

# **WOODVALE LOCAL STRUCTURE PLAN**

**Structure Plan No. 64**

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

**Record of Amendments**  
**to the**  
**Woodvale Agreed Structure Plan No. 64**

<b>Amendment No.</b>	<b>Summary of the Amendment</b>	<b>Amendment type</b>	<b>Date approved by WAPC</b>
1 & 2	Amendments Withdrawn		
3	Recoding Lot 32 (No.487) and Lot 90 (No.481) Wanneroo Road, Woodvale from Residential R25/R30/R40 to Residential R40, and Recoding of Lot 83 (No.473) Wanneroo Road, Woodvale from Residential R25/R40 to R40/R50	Standard	9 Feb 2017
4	Deletes the residential coding R25 from within Lot 26 Wanneroo Road, Woodvale and substitutes a density coding of R30	Minor	23 Dec 2015

## **PART 1 - IMPLEMENTATION**

### **1. STRUCTURE PLAN AREA**

The Woodvale Local Structure Plan No 64 ("the Structure Plan") is bounded by Woodvale Drive to the north, Wanneroo Road to the east and Yellagonga Regional Park to the west and south.

### **2. INTERPRETATION**

2.1 Unless otherwise specified in this Part, the words and expressions used in the Structure Plan shall have the respective meanings given to them in the City of Wanneroo District Planning Scheme No 2.

2.1 In the interests of brevity, the following abbreviations are used in this Part:

CCW	Conservation Category Wetland
City	The City of Wanneroo
DEC	The Department of Environment and Conservation
EPA	The Environmental Protection Authority
DOW	The Department of Water
DPS 2	The City of Wanneroo District Planning Scheme No 2
MRS	The Metropolitan Region Scheme
MRWA	Main Roads Western Australia
POS	Public Open Space
WAPC	The Western Australian Planning Commission

### **3. APPLICATION**

3.1 The Structure Plan applies to the land within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map.

3.2 The Structure Plan comprises a Structure Plan Map (Plan 1) to illustrate the planned development of the area; a Zoning Plan (Plan 2) to provide a statutory relationship between LSP 64 and the City of Wanneroo District Planning Scheme No 2 (DPS 2); and, a Text setting out the requirements for subdivision and development. All subdivision and development shall be carried out in accordance with the LSP 64 Maps and Text.

### **4. OBJECTIVES**

The objectives of the Structure Plan are to:

- a) Facilitate subdivision, which reflects contemporary design principles, is sensitive to the environment and location, and provides quality residential amenity;
- b) Achieve water sensitive urban design in accordance with the Local Water Management Strategy to be developed to the satisfaction of the City's Manager of Infrastructure Planning, and the DOW;
- c) Develop a Landscape Master Plan to provide for the use of locally native species in landscaping and manage the potential impact of weeds from landscaping on the adjacent wetland environment;

- d) Encourage environmentally sustainable development that protects the adjacent Yellagonga Regional Park, and enhances the habitat potential of the wetland and buffer through the implementation of a Wetland Management and Rehabilitation Strategy to be developed to the satisfaction of the City's Director of Planning and Sustainability and the DEC;
- e) Guide subdivision and create a cash-in-lieu fund for landowners to pay a contribution for any under-provision of the required 10 percent of POS within their respective landholdings; and
- f) Provide for a range of residential densities and dwelling types.

## **5. SUBDIVISION AND DEVELOPMENT**

Subdivision and development shall be carried out generally in accordance with Plan 1. Detailed lot layout and design may vary, but only to the extent that the overall access principles comply with Plan 1 and the variations are consistent with the residential densities of Plan 2.

Applications for earthworks, drainage or subdivision, shall be accompanied by studies undertaken by appropriately qualified consultants, at the cost of the landowner, in relation to the issues outlined in the following sub-paragraphs. Subdivision applications will not be supported by the City or approved by the WAPC, until such time as the Local Water Management Strategy (which shall include water conservation requirements) and a Wetland Management and Rehabilitation Strategy (which shall include management of the wetland and buffer in the context of passive recreational use), have been approved by the City's Director of Planning and Sustainability in consultation with the relevant government agency.

