

**WANNEROO TOWN CENTRE
AGREED STRUCTURE PLAN
(As Amended)**

**Structure Plan No. 23
Adopted: 4 May 2001**

This Structure Plan was prepared under the provisions of Part 10 of the City of Wanneroo Town Planning Scheme No. 1 and subsequent modifications have been made under the provisions of Part 9 of the City of Wanneroo District Planning Scheme No. 2

RECORD OF AMENDMENTS MADE TO THE AGREED STRUCTURE PLAN

WANNEROO TOWN CENTRE ZONE

Amendment No.	Description of Amendment	Endorsed By Council	Endorsed By WAPC
1	Extension of Wanneroo Primary School site for Public Purposes. Change of Wanneroo Junior Primary School to Business and Residential Uses.	19.7.05	20.9.04
2	Rezones a portion of Lot 512 Wanneroo Road (St Anthony's School and Church) from Business Zone to Public Purpose (Private School) zone.	5.3.04	14.12.04
3	<ul style="list-style-type: none"> • Addition of two new Clauses: 9.0 Public Plaza 10.0 Development Sites • Land Uses - modifies land use classification in the southern portion of the Wanneroo Square Precinct from 'Civic & Cultural' to 'Commercial' and extends Commercial classification over portion of Rocca Way/Conlan Avenue. • Urban Design Elements - deletes a portion of the Rocca Way/Conlan Avenue main street, adds reference to a public plaza adjacent to Rocca Way and future development sites adjacent to Bert Togno Park and Wanneroo Road, and modifies the 'Parks & Recreation' area in the southern portion of the Wanneroo Square Precinct. • Essential Linkages - revision of the vehicular and pedestrian linkages. 	21.2.06	25.7.06
4	<ul style="list-style-type: none"> • Change the Land Use Classification on Plan 2A – Land Use, for Lot 70 (964) Wanneroo Road, Wanneroo from 'Business' to 'Commercial'. 	26.6.12	10.12.12
5	<ul style="list-style-type: none"> • Amend Map 2B of ASP 23 to recode Lot 500 (4) Shaw Road Wanneroo from 'R40' to 'R60'; • Modify Clause 6.3(c) to replace reference to R40 with R60 as the maximum residential density in the Wanneroo Road West Precinct; • Amend Map 2B of ASP 23 to recode Lot 145 (5) Dundobar Road from 'R80' to 'R-AC3'; 	2.4.13	31.7.13

Amendment No.	Description of Amendment	Endorsed By Council	Endorsed By WAPC
	<ul style="list-style-type: none"> • Modify Clause 6.1(c) to replace reference to R80 with R-AC3 as the maximum residential density in the Wanneroo Square Precinct; • Amend Clause 6.1(d) to require a minimum 2m setback on 'Other Streets' of the Wanneroo Square Precinct for the Primary Frontage, a nil setback on the Secondary Frontage and a maximum 4m setback for Wanneroo Road; and • Amend Clause 6.3(d) being Wanneroo Road West Precinct Setbacks to allow for a minimum 2m primary street setback from 'Other Streets'. 		
6	<ul style="list-style-type: none"> • Introduce 'Shop' as an Additional Use Right for any tenancy on Lot 502, Lot 503 and Lot 504 Wanneroo Road, Wanneroo with a gross leasable area not less than 220m². 	14.11.13	6.3.14
7	<ul style="list-style-type: none"> • Modify the land use classification of Lot 555 (23) Dundobar Road, Wanneroo from 'Civic and Cultural' to 'Business'; and • Modify Clause 6.1(b) of the structure plan text (affecting the Wanneroo Square Precinct) to add 'Civic Building' into the table of "D" uses for the Business land use classification. 		19.7.18

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WANNEROO TOWN CENTRE STRUCTURE PLAN

OVERVIEW

1. Parts of the Structure Plan

This Structure Plan comprises two parts:-

Part 1: Statutory Provisions

Part 2: Design Guidelines and Policies

2. Relationship to City of Wanneroo District Planning Scheme No. 2

The Structure Plan is made under Part 9 of the City of Wanneroo District Planning Scheme No. 2 ("the Scheme")

Part 9 of the Scheme provides, amongst other things that a provision, standard or requirement of an agreed Structure Plan shall be given the same force and effect as if it was a provision, standard or requirement of the Scheme.

It is hereby provided that such force and effect shall only be given to Part 1 of this Structure Plan. Part 2 contains the design guidelines and policies applicable within the Structure Plan Area.

Sub clause 9.8.3 (f) of the Scheme, states that, where, in the event of there being any inconsistencies 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.

3. Application

The Structure Plan covers the area depicted in Figure 1, known as the Wanneroo Town Centre and is included in the Centre Zone in the City of Wanneroo District Planning Scheme No.2.

WANNEROO TOWN CENTRE STRUCTURE PLAN

PART ONE – STATUTORY PROVISIONS

1. Precincts

The Precincts comprising the Wanneroo Town Centre are depicted in Figure 1. The Precincts are:

- Wanneroo Square Precinct
- Residential Precinct
- Wanneroo Road West Precinct
- Showgrounds Precinct

Specific provisions relating to each of the precincts are contained in Section 6 “Development Provisions”.

2. Retail Floor Space

Major retailers such as supermarkets and department stores will not be permitted outside the Wanneroo Square Precinct. Retail floor space within the Centre Zone will be limited to a maximum total net lettable area of 30,000 m². This figure is contained in Schedule 3 of the City of Wanneroo District Planning Scheme No. 2.

3. Land Use Classifications

The distribution of land use classifications within the Structure Plan are shown on Figure 2A.

The classifications of residential, commercial, civic and cultural, parks and recreation and public purpose correspond with Zones and Reserves defined in the Scheme. The provisions of the Scheme for these Zones and Reserves are to be used to determine the land uses and forms of development allowed within each classification.

The land use categories and provisions for business and mixed uses are incorporated in Section 6 of the Structure Plan. Approval of specific land uses and forms of development will also be subject to the provisions of Section 6.

4. Poultry Farm – Area of Influence

Whilst it is generally intended that land uses within the Buffer Precinct will be guided by the Agreed Structure Plan, prior to the Council issuing a use or development approval, or, giving subdivision support to an application within the Area of Influence (i.e.; within 500 metres of the activity requiring the buffer measured from the boundary of the lot containing the activity or from a point determined by Council) the Agreed Structure Plan will need to be modified to remove the Buffer Precinct zoning and replace it with an appropriate zoning

e.g., Residential Precinct. Such a modification will only be supported by Council if either:

- a) the activity requiring the buffer has ceased operating indefinitely; or
- b) the applicant can clearly demonstrate that the odour and/or other impacts associated with the activity can be ameliorated or do not impact on the land subject to the proposed modification to the satisfaction of Council, Western Australian Planning Commission (WAPC) and the Department of Environmental Protection (DEP)."

5. Infrastructure Contributions

That portion of the Wanneroo Town Centre located to the north of Dundobar Road is located within the East Wanneroo Structure Planning Cell Number 2 where developer contributions towards essential infrastructure are required.

