## Document History and Status

<table>
<thead>
<tr>
<th>Revision</th>
<th>Reviewer</th>
<th>Date Issued</th>
</tr>
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<tbody>
<tr>
<td>14-024-0</td>
<td>RC</td>
<td>Nov 2016</td>
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<tr>
<td>14/024-3</td>
<td>RC</td>
<td>Mar 2017</td>
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<tr>
<td>14/024-4</td>
<td>RC</td>
<td>Apr 2017</td>
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<tr>
<td>14/024-5</td>
<td>RC</td>
<td>Apr 2017</td>
</tr>
</tbody>
</table>

Capricorn Coastal Village Agreed Structure Plan No. 44 (incl. Amt 11)

Prepared By:  
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In Association with  
Roberts Day
IT IS CERTIFIED THAT AMENDMENT NO. 11 TO STRUCTURE PLAN CAPRICORN COASTAL VILLAGE WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:
1 May 2017

Signed for and on behalf of the Western Australian Planning Commission

[Signature]

an officer of the Commission duly authorised by the Commission pursuant to Section 16 of the Planning and Development Act 2005 for that purpose.
**TABLE OF AMENDMENTS**

Each time a Structure Plan is amended, the amendment is to be recorded in the table of amendments at the front of the Structure Plan, including the amendment type (minor or major).

<table>
<thead>
<tr>
<th>Amendment No.</th>
<th>Summary of the Amendment</th>
<th>Amendment Type</th>
<th>Date Approved by WAPC</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Minor modifications including; relocation of Aged Care facility, increase in the size of the southern primary school site to 4 hectares, replace western area of POS with R10 density housing, other minor road and density coding variations.</td>
<td>Minor</td>
<td>24 January 2006</td>
</tr>
<tr>
<td>2</td>
<td>Minor modifications including; reconfiguration of sections of the local road network; incorporation of new residential mixed use and child care sites; modifications to areas of Public Open Space and other minor density coding variations.</td>
<td>Minor</td>
<td>11 March 2006</td>
</tr>
<tr>
<td>3</td>
<td>Major modifications to the Structure Plan design generally north of Lindsay Beach Boulevard including; road alignment, lot configuration, density and location of Public Open Space. Modification to Structure Plan boundary.</td>
<td>Major</td>
<td>21 August 2007</td>
</tr>
<tr>
<td>4</td>
<td>Minor modification to provision relating to boundary walls.</td>
<td>Minor</td>
<td>31 August 2010</td>
</tr>
<tr>
<td>5</td>
<td>Minor modifications including; local road network and open space in the north-east area, Centre Zone boundary; zoning of school sites; and retail floorspace provision.</td>
<td>Minor</td>
<td>30 November 2010</td>
</tr>
<tr>
<td>6</td>
<td>Major modifications to the structure plan design including increasing densities near the Coastal Node, creation of larger Public Open Space area to protect natural high point and grove of mature tree</td>
<td>Major</td>
<td>15 April 2013</td>
</tr>
<tr>
<td>7</td>
<td>Minor amendment to allow ‘Take Away Food Outlet’ as a ‘D’ discretionary use in the ‘Mixed use’ zone.</td>
<td>Minor</td>
<td>17 October 2012</td>
</tr>
<tr>
<td>8</td>
<td>Minor amendment to vary the minimum open space requirements in the Residential Design Codes for R20-R40 coded lots.</td>
<td>Minor</td>
<td>10 August 2015</td>
</tr>
<tr>
<td>9</td>
<td>Modification to the Structure Plan design in the area bounded by Toreopango Drive, Parktree Avenue, future Primary School and adjoining future POS area, including altering the road layout and removing a small public open space area. Modification to the Structure Plan design in other areas shown as hatched on Plan 1 by simplifying street and lot layout and applying a blanket density code range from R25 to R40 (including locational criteria).</td>
<td>Major</td>
<td>10 August 2015</td>
</tr>
<tr>
<td>10</td>
<td>Modification to the Structure Plan boundary and Neighbourhood Centre boundary to include land previously subject to Capricorn Neighbourhood Centre Structure Plan No. 54. Modification to the Structure Plan design by removing street block detail and road network within the amendment area and Centre zones; applying a blanket density code range from R25 to R40; and consolidation of Plans 1, 2 and 3 into one Structure Plan figure.</td>
<td>Major</td>
<td>11 April 2016</td>
</tr>
<tr>
<td>11</td>
<td>Modification to the Structure Plan design and boundary to include land formerly subject to Capricorn Neighbourhood Centre Agreed Structure Plan No. 54 and area noted as ‘Future ASP’, including removing street block detail and road network; reallocation of residential density coding (R30, R40 &amp; R60); consolidation of retail component to proposed commercial zone and identification of mixed use sites; provision of additional POS; removal of ‘mixed use’ zoning and designation as ‘Residential’ (R60) within ‘Stage 6Z’; and changes to the zoning consistent with the requirements of the Planning and Development (LPS) Regulations 2015.</td>
<td>Major</td>
<td>27 February 2017</td>
</tr>
</tbody>
</table>
PART ONE
IMPLEMENTATION
1 STRUCTURE PLAN AREA