### **5.1 Soil Contamination**

A Soil Contamination Assessment of the land (and the former portion of Lot 21 which is reserved for Parks and Recreation in the MRS) shall be prepared prior to any disturbance of the ground in the potentially affected area to determine the presence or otherwise of soil contamination, to the satisfaction of the DEC. Should any soil contamination be identified, a 'Site Remediation and Validation Report' for the assessed areas shall be prepared by the respective landowner and implemented in accordance with DEC guidelines prior to clearance of titles.

### **5.2 Acid Sulphate Soils**

An initial assessment shall be undertaken to determine the acid sulphate soil risks on the land. Should an acid sulphate soils risk be identified, a detailed site assessment will be required and an Acid Sulphate Soil Management Plan prepared and implemented prior to clearance of titles. Disturbance of acid sulphate soils shall be managed in accordance with DEC and EPA requirements to avoid adverse effects on the natural and built environment, and on human health and activities.

### **5.3 Groundwater Levels**

A report estimating maximum groundwater levels, identifying areas subject to periodic inundation, and establishing adequate levels for buildings and other development shall be submitted with engineering plans for primary infrastructure (roads, drainage etc) and approved before construction commences.

### **5.4 Urban Water Management Plan**

An Urban Water Management Plan shall be prepared to the satisfaction of the WAPC, on advice from the City and DOW, to demonstrate how stormwater drainage will be

retained on the subject land and disposed of in a manner that will prevent pollution of groundwater and adjacent wetland. The plan shall also include monitoring requirements and contingency measures, and shall be submitted with the engineering plans for approval before construction commences.

**5.5 Wetland Rehabilitation**

A Wetland Management Plan shall be prepared and implemented by the respective landowner for the area of public open space adjacent to Yellagonga Regional Park as well as the portion of Lot 21 which is reserved for Parks and Recreation in the MRS prior to the clearance of titles. The plan shall address remediation of site contamination, re-contouring of ground levels and the re-establishment of Wallaburnup Swamp, removal of introduced flora including woody weeds (trees) and revegetation of upland and wetland areas including a maintenance period of no less than two full spring to spring seasonal cycles. The plan shall also detail pathways for pedestrian and bicycle access in accordance with DEC standards and the Yellagonga Regional Park Management Plan. The management plan shall be to the satisfaction of the WAPC on advice from the City and the DEC.

**5.6 Midge Management**

As a condition of subdivision approval, the subdivider shall prepare a Midge Management Plan to the satisfaction of the City's Director of Planning and Sustainability. The Midge Management Plan is to include control measures and provisions for signage to be maintained during lot sales to warn of midge nuisance in the area, and the subdivider is to submit the Midge Management Plan to the City with the application for the City's clearance of subdivision conditions.

**5.7 Landscape Master Plan**

As a condition of subdivision approval, the initial subdivider will be required to submit a Landscape Master Plan for the whole Structure Plan area depicting landscaped areas, concepts, facilities and generic plant species to be the subject of detailed landscape plans and implementation by each subsequent landowner/subdivider as development progresses. Uniform fencing for lots adjacent to the POS space and Yellagonga Regional Park shall be provided to the satisfaction of the City's Director of Planning and Sustainability and the DEC respectively.

**5.8 Bushfire Protection**

Subdivision applications are required to be accompanied by a BAL Contour Map/BAL assessment, as appropriate to the scale of the proposal. Bushfire hazard issues arising from the assessment should be identified and addressed by appropriate measures, in accordance with State Planning Policy 3.7 Planning in Bushfire Prone Areas and associated Guidelines, and relevant conditions are to be applied to subdivision approvals.

**5.9 Dieback Management Plan**

As a condition of subdivision approval, the subdivider will be required to submit a Dieback Management Plan to the satisfaction of the City's Director of Planning and Sustainability.

5.10 Notifications on Certificates of Title

As a condition of subdivision approval, the subdivider will be required to place notifications on Certificates of Title to warn prospective buyers of:

- the existence and potential impact of the restaurant, winery and vineyard on nearby residents;
- the potential midge nuisance;
- the risk of peat fires; and,
- the potential impacts of traffic noise (on lots abutting Wanneroo Road only).

