Capricorn Coastal Node
Structure Plan No. 75
## DOCUMENT STATUS

<table>
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<tr>
<th>14/024 Capricorn Coastal Node Structure Plan No. 75</th>
<th>Revision</th>
<th>Reviewer</th>
<th>Date Issued</th>
</tr>
</thead>
<tbody>
<tr>
<td>Prepared By:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Taylor Burrell Barnett Town Planning and Design</strong></td>
<td>1</td>
<td>RC</td>
<td>05.03.2015</td>
</tr>
<tr>
<td>187 Roberts Road</td>
<td>2</td>
<td>RC</td>
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</tr>
<tr>
<td>SUBIACO WA 6008</td>
<td>3</td>
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<td>26.05.2015</td>
</tr>
<tr>
<td>Phone: 9382 2911</td>
<td>4</td>
<td>MW</td>
<td>10.06.2015</td>
</tr>
<tr>
<td>Fax: 9382 4586</td>
<td>5</td>
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<td>19.08.2015</td>
</tr>
<tr>
<td><a href="mailto:admin@tbbplanning.com.au">admin@tbbplanning.com.au</a></td>
<td>6</td>
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<td>21.12.2015</td>
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<td>In association with:</td>
<td>Amnt 1</td>
<td>RC</td>
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</tr>
<tr>
<td>Roberts Day</td>
<td></td>
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</table>
ENDORSEMENT

This Structure Plan is prepared under the provision of the City of Wanneroo District Planning Scheme No. 2.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

6 Jan 2016 Date

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, in the presence of:

[Signature] Witness

13/1/2015 Date

6 Jan 2026 Date of Expiry
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>
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<tr>
<td>Amendment 1</td>
<td>Undertake changes to the Agreed Structure Plan document by:</td>
<td></td>
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</tr>
<tr>
<td></td>
<td>• Including reference to RMD 40 &amp; RMD 60 in Part 1, Section 1.7.1 for the Residential zone.</td>
<td></td>
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<tr>
<td></td>
<td>• Including reference to RMD 60 in Part 1, Section 1.7.2 for the Mixed Use zone.</td>
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<tr>
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<td>• Including the following text within Part 1 – Sections 1.7.1 and 1.7.2;</td>
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<td></td>
<td>• ‘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-Codes variations for lots applies, the standards set out in R-MD Codes LPP 4.19 apply to this Local Structure Plan.</td>
<td></td>
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<td></td>
<td>• Updating Plan 1 with RMD Codes and include a note in the legend as follows: ‘Lots with a designated RMD-Code are subject to LPP4.19-Medium Density Housing Standards’.</td>
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PART 1 IMPLEMENTATION

1.1 STRUCTURE PLAN AREA

The Capricorn Coastal Node Structure Plan (Structure Plan) shall apply to the area defined by the black dashed line on Plan 1 – Structure Plan.

1.2 PURPOSE

The Capricorn Coastal Node is intended to become a tourist and recreational coastal activity destination. This Structure Plan provides the planning framework to guide subsequent detailed urban design and development of the centre. This Structure Plan constitutes a Structure Plan prepared pursuant to the City of Wanneroo District Planning Scheme No. 2 (the Scheme).

1.3 STRUCTURE PLAN CONTENT

Part 1 – Implementation
Contains the structure plan map and outlines the requirements that will be applied when assessing subdivision and development applications over the land to which the structure plan applies.

Part 2 – Explanatory Section and technical appendices
Supports the structure plan contained in Part 1 by providing the background and explanatory information used to prepare the structure plan.

1.4 INTERPRETATION

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

Within the Structure Plan report, the term ‘local government’ refers to the City of Wanneroo.

Holiday Home means a dwelling which may also be used for short term accommodation but does not include a bed & breakfast.

Retail NLA shall have the same meaning as given to the term ‘net lettable area’ in Appendix 1 of State Planning Policy 4.2 Activity Centres for Perth and Peel.

Serviced Apartment means a group of units or apartments providing:
(a) self-contained accommodation for short term guests; and
(b) any associated reception or recreation facilities.

Short term accommodation has the meaning given to it in the Planning and Development (Local Planning Schemes) Regulations 2015 (as amended).

1.5 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.
1.6 ZONES AND RESERVES

The Plan 1 – Structure Plan 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.

1.6.1 RESIDENTIAL ZONE OBJECTIVES

In addition to the objectives in the Scheme pertaining to the Residential zone, the following objectives apply within the Structure Plan:

(a) Promote development that is conducive to the establishment of home based businesses.

(b) Provide for predominantly residential and short term accommodation uses that may be made up of one or a mix of the following types:
   - Short term accommodation;
   - Grouped or Multiple Dwellings; and
   - Single Dwellings.

(c) Provide an appropriate interface between future development and public open space surrounding the Structure Plan area.

1.6.2 MIXED USE ZONE OBJECTIVES

In addition to the objectives in the Scheme pertaining to the Mixed Use zone, the following objectives apply within the Structure Plan:

(a) Provide an area of transition between the Commercial zone and the surrounding residential area.

(b) Build coastal facilities with opportunities for festive, entertainment, leisure, recreational and artisan experiences.

(c) Be designed in scale and accessibility for pedestrians to linger.

(d) Be intricately connected to the natural coastal ecology.