This Structure Plan shall apply to the Capricorn Coastal Village location consisting of Part Lot 312 and Lots 2, 303 and 304, Two Rocks Road Yanchep, being the land contained within the inner edge of the broken black line shown on the Structure Plan Map (Plan 1).

2 STRUCTURE PLAN CONTENT

This Structure Plan comprises:

a Implementation (Part 1);
b Explanatory section (Part 2):
   - Volume 1 - Structure Plan explanatory section
   - Volume 2 - Technical Reports

3 INTERPRETATION

The words and expressions used in this Structure Plan shall have the respective meanings given to them in the Scheme.

4 OPERATION DATE

This Structure Plan comes into operation when it is endorsed by the Western Australian Planning Commission (WAPC) pursuant to section 16 of the Planning and Development Act 2005.

5 ZONES, RESERVES & RESIDENTIAL DENSITY CODES

Plan 1 designates the zones and reserves applicable to the Structure Plan area.

The land use and development objectives of each of the zones are additional to the objectives of the Scheme, and are intended to provide the context for future development within the respective zones.

6 RETAIL NETT LETTABLE AREA

The maximum permitted Retail Net Lettable Area (NLA) for the Commercial Centre, as identified on Plan 1, shall not exceed 4,500sqm, unless otherwise specified in Schedule 3 of the Scheme.
GENERAL PROVISIONS

7.1 RESIDENTIAL

Objectives

The objectives of the Residential Zone are to:

- maintain the predominantly single residential character and amenity of established residential areas;
- provide the opportunity for grouped and multiple dwellings in selected locations so that there is a choice in the type of housing available within the City;
- provide the opportunity for aged persons housing in most residential areas in recognition of an increasing percentage of aged residents within the City; and
- provide for compatible urban support services.

Use Permissibility

Land use permissibility within this zone shall be in accordance with the corresponding zone under the Scheme.

Provisions

All provisions, standards and requirements of the Residential Zone as set out in the Scheme shall apply.

Locational Criteria

The provision of increased density should be focused in high amenity areas such as within town or neighbourhood centres or adjacent to parks, public transport stops or school sites. Future residential development in areas provided with a Residential Density Code range should achieve an average density code of R30.

7.2 MIXED USE

Objectives

The Mixed Use Zone is intended to accommodate a mixture of residential development with small-scale business in a primarily residential scale environment. The predominant uses will be residential, office, consulting, dining and limited retail uses, occupying the street frontage of lots.

Use Permissibility

In addition to the uses permitted under the Scheme in the Mixed Use Zone, the following shall be a “D” Use in this zone:

(i) Shop with a net lettable area of up to 130m².
(ii) Take Away Food Outlet

Provisions

All provisions, standards and requirements of the Mixed Use Zone as set out in the Scheme shall apply.
Design Principles

Council shall have regard to the following Design Principles when considering Local Development Plans (LDP) and Development Applications in the Mixed Use Zone:

- Mixed use development should be designed with a degree of adaptability to allow for change of use and dwelling size over time to respond to changing needs.
- Mixed Use development along the main street should contribute to the amenity and activation of the public realm.

7.3 CIVIC AND CULTURAL

Objectives

The objective of the Civic and Cultural Zone is to make specific provision for public facilities such as government offices, halls, theatres and art galleries.

Use Permissibility

In addition to the uses permitted under the Scheme in the Civic and Cultural Zone, the following shall be a “D” Use in this zone:

(i) Take-away food outlet.