5.11 Aboriginal Sites

As part of any application for subdivision or development, applicants shall liaise with the Department of Indigenous Affairs to ensure that their obligations under the Aboriginal Heritage Act 1972 have been addressed, prior to any action that excavates, destroys, damages, conceals or in any way alters an Aboriginal Site.

5.12 Heritage Management

As a condition of subdivision approval, the subdivider will be required to submit heritage management site protocols to the satisfaction of the City's Director of Planning and Sustainability.

5.13 Domestic Groundwater Bores

As a condition of subdivision approval, covenants will be required on all Certificates of Title prohibiting the sinking of domestic groundwater bores.

5.14 Natural Topography

Subdivision design shall retain, where possible, the natural slope of the site and avoid retaining walls greater than one metre in height. As a condition of subdivision approval, a landscape plan shall be prepared to utilize landscaping to soften the impact of retaining walls facing Yellagonga Regional Park.

5.15 Dual Use Path

As a condition of subdivision approval, the proponent shall be required to construct a dual use path along the common boundary of the subject land and Yellagonga Regional Park, to the satisfaction of the City's Director of Infrastructure, and the DEC.

5.16 Woodvale Drive Controlled Access

Prior to subdivision of Lot 1, the subdivider shall prepare a traffic management report to demonstrate appropriate measures to control access to residential lots fronting Woodvale Drive in accordance with Liveable Neighbourhoods and the ultimate traffic volumes anticipated for this road.

5.17 Noise Study

The subdivider shall complete a 'Noise Study' and implement any recommended action to the satisfaction of Main Roads Western Australia. The City shall request the Western Australian Planning Commission to impose a condition at the time of the subdivider applying for subdivision of the land located within the Woodvale Structure Plan area.

## **6. WANNEROO ROAD: ACCESS, CONTRIBUTIONS AND DEVELOPMENT REQUIREMENTS**

6.1 Vehicular access to Wanneroo Road shall be restricted as detailed in LSP 64, and shall be to the specification and satisfaction of MRWA. Any road widening required to

accommodate appropriate intersection designs with Wanneroo Road shall be ceded free of cost to the Crown without payment of compensation.

- 6.2 The first subdivider shall, in consultation with MRWA, design a four-way signal controlled intersection at the junction of Prindiville Drive and Wanneroo Road to serve the Structure Plan area. The methodology, staging and timing of construction of the intersection shall be defined for calculating cost sharing arrangements for all landholdings on a proportional bases, towards the upgrade of the traffic signals (including the initial subdivider's design costs). The City in consultation with Main Roads Western Australia shall require a contribution to be made at the time of subdivision towards these works by all landowners.
- 6.3 Uniform fencing for lots abutting Wanneroo Road shall be provided to the satisfaction of the City of Wanneroo and MRWA.

## **7. PUBLIC OPEN SPACE (POS)**

- 7.1 The design and distribution of POS has been premised on providing a balance between conservation, active and passive recreational uses, and the enhancement and promotion of the adjacent Conservation Category Wetland (CCW). The calculation of POS contributions by individual landowners recognises subdividers obligations under the Structure Plan to carry out work associated with the rehabilitation of the wetland and implementation of best practice storm water drainage disposal within the area of each subdivision application. The extent of these works shall be outlined in the Wetland Management Rehabilitation Strategy and Local Water Management Strategy (see clause 5 above). A 50% credit has been allowed for POS in the wetland buffer area, as an acceptable environmental 'off-set' in lieu of the maximum 2% prescribed for wetland buffers to a CCW in Element 4 –R4, 5,6 and R33 of the Liveable Neighbourhoods Document 2007.
- 7.2 POS has been positioned adjacent to the CCW, which provides opportunity to future residents to access conservation (passive) recreation POS within a 200 metre walkable catchment and a maximum 500 metres to 'kick about' spaces strategically located within and adjacent to the conservation areas. The distribution of POS attempts to achieve and equitable distribution of 10% POS across all landholdings. However, due to geographical and spatial constraints within the structure plan area, individual landowners may be subject to a POS cash in lieu payment, for any shortfall within their respective landholdings. Landowners/subdividers will be encouraged to work cooperatively to achieve the provision of open space in accordance with Schedule 1.
- 7.3 Each landowner has an obligation to provide 10% of the gross subdivisible area free of cost as POS in accordance with Element R4 of the Liveable Neighbourhoods Document. Payment of cash-in-lieu of POS shall be made to the City for POS shortfalls set out in Schedule 1. The City and the WAPC will consider the payment of cash-in-lieu of POS in accordance with Section 153 of the Planning and Development Act 2005 and the provisions of Element R35 and Appendix 4 of the Liveable Neighbourhood Document. The City shall hold cash-in-lieu of POS contributions in a trust fund set up for the purposes of the Structure Plan.