- a) The contributions to be made by an owner for the implementation of the Cell Works shall be determined in accordance with the scheme.
- b) Cell Costs shall be reviewed in accordance with the relevant Scheme provisions relating to the 'Revision of Cell Costs'.
- c) Current rate of contribution and the associated breakdown of costs are as identified within the East Wanneroo Structure Plan for Cell 2.
- d) Public open space identified within the Wanneroo Town Centre Structure Plan shall be acquired in accordance with the provisions of the scheme and of a size and location identified within the public open space schedule of the East Wanneroo Local Structure Plan for Cell 2.

6. Precinct Development Provisions

Within this section the intended character of each precinct is described under the heading "Statement of Intent". Determination by the Council of an application for planning approval will include, consideration of extent to which the proposal contributes to achieving the intended character of the precinct.

Preference will be given to proposals incorporating the specific land use/s listed under the heading "P" Uses however consideration will be given to other uses ("D" uses) applicable to the land use classifications referred to in Section 3. Refer to Section 7.4 for description of how "P" and "D" uses are considered in terms of planning approvals.

6.1 Wanneroo Square Precinct

- (a) Statement of Intent

This precinct is intended to be the active focus for the community, with a dynamic mix of retail; commercial and civic uses focused around Main Street. Community leisure and

cultural opportunities that generate day and evening activity will be encouraged. Development will generally be more intensive than in neighbouring precincts, with a cohesive, urban character expressed at a humane scale and complemented by well designed, safe and inviting public spaces.

There will be sufficient, sensitively designed and well-located car parks. Pedestrian circulation will be comprehensive, convenient and safe, and there will be good access from neighbouring areas for pedestrians, cyclists and motor vehicles. Development on land adjoining Wanneroo Road will present an attractive appearance to that road as well as being orientated towards any other road/s to which it has frontage.

(b) Activity Mix

Whilst having regard to the land use classifications referred to in Figure 2A and in Section 3, within this precinct the "P" uses for the business classification are:-

Showrooms	Beauty parlor	Launderette
Offices	Consulting rooms	Lunch bar
Garden centres	Convenience store	Medical centre
Home businesses	Costume hire	Office
Show rooms	Theater	Veterinary and consulting rooms
Bank	Hairdresser	Restaurant

"D" Uses for Business Classification are:-

Amusement Facility/ Parlour	Clinic	Fast food outlet/take away
Auction room	Club (non residential)	Funeral parlour
Bed and breakfast	Corner store	Group dwelling
Cinema	Dry cleaning premises	Hardware store
Market (wholesale)	Equipment hire	Liquor store
Hotel	Multiple dwelling	Night club
Nursing home	Reception centre	Retirement village
Service station	Tavern	Vehicle sales/hire premises
Video hire premises	Warehouse	Civic Building

The "P" Uses for the mixed use classification are:-

Bank	Hairdresser	Bed & Breakfast
Beauty Parlor	Home Businesses	Lunch Bar
Consulting Rooms	Medical Centre	Corner Store
Office		

The "D" uses for the mixed use classification are:-

Aged Persons Dwelling	Child Care Centre	Grouped Dwellings
Art Gallery	Clinic	Hardware Store
Bakery	Dry Cleaning Premises	Hospital
Carpark	Educational Establishment	Launderette
Motel	Multiple Dwelling	Place of Assembly/ Worship
Public Exhibition Facility	Reception Centre	Recreation Centre
Restaurant	Retirement Village	Show Room
Single House	Take Away Food Outlet	

(c) Residential Density

Residential density will be a maximum of R-AC3, as defined by the Residential Design Codes ([refer density coding – Plan 2B](#)).

(d) Setbacks

Setbacks apply to non-residential development and where a residential component is physically integrated with other uses (such as apartments above shops). For residential development setbacks will be according to the table below.

The minimum and maximum setbacks are as shown in the following table. Variations will generally be permitted only when necessary to achieve other requirements of these guidelines, such as building articulation and visual truncations.

Main Street		Wanneroo Road		Other Streets		Side	Rear
				Primary frontage	Secondary Frontage		
Min	Max	Min	Max	Min	Min	Min	Min
Nil	Nil/ 0.5m *	Nil	4m	2m	Nil	Nil	4m

*South of Dundobar Road, for the length of the angled car parking bays.

6.2 Residential Precinct

a) Statement of Intent

This precinct is intended to accommodate a variety of housing types with an emphasis on single dwellings on small lots.

Residents of the precinct will have excellent access to the commercial and community facilities offered within the town Centre. The precinct will provide a high level of amenity and security through excellent buildings and public spaces.

b) Activity Mix

Whilst having regard to the land use classifications referred to in Figure 2A and in Section 3, within this precinct the "P" use is single residential housing.

Other forms of residential development will be treated as "D" uses within the requirements of the Residential Design Codes.

c) Residential Density

Residential density will be a maximum of R40, as defined by the Residential Design Codes (refer density coding map 2B).

d) Setbacks

Setbacks will be as per the Residential Design Codes.

6.3 Wanneroo Road West Precinct

a) Statement of Intent

This precinct provides a transition between busy Wanneroo Road and established residential development to the west. It also supports the overall development of the Town Centre as a business centre. Existing education establishments, Wanneroo Primary and Junior Primary Schools, need to be consolidated for the enhanced delivery of educational services. Current school land adjoining Wanneroo Road will be developed for business. The remaining land from the consolidation of educational establishments will be used for medium density residential development.

Due to the period of time over which the land exchange for the consolidation of the school sites will occur, the extension area for the Primary School will retain a residential R40 coding until the land is acquired by the Department of Education.

Buildings will generally be set back from the road alignment and will generally be less densely developed than those within the Wanneroo Square Precinct.

Adequate car parking and a high quality of landscaping will contribute to and enhance the "evolved county town" quality that is part of Wanneroo's character and heritage. To this end, the integration of vehicle access and car parking is encouraged.

Notwithstanding the provisions of Clause 6.3 (b) all development other than residential fronting onto Leach Road south of Hastings Street shall be treated as an "A" use which is not permitted unless Council has exercised its discretion and has granted planning approval after a formal advertising process. Council shall have due regard for the following matters in assessing any development proposal.

- (i) the nature of the proposed use and its relationship to the use of other land within the locality;
- (ii) the size, shape and character of the parcel of land to which the application relates and the nature and sitting of any proposed building, the view from the building and any possible interruption of the existing views from the other buildings or land in the locality;
- (iii) the parking facilities available or proposed and the likely requirements for parking, arising from the proposed development;
- (iv) the impact that the development will have on the amenity of adjoining and nearby development including the land use, building height, building setbacks, design, landscaping and any discharges or emissions to the environment from the proposed development;
- (v) the traffic impact of the proposed developments on the local street network;
- (vi) any relevant submissions or objections received by the Council,

b) Activity Mix

Whilst having regard to the land use classifications referred to in Figure 2A and in Section 3, within this precinct the preferred "P" Use activities for the business classification are:-

Showrooms	Beauty parlor	Launderette
Offices	Consulting rooms	Lunch bar
Garden centres	Convenience store	Medical centre
Home businesses	Costume hire	Office
Show rooms	Theater	Veterinary and consulting rooms
Bank	Hairdresser	Restaurant

"D" Uses for Business Classification are:-

Amusement Facility/ Parlour	Clinic	Fast food outlet/take away
Auction room	Club (non residential)	Funeral parlour
Bed and breakfast	Corner store	Group dwelling
Cinema	Dry cleaning premises	Hardware store
Market (wholesale)	Equipment hire	Liquor store
Hotel	Multiple dwelling	Night club
Nursing home	Reception centre	Retirement village
Service station	Tavern	Vehicle sales/hire premises
Video hire premises	Warehouse	

c) Additional Use

Notwithstanding the provisions of Clause 6.3 (b) above, an Additional Use Right exists for the use "SHOP" for any tenancy on Lot 502, Lot 503 and Lot 504 Wanneroo Road, Wanneroo with a gross leasable area not less than 220m².

d) Residential Density

Residential density will be a maximum of R60 as defined by the Residential Design Codes (refer density coding map 2B).

e) Setbacks

Setbacks apply to non-residential development and where a residential component is physically integrated with other uses (such as apartments above shops). For residential development setbacks will be according to the Residential Design Codes.

