

MINDARIE KEYS

AGREED LOCAL STRUCTURE PLAN

**CHAPPELL
& LAMBERT**
TOWN PLANNING
URBAN DESIGN



MINDARIE KEYS LOCAL STRUCTURE PLAN

Structure Plan No. 12
Adopted: 3 November 1998

This Structure Plan is prepared under the provision of Part 9
of the City of Wanneroo District Planning Scheme No.2.

Record of Amendments Made to the Agreed

Mindarie Keys Local Structure Plan

AMENDMENT NO.	DESCRIPTION OF AMENDMENT	FINALLY ENDORSED
1.	The land required for the "upper school" at Pt Lot 965 Anchorage Drive being reduced from 4.5ha to 3.2ha; the deletion of a local centre and community purposes site at Pt Lot 962 Anchorage Drive, with this land being designated for residential purposes with codings of R20 and R40.	<p><i>S. Pady for the Western Australian Planning Commission</i></p> <p>16 APR 2003</p>

OVERVIEW

1. PARTS OF THE STRUCTURE PLAN

This Structure Plan comprises two parts.

Part 1: Statutory Planning Section.

Part 2: Explanatory Report.

Clause 10.8 of the City of Wanneroo Town Planning Scheme No. 1 (hereinafter called "the Scheme") provides, amongst other things that a provision, standard or requirement of a Structure Plan approved under Part 10 of the Scheme shall be given the same force and effect as it if was a provision, standard or requirement of the Scheme. It is hereby provided that such a force and effect shall only be given to Part 1 of this Structure Plan. Part 2 and Part 3 of this Structure Plan are for explanatory purposes only, providing a descriptive analysis of the Structure Plan.

Subclause 10.8 (f) of the Scheme, states that, where, in the event of there being any inconsistency or conflict between any provision, requirement or standard of the Scheme and any provision, requirement or standard of an Agreed Structure Plan, the provision, requirement or standard of the Scheme shall prevail.

2. SUMMARY

The Mindarie Keys Local Structure Plan refers to the north eastern portion of Mindarie (approximately 130 hectares) which is generally bounded by Quinns Road to the north, Marmion Avenue to the east, Honiara Way and Rochester Drive to the South and Anchorage Drive and Seaham Way to the West.

The subject land is zoned "Urban" under the Metropolitan Region Scheme and predominantly "Residential Development" with R Codings of R20 and R40 under the City of Wanneroo Town Planning Scheme No. 1.

The Local Centre on the corner of Marmion Avenue and Anchorage Drive comprises various zones such as "Commercial", "Mixed Business", "Special Zone Fast Food", "Civic" and "Service Station".

The Local Structure Plan focuses predominantly on co-ordinating the residential development of Mindarie outside the Harbourside Village Precinct which is covered by a separate Local Structure Plan.

The Local Structure Plan which has been developed following consultation with representatives from Council, Planning Commission and the local community seeks to create a vibrant coastal residential community.

The explanatory report provides further details about the Local Structure Plan.

PART 1

STATUTORY PLANNING SECTION

As provided for under the provision of part 10 of the Scheme, this part of the Structure Plan has the same force and effect as if it was a provision, standard or requirement of the Scheme.

SUBJECT AREA

The Local Structure Plan area which has an area of approximately 130 hectares comprises the following lots; 962, 963, 964, 965 and 1002 corner of Quinns Road, Anchorage Drive and Marmion Avenue, Mindarie.

1. LOCAL STRUCTURE PLAN

Plan 1 "The Mindarie Keys Local Structure Plan"

This Local Structure Plan has been endorsed by the Western Australian Planning Commission as a general guide to future subdivision, rezoning and development at Mindarie Keys subject to:

- (i) the northern portion of Anchorage Drive road reserve being landscaped and linked to the public open space system. However, the land is dedicated as an unconstructed road in the event that the northern portion of Anchorage Drive is required in the future;
- (ii) at the time of subdivision, the inclusion of records on title for all lots adjacent to the unconstructed section of Anchorage Drive north, advising that this land is retained as a road reserve and may require construction at a future date;
- (iii) at the time of subdivision, the submission of landscaping plans to the Commission for the unconstructed section of Anchorage Drive north indicating a more direct 'road like' dual use path along this alignment to indicate its possible future road function;
- (iv) confirmation by CALM of the area to be included in POS to retain declared rare species, and early liaison with, and provision of earth-working details to CALM's satisfaction prior to subdivision and earthworking to ensure protection particularly with regard to wind profile and drainage, of the declared rare special, *E. argutifolia* in POS area H;

- (v) the Commission noting that the submitted POS schedule indicates a surplus of POS, and that the proponent has agreed to cede any surplus as the POS contribution for the estate; and
- (vi) at the time of subdivision, issues which may affect the operation of the navigational aids, including lot design and location, and building and street lighting locations in the immediate vicinity, and the vesting of land approximately 10 metres square around navigational aids as indicated by the 1985 Mindarie Keys Project Agreement, being resolved to the satisfaction of the Department of Transport (Maritime Facilities Management) section.

2. DESIGN PROVISIONS FOR LOTS BACKING ONTO ANCHORAGE DRIVE ROAD RESERVE OR PUBLIC OPEN SPACE

i) Area Covered by Provisions

These provisions apply to those lots backing onto the Anchorage Drive road reserve or Public Open Space as depicted on the Mindarie Keys Local Structure Plan.

ii) Relationship to Other Documents

The intent of these provisions is to provide supplementary provisions to the Residential Planning Code of Western Australia and to the Shire of Wanneroo Town Planning Scheme No. 1 (as amended). The provisions should be read in conjunction with these documents.

iii) Objectives

These provisions describe the character sought for development upon the subject lots and the design elements required to achieve the desired character and form.










iv) Criteria

The design and type of residential development must provide for the following:

- a) Any dwelling constructed on a lot shall be orientated so that dining and general living areas overlook the Anchorage Drive road reserve or Public Open Space. This orientation will assist in the general surveillance of the public realm and encourage design solutions that maximise potential views to Mindarie Harbour and the ocean.
- b) Fencing to the rear of the lot shall be of open style design between limestone pillars constructed at centres not wider than 6 metres apart. The design of the fence and pillar detail is to be determined following further consultation with Council and will be constructed by the developer as part of the subdivision works.
- c) No sheds, outbuildings or alternative fencing will be permitted within 3 metres of the open style fence.



LEGEND

- | | | | |
|---|--|---|-----------------------------------|
|  | Structure Plan Boundary |  | Local Centre |
|  | R-Code Boundary |  | Education |
|  | Public Open Space |  | Drainage |
|  | This portion of Anchorage Drive is to be landscaped and linked to the public open space system, and the land dedicated as an unconstructed road in the event that the northern portion of Anchorage Drive is required in the future. |  | Lots Subject To Design Provisions |
| | |  | Dual Use - Footpaths |

PART 1

CERTIFICATION OF AGREED STRUCTURE PLAN

CERTIFIED THAT AGREED STRUCTURE PLAN No.12 WAS
ADOPTED BY RESOLUTION OF THE WESTERN AUSTRALIAN
PLANNING COMMISSION ON _____.

CHAIRPERSON

WESTERN AUSTRALIAN PLANNING COMMISSION

AND BY RESOLUTION OF THE CITY OF WANNEROO ON
19 MARCH 2002 AND THE SEAL OF THE MUNICIPALITY
WAS PURSUANT TO THE COUNCILS RESOLUTION HERETO
AFFIXED IN THE PRESENCE OF:

MAYOR

CITY OF WANNEROO

CHIEF EXECUTIVE OFFICER

CITY OF WANNEROO