Provisions

All provisions, standards and requirements of the Civic and Cultural Zone as set out in the Scheme shall apply.

7.4 COMMERCIAL

Objectives

The Commercial Zone is intended to accommodate retailing, entertainment, professional offices, business services and residential uses commensurate with the scale of a Neighbourhood Centre. Development of single residential dwellings is not encouraged within the Commercial Zone.

The Commercial Zone is intended to be the main activity hub and symbolic heart for the Capricorn Village community. In addition to servicing the daily and weekly needs of the community, the mixture of residential dwellings, office based employment generation, shops and cafés will ensure the centre remains active during the day and after hours. Overall the Commercial Zone aims to become an accessible, open and attractive hub that imparts a sense of community ownership.

Design Principles

Council shall have regard to the following Design Principles when considering Local Development Plans (LDP) and Development Applications in the Commercial Zone:

- The centre should be designed to facilitate pedestrian movement into the centre and along the main street.
• Development should ensure direct commercial activation of the main street.
• Development should maximise amenity and urban design quality along the main street.

Local Development Plan

In accordance with Clause 47 (b) of the Planning and Development (Local Planning Schemes) Regulations 2015 this structure plan requires LDPS to be prepared for the area; as such no development should be commenced or carried out in the Commercial Zone until a LDP has been prepared and adopted pursuant to Part 6, Clause 47 of the Planning and Development (Local Planning Schemes) Regulations 2015.
8.1 ENVIRONMENTAL CONDITIONS

In accordance with the Scheme, environmental conditions imposed by the Minister for the Environment on the Scheme or amendments to the Scheme and contained in a Statement under Section 48F of the Environmental Protection Act, shall be incorporated into the Scheme by provisions made in Schedule 12 of the Scheme contemporaneously with the making of the Scheme or amendment.

Lots 303 and 304 within the Project Area are subject to Environmental Conditions which require the preparation of the following relevant Environmental Management Plans:

- Drainage, Nutrient and Water Management Plan
- Foreshore Management Plan

These Management Plans have been prepared by ATA Environmental on behalf of the landowner. A copy of the Environmental Conditions and Statement is contained in Appendix 1. The requirements of the Management Plans shall be implemented to the satisfaction of the relevant authority at the specified stage of development / subdivision.

- The preparation of appropriate mechanisms to ensure the retention of the natural dunal landform and native vegetation within the low density R5 lots prior to subdivision of these areas.
- The preparation of a flora and fauna management strategy prior to the subdivision of land within the Project Area (including any soil disturbance or earthworks) to provide for the relocation and/or propagation of native flora and fauna and the implementation of the recommendations of the endorsed strategy.

8.2 BUSHFIRE MANAGEMENT

- Prior to subdivision and development within bushfire prone areas a Bushfire Management Plan is to be prepared where required by State Planning Policy 3.7 Planning in Bushfire Prone Areas.
- Development identified in a bushfire prone area shall be in accordance with State Planning Policy 3.7 Planning in Bushfire Prone Areas.

8.3 INFRASTRUCTURE PROVISIONS

- Contributions to infrastructure, the vesting of lands and the construction of roads to apply upon the subdivision of lands, shall be in accordance with the provisions as set out in the Deed of Variation to the Deed of Infrastructure (refer Appendix 2).
- No more than the number of residential lots referred to in the Western Australian Planning Commission’s Policy, ‘Allocation of Dwelling Units in the Yanchep - Two Rocks District’, or such greater number determined by the Commission after a review of Dwelling Unit Allocation are to be created until regional traffic access is improved by the dedication and construction of Marmion Avenue between Kingsbridge Boulevard, Butler and Lagoon Drive, Yanchep. A traffic impact assessment will be required for all non residential developments to ensure no additional impact on Wanneroo Road.
• A strategy for the construction of the regional roads referred to in the deed of infrastructure between the proponent and the Western Australian Planning Commission on a traffic needs basis and the implementation of the strategy recommendations.