The minimum and maximum setbacks are as shown in the following table. Variations will generally be permitted only when necessary to achieve other requirements of these guidelines, such as building articulation and visual truncations.

Wanneroo Road	Other Streets		Side	Rear
	Primary frontage	Secondary Frontage		
Min	Min	Min	Min	Min
9m	2m	Nil-0.5m/Nil-2m*	2m	4m

*** South of Dundobar Road - nil-0.5m; North of Dundobar Road - nil south of Road 1 & 2m north of Road 1**

f) Lot 132 Easement

Upon further subdivision or development of Lot 132 the developer shall be required to prepare and implement a public access easement along the western boundary of the site to the satisfaction of the City of Wanneroo in order promote vehicular, pedestrian and cyclist access between Shaw Road and Church Street.

g) Lot 121

Provision of a public access easement over a Right of Way linking Hastings Street to Shaw Road, suitable for pedestrian and vehicular access, and servicing of the proposed businesses, along the western boundary of the business zone on Lot 121. The right of way shall be appropriately signposted and traffic calmed. This Right of Way will be secured by an 'easement in gross' pursuant to Section 195 and 196 of the Land Administration Act.

Residential development will be in accordance with Liveable Neighbours (Edition 2) and the City of Wanneroo Small Lots Subdivision Manual.

h) Wanneroo Primary School site will be redeveloped to minimize vehicular traffic impacts on surrounding residential areas, and to strengthen pedestrian and vehicular linkages with the Wanneroo Square Precinct.

40km/h signage shall be provided on Shaw Road in the vicinity of the new Primary School, as per appropriate standards.

i) Upon subdivision of the portion of the former Wanneroo Primary School now zoned Residential, 10% public open space shall be provided free of cost by the subdivider.

j) Upon application being made to the Western Australian Planning Commission or City of Wanneroo for subdivision or development of the proposed and former school sites, arboricultural assessment of existing trees will be undertaken to identify trees that are appropriate for retention.

6.4 Showgrounds Precinct

(a) Statement of Intent

It is intended that the Wanneroo Showgrounds will continue to provide recreational opportunities for the community and contribute to the "evolved country town" character of Wanneroo. The semi-rural environmental qualities of the Showgrounds will be enhanced and its place in Wanneroo's history acknowledged and appropriately interpreted in any future development.

(b) Preferred Activity Mix

Whilst having regard to the land use classifications referred to in Figure 2A and in Section 3, the preferred activity in this precinct is sports ground.

(c) Setbacks

The minimum and maximum setbacks are as shown in the following table. Variations will generally be permitted only when necessary to achieve other requirements of these guidelines, such as building articulation and visual truncations.

Wanneroo Road	Other Streets		Side	Rear
	Primary frontage	Secondary Frontage		
Min	Min	Min	Min	Min
9m	6m	6m	n/a	n/a

7. General Development Provisions

7.1 Plot Ratio

The extent of development on a site will be controlled by building height, site coverage, on-site car parking and setback requirements, therefore there is no defined maximum plot ratio for non-residential and mixed use development within the Wanneroo Town Centre.

7.2 Site Coverage

The maximum site coverage permitted for non-residential development is 70%. Site coverage for residential development is to comply with the requirements of the Residential Design Codes or specific design guidelines that may be adopted.

7.3 Building Height and Form

- a) Buildings fronting Dundebur Road are to be a minimum of two storeys high (ie. Minimum average height 6m).
- b) Buildings fronting all other streets are to be a minimum of 3m high, with two storeys (6m) preferred for non-residential buildings within the Wanneroo Square Precinct.
- c) No building will be permitted to be greater than 3 storeys (9m) other than for approved landmark elements such as towers, steeples and cupolas.
Figure 3 shows the preferred locations for landmark elements.

7.4 Land Uses listed

"P" Uses:

If an application under the Scheme for Planning Approval involves a "P" Use, the Council shall not refuse the application by reason of the unsuitability of that Land Use. Council may however impose conditions on their planning approval and if the application proposes, or unnecessarily involves any building or other development, the Council can use its discretion as to approve or refuse the application or apply conditions to the approval.

"D" Uses:

Council in exercising its discretion as to the approval or refusal of an application for planning approval shall have regard to the suitability of the land use proposed within the precinct and the surrounding area.

Council may consider that it would be appropriate to consult with the public generally, or with the owners or occupiers of properties adjoining, or in the vicinity of a site, the subject of an application or planning approval involving a "D" use. Council may then direct that the proposal be advertised in accordance with the provisions of District Planning Scheme No. 2

7.5 Land Uses not listed

If the use of land for a particular purpose is not specifically mentioned in the Zoning Table of District Planning Scheme No. 2 or is not included in the 'P' and 'D' classifications of the Structure Plan and cannot reasonably be determined as falling within the interpretation of one of the use categories, the Council may:-

- (a) determine that the use is consistent with the objectives and purposes of the particular precinct and is therefore permitted; or
- (b) determine that the proposed use may be consistent with the objectives and purpose of the precinct and thereafter the advertising procedures for a "D" use (refer to Section 7.4) will be followed prior to Council considering an application for planning approval; or
- (c) determine that the use is not consistent with the objectives and purposes of the particular precinct and is therefore not permitted.

7.6 Carparking

Carparking is to be provided at the rate prescribed in the Scheme for the use proposed. Where no rate is provided for the use proposed, reference is to be made to the rates contained in the Wanneroo District Planning Scheme No.2

7.7 Definitions

Unless otherwise provided in the Structure Plan the definitions of land uses shall be those used in the Scheme or where no definition is provided then reference should be made to the definitions listed in the Wanneroo District Planning Scheme No.2.

7.8 Planning Considerations

In considering any development application, Council will take into consideration the following matters:-

- a) The interests of orderly and proper planning and the preservation of the amenity of the relevant locality,
- b) The objectives and provisions of the Agreed Structure Plan including the design guidelines and policies contained in Part 2 of the Plan.
- c) Any other planning policy of Council.
- d) Any other matter which under the provisions of the Scheme, the Council is required to have due regard for.
- e) The comments or wishes of any public or municipal authority received as part of the submission process.
- f) The comments or wishes of any objectives to or supporters of the application.
- g) Any previous decision made by Council in circumstances, which are sufficiently similar for the previous decision to be relevant as a precedent, provided that such precedent shall not bind the Council.
- h) A traffic/environmental impact statement may be required where proposed developments are likely to have a significant impact on the surrounding street system or on the amenity of adjacent areas. Such impact statements should include recommendations for the amelioration of impacts and where appropriate these may be included as conditions of any planning approval.

