



ALKIMOS BEACH

PART ONE
STATUTORY SECTION

1.0 Application

This Structure Plan constitutes a Centre Plan for the purposes of State Planning Policy 4.2 and a Structure Plan pursuant to Clause 3.13.1 of the City of Wanneroo District Planning Scheme No. 2 (the Scheme).

2.0 Structure Plan Area

This Structure Plan shall apply to Part Lot 9003 Marmion Avenue, Alkimos being the land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map (Plan 1).

3.0 Structure Plan Content

This Structure Plan comprises the:

- a. Statutory Section (Part 1);
- b. Explanatory Section (Part 2); and
- c. Appendices - Technical Reports (Part 3).

4.0 Interpretation

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 Scheme including any amendments gazetted thereto.

5.0 Operation Date

In accordance with clause 9.8.1 of the Scheme, this Structure Plan shall come into operation when it is either certified by the Western Australian Planning Commission (WAPC) pursuant to clause 9.6.3 of the Scheme or adopted, signed and sealed by the Council pursuant to clause 9.6.5 of the Scheme, whichever is the latter.

6.0 Relationship with the Scheme

Pursuant to clause 9.8 of the Scheme:

- a. The provisions, standards and requirements specified under Part 1 of this Structure Plan shall have the same force and effect as if it were a provision, standard or requirement of the Scheme. In the event of there being any variations or conflict between the provisions, standards or requirements of the Scheme and the provisions, standards or requirements of this Structure Plan, then the provisions, standards or requirements of this Structure Plan shall prevail;
- b. Any other provision, standard or requirement of Part 1 of the Structure Plan 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. Part 2 of this Structure Plan and the Appendices - Technical Reports are to be used as a reference only to clarify and guide interpretation and implementation of Part 1.

7.0 Land Use and Subdivision

The Structure Plan Map (Plan 1) outlines precincts, zones and reserves applicable within the Structure Plan area. The zones and reserves designated under this Structure Plan apply to the land within it as if the zones and reserves were incorporated into the Scheme.

7.1 Precinct Objectives

The following sets out the Objectives for each Precinct within the Structure Plan. Any Detailed Area Plan and application for planning approval will be assessed having due regard to these Objectives:

Precinct A – Northern Mixed Use

Precinct A is a mixed area consisting of office, commercial, minor retail, educational and residential land uses, leveraging off its proximity to the rail station.

- Provide for strong pedestrian connections to the rail station and Precinct B - Retail Core;
- Built form is to address Integrators and Neighbourhood Connectors with active frontages;
- On site parking to be predominantly sleeved behind buildings;
- Acknowledge that the Precinct B - Retail Core the primary area for shop-retail uses;
- Facilitate residential development and density maximizing the potential residential catchment; and
- Allow for a staged development of the Precinct to achieve these aims.

Precinct B – Retail Core

Precinct B is the retail core based on a main street design with strong connections to the rail station.

- Facilitate the development of retail core which is well integrated with the main street, the rail station and the remainder of the City Centre;
- Encourage a range of land uses which will generate activity outside core business hours;
- Provide for strong pedestrian connections to the rail station and town square;
- On site parking to be predominantly sleeved behind buildings;
- Provide a range of public and private realm open spaces;
- Provide an urban built form fronting Romeo Road, Marmion Avenue other streets;
- Allow for a staged development of the Precinct to achieve these aims; and
- Ensure that the rail reserve is well integrated with the adjoining land by:
 - Facilitating the appropriate development of rail and bus movement and transit interchange areas;
 - Providing active linkages across the rail reserve to provide for connectivity and activation on either side of the reserve;
 - Minimising the extent of land quarantined from active uses as part of the construction of the rail line; and
 - Enabling development over the rail and bus movement and transit interchange areas.

Precinct C – Central Mixed Use

Precinct C is a mixed use area consisting of retail, commercial, medical, entertainment, civic and residential uses.