<table>
<thead>
<tr>
<th>REGIONAL ROAD</th>
<th>CONSTRUCTION</th>
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<tbody>
<tr>
<td>Yanchep Beach Road duplication between Marmion Avenue and Two Rocks Road including the roundabout at the intersection of Yanchep Beach Rd and Two Rocks Road</td>
<td>Prior to 50% of clearances for lots contained within the Capricorn Coastal Village Structure Plan have been issued.</td>
</tr>
<tr>
<td>50% of Marmion Avenue between Yanchep Beach Road and Toreopango Avenue</td>
<td>Prior to 80% of clearances for lots within the Capricorn Coastal Village Structure Plan have been issued.</td>
</tr>
<tr>
<td>50% of Toreopango Avenue along the northern boundary of the Structure Plan</td>
<td>Prior to 90% of clearances for lots within the Capricorn Coastal Village Structure Plan have been issued.</td>
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</table>

• The staging for the construction of arterial roads will be considered as part of the preparation of the District Structure Plan. If the arterial roads reach capacity then the upgrading shall occur on an abuttal basis unless otherwise agreed by Council.

• The finalisation of the Neighbourhood Integrator Strategy to address the form, function and staging for the upgrade of Two Rocks Road (including the one way pair system and the early provision of a pedestrian cycle access to Yanchep Beach Road) prior to subdivision of land within the Project Area and the recommendations of the strategy being implemented.

• The construction of the foreshore road proposed to link with Brazier Road in association with the subdivision of the adjacent land and / or prior to 50% of the clearances for lots contained within that portion of the C.C.V.S.P area located west of Two Rocks Road.

• Agreement to be reached between the proponent, the City and Main Roads WA with respect to the location, cost and construction of schedule of proposed traffic signals within the LSP Area prior to the issue of titles for adjacent land.

### 8.4 NOISE ATTENUATION

• The neighbourhood centre is intended as a hub of activity and vitality and some noise can be expected from the permitted uses in the centre such as cafes, restaurants and taverns etc. All development is required to meet the appropriate noise attenuation standards outlined by the Building Code of Australia (BCA). However, noise attenuation measures are to be applied within reason and are not intended to prevent permitted uses being developed due to onerous attenuation measures.

• Development adjacent Two Rocks Road should have consideration to State Planning Policy 5.4 Road and Rail Transport Noise and Freight Considerations.

### 8.5 PUBLIC OPEN SPACE

• The provision of public open space shall be in accordance with the Agreed Structure Plan.

• A minimum 10% open space allocation will be required across the entire Local Structure Plan area.
8.6 OTHER PROVISIONS

- The searching and clearance of unexploded ordnance prior to the staged subdivision or other development works (including any soil disturbance or earthworks) proceeding within the Project Area and arrangements being made to ensure purchasers and successors in title of the proposed lots are made aware of the matter of unexploded ordnance (including a Memorial on Title and Notification on Contracts of Sale).

- The finalisation and implementation of the Economic Development Initiatives Strategy for the Project Area in accordance with the Memorandum of Understanding between Tokyu Corporation, which expands upon the IDEAS project to incorporate additional local initiatives in order to expand employment opportunities for the existing community.

- The construction of bulk earthworks over the proposed area of active open space adjoining the northern primary school site will be required, at the cost of the subdivider, at the time the adjoining land is further subdivided.

- The relocation of the existing waste water treatment facility that exists within the Project Area and the relevant clearances being received from the Department of Environment and Conservation for associated land prior to residential development occurring on the land to the west of Two Rocks Road. The road networks and configuration identified in the Structure Plan will be subject to further detailed consideration through the subdivision process and have been prepared as a guide for future development/subdivision.

- The road networks and configuration identified in the Structure Plan will be subject to further detailed consideration through the subdivision process and have been prepared as a guide for future development/subdivision.

- Prior to any subdivision and/or development occurring on the proposed R5 (Conservation Lots), the proponent shall prepare and implement appropriate management provisions to ensure the retention of the natural dunal landform and native vegetation to the satisfaction of the City of Wanneroo. In this regard, Local Development Plans (LDP) and/or Restrictive Covenants (129 BA) may be utilised for this portion of the Structure Plan to ensure design coordination and integration.

- The following variations to the Residential Design Codes constitute Acceptable Development with respect to all lots coded R20, R25, R30 or R40. The intention of the provisions is to maximise the opportunity for passive surveillance and passive solar design and improve the relationship between the private realm of the dwelling and the public realm of the street, whilst not being overly prescriptive to ensure the lots can accommodate a range of standard housing designs and remain affordable.