8. Vehicle, Pedestrian and Cyclist Strategies

For those lots directly abutting Wanneroo Road it will be necessary for developers to implement vehicle access strategies to rationalise existing crossovers and create opportunity's for reciprocal access and shared crossovers between existing and future developments.

Where appropriate developers will be required to preserve and promote vehicular and pedestrian linkages through the centre via the existing road

network and the implementation of public access easement (easements in gross) over private land, as identified on the 'Essential Linkages Plan 4.'

9. Public Plaza

A public plaza is to be provided in the location shown on Figure 3. The plaza is to be designed in a way that will create an active focal point for the town centre by means such as layout, construction materials, street furniture, public art, landscaping, public activities and weather protection. Development surrounding the plaza is to be designed at a scale suitable to create a sense of enclosure, with building entrances and windows oriented toward the square to provide a high level of visual appeal and activity.

10. Development Sites

Development sites are to be provided for in the locations shown on Figure 3. These development sites shall be developed in a manner and scale to visually screen the shopping centre building and provide activity and building orientation to adjoining roads, access ways and open spaces. The development site adjacent to Conlan Avenue is also to be designed to orientate to and address north. In order to encourage early development, these sites are not to be developed for car parking or other purposes associated with adjoining development.

PART TWO - DESIGN GUIDELINES AND POLICY

1. Application

- These guidelines have the status of policy and apply within the Wanneroo Town Centre as defined in Figure 1.

2. Relationship to Statutory Provisions

- While the provisions of Part 1 and the Scheme prevail, the Council will generally require that these guidelines be complied with for any new development proposed within the Wanneroo Town Centre.

3. Guideline Objective

- The primary objective of these guidelines is to encourage viable development that enhances the local environment and complies with the objectives for the Wanneroo Town Centre.

4. Using these Guidelines

- These design guidelines apply to development in all precincts except the Residential Precinct unless stated otherwise. Where different requirements apply to different precincts, the requirements for each precinct are specified. In the Residential Precinct separate design guidelines will be produced if necessary after the subdivision layout has been determined. The Residential Planning Codes will otherwise apply in this precinct.

5. Essential Linkages within the Town Centre

- The essential linkages that comprise the desired movement network within the Town Centre are defined in Figure 4 (Part 1). New development within the Town Centre should facilitate and accommodate these linkages to the satisfaction of the Council prior to planning approval being granted.

6. Setbacks

- The area of land within any street setback is to be treated as though it were part of the public domain, that is, its landscaping should be compatible and integrated with that proposed or existing in the adjoining public land.
- A visual truncation is required at the intersection of any rear laneway with the street or other access route (measured 1.5m back from the intersection of the relevant boundaries). No building, fence, planting or other structure exceeding 0.75m in height is permitted within the visual truncation.

7. Building Design

7.1 Character

- Building character is to be based on traditional, urbane models – that is, buildings that are of a solid appearance punctuated and articulated by doors and windows. Signage is integrated with building design, and in Main Street the buildings should incorporate shelter for pedestrians.
- Buildings are expected to contribute to the visual richness and character of the street by exhibiting some consistency of form and rhythm along the street frontage/s, whilst incorporating individual expression in detail.

7.2 Floor Levels

- The finished ground floor level of buildings with a nil setback is to be the same at and inside the pedestrian entrances as that of the adjoining footpath. If a footpath has not yet been constructed the developer is to consult with the Council on finished levels.
- Where for reasons pertaining to the sloping nature of the site the ground floor of a building is raised above footpath level, the finished floor level is not to exceed 0.6m average and 1.2m maximum above the finished level of the street or footpath (as applicable) adjoining the property. For corner sites the average height difference will be calculated using the combined frontage to both streets.
- Steeply sloping lots should be terraced. Each lot must retain its own cut and/or fill. The height of retaining walls is to be minimised wherever possible, with the objective being to maintain a human scale in pedestrian areas.

7.3 Roof Form

- Roofs may be pitched or flat but in any case are to be treated as an integral part of the building design.
- Where pitched, the roof pitch should generally be between 30 degrees and 40 degrees, but in no case less than 25 degrees. Where flat, a parapet is to be provided to the perimeter of the roof.
- Roof terraces are permitted but must not overlook neighbouring private open space.

7.4 Materials and Colours

- Exterior materials are to be robust, durable, and resistant to vandalism.
- Selection of materials should be made with consideration given to low energy use, both in production and application.
- Preferred materials for building walls and paving are masonry, brick, limestone, rammed earth and similarly coloured or painted and textured concrete.

- Colours used on building exteriors are to be earth colours reflecting the naturally occurring colours in the local environment.
- Corporate colours, logos and decorations will be regarded as signage and will be required to comply with the provisions for signs.
- Exterior colours and materials should be compatible with those used in adjoining public spaces and neighbouring properties.
- A schedule of proposed exterior colours and materials is to accompany applications for planning approval.

7.5 Articulation and Detailing

- Within the Wanneroo Square Precinct and the Wanneroo West Precinct, fronting Wanneroo Road, buildings are to be articulated (broken down visually into smaller elements to establish a “rhythm” or pattern, particularly at pedestrian level). At street level this should be at intervals of around 6m – 8m.
- Corner buildings are to address both frontages and should articulate the corner by incorporating some distinctive design feature (such as a tower element or entrance feature).
- The public faces of buildings should be detailed in order to provide visual richness and variety. This can be achieved through the use of a variety of materials, surface modeling, projections such as balconies and verandahs, the spacing of windows and doors, and the integration of art.

7.6 Windows

- Ground floor windows of un-obscured glass will be required in all buildings facing Main Street and Wanneroo Road.
- The use of reflective, heavily tinted or obscure glass is generally not permitted on ground floor windows adjoining pedestrian areas. Rooms requiring privacy should not be situated in such locations. Exterior shade structures should be used where it is necessary to protect windows from summer sun.
- Painting out or otherwise obscuring shop and display windows is not permitted. The view of display goods and interior activity adds to the vitality of the Town Centre and is therefore strongly encouraged.

7.7 Verandahs, Awnings and Balconies

- The use of verandahs, balconies and awnings is encouraged, for reasons both of visual interest and of improving amenity for pedestrians and building occupants.
- Continuous pedestrian protection from sun and rain is to be provided along frontages to Main Street and the southern side of Dundobar Road through the use of suspended awnings or verandahs.

- Verandahs and awnings should be a minimum of 2.5m wide, with 800mm clearance from the face of any street kerb.
- Balconies are to be of useable dimensions, with a minimum depth of 1.5m required.
- The location of balconies should minimise overlooking of windows or private open space associated with neighbouring properties or separate tenancies.
- The ceiling clearance of a verandah or other canopy above a footpath should be no less than 3m and no more than 3.3m. Consideration should be given to the requirements for minimum clearances for any proposed under-awning signs.
- The position of any lighting, tree planting and any other like features is to be taken into account in the design of any verandah or balcony.

7.8 Solar Access and Design

- Buildings should be designed making use of solar design principles to maximise energy efficiency and environmental quality. These techniques are preferred to the use of heavily tinted and reflective glass and other similar methods of reducing summer heat load and winter heat loss.
- In particular, consideration should be given to maximising solar access during winter months by orientating buildings and windows to the north where possible, and to providing protection from direct summer sun to all areas of glazing.