- Provide for strong pedestrian connections to the rail station and retail core;
- Create a green avenue linking the Precinct B - Retail Core to the Precinct D – Eastern Mixed Use;
- Develop robust buildings that are capable of adapting to a mix of land uses and intensification over time;
- Encourage a range of land uses which will generate activity outside core business hours;
- Acknowledge that the Precinct B - Retail Core is the primary area for shop-retail uses;
- Create a legible street network with an integrated use of public and private space;
- Facilitate residential development and density maximizing the potential residential catchment;
- On site parking to be predominantly sleeved behind buildings; and
- Allow for a staged development of the Precinct to achieve these aims.

Precinct D – Eastern Mixed Use

Precinct D is the civic heart of the City Centre providing a range of education, civic and recreational uses.

- Collocate civic and recreational facilities with the City, education providers and other stakeholders;
- Provide for a landmark building focused towards the main street to create a defining terminating vista; and
- Create active and passive recreation opportunities.

Precinct E – Residential

Precinct E is primarily a residential area, which will provide for a variety of housing product.

- Development is to respond to the undulating nature of the Precinct and its proximity to the Regional Open Space and other public open space areas;
- Ensure that the buildings and streets are urban in form;
- Provide a legible street network with an integrated use of public and private space;
- Provide for strong pedestrian and cyclist connections to the remainder of the City Centre; and
- Maximise Home Based Business opportunities

Precinct F – Gateway Service Commercial

Precinct F is a mixed use area consisting of large format retail, commercial and service industrial uses.

- Provide an active frontage to Marmion Avenue and Romeo Road;
- Ensure that building setbacks, car parking, landscaping and access are appropriately coordinated; and
- Allow for a staged development of the Precinct to evolve to match Precinct A.

Precinct G – Southern Mixed Use

Precinct G is a mixed use area consisting of office, commercial, retail, educational and residential land uses.

- Develop robust buildings that are capable of adapting to a mix of land uses and intensification over time;
- Ensure land uses are appropriately located, residential uses in particular, to reduce the potential for land use conflict;
- Acknowledge that the Precinct B - Retail Core is the primary area for shop-retail uses; and
- Built form is to address Romeo Road with active frontages.

Precinct H – Business Enterprise Precinct

Precinct H is the primary employment area with office, commercial, service industrial, light industrial and large format retail uses.

- Develop robust buildings that are capable of adapting to a mix of land uses and intensification over time;
- Ensure land uses are appropriately located to reduce the potential for land use conflict, in particular the interface with the Precinct E - Residential;
- Built form is to address Romeo Road with active frontages;
- Provide for a high standard of built form and landscaping for the benefit of employees and visitors; and
- Ensure that building setbacks, car parking, landscaping and access are appropriately coordinated.

7.2 Land Use Permissibility

7.2.1 Land use permissibility within the Structure Plan area shall be in accordance with those stipulated in Table 1.

7.2.2 In accordance with clause 3.2.2 of the Scheme the symbols used in Table 1 have the following meanings:

“P” = A use class that is permitted but which may be subject to any conditions that the Council may wish to impose in granting its approval;

“D” = A use class that is not permitted, unless the Council grants its approval after following the procedures laid down by subclause 6.6.2;

“A” = A use class that is not permitted unless the Council has exercised its discretion and has granted planning approval after giving notice in accordance with Clause 6.7;

“X” = A use class that is not permitted except where provision is made specifically for Council to approve an otherwise prohibited use.

