



SOUTH YANCHEP LOCAL STRUCTURE PLAN NO. 66

OCTOBER 2007

REVISION H (SEPTEMBER 2012)

SOUTH YANCHEP LOCAL STRUCTURE PLAN NO.66
AUGUST 2012
PREPARED BY **robertsday**

ON BEHALF OF LANDCORP



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**PART ONE:
STATUTORY PLANNING SECTION**

1.0 STRUCTURE PLAN AREA

This Structure Plan shall apply to Lot 101 Marmion Avenue, Yanchep, and Lot 2 (Part) Pipidinny Road, Eglinton being the land included on Structure Plan Map (Plan 1).

2.0 STRUCTURE PLAN CONTENT

This Structure Plan comprises the:

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

3.0 INTERPRETATION

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 (the Scheme) including any amendments gazetted thereto.

4.0 OPERATION DATE

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

5.0 RELATIONSHIP WITH THE SCHEME

Pursuant to Clause 9.8 of the Scheme:

- a. The provisions, standards and requirements specified under Part 1 of this Structure Plan shall have the same force and effect as if it were a provision, standard or requirement of the Scheme. In the event of there being any variations or conflicts between the provisions, standards or requirements of the Scheme and the provisions, standards or requirements of this Structure Plan then the provisions, standards or requirements of this Structure Plan shall prevail;
- b. Any other provision, standard or requirement of Part 1 of the Structure Plan that is not otherwise contained in the Scheme, shall apply to the land as though it is incorporated into the Scheme, and shall be binding and enforceable to the same extent as if part of the Scheme, and;
- c. Part 2 of this Structure Plan and the Technical Appendices are to be used as a reference only to clarify and guide interpretation and implementation of Part 1.

6.0 LAND USE & SUBDIVISION

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

6.1 LAND USE PERMISSIBILITY

Land use permissibility within the Structure Plan areas shall be in accordance with the corresponding zone or reserve under the Scheme.

6.2 RESIDENTIAL

6.2.1 Dwelling Targets

- a. Objective:
 - To provide for a minimum of 1500 dwellings within the Structure Plan area.
- b. Subdivisions are to achieve the following:
 - 25 dwellings per site hectare within 400 metres of the neighbourhood centre and along neighbourhood connectors supporting future public transport routes.

6.2.2 Density

- a. Plan 1 defines the broad residential density ranges that apply to specific areas within the Structure Plan. Lot specific residential densities, within the defined residential density ranges, are to be subsequently assigned in accordance with a Residential Density Code Plan approved by the WAPC.
- b. A Residential Density Code Plan is to be submitted at the time of subdivision to the WAPC and shall indicate the Residential Density Coding applicable to each lot within the subdivision and shall be consistent with the Structure Plan, and the Residential Density Ranges identified on Plan 1 and locational criteria contained in Clause 6.2.3.
- c. The Residential Density Code Plan is to include a summary of the proposed dwelling yield of the subdivision.
- d. Approval of the Residential Density Code Plan shall be undertaken at the time of determination of the subdivision application by the WAPC. The approved Residential Density Code Plan shall then form part of the Structure Plan and shall be used for the determination of future development applications. Variations to the Residential Density Code Plan will require further approval of the WAPC.
- e. Residential Density Code Plans are not required if the WAPC considers that the subdivision is for one or more of the following:
 - The amalgamation of lots;
 - Consolidation of land for 'superlot' purposes to facilitate land assembly for future development;
 - The purposes of facilitating the provision of access, services or infrastructure; or
 - Land which by virtue of its zoning or reservation under the Structure Plan cannot be developed for residential purposes.

6.2.3 Locational Criteria

The allocation of residential densities on the Residential Density Code Plan shall be generally in accordance with the criteria provided below;

R20 - R60 Range

The allocation of residential densities within the R20 – R60 density range as shown on Plan 1 shall be generally in accordance with the following principles / criteria;

- a. The R30 code shall be the base density coding for all residential lots within the density range area except under the circumstances described below;
- b. The lower density code of R20 may be applied;
 - To discrete precincts wherein larger lots and an individual built form response will be used to reflect natural landform features on site; and
 - To those lots which directly abut any existing residential lot adjacent the Structure Plan area.
- c. A density code of R60 may be applied to any lots which gain vehicle access from a laneway and any lots which are within 400 metres of one or any of the following;
 - public open space;
 - the foreshore reserve;
 - public transport, pedestrian and cycle routes;
 - neighbourhood connector roads;
 - a local centre or mixed use area;
 - primary school.