8. Pedestrian Environment

- Continuous pedestrian shelter from sun and rain should be provided over footpaths on buildings with a nil setback.
- Pedestrian entrances to non-residential and mixed-use buildings are to be clearly visible and provided with shelter from the weather.
- Paving materials used in pedestrian areas are to be safe for all people regardless of their degree of mobility.
- All pedestrian areas accessible after dark are to be provided with adequate lighting to ensure safe passage.
- Pedestrian areas generally are to maximise actual and perceived personal safety through the use of appropriate design and materials.

9. Vehicle and Pedestrian Access

- Design of exterior spaces, including car parks, is to reflect a priority for pedestrian passage, with footpath finishes to be continuous across driveways.
- All vehicle accessways are to provide a minimum clear carriageway width of 3.5m, to allow for the passage of emergency vehicles.
- The number of vehicle crossovers for each property is to be kept to a minimum.
- The sharing of vehicle access between more than one property is encouraged.
- Pedestrian access to buildings is to be clearly defined.
- Pedestrian access is to be designed to comply with Australian Standard AS1428.1 (Disabled and limited mobility).

10. Car Parking

- Open air car parking is to be located, laid out and finished in a manner that minimises its visual impact on the locality whilst providing for safe vehicle and pedestrian circulation.
- Open public car parking areas are to be provided with approved shade trees that will provide shade cover to at least 50% of parking bays at midday on 21 December, within 3 years of planting.
- Safe pedestrian routes are to be defined in car parks.

11. Bicycle Parking

- Secure bicycle parking is to be provided in non-residential and mixed-use development.

12. Fences and Retaining Walls

- The top of a retaining wall is not to exceed 400mm above the level of the retained earth.
- The heights of retaining walls should be minimised as much as possible.
- Where necessary to facilitate convenient pedestrian circulation, steps or ramps may be required to be incorporated in retaining walls.
- The maximum height permitted for a fence is 2m above finished ground level.
- Fencing within the Wanneroo Square and Wanneroo Road West Precincts is to be kept to a minimum, and will generally be permitted only to achieve screening of service areas and private open space, and to ensure public safety.

- Unless required for screening purposes, fences higher than 1.2m are to be visually permeable, incorporating approved infill material.
- Visually permeable fencing will be provided to front fences, fences fronting laneways and public open space.
- The design, including materials and colour, of any proposed fence is to be included in an application for planning approval.

13. Servicing

- All piped and wired services, mechanical plant and equipment, including air conditioners, clothes drying areas, water storage tanks, solar panels, meters and aerials are to be concealed from public view and as far as possible from surrounding buildings. Solar panels may be permitted to be visible if there is no preferable alternative location provided they are in the same plane as the roof or otherwise integrated into the overall design of the building.
- Where possible, rubbish collection is to be effected from the rear of the property, preferably utilising laneways where these exist.
- Loading zone parking and building servicing is to be provided on site, and accessed from the rear or side, using laneways where these are provided.

14. Security

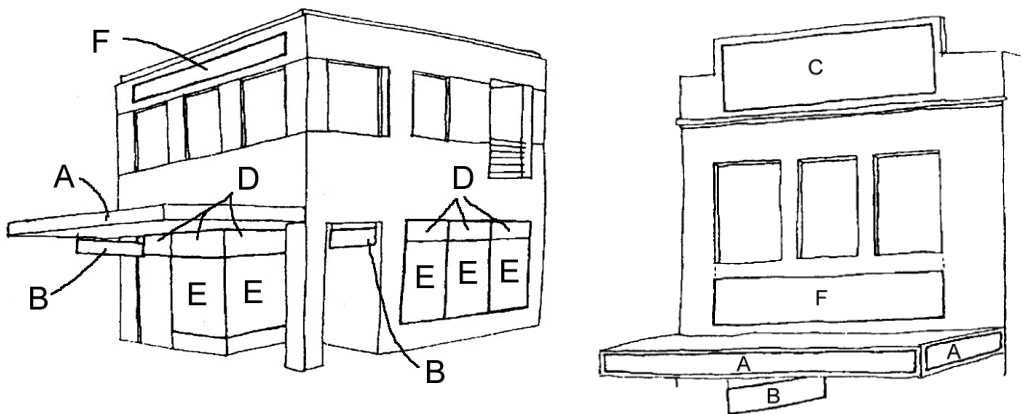
- The safety of people and property throughout the Town Centre and within individual developments is to be assisted through the use of appropriate design elements.
- Building and landscape design is to avoid the formation of "blind" spaces, corners or alleys that can not be seen from within the most used rooms of a building or from approach paths.
- Deterrents to ram-raiding such as raised sills should be considered in the design of ground floor windows in vulnerable buildings such as shops and showrooms.
- Where provided, security screens and grills are to be designed to be integral to the architecture of the development.

15. Lighting

- All parking and open space which may be subject to night time use is to be artificially illuminated.
- All lighting is to be compatible with the general amenity of the area; direct and reflected glare is to be prevented, light spill into surrounding properties minimised, and colour rendition is to be natural.
- The provision of lights under verandahs and awnings is encouraged.

16. Signs

- The street number and building name (if any) of every building is to be clearly visible from the pedestrian domain and for emergency services.
- A high standard of signage is expected. All signs (location and design) require the prior approval of the City.
- The proposed locations for signs in accordance with these guidelines are to be nominated at the time of application for planning approval.
- Signs attached to buildings should be aligned with and relate to the architectural design lines of a building façade and should not obscure architectural features.
- Signs on buildings may be located in an approved combination of the following:
 - a) The fascia of a verandah or awning;
 - b) Suspended beneath a verandah or first floor balcony at right angles to the building provided there is adequate clearance between the bottom of the sign and the pavement;
 - c) Within the parapet of a building. The maximum are of such signs will be determined by the City taking into account the scale and design of the building;
 - d) Above door and windows transoms on the ground floor facades;
 - e) On ground floor windows provided that the sign is limited to 15% of the glazed area of the window, and non-fluorescent colours are used;
 - f) On spandrel or transom panels on upper floors provided that any such sign is aligned with window design lines.
 - g) In buildings with multiple tenants, shared signage is preferred.



17. Landscaping

- Where natural vegetation remains on site, clearing should not occur until immediately prior to the commencement of the development, and in any case not until after a building license has been issued.
- Any areas of a site not part of a development proposal should be left as natural vegetation.
- Stormwater is to be retained on site wherever possible.
- Landscaping should be designed using water sensitive design principles.
- Existing vegetation and local species should be selected for landscaping whenever possible.
- Selected species and materials used for landscaping developments are to be the same or compatible with those used in adjacent public spaces.
- The design of any proposed landscaping is to form part of every application for planning approval.
- The selection of plant species should include consideration of the mature size of the plant, which should not result in the obstruction of any lighting or essential vehicle or pedestrian sight lines.

18. Art

- The use of artists as part of the design team for new developments is strongly encouraged. Examples of artworks that can be integrated into a new development include detailing to walls, balustrades and railings, paving, shade structures, seating, bins, bollards, drinking fountains, lighting, building fittings, entry treatments and signage.
- Proposals for art in new development are to be discussed with the City's public art coordinator prior to commissioning.