Table 1 – Land Use Permissibility

USE CLASSES	PRECINCT A – NORTHERN MIXED USE	PRECINCT B – RETAIL CORE	PRECINCT C – CENTRAL MIXED USE	PRECINCT D – EASTERN MIXED USE	PRECINCT E – RESIDENTIAL	PRECINCT F – GATEWAY SERVICE COMMERCIAL	PRECINCT G – SOUTHERN MIXED USE	PRECINCT H – BUSINESS ENTERPRISE	USE CLASSES	PRECINCT A	PRECINCT B	PRECINCT C	PRECINCT D	PRECINCT E	PRECINCT F	PRECINCT G	PRECINCT H	USE CLASSES	PRECINCT A	PRECINCT B	PRECINCT C	PRECINCT D	PRECINCT E	PRECINCT F	PRECINCT G	PRECINCT H
Convenience Store	A	P	D	X	D	X	A	P	Laundromat	D	P	D	X	X	D	D	P	Showroom	D	P	D	X	X	P	D	P
Corner Store	X	X	P	X	A	X	A	X	Laundry	D	D	D	X	X	D	D	D	Single House	P	X	P	X	P	X	P	X
Costume Hire	X	P	P	X	X	D	D	D	Liquor Store	A	P	A	X	X	A	A	D	Small Bar ²	D	D	D	X	X	D	D	X
Department Store	X	P	X	X	X	X	X	X	Lunch Bar	D	P	P	D	X	D	P	P	Smash Repair Station	X	X	X	X	X	X	X	D
Display Home Centre	D	D	D	X	D	D	D	D	Market Garden Sales	X	X	X	X	X	X	X	X	Special Place of Assembly	X	X	X	D	X	X	X	X
Drive In Theatre	X	X	X	X	X	X	X	X	Market (Retail)	D	D	D	X	X	X	D	D	Sports Ground	X	X	X	D	X	X	X	X
Drive – Through Food Outlet	X	D	X	X	X	D	X	D	Mast or Antenna	D	D	D	D	D	D	D	D	Stables	X	X	X	X	X	X	X	X
Dry Cleaning Premises	D	P	D	X	X	D	D	D	Medical Centre	D	P	P	X	X	D	D	X	Stall – General	D	D	P	X	X	D	D	X
Education Establishment	D	D	D	D	D	D	D	D	Milk Depot	X	X	X	X	X	X	X	D	Storage Yard	X	X	X	X	X	X	X	D
Equestrian Activity	X	X	X	X	X	X	X	X	Motel	X	X	D	X	X	X	D	D	Supermarket	X	P	X	X	X	X	X	X
Factory Unit	X	X	X	X	X	X	X	D	Motor Vehicle Repairs	X	D	X	X	X	X	X	D	Take-Away Food Outlet	D	P	D	X	X	D	D	D
Fuel Depot	X	X	X	X	X	X	X	X	Multiple Dwelling	P	P	D	X	D	P	P	X	Tavern	A	D	D	X	X	A	A	X
Funeral Parlour	D	X	D	X	X	D	D	D	Night Club	D	D	D	X	X	D	D	X	Telecommunications Infrastructure	A	D	D	A	X	A	A	D
Golf Course	X	X	X	X	X	X	X	X	Nursing Home	D	D	D	X	D	D	D	X	Temporary Transfer Compound ³	D	D	D	D	D	D	D	D
Grouped Dwelling	P	X	D	X	D	P	P	X	Office	P	P	P	D	A	P	P	P	Theatre	D	P	P	X	X	D	D	X
Hairdresser	D	P	P	X	X	D	D	X	Open Air Display	X	D	X	X	X	X	X	D	Trade Display	X	X	X	X	X	D	X	D
Hall	D	D	D	D	X	D	D	D	Park Home	X	X	X	X	D	X	X	X	Transport Depot	X	X	X	X	X	X	X	D
Hardware Store	D	X	X	X	X	P	X	P	Park Home Park	X	X	X	X	D	X	X	X	Vehicle Sales/Hire Premises	X	D	X	X	X	D	X	D
Hire Service	X	X	X	X	X	D	X	P	Pharmacy	D	P	P	X	X	D	D	X	Vehicle Wrecking	X	X	X	X	X	X	X	X
Holiday Village/ Resort	X	X	X	X	A	X	X	X	Piggery	X	X	X	X	X	X	X	X	Veterinary Consulting Rooms	X	X	X	X	X	D	A	P
Home Business – Cat 1	P ¹	P	P ¹	X	P ¹	P	P ¹	X	Place of Assembly	A	D	D	D	X	A	A	X	Veterinary Hospital	X	X	X	X	X	D	A	D
Home Business – Cat 2	P ¹	P	P ¹	X	P ¹	P	P ¹	X	Place of Worship	A	A	D	D	A	A	A	X	Video Hire	X	P	D	X	X	X	X	X
Home Business – Cat 3	P	P	P	X	P	P	P	X	Plant Nursery	X	X	X	X	X	X	X	D	Warehouse	X	X	X	X	X	D	X	P
Hospital	D	D	D	X	X	D	D	X	Private Recreation	D	D	D	X	X	D	D	D	Winery	X	X	X	X	X	X	X	X
Hotel	D	D	P	X	X	D	D	D	Public Exhibition Facility	D	P	D	P	X	D	D	X	Woodyard	X	X	X	X	X	X	X	X
Industry – Extractive	X	X	X	X	X	X	X	X	Reception Centre	D	P	D	D	X	X	D	X	Any use not listed above	D	D	D	D	D	D	D	D
Industry – General	X	X	X	X	X	X	X	X	Recreation Centre	D	D	D	D	X	D	D	X	¹ Home Business Categories 1 and 2 are exempt from requiring planning approval in these Precincts, subject to the use adhering to the Land Use Definitions in the Scheme; ² Small Bar means a premises licensed as a small bar under the Liquor Control Act and used to sell liquor for consumption on the premises, but not including the selling of packaged liquor, and with the number of patrons who may be on the licensed premises limited to a maximum of 120. ³ Temporary Transfer Compound means any land used for the temporary storage of building waste materials.								
Industry – Hazardous	X	X	X	X	X	X	X	X	Residential Building	P	D	P	X	D	P	P	X									
Industry – Light	X	X	X	X	X	A	X	D	Restaurant	P	P	P	D	X	P	P	X									
Industry – Rural	X	X	X	X	X	X	X	X	Restricted Premises	X	D	P	X	X	X	X	X									
Intensive Agriculture	X	X	X	X	X	X	X	X	Retirement Village	D	X	D	X	D	D	D	X									
Kennels	X	X	X	X	X	X	X	X	Road House	X	D	X	X	X	X	X	D									
Kindergarten	D	X	D	X	D	X	D	X	Roadside Stall	X	X	X	X	X	X	X	X									
Landscape Supplies	X	X	X	X	X	X	X	D	Rural Use	X	X	X	X	X	X	X	X									
									Salvage Yard	X	X	X	X	X	X	X	X									
									Service Station	X	D	X	X	X	D	X	D									
									Shop	D	P	P	X	A	D	D	D									