**PUBLIC OPEN SPACE SCHEDULE LSP 64 –  
WOODVALE LIVEABLE NEIGHBOURHOODS ASSESSMENT**

<b>LSP Site Area</b>			26.646ha
<b>Less</b>			
Environmental protection policy areas Wetlands to be ceded	0.6612ha		
Protected Bushland site	0		
Unrestricted public open space sites not included in public open space contribution	0		
Foreshore reserves to be ceded	0		
<b>Total</b>			
<b>Net Site Area</b>		0.6612ha	25.9848ha
<b>Deductions</b>			
Primary School	0		
Town Centres and commercial	0		
Dedicated drainage reserve (City of Wanneroo)	1.2515ha		
Transmission corridors	0		
Other approved contingencies (1 year drainage swales)	0.0175ha	1.269ha	
<b>GROSS SUBDIVISIBLE AREA</b>			<b>24.7158ha</b>
<b>PUBLIC OPEN SPACE @ 10 PER CENT</b>			<b>2.4716ha</b>
Public open space contribution			
May comprise:			
- minimum 80% unrestricted public open space		1.9773ha	
- minimum 20% restricted use public open space		0.4943ha	2.4716ha
Unrestricted public open space sites (active and passive)			
1 Local park (linear)			
2 Neighbourhood parks			
0 district park			
0 Community purpose site			
<b>Total Unrestricted Public Open Space</b>	1.6982ha	1.6982ha	
Restricted use public open space sites			
Total restricted use public open space contribution			
Drainage Swales	0.0611ha		
Wetland Buffer Area (Average Width 42m)	<u>2.7372ha</u>		
Sub-Total	2.7981ha		
<b>Total restricted public open space (allowing 50% credit)</b>		1.3991ha	
<b>TOTAL PUBLIC OPEN SPACE PROVISION</b>			<b>3.0973ha</b>
<b>TOTAL PUBLIC OPEN SPACE AS A PERCENTAGE OF GSA</b>			<b>12.5%</b>



## **8. LOCAL DEVELOPMENT PLANS**

Applications for planning approval or building licences will not be approved by the City in areas abutting Woodvale Drive, the Wangara Sump and all lots serviced by a rear access lane, until such time as a Local Development Plan (LDP) has been prepared by the landowner/subdivider and approved by the City under the provisions of Part 9 of DPS 2.

## **9. RESIDENTIAL DEVELOPMENT**

- 9.1 Notwithstanding the provisions for the Residential Zone in the Zoning Table of DPS 2, the only permitted ('P') land uses are a *Single House* and a *Home Business Category 1*. Other land uses, that may be approved under the discretionary ('D') provisions of clause 3.2 of DPS 2 are – *Aged or Dependent Persons' Dwelling; Ancillary Accommodation; Bed and Breakfast; Caretaker's Dwelling; Grouped Dwelling; Mast or Antenna; Multiple Dwelling; and, Residential Building*. All other use classes are prohibited, with the exception of a corner store which shall be regarded as a "P" use providing any proposal complies with the City of Wanneroo Corner Stores Policy and is located in the position notated in the structure plan.
- 9.2 The design of development facing the POS and Yellagonga Regional Park shall limit the visual impact of site levels, retaining walls, double garage doors and fencing. Consequently, vehicular access to grouped dwellings on R30 lots will be prohibited from a primary street where rear access is available, and visually impermeable fencing above 1.2 metres in height will not be approved in front of buildings facing the POS and Yellagonga Regional Park.
- 9.3 The provisions of the City of Wanneroo Local Planning Policy 4.19 – Medium Density Housing Standards (R-MD) apply to the structure plan area. In the R50 zone, the R-MD - R60 development standards apply.
- 9.4 Buildings shall not be constructed below the levels established under subclause 5.4 above.
- 9.5 Landowners shall ensure that Yellagonga Regional Park is not adversely affected by weed invasion or the spread of dieback from their lots. Flora species known to be invasive or environmentally damaging, are not to be used in landscaping projects.
- 9.6 During any construction, the landowner shall engage appropriate persons to oversee any archaeological and ethnographic issue that may arise on site.