- Development within areas identified on Plan 2 as subject to RMD 25, RMD 30, RMD 40 and RMD 60 is subject to the provisions of the City of Wanneroo Local Planning Policy 4.19 Medium-Density Housing Standards (R-MD).

Any single house development that complies with the Residential Design Codes, the following variations and/or any adopted Detailed Area Plan does not require separate planning approval or consultation with surrounding landowners. The requirements of the R-Codes and District Planning Scheme must be satisfied in all other matters to the satisfaction of the City of Wanneroo.
1. Street Setbacks
   a. Front loaded lots (i.e. lots that gain access from the street that is the primary frontage): Garages must be setback a minimum of 0.5m behind the front dwelling alignment.
   b. Front loaded lots opposite POS and all laneway lots: Minimum 3m and maximum 4.5m. For laneway lots abutting POS, this setback applies to the boundary abutting POS.

2. Boundary Wall (for all lots less than 12m in width only)
   a. One boundary wall for the dwelling is mandatory;
   b. May be located on either or both boundaries for lots generally orientated north—south; and
   c. Mandatory on the southern side and permitted on both boundaries of lots generally orientated east-west.

3. Outdoor Living Area
   a. To be located on the northern side of lots generally orientated east-west.

4. Vehicular Access
   a. All laneway lots shall gain vehicle access from the rear laneway only.

5. Minimum Open Space (% of site)
   a. For lots coded R20 and R25, within the Open Space Variation Area, the minimum total open space shall be 40% of the site area.
   b. For lots coded R30 and R40, within the Open Space Variation Area, the minimum total open space shall be 30% of the site area.

   • The western portion of the proponent’s landholding, which is reserved for Parks and Recreation under the Metropolitan Region Scheme is to be ceded free of cost to the Crown as a Foreshore Reserve at the time of subdivision of the abutting land in accordance with Western Australian Planning Commission Policy.

8.7 LOCAL DEVELOPMENT PLANS

LDPs shall be prepared and implemented by the City of Wanneroo pursuant to Part 6, Clause 47 of the Planning and Development (Local Planning Schemes) Regulations 2015, prior to subdivision and/or development of:

- Lots smaller than 260m²;
- Lots with direct boundary frontage to an area of POS;
- Lots deemed to be impacted by noise as identified in the Noise Assessment;
- Lots with rear-loaded vehicular access;
- Lots within the ‘Commercial’ zone (prior to development, refer Clause 6.4); and
- Mixed Use sites establishing design criteria that facilitate intensification, adaptable and generational change of use (refer Clause 6.2).

LDPs being prepared and approved for lots comprising one or more of the above site attributes shall address the following as a minimum, where necessary:
i) Surveillance of POS;
ii) Vehicular access and garage locations for rear-loaded lots;
iii) Vehicular and pedestrian access, parking and service areas;
iv) Building height;
v) Setbacks;
v) Adaptable dwelling design that can facilitate intensification and generational change of use; and
vii) Noise management.
9 RESIDENTIAL DEVELOPMENT

Plan 1 defines either the Residential Density Code or the Residential Density Code range that apply to specific areas within the Structure Plan.

Where Plan 1 prescribes a Residential Density Code Range, 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 the locational criteria contained in Clause 10.1.

The Residential Density Code Plan is to include a summary of the proposed dwelling yield of the subdivision.

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 determination of future development applications. Variations to the Residential Density Code Plan will require further approval of the WAPC.

A Residential Density Code Plan is not required if the WAPC considers that the subdivision is for one or more of the following:

i) the amalgamation of lots;
ii) consolidation of land for “superlot” purposes to facilitate land assembly for future development;
iii) the purposes of facilitating the provision of access, services or infrastructure; or
iv) land which by virtue of its zoning or reservation under the Structure Plan cannot be developed for residential.

9.1 LOCATIONAL CRITERIA

For areas identified as having a Residential Density Code range on the Structure Plan, the allocation of residential densities shall be in accordance with the following criteria:

a) R25-R40 Range
   i) an average density code of R25 shall generally be provided for all residential lots.
   ii) medium densities of R30 or R40 shall generally be provided for residential lots accessed by a rear laneway and/or lots directly fronting or adjacent to areas of POS.