R100

The R100 coding applies to those other areas so identified on the Structure Plan Map.

6.3 COMMERCIAL

Pursuant to Clause 3.4.3 of the Scheme the retail floor space (NLA) allocation for the Structure Plan is to be in accordance with the following Table 1.

Table 1: Retail Floor space Provision

CENTRE	MAXIMUM NET LETTABLE AREA
Neighbourhood Centre	3000m ²

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

6.4 PUBLIC OPEN SPACE

The provision of a minimum of 10% public open space being provided in accordance with WAPC's Liveable Neighbourhoods. Public open space is to be provided generally in accordance with Plan 1 and Table 2 with an updated public open space schedule (in accordance with Liveable Neighbourhoods criteria) being provided with each subdivision application.

Table 2: Strategic Public Open Space Provision

STRATEGIC POS SITE	SIZE (HA)
A	1.5ha (minimum)
B	2.9ha
C	0.54ha
D	6.76ha
E	0.60ha

7.0 REPORTS & STRATEGIES REQUIRED PRIOR TO SUBDIVISION

- a. Prior to the lodgement of subdivisions the following management plans are to be prepared, as applicable, to the satisfaction of the relevant authority and provided at the time of subdivision:
 - i. Stygofauna and / or Troglitic Fauna Management Plan (DEC);
 - ii. Karst Management Plan (City of Wanneroo);
 - iii. Fire Management Plan (City of Wanneroo);
 - iv. Vegetation and Fauna Management Plan (City of Wanneroo).