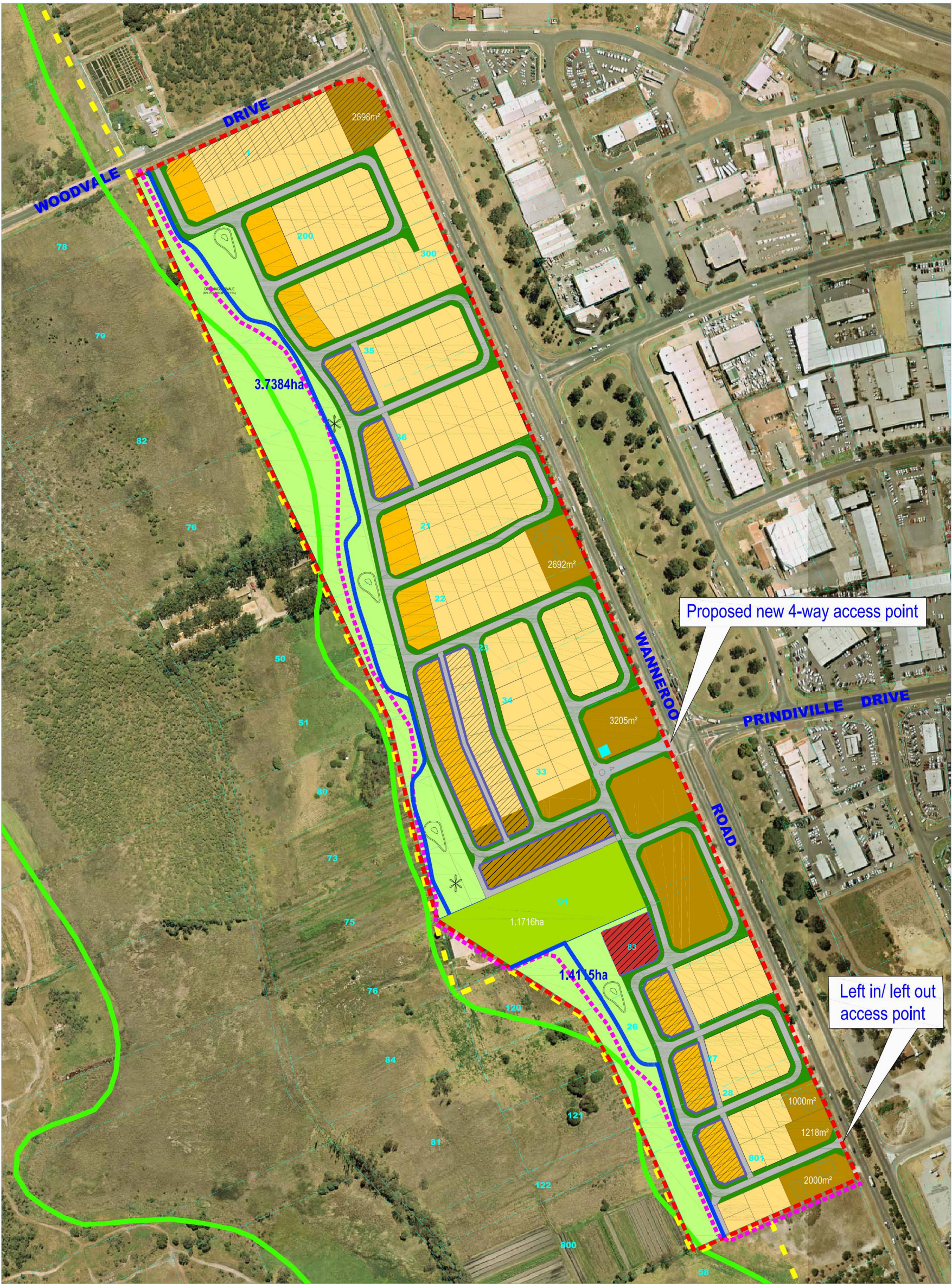
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Legend