- 7.2.3 A change in land use is permitted without a requirement for planning approval, where:
- a. the change is from a “P” use to another “P” use, where the use complies with the relevant objectives and development standards applicable under the Scheme and Structure Plan; or
 - b. the change is to an incidental use that does not change the predominant use of the land, and complies with all relevant objectives and development standards applicable under the Scheme and Structure Plan.

Notwithstanding planning approval may be required for any building or other development work that is proposed, pursuant to clause 6.1 of the Scheme.

The proponent is required to advise the City of a change of use that is permitted without a requirement for planning approval, in accordance with clause 7.2.3 above, for information purposes.

7.3 Residential

7.3.1 Dwelling Target

a. Objective

To provide for a minimum of 1895 dwellings within the Structure Plan area by 2030 and minimum 3335 dwellings within the Structure Plan area by 2050.

7.3.2 Density

- a. Plan 1 defines the broad residential density ranges that apply to specific areas within the Structure Plan. Lot specific residential densities, within the defined residential density ranges, are to be subsequently assigned in accordance with a Residential Density Code Plan approved by the WAPC.
- b. A Residential Density Code Plan is to be submitted at the time of subdivision to the WAPC and shall indicate the Residential Density Coding applicable to each lot within the subdivision and shall be consistent with the Structure Plan, and the Residential Density Ranges identified on Plan 1 and locational criteria contained in Clause 7.3.3.
- c. The Residential Density Code Plan is to include a summary of the proposed dwelling yield of the subdivision.
- d. Approval of the Residential Density Code Plan shall be undertaken at the time of determination of the subdivision application by the WAPC. The approved Residential Density Code Plan shall then form part of the Structure Plan and shall be used for the determination of future development applications. Variations to the Residential Density Code Plan will require further approval of the WAPC.
- e. Residential Density Code Plans are not required if the WAPC considers that the subdivision is for one or more of the following:-
 - i. the amalgamation of lots;
 - ii. consolidation of land for “superlot” purposes to facilitate land assembly for future development;
 - iii. the purposes of facilitating the provision of access, services or infrastructure; or
 - iv. land which by virtue of its zoning or reservation under the Structure Plan cannot be developed for residential purposes.