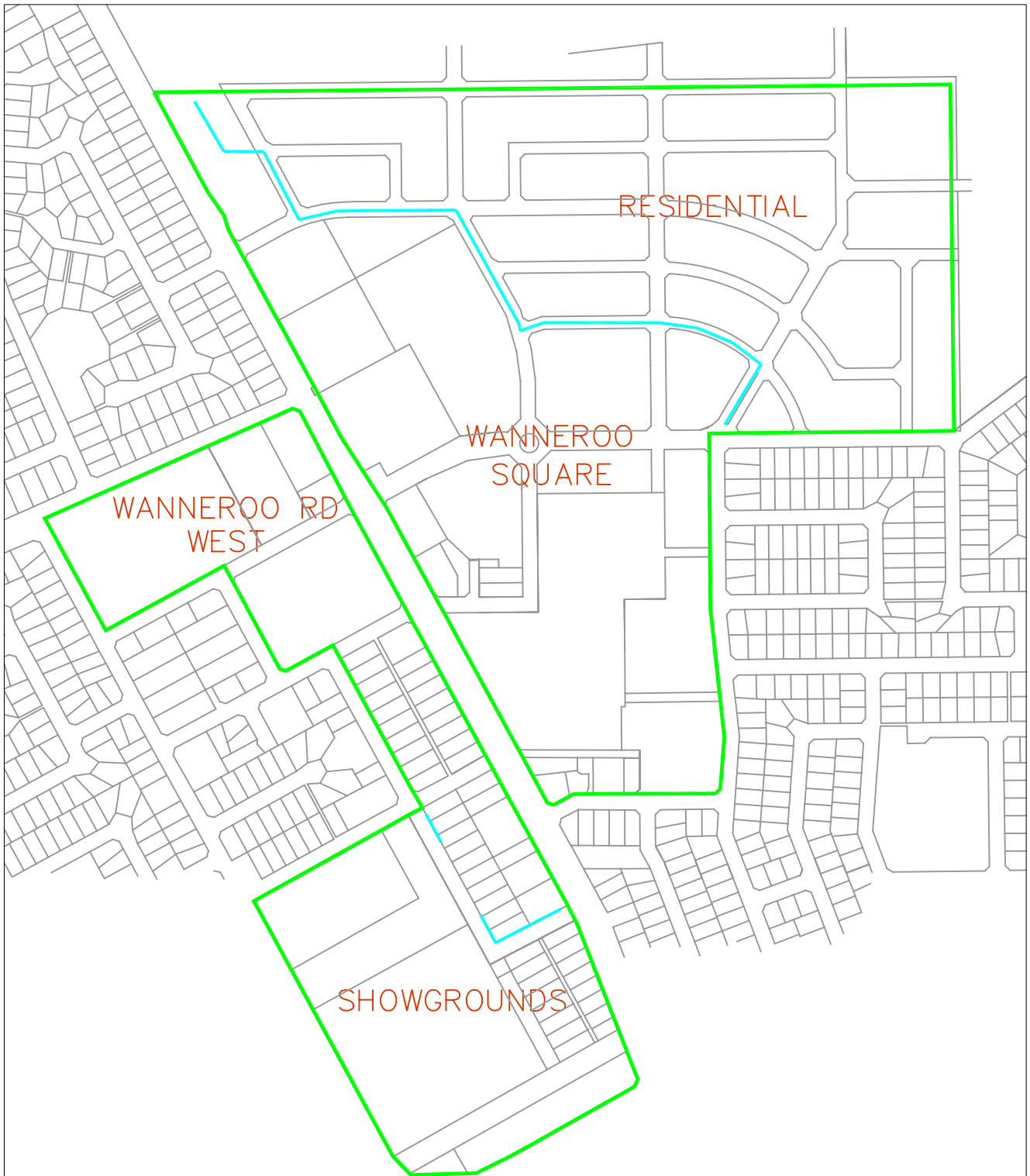
19. Modifications to the Public Domain



- Generally, alternations to existing footpaths, on-street parking, lighting, tree planting, street furniture and like elements will not be permitted. If it can be demonstrated that a superior design solution for a development can only be achieved through the relocation of one or several of these elements, the Council may consider the request provided that the relocation, if approved, is carried out to the Council's specifications at the developer's expense.

20. Saint Anthony's Church

- The historical significance of the building should be further assessed and if appropriate measures taken to secure its successful preservation, historic record or relocation.

- The Saint Anthony's Church shall not be altered, modified or removed without the prior approval of the City through an official application to demolish, Approval to Commence Development or subdivision approval issued by the Western Australian Planning Commission.
- The retention of the building in its current form and location is the most desirable method of preservation, and notwithstanding the provisions of the scheme and this structure plan, the building may at the discretion of the City be utilised for alternative landuses.
- Any proposal to modify or remove the structure should be further considered by Council on its merits with due consideration for the most effective method of ensuring the preservation of its historical significance.
- The applicant shall be required to undertake a formal heritage assessment of the site as a prerequisite to any consideration by Council of a proposal to modify/ remove the structure.



-  Precinct Boundary
-  Wanneroo Town Centre



1. WANNEROO TOWN CENTRE PRECINCTS

**TOWN CENTRE ZONE
CITY OF WANNEROO**

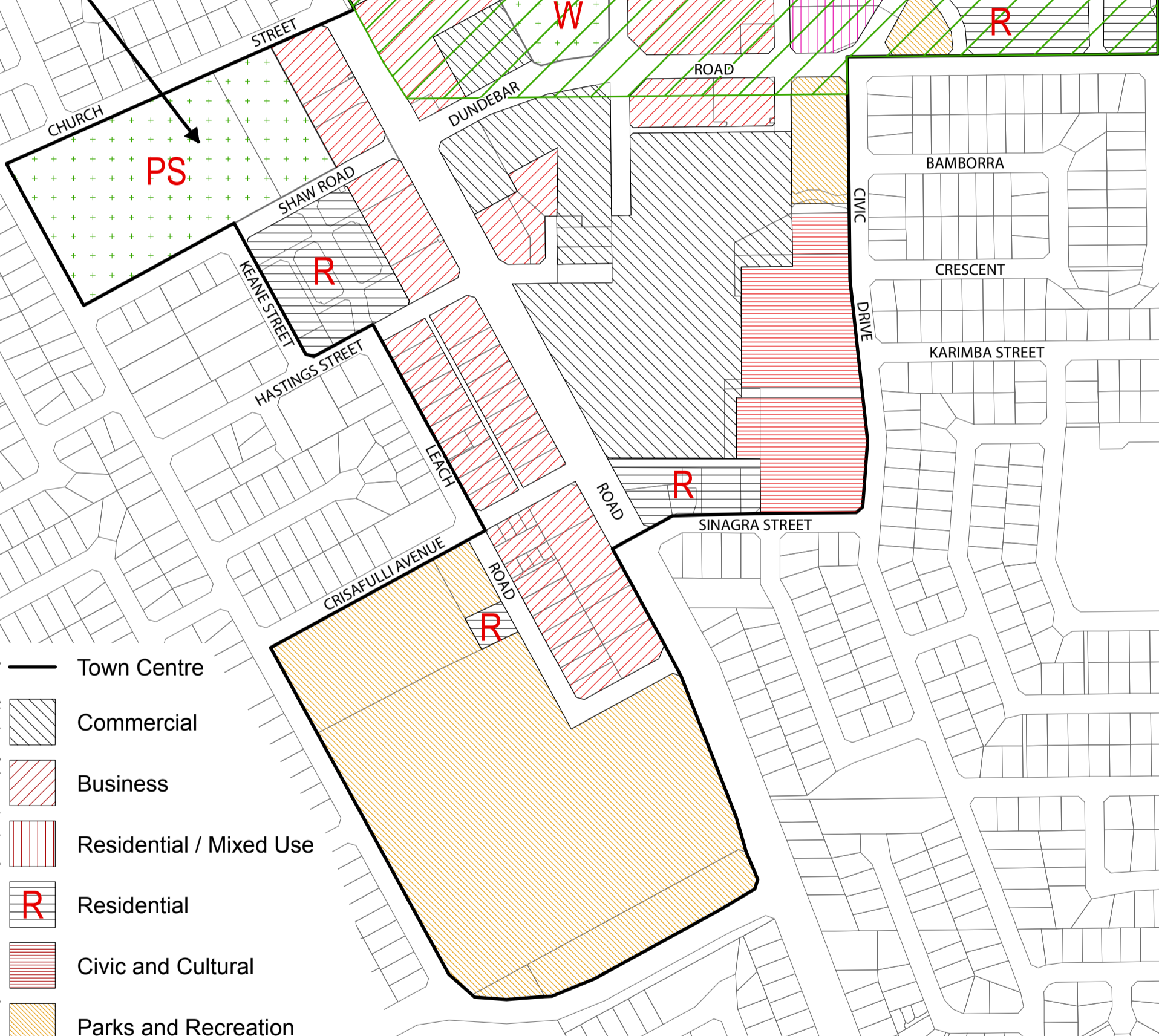
City of Wanneroo



NORTH

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PRIMARY SCHOOL
EXTENSION SITE TO RETAIN
RESIDENTIAL LAND USE
UNTIL TRANSFER OF
OWNERSHIP TO DEPT OF
EDUCATION



- Town Centre
- Commercial
- Business
- Residential / Mixed Use
- Residential
- Civic and Cultural
- Parks and Recreation
- Poultry Farm - Area of Influence
- Public Purpose
PS=Primary School; PC=Private School; W=Place of Public Worship

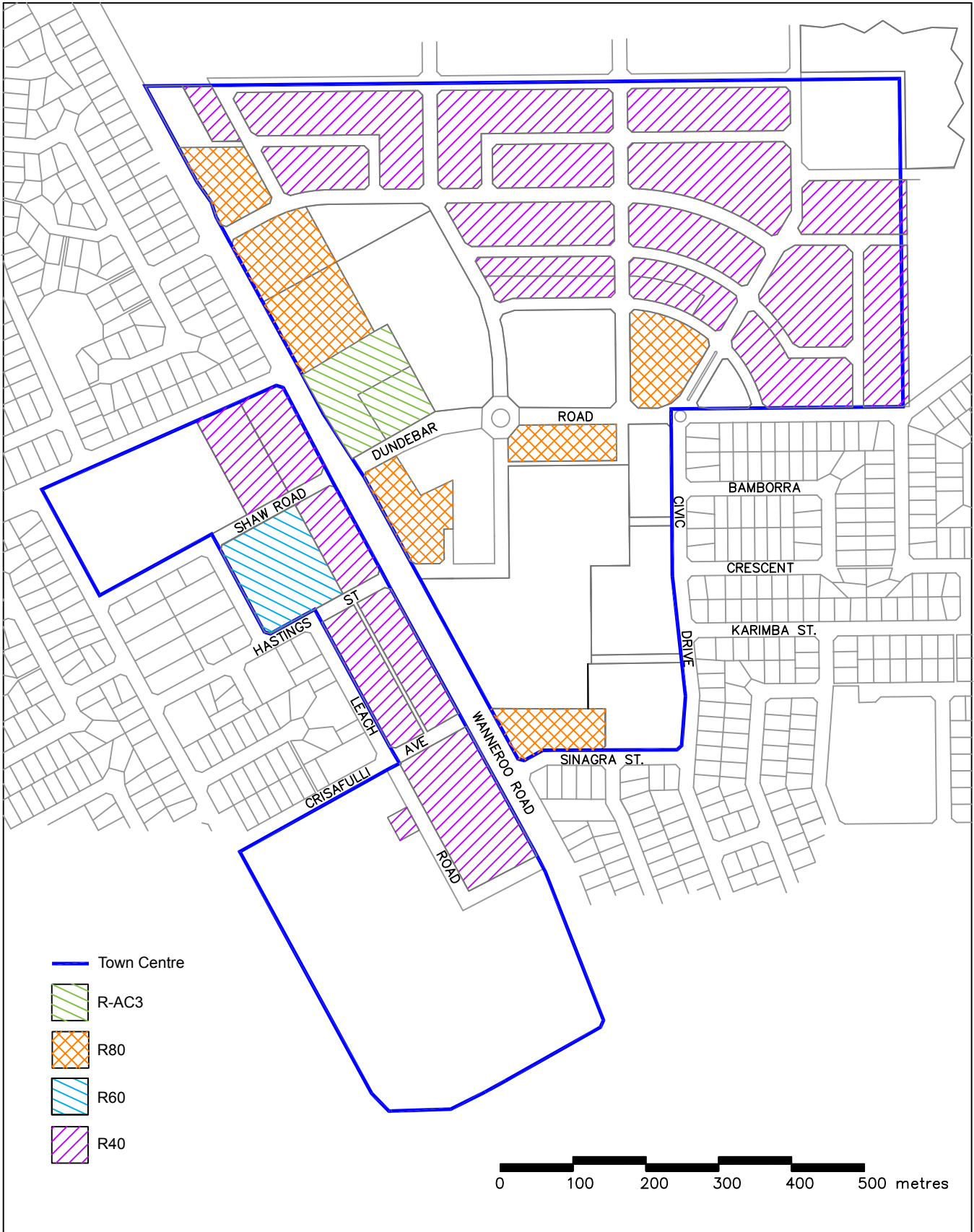







2A. LAND USES
TOWN CENTRE ZONE
CITY OF WANNEROO

City of Wanneroo



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-  Town Centre
-  R-AC3
-  R80
-  R60
-  R40

