of Local Planning Policy 4.2: Structure Planning, ‘DAP’S are required for all lots accessed by a laneway’.<br>5.2 The City will not consider planning approval for a lot accessed by a laneway, as illustrated on the Structure Plan Map, in the absence of a DAP, agreed by the City pursuant to clause 9.14 of the Scheme, unless the City is satisfied that the development is of a scale and permanence that would not prejudice the:
a) design of the DAP;

b) timely provision of infrastructure and services to the area; or the

c) development of the surrounding area in line with the Agreed Structure Plan.

5.3 The City will not accept a DAP for any area that is geographically smaller than each of the R30 cells accessed by a laneway, as illustrated on the Structure Plan Map.

5.4 A DAP shall be advertised for a period of 28 days prior to its consideration under subclause 9.14.3 of the Scheme.

5.5 In addition to any general matters required to be included within a Detailed Area Plan under subclause 9.14.2 of the Scheme, and the specific matters required to be included in each DAP under Tables B-C, all DAPs shall incorporate provisions and design elements addressing the following:

a) Setbacks;

b) Dwelling orientation;

c) Uniform fencing;

d) Vehicular access;

e) Impact of the powerline easement (if any); and,

f) Open space requirements
Table B– Planning Requirements for lots abutting Public Open Space

1. Detailed Area Plan

In addition to any general matters required to be included within a DAP under Table A of this Structure Plan and subclause 9.14.2 of the Scheme, a DAP for any lots abutting Public Open Space shall incorporate provisions and design elements addressing the following:

a) interface with Public Open Space;

Table C Strategic Public Open Space Schedule

<table>
<thead>
<tr>
<th>Strategic POS Site</th>
<th>Size in hectares</th>
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<tr>
<td>POS1</td>
<td>0.3416</td>
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Table D – Reports, Surveys, Strategies and Plans

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<tr>
<th>Documentation</th>
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<tr>
<td>Bushfire Hazard Assessment and</td>
<td>Structure Plan</td>
<td>City of Wanneroo</td>
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<td>Management Plan</td>
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