7.3.3 Locational Criteria

The allocation of residential densities on the Residential Density Code Plan for each Precinct shall be in accordance with the following criteria:

Precincts A, B, C, F and G

- i. A minimum density of R80 and a maximum density of R-AC1 within 400 metres of the rail station entrance;
- ii. A minimum density of R60 and a maximum density of R-AC2 between 400 metres and 800 metres of the rail station entrance; and
- iii. Medium density R60 (single house and grouped dwellings) on local access streets.

Precinct E

- i. Low densities of R10 – R20 may be permitted to allow for landform and vegetation retention/protection despite not being within the Residential Density Ranges identified on Plan 1.
- ii. Medium densities of R30 – R60 shall generally be provided in areas of high amenity including within 400 metres of centres (activity and community) and public open space.
- iii. High density R80 shall generally be provided in areas of high amenity including within 100 metres of centres (activity and community), public open space and adjacent to neighbourhood connector roads.

7.4 Commercial

- a. Pursuant to clause 3.4.3 of the Scheme the retail floorspace (NLA) for the Structure Plan is to be in accordance with the following Table 2.

Table 2 : Retail Floorspace Provision

CENTRE	MAXIMUM NET LETTABLE AREA
Shop-Retail	75,000m ²

- b. Pursuant to clause 3.7.4 of the Scheme, the maximum NLA included in Table 1 may be exceeded through a Detailed Area Plan for the entire centre where the requirements of State Planning Policy 4.2 Activity Centres for Perth and Peel are met to the satisfaction of the WAPC and City of Wanneroo.

7.5 Public Open Space

The provision of a minimum of 10% public open space being provided in accordance with the WAPC's Liveable Neighbourhoods. Public open space is to be provided generally in accordance with Plan 1, with an updated public open space schedule to be provided at the time of subdivision for determination by the WAPC, upon the advice of the City of Wanneroo.

7.6 Reports/Strategies Required Prior to Subdivision

Prior to the lodgement of subdivisions the following management plans are to be prepared, as applicable, to the satisfaction of the relevant authority and provided at the time of subdivision:

- a. Vegetation and Fauna Management Plan (City of Wanneroo, on the advice of the DEC)
- b. Fire Management Plan (City of Wanneroo, FESA)
- c. Public Open Space Schedule prepared in accordance with Liveable Neighbourhoods (City of Wanneroo, WAPC)

7.7 Conditions of Subdivision Approval

- a. At the time of subdivision the following conditions may be recommended, as applicable, requiring the preparation and/or implementation of the following strategies:
 - i. Urban Water Management Plan (City of Wanneroo, Department of Water)
 - ii. Geotechnical Report (City of Wanneroo)
 - iii. Acoustic Assessment (City of Wanneroo, Main Roads WA, Public Transport Authority)
- d. At the time of subdivision the City of Wanneroo shall recommend to the WAPC the implementation of the following strategies which have been prepared and approved as part of the Structure Plan as conditions of subdivision:
 - i. Fire Management Plan
 - ii. Vegetation and Fauna Management Plan
 - iii. Acoustic Assessment

8.0 Development

8.1 Detailed Area Plans

- 8.1.1 Prior to planning approval for development within Precincts A – H, as identified on Plan 1, a Detailed Area Plan (DAP) is to be approved by the City pursuant to clause 9.14 of the Scheme, unless the City is satisfied that the development is of a temporary nature and scale that would not prejudice the:
 - i. the design of a DAP;
 - ii. development of the land adjoining the subject site; and
 - iii. timely provision of infrastructure and services to the area, including earthworks and the provision of public utilities and roads.
- 8.1.2 DAP's are to include matters detailed in clause 9.14.2 of the Scheme and have due regard to the Precinct Objectives.
- 8.1.3 The City may deem a development application to constitute a DAP, for the purposes of 8.1.1, where the development applications addresses the site's context, integration and co-ordination with the surrounding built form and the Precinct Objectives.
- 8.1.4 DAP's may identify interim land uses on specific lots with associated time restrictions on the approval of that use.