(e) Final road alignments, public open space and indicative lot configuration providing for a flexible and adaptive road layout and local-scale coastal activity centre and complementing the existing environment.

(f) Land Use and development that is complementary to the Commercial zone comprising the predominant retail components of the Capricorn Coastal Node, and the Capricorn Village Neighbourhood Centre.

1.6.3 COMMERCIAL ZONE OBJECTIVES

In addition to the objectives in the Scheme pertaining to the Commercial zone, the following objectives apply within the Structure Plan:

(a) Facilitate the development of a compact and accessible local-scale coastal activity node.

(b) Provide for a suitable amount of retail and compatible commercial, short-stay and tourism, recreation, entertainment and residential land uses.

(c) Complement and not compete with the conventional day-to-day retail, commercial and civic services offered in the Capricorn Village Neighbourhood Centre.

1.6.4 SPECIAL USE ZONE OBJECTIVES

The following objectives apply within the Special Use zone within the Structure Plan:

(a) Provide for a range of short-stay accommodation types for varying budgets with a tourism focus including motel, hotel and resort land uses; and incidental non-residential land uses.
Integrate the built form within the coastal landscape having regard to changes in coastal processes over time. In this regard natural topography should be maintained as much as possible and the architecture, colour and landscaping should have regard to and complement the natural coastal character.

Tourist / recreational facilities such as swimming pools, tennis courts, function rooms, and day spa may be provided, noting that non-tourism related retail, commercial and service facilities would be more appropriately located in the Mixed Use and Commercial zones.

1.7 DEVELOPMENT PROVISIONS

1.7.1 RESIDENTIAL ZONE DEVELOPMENT PROVISIONS

i. Land Use Permissibility:

The permissibility of any use class within the Residential Zone is indicated in Table 1 of the Scheme.

ii. Development Standards:

An Ancillary Dwelling may front onto and be accessed from a laneway (either on ground floor or above dwelling/garage).

iii. Residential Density:

A target of minimum 15 dwellings per gross urban hectare shall be achieved within the Residential zone. Proposed subdivisions creating single residential lots must demonstrate how this can be achieved.

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 applies, the standards set out in the R-MD Codes LPP 4.19 apply to this Local Structure Plan.”

The Plan 1 – Structure Plan applies an RMD40 and RMD60 density coding for the Residential zone.

iv. Parking:

‘Foreshore Road’ and ‘Road Link to Two Rocks Road’: On street parking shall be maximised. Provision shall be made along both roads for suitable pedestrian crossings, street trees and landscaped verge areas, bus stops, and street furniture where appropriate.

1.7.2 MIXED USE ZONE DEVELOPMENT PROVISIONS

i. Land Use Permissibility:

The permissibility of any use class within the Mixed Use zone is indicated in Table 1 of the Scheme. Land uses at ground level within the Mixed Use zone adjacent to the Coastal Foreshore Reserve shall be non-residential.

In accordance with the Scheme, the following uses are determined to be consistent with the objectives and purposes of the Mixed Use zone within the structure plan area and, in considering an application for planning approval, shall follow the procedures for a ‘D’ use under the Scheme:

- Holiday Home, and;
- Serviced Apartment.

ii. Development Standards:

An Ancillary Dwelling may front onto and be accessed from a laneway (either on ground floor or above a dwelling/garage).
iii. Subdivision and development on land zoned Mixed Use abutting the Coastal Foreshore Reserve, shall be designed so as to:
   a) Maintain public accessibility to the foreshore reserve;
   b) Maintain a visual connection to the coast from the Foreshore Road in strategic locations; and
   c) Be sympathetic to the coastal environment and landscape.

iv. Local Development Plans:
   A Local Development Plan (LDP), prepared pursuant to the Scheme, will be required to address the following:
   - Frontage and interface for lots directly abutting public open space and/or the existing Coastal Foreshore Reserve;
   - Adaptability to non-residential use over time by providing suitable access, parking, street interface, site layout, building external design, internal building design and facilities.
   
   Note: Non-residential adaptability of a development is to have regard to the type of building and expected non-residential land use.

   - Development on land zoned Mixed Use abutting the Coastal Foreshore Reserve, shall be designed so as to maintain public accessibility and view corridors to the Coastal Foreshore Reserve as generally indicated on Plan 1 – Structure Plan;
   - Bush Fire Management Plan requirements (for land within a Bush Fire Prone Area, refer section 1.9); and
   - Other matters referred to in DPS 2 or considered relevant by the local government.

   A LDP may be prepared for either the entire zone or for separate street block areas. The local government will not accept a LDP for any area that is spatially smaller than a street block.

   Proposals that comply with the provisions of this Structure Plan and an approved LDP shall be considered to have Planning Approval as required under the Scheme. Separate planning approval obtained through the lodgement of a Development Application shall only be required if variations to the LDP are proposed.

v. Residential Density:
   A target of minimum 15 dwellings per gross urban hectare shall be achieved within the Mixed Use zone. Proposed subdivisions creating single residential lots must demonstrate how this can be achieved.

   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 applies, the standards set out in the R-MD Codes LPP 4.19 apply to this Local Structure Plan.”

   The Plan 1 – Structure Plan applies an RMD60 and R100 density coding to residential components of development within the Mixed Use zone.

vi. Parking:
   On street parking shall be maximised along the Foreshore Road, as depicted on