- |  |                                 |  |  |  |                             |  |                                     |  |          |
|--|---------------------------------|--|--|--|-----------------------------|--|-------------------------------------|--|----------|
|  | Structure Plan Boundary         |  | Detail Area Plan Required                  |  | Public Open Space           |  | R25 Zone                            |  | R50 Zone |
|  | Existing Lot Boundaries         |  | Possible site for corner store (100m² NLA) |  | Drainage                    |  | R30 Zone                            |  |          |
|  | Conservation Category Wetland   |  | Proposed Lots (Indicative)                 |  | Road                        |  | R40 Zone                            |  |          |
|  | Indicative Gngangara Main Sewer |  | Dual Use Path                              |  | Possible Kick and Play Area |  | Wetland Buffer (average width 42m.) |  |          |

DATE	No.	ACTIVITY - REVISION DESCRIPTION	DES	DRN	CHKD	APPD	DATE	No.	ACTIVITY - REVISION DESCRIPTION	DES	DRN	CHKD	APPD	DATE	No.	ACTIVITY - REVISION DESCRIPTION	DES	DRN	CHKD	APPD
14.12.09	X	ADDITION OF WETLAND BUFFER; DAP REQUIREMENT; ANNOTATION	ACR	SB			21.10.08	S	ADDITION OF POLICIES 16, 17 AND POS SCHEDULE	DCD	DCD			27.03.09	V1	ADDITION OF POS AND R40 LOTS	DCD	DCD	MWS	MWS
07.01.11	Y	ADDITION OF LOTS TO DAP	DCD	DCD			19.11.08	U	PROJECT NAME, TITLE & PRINCIPLE REVISED, DAP AND PPS	ACR	ACR			31.03.09	W	REMOVAL OF R40 LOTS	DCD	DCD		

PROJECT	Woodvale – LSP64
DRAWING TITLE	Proposed Structure Plan
PRINCIPAL	Watson Property Group – Northern Aspects Ltd

