HAINSWORTH LOCAL STRUCTURE PLAN
LOT 14143 (16) HARFORD WAY, GIRRAWHEEN
November 2017
IT IS CERTIFIED THAT AMENDMENT NO. 1 TO HAINSWORTH STRUCTURE PLAN NO. 98 WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

29 November 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>
<thead>
<tr>
<th>AMENDMENT NO.</th>
<th>DESCRIPTION OF AMENDMENT</th>
<th>ENDORSED BY COUNCIL</th>
<th>ENDORSED BY WAPC</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>• Including the following text within Part 1 – Section 5; 5.1 The City of Wanneroo’s ‘Medium-Density Housing Standards (R-MD)’ Local Planning Policy 4.19 (R-MD Codes LPP 4.19) sets out acceptable variations to the deemed-to-comply provisions of the R-Codes for lots coded R25-R60. Except in a situation where an approved LDP imposing R-Code variations for lots applies, the standards set out in the R-MD Codes LPP 4.19 apply to this Local Structure Plan.”</td>
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<td></td>
<td>• Clause 3.3 under the heading ‘3.0 Interpretation and relationship with scheme’ to be deleted in its entirety.</td>
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EXECUTIVE SUMMARY

The Structure Plan comprises the former Hainsworth Primary School site at Lot 14143 (16) Harford Way, Girrawheen. The Structure Plan will facilitate the redevelopment of the no longer required school site for residential purposes.

The Structure Plan is a stand-alone document and does not overlap, supersede or consolidate an endorsed Structure Plan.

Structure Plan Summary Table

| Total Area | 4.201ha |
| Area of each land use: | |
| - Residential | 3.061ha |
| Estimated lot yield | 75 |
| Estimated number of dwellings | 160 |
| Estimated POS | 808m$^2$ |
PART 1 IMPLEMENTATION SECTION
PART 1 – IMPLEMENTATION
1.0 **STRUCTURE PLAN AREA**

1.1 This Part applies to the Hainsworth Local Structure Plan, being Lot 14143 (16) Harford Way, Girrawheen and consisting of all land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map (Plan 1).

2.0 **STRUCTURE PLAN CONTENT**

2.1 The Structure Plan comprises:
   a) Part 1 – Implementation Section
   b) Part 2 – Explanatory Information (Non-Statutory)
   c) Part 3 – Technical Appendices

2.2 Part 1 of the Structure Plan includes only the structure plan map and implementation planning provisions.

2.3 Part 2 and 3 of the Structure Plan are to be used as a reference guide to interpret the implementation of part one.

3.0 **INTERPRETATION AND RELATIONSHIP WITH THE SCHEME**

3.1 Unless otherwise specified in this part, the words and expressions used in this 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.

3.2 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.

4.0 **OPERATION DATE**

4.1 In accordance with clause 9.8.1 of the Scheme, the 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 Council pursuant to clause 9.6.5 of the Scheme, whichever is later.

5.0 LAND USE AND SUBDIVISION REQUIREMENTS

5.1 The City of Wanneroo’s ‘Medium-Density Housing Standards (R-MD)’ Local Planning Policy 4.19 (R-MD Codes LPP 4.19) sets out acceptable variations to the deemed-to-comply provisions of the R-Codes for lots coded R25-R60. Except in a situation where an approved LDP imposing R-Code variations for lots applies, the standards set out in the R-MD Codes LPP 4.19 apply to this Local Structure Plan.

5.2 Subdivision and development of land shall be in accordance with the zones, reserves and residential density codes assigned on the Structure Plan Map.

5.3 Land Use permissibility within the Structure Plan area shall be in accordance with the corresponding zone or reserve under the Scheme.

5.4 Residential development within the Structure Plan Area shall provide for a minimum of 105 dwellings.

5.5 The provision of a minimum of 10 per cent public open space being provided in accordance with the WAPC’s Liveable Neighbourhoods, Public open space is to be provided generally in accordance with Plan 1 and Table 1 with an updated public open space schedule to be provided at the time of subdivision for determination by the WAPC, upon the advice of the City of Wanneroo.

Table 1: Public Open Space Provision

<table>
<thead>
<tr>
<th>PUBLIC OPEN SPACE</th>
<th>SIZE m²</th>
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<tbody>
<tr>
<td>Local Park</td>
<td>808m²</td>
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</tbody>
</table>

5.6 At the time of subdivision the following conditions may be recommended, as applicable, requiring the preparation and/or implementation of the following information strategies:

a) Urban Water Management Plan (City of Wanneroo)
b) Geotechnical report (City of Wanneroo)
c) Landscape plan (City of Wanneroo)

5.6 Wherever practical significant trees shall be retained within public open space and within the road reserves. A plan indicating the trees to be retained shall be submitted with the plan of subdivision.

The retention of any significant trees within the road reserves will be subject to the provision of fire separation setbacks and the protection of root zones through the City of Wanneroo’s and the WAPC’s consideration of:

a) Competing uses within the road reserve;
b) Road and verge widths;
c) Road grade; and,
d) An Arboiculturalist Impact Assessment and associated retention advice.
6.0 DEVELOPMENT REQUIREMENTS

6.1 General Planning Requirements for Structure Plan Area

6.1.1 Corner Lots (Dual street frontage)

Development on corner lots shall address both primary and secondary streets through their design by orientating built form elements such as major openings, balconies and the use of visually permeable fencing to provide passive surveillance to both elevations.

6.1.2 Development adjacent to Public Open Space

Development adjacent to public open space shall be designed to orientate built form elements such as major openings, balconies and visually permeable fencing to provide multiple opportunities for passive surveillance.

A minimum 1.0 metre setback is to be provided to a lot boundary abutting public open space.

6.1.3 Street setbacks

For lots coded R40, the following additional 'deemed to comply' requirement to the Residential Design Codes applies:

Buildings (excluding carports/garages) shall be setback from the primary street boundary a minimum of 2.0 metres. Further reductions (averaging) shall not be permitted.