8.2 Residential Design Code Variations

Table 3 sets out variations to the Residential Design Codes that are deemed to constitute Acceptable Development within the Structure Plan area and which do not therefore, require neighbour consultation and planning approval.

Table 3 : Residential Design Code Variations

R-Code	Lot Area		Open Space			Minimum setbacks (m)			
	Minimum site area per dwelling	Minimum frontage (m)	Min total (% of site)	Min outdoor living (m ²)	Min outdoor living dimension (m)	Main Dwelling Primary street (Averaging is not permitted in accordance with cl6.2.1A1.1(i) of the R-Codes)	Verandah Primary street (Averaging is not permitted in accordance with cl6.2.1A1.1(i) of the R-Codes)	Garage + Carport Primary street (Averaging is not permitted in accordance with cl6.2.1A1.1(i) of the R-Codes)	Rear (includes walls with major openings)
R25	As per R-Codes	As per R-Codes	35	As per R-Codes	As per R-Codes	3.0	1.0	4.0	1.0
R30	As per R-Codes	As per R-Codes	30	As per R-Codes	As per R-Codes	3.0	1.0	3.0	1.0
R40	As per R-Codes	As per R-Codes	25	As per R-Codes	As per R-Codes	3.0	1.0	3.0	1.0
R60	As per R-Codes	As per R-Codes	25	As per R-Codes	As per R-Codes	1.0	1.0	2.0	1.0
R80	As per R-Codes	As per R-Codes	25	As per R-Codes	3.5m	As per R-Codes	As per R-Codes	2.0	1.0

8.3 Car Parking Standards

Car parking within the Structure Plan area shall be provided in accordance with the Alkimos City Centre Parking Strategy (as amended).

9.0 Other

9.1 Areas of National Environmental Significance

Areas identified as being of National Environmental Significance under the Environmental Protection and Biodiversity Conservation Act 1999 may be subject to assessment by the Federal Department of Sustainability, Environment, Water, Population and Communities, in accordance with this Act. The outcome of any such assessment may require either a modification to the LSP or minor variations from the LSP at the subdivision and/or development stage.

9.2 Alkimos-Eglinton District Structure Plan






















The Alkimos-Eglinton District Structure Plan is subject to monitoring and review by the City of Wanneroo and/or the Western Australian Planning Commission commencing in 2017. Any amendments to the District Structure Plan may result in consequential amendments to the Local Structure Plan which must be consistent with the District Structure Plan.

9.3 Employment Monitoring and Negotiation

Monitoring of employment within the Structure Plan area will be undertaken annually during the development phase of the project and reported every five (5) years. The reporting will be made available to the City of Wanneroo, Department of Planning and other key government stakeholders in order to evaluate past performance and help set the best strategies and targets for future development activities.