SCALE: 1:2000

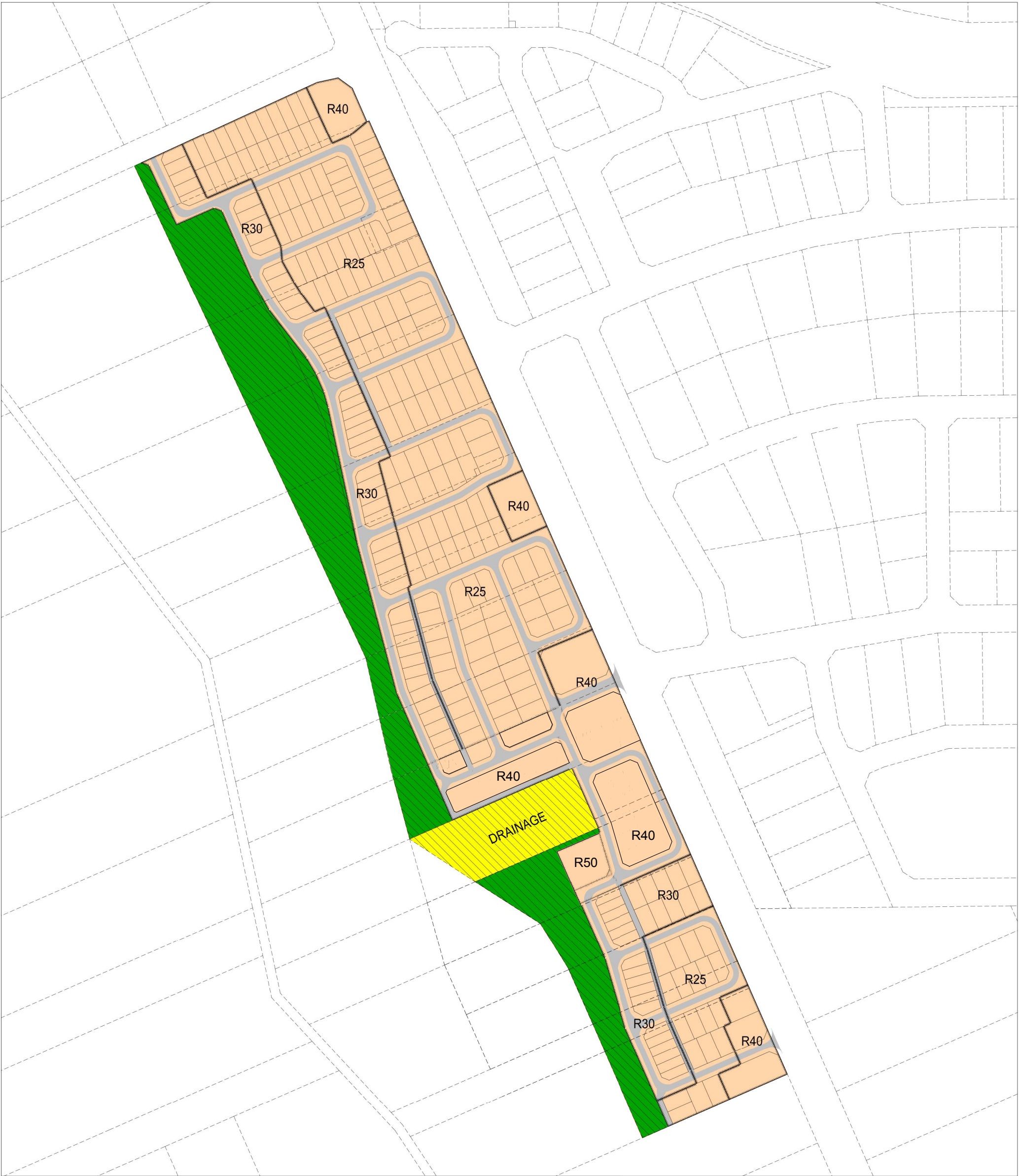
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CONSULTING ENGINEERS  
TOWN PLANNERS  
PROJECT MANAGERS  
ENVIRONMENTAL CONSULTANTS

Project – Phase – Plan Number	Revision	Original
P04018–P760–SK35	Y	A1
Designed AT	Checked MWS	Date 14.12.09
Drawn SB	Approved MWS	Sheet Of
Local Authority City of Wanneroo		1 1

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Woodvale LSP64 Proposed Zoning Map

Legend

Local Scheme Reserves

- Parks and Recreation
- Public Use - Drainage

Zones

- Residential

Other

- R25 R Codes

DATE	No.	ACTIVITY – REVISION DESCRIPTION	DES	DRN	CHK'D	APP'D	DATE	No.	ACTIVITY – REVISION DESCRIPTION	DES	DRN	CHK'D	APP'D	DATE	No.	ACTIVITY – REVISION DESCRIPTION	DES	DRN	CHK'D	APP'D
13.05.09	A	ISSUED TO CLIENT FOR APPROVAL	GP	DLC	MWS	MWS														
01.06.16	B	AMENDMENT TO R30 ZONE		BdR	DM	DM														

PROJECT	Woodvale – LSP64
DRAWING TITLE	Proposed Zoning
PRINCIPAL	Watson Property Group – Northern Aspects Ltd

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Project – Phase – Plan Number	Revision	Original
<b>P04018–P760–SK50</b>	<b>B</b>	<b>A1</b>
Designed GP	Checked MWS	Date 23.12.15
Drawn DLC	Approved MWS	Sheet Of
Local Authority CITY OF WANNEROO		1 1