0 100 200 300 400 500 metres

2B. DENSITY CODING

**TOWN CENTRE ZONE
CITY OF WANNEROO**

City of Wanneroo



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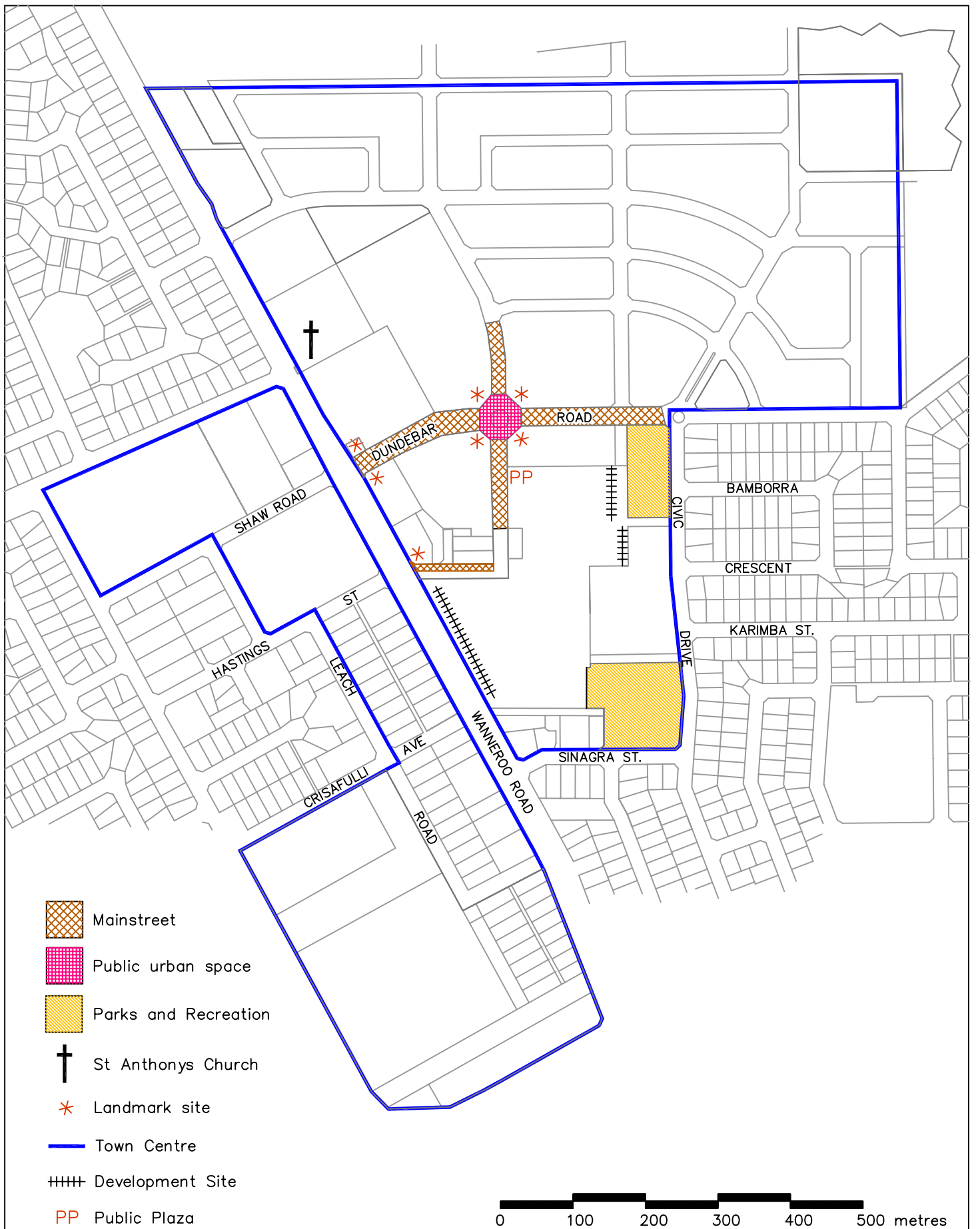
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3. URBAN DESIGN ELEMENTS

**TOWN CENTRE ZONE
CITY OF WANNEROO**

City of Wanneroo



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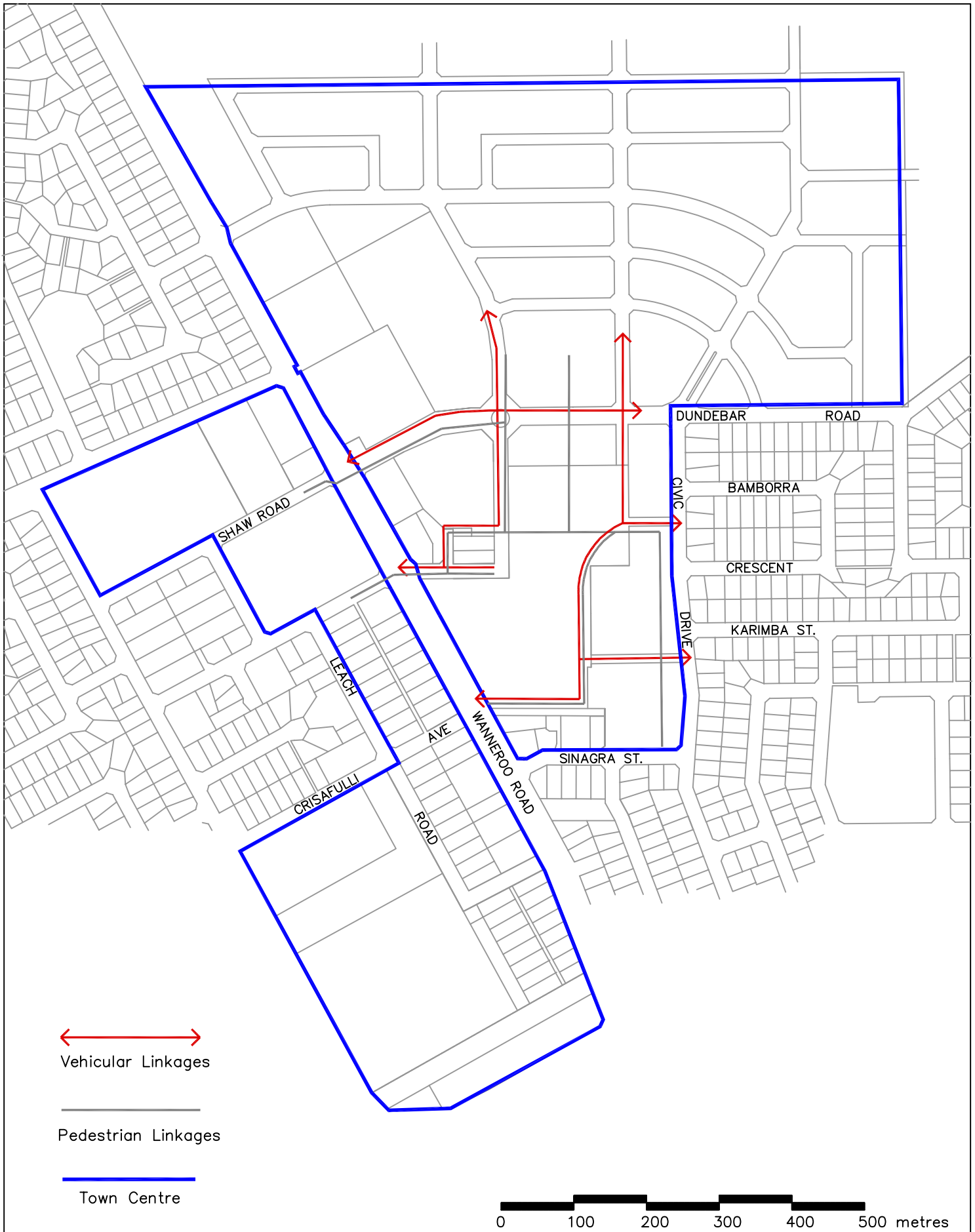
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4. ESSENTIAL LINKAGES

**TOWN CENTRE ZONE
CITY OF WANNEROO**

City of Wanneroo



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