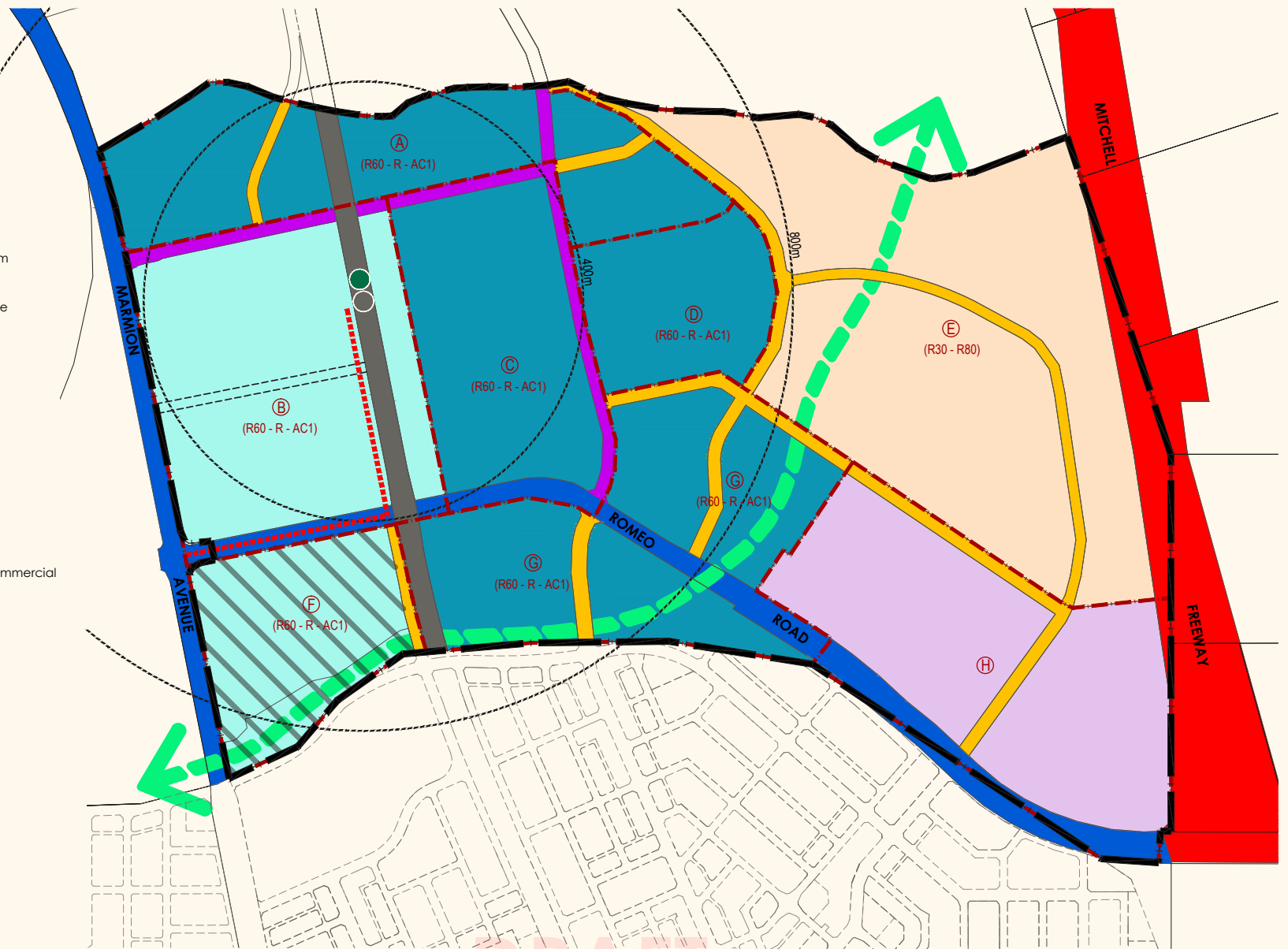
Plan 1: Activity Centre Structure Plan

LEGEND

-  Structure Plan Boundary
-  Precinct Boundary
-  Walkable Catchment 400m/800m
-  STS Route
-  Social/ Pedestrian/ Cycle Linkage
-  Transit Station
-  Railway Station
- Residential Density Ranges
(R30 - R80)
- Zones and Precincts
 -  Precinct A - Northern Mixed Use
 -  Precinct B - Retail Core
 -  Precinct C - Central Mixed Use
 -  Precinct D - Eastern Mixed Use
 -  Precinct E - Residential
 -  Precinct F - Gateway Service Commercial
 -  Precinct G - Southern Mixed Use
 -  Precinct H - Business Enterprise
- Reserves
 -  Primary Distributor Road
 -  District Distributor Integrator A
 -  District Distributor Integrator B
 -  Neighbourhood Connector
 -  Main Street
 -  Railway Reserve



DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY.



DRAFT