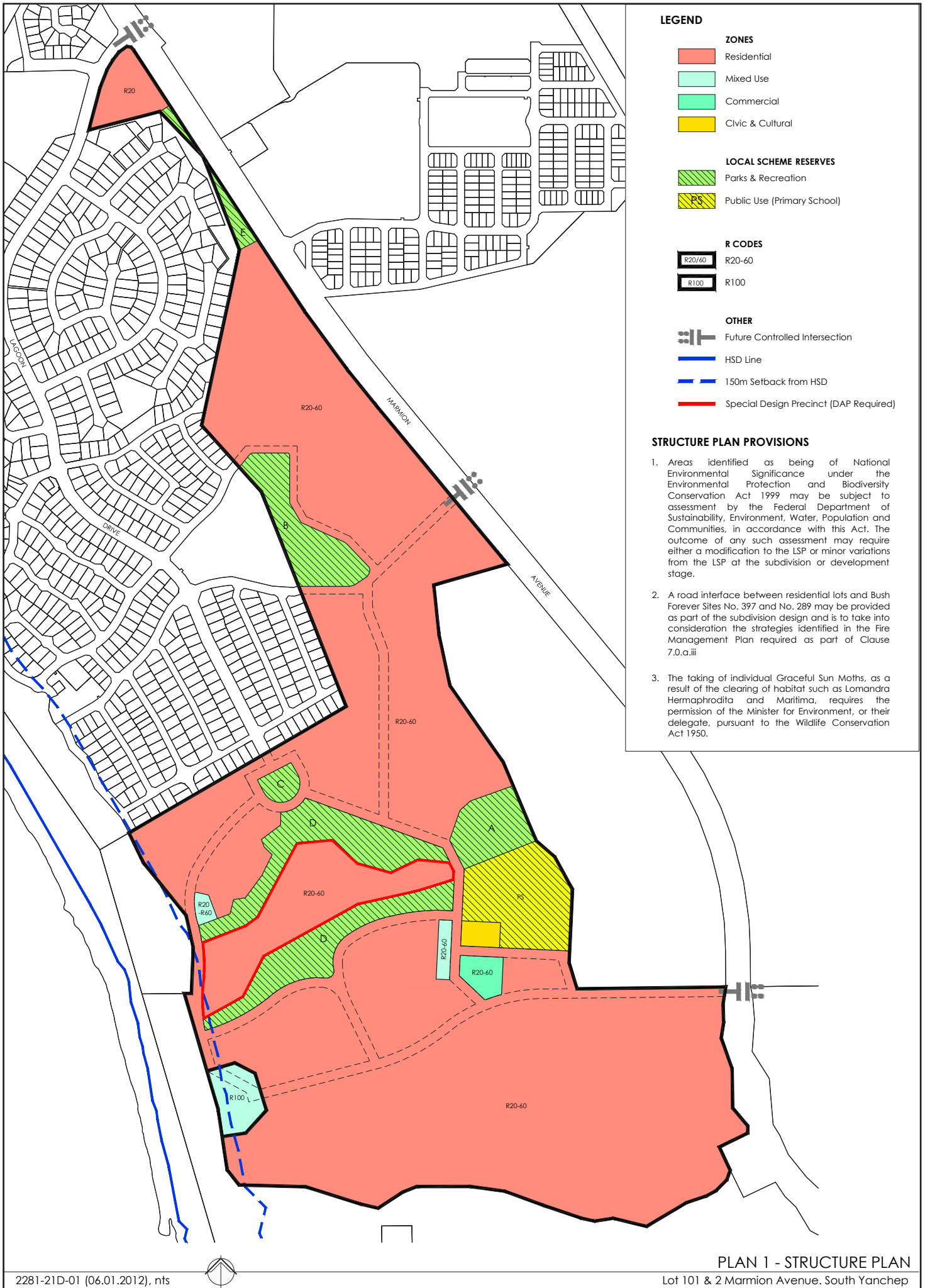
8.0 CONDITIONS OF SUBDIVISION APPROVAL

- a. At the time of subdivision, the City of Wanneroo may recommend conditions to the WAPC, as applicable, requiring the preparation and / or implementation of the following strategies:
 - i. Foreshore Management Plan (City of Wanneroo);
 - ii. Conservation Area Management Plan (City of Wanneroo on the advice of DEC);
 - iii. Urban Water Management Plan (City of Wanneroo / Department of Water);
 - iv. Geotechnical Report (City of Wanneroo);
 - v. Landscaping Plan (City of Wanneroo).
- b. At the time of subdivision, the City of Wanneroo may recommend to the WAPC the implementation of the following strategies which have been prepared and approved as part of the Structure Plan as conditions of subdivision:
 - i. Proposed South Yanchep Acoustic Assessment (prepared by Herring Storer).

9.0 DEVELOPMENT

9.1 Detailed Area Plans

As a condition of subdivision, Detailed Area Plans are to be prepared in accordance with Clause 9.14 of the Scheme for the; Neighbourhood Centre, lots within the Special Design Precinct and lots on which noise sensitive land uses have been identified within the approved Proposed South Yanchep Acoustic Assessment (prepared by Herring Storer) as requiring 'Quiet House' design.



SCHEDULE 8 (CLAUSE 9.6 AND SUB CLAUSE 9.6.5) – CERTIFICATION OF AGREED STRUCTURE PLANS

CERTIFIED THAT AGREED STRUCTURE PLAN *No 66*
WAS ADOPTED BY

RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING
COMMISSION ON *1 March 2013*

Signed for and on behalf of the Western Australian Planning Commission

[Handwritten Signature]

an officer of the Commission duly authorised by the Commission pursuant to section 24 of the Planning and Development Act 2005 for that purpose, in the presence of:

[Handwritten Signature] Witness
7 March 2013 Date

AND BY

RESOLUTION OF THE COUNCIL OF THE CITY OF
(or as otherwise delegated under section 9.1 of its Delegated Authority Register)

WANNEROO ON *13 NOV 2012*

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

PRESENCE OF:

[Handwritten Signature]
Mayor, City of Wanneroo

[Handwritten Signature]
Chief Executive Officer, City of Wanneroo
21.12.12 Date

