

LOT 201 BREAKWATER DRIVE  
TWO ROCKS  
LOCAL STRUCTURE PLAN

Structure Plan No: 35  
Adopted: 21 May 2002

This Structure Plan is Prepared Under the Provisions of Part 9 of the  
City of Wanneroo District Planning Scheme No. 2.

9 May 2002

Part 1: (949:May02:Rep26-02Pt1:TL:bd)  
Part 2: (949:May02:Rep26-02Pt2:TL:ad)

PART 1

STATUTORY PLANNING SECTION

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9 May 2002  
(949:May02:Rep26-02Pt1:TL:bd)

**CERTIFICATION OF AGREED  
LOT 201 BREAKWATER DRIVE, TWO ROCKS**

CERTIFIED THAT AGREED STRUCTURE PLAN TWO ROCKS  
WAS ADOPTED BY RESOLUTION OF THE  
WESTERN AUSTRALIAN PLANNING COMMISSION  
ON ..... **15 OCT 2002** .....


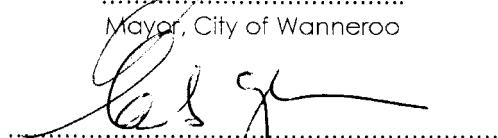


.....  
Chairperson, Western Australian  
Planning Commission

AND

BY RESOLUTION OF THE COUNCIL OF THE CITY OF WANNEROO ON  
..... **31 MAY 2002** .....

AND THE SEAL OF THE MUNICIPALITY WAS PURSUANT TO THE  
COUNCIL'S RESOLUTION HERETO AFFIXED IN THE PRESENCE OF

  
.....  
Mayor, City of Wanneroo  
.....  
Chief Executive Officer, City of Wanneroo

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

**RECORD OF AMENDMENTS MADE TO THE AGREED  
LOT 201 BREAKWATER DRIVE, TWO ROCKS  
LOCAL STRUCTURE PLAN**

Amendment No.	Description of Amendment	Finally Endorsed Council	Finally Endorsed WAPC

# **LOT 201 BREAKWATER DRIVE, TWO ROCKS LOCAL STRUCTURE PLAN**

## **OVERVIEW**

### **1.0 PARTS OF THE STRUCTURE PLAN**

This Structure Plan comprises two separate parts;

- Part 1 – Statutory Planning Section.
- Part 2 – Explanatory Report.

Clause 9.8 of the City of Wanneroo District Planning Scheme No. 2 (hereinafter called “the Scheme”) provides, amongst other things, that a provision, standard or requirements of a Structure Plan approved under Part 9 of the Scheme, 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 of this Structure Plan is for explanatory purposes only, providing a descriptive analysis of the Structure Plan initiatives.

Clause 9.8.3 (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.

### **2.0 SUMMARY**

The Local Structure Plan refers to Lot 201 Breakwater Drive, Two Rocks (278.5ha) being generally bounded by Breakwater Drive to the south, Mitchell Freeway reservation to the east and Parks & Recreation reservations to the west and north.

The subject land is currently zoned “Rural” under the Metropolitan Region Scheme and “Rural Community” under the City of Wanneroo TPS No. 2. The specific provisions of the “Rural Community” zone requires the preparation of a Local Structure Plan to facilitate an environmentally sensitive subdivision that can be effectively integrated with the existing landscape and amenity of the locality.

Detailed environmental, geological and land use capability assessments recently undertaken conclude that the proposed development can be satisfactorily accommodated on the site without having an adverse impact on the existing and surrounding landscape.

The proposed subdivision, which has been carefully designed, having due regard to protecting and enhancing the natural attributes and landscape features, proposes to subdivide the land into 139 lots with lot sizes ranging from 1ha to 2.8ha, with an average of approximately 1.6ha. The inclusion of stringent development controls such as building envelopes, tree planting and protection areas and livestock controls will also ensure an appropriate form of development that complements the landscape. Approximately 29ha of the site has been set aside as public open space to ensure the preservation of two pockets of Banksia-Tuart and Jarrah woodlands.

The Explanatory Report, which includes various Management Plans outlines in more detail the environmental and land use investigations and the intent of the Local Structure Plan.

## **PART 1**

### **STATUTORY PLANNING SECTION**

#### **LOT 201 BREAKWATER DRIVE, TWO ROCKS**

#### **LOCAL STRUCTURE PLAN**

As provided for under the provisions of the City of Wanneroo District Planning Scheme No. 2 ('the Scheme'), this part of the Lot 201 Breakwater Drive, Two Rocks Local Structure Plan has the same force and effect as a provision, standard or requirement of the Scheme. Pursuant to subclause 3.23.2 of the Scheme, no subdivision should be commenced or carried out, and no development shall be commenced or carried out, other than in conformity with this Local Structure Plan and the relevant Special Provisions contained in Schedule 15 of the Scheme.

#### **Subject Land**

Lot 201 Breakwater Drive, Two Rocks

#### **1.0 Development Guide Plan**

Refer Plan No. 949-08H: Development Guide Plan

Subdivision and development of the subject land shall be generally in accordance with the Development Guide Plan.

#### **2.0 Provisions, Standards and Requirements**

- 2.1** The provisions, standards and requirements applicable to the subject land are in accordance with Clause 3.23, Schedule 12 (section 1.) and Schedule 15 (Rural Community Zone No. 1: Clauses 1.1 and 1.2) of the Scheme.
- 2.2** The Special Provisions which are relevant to the future owners of the lots which will be created by the subdivision of the subject land are Provisions 1.1.2 (k), 1.1.2 (l), 1.1.3, 1.2.2, 1.2.3, 1.2.4, 1.2.5 of Clause 3.23 Schedule 15.

## **2.3 Building Envelopes**

- In the interest of landscape preservation, indicative Building Envelopes (to a maximum size of 2000m<sup>2</sup>) have been shown on the individual lots in the Development Plan.
- All building envelopes within lots shall be physically identified and clearly pegged prior to the final approval of a plan or diagram of survey.
- Building envelopes may only be modified subject to the approval of Council.
- Within areas of Potential Karst the subdivider will undertake appropriate Geotechnical investigations consisting of no less than 3 ERCP probes and / or boreholes within building envelopes to determine that the building envelope is geologically suitable for the construction of a house prior to the final approval of a plan or diagram of survey.

## **2.4 Fire Management**

*2.4.1 The following measures contained in the Fire Management Plan contained in Appendix 2 of Part 2 of this Local Structure Plan shall be undertaken by the subdivider:*

- Install strategic firebreaks as identified in the Fire Management Plan;
- Delineate building envelopes and low fuel zones (15 metres) within each lot;
- Provide reticulated water to each residence;
- Install fire hydrants throughout the subdivision (at 400m intervals);
- Establish a Bushfire Ready Action Group (BRAG) within the community in association with the City of Wanneroo and the Fire and Emergency Services Association;
- Provide prospective home owners with a copy of the FESA Home Owners Bushfire Manual.



*2.4.2 The following measures contained in the Fire Management Plan shall be undertaken by the owners of the subdivided lots:*

- Maintain undeveloped portions of building envelope as a low fuel zone (ie mechanical fuel reduction by slashing or mowing weedy understorey – no burning will be permitted).
- Maintain a firebreak 3 metres wide and 3 metres high clear of all flammable material around the inside of the boundaries of this lot which must be kept clear between 30 November until 31 May the following year.

## **2.5 Water Supply**

The subdivider shall provide a reticulated water supply to each proposed lot.

## **2.6 Groundwater Monitoring and Contingency Plan**

The following measures contained in the Groundwater Monitoring and Contingency Plan will be undertaken by the subdivider:

- Install six groundwater monitoring bores within the development area;
- Collect data (groundwater levels, quality) quarterly, at the beginning of each season for a period of two years following commencement of construction activities;
- Collect data and submit to the Water & Rivers Commission and City of Wanneroo following each monitoring phase;
- Following a two year monitoring period, groundwater monitoring will become the responsibility of the Water & Rivers Commission.

If, during the two-year monitoring period, changes are recorded in the groundwater levels or quality, the subdivider will implement the following measures:

- Plant native trees if a rise in the local groundwater level is detected;

- Identify the source of pollutants and implement measures to prevent further contamination.

## 2.7 Karst Management

The following measures contained in the Karst Management Plan in Appendix 3 of the Local Structure Plan including various management procedures to reduce the risks associated with karst features, shall be undertaken by the subdivider:

- Use only static vibration equipment during construction of road pavements. The effect that this requirement may have on pavement thickness will be addressed at the detailed design stage;
- Ensure that construction personnel and machine operators to are aware of the potential risks associated with karstic terrain through an induction form requiring signing by contractors.
- Kerb the roads where necessary so that soakage takes place at planned locations;
- Provide a development (including road pavements) exclusion zone of at least 30m wide around the perimeter of all road stormwater drainage basins in the area of potential karst;
- Undertake geotechnical investigation along proposed road alignments and drainage basins to assess the potential risks prior to construction. This would comprise EFCP and possibly drilling work (where limestone is too hard for the EFCP) to about 15m at intervals of 50m along road alignments in the potential karst areas. At least three sample locations should be tested in the same manner in drainage basins in the area of potential karst;
- Undertake additional drilling and compilation of a database of geological information and plans as outlined in the Logiden Report to the satisfaction of the City of Wanneroo, prior to subdivisional approval.
- Within the area of potential karst the subdivider will undertake Geotechnical investigation consisting of no less than 3 EFCP probes and/or boreholes within proposed building envelopes will be undertaken prior to construction to assess the foundation conditions for design of footings in the potential area of karst;

- Ensure no high pressure gas pipeline will be permitted across Potential Karst areas;

The following measures will be the responsibility of the owners of the individual lots:

- Ensure storage of fuel or other dangerous goods (other than domestic quantities) are not permitted within areas of potential karst terrain.
- Ensure soakwells for the disposal of roof runoff are located no less than 10 metres from building foundations or Lot boundaries.
- Ensure Aerobic Treatment Units (ATU's) are located at least 5 metres from buildings and boundaries and are located within areas of sand to avoid the requirement for excavation within limestone.

## 2.8 Fauna and Vegetation Management

The subdivider will implement the following measures to ensure the protection of the surrounding regionally significant vegetation and the locally significant vegetation at Lot 201:

- Install a standard rural fence at the periphery of the property prior to commencement of construction activities;
- All machinery will be cleaned prior to entering the site to minimise the potential spread of dieback;
- All soil and fill material entering the site will be obtained from a dieback free source;
- Site works which involve the clearing of native vegetation will be clearly delineated and approved by Council prior to the commencement of such works;
- Any native tree (ie Tuarts (*Eucalyptus gomphocephala*), Jarrah (*Eucalyptus marginata*), *Banksia attenuata*, *B. menziesii*) etc cleared during construction works will be replaced by a native sapling to be planted in an appropriate location in the development area;

- Native vegetation to be cleared beyond the building envelope will require approval from the City of Wanneroo;
- Native vegetation cleared during construction activities will be used to generate on-site chipped mulch material;
- Site residues, such as fallen trees, decaying logs and large rocks will be retained and used in appropriate locations for provision of fauna habitat;
- Areas to be rehabilitated include selected areas within POS, the rehabilitation corridors, and selected median strips and road reserves, as identified in the Fauna and Vegetation Management Plan;
- Control Apple of Sodom by manual removal and appropriate disposal and advise future landowners of the need to control Apple of Sodom if identified;
- Implement appropriate measures to discourage cat ownership within the development area;
- Install monitoring plots prior to development commencement within the adjacent regionally significant vegetation to record potential degradation of the bushland. Plots to be monitored annually (in spring) for a period of two years following commencement of development activities;
- Install monitoring plots in rehabilitation areas to determine if any further planting and / or weed control is required. The plots will be monitored annually for a period of two years following commencement of development activities;

The following measures will be the responsibility of the owners of the individual lots:

- With the intention of preventing over-stocking or other practices detrimental to the amenity of the zone, the breeding or keeping of animals, other than domestic pets (not cats) and a horse shall not be permitted without the approval in writing of Council. If approved, the keeping or breeding of animals shall be restricted, by the erection of fencing, to the fixed building envelope area. Trees within the building envelope shall also be fenced to protect them from damage by livestock;

- No vegetation on any part of the proposed lots may be cleared for any purpose other than the construction of buildings, driveways, fire breaks, selective clearing to lower fuel areas around buildings and for road construction associated with the subdivision development of the property. The land is to be managed in such a manner to avoid the land being laid bare of vegetation resulting in loose, wind erodible conditions. All improvements within building envelopes shall be sited and located such that the removal of vegetation within the building envelope is minimised. The Council may also, at its discretion, vary the position of any required fire break or building envelope to avoid destruction of vegetation or other ways to take account of the physical features of the land, subject to the land owner concerned providing a certificate from a registered engineer that the area within the proposed new building envelope is geologically suitable for construction of a dwelling house;
- Outside of an approved building envelope, only endemic vegetation may be planted. (Endemic vegetation in this case being vegetation of the Cottesloe North Complex).

## **2.9 Fencing Controls**

- Lot perimeter fencing shall be limited to open rural type fencing of post and wire or post and rail nature to the satisfaction of the City of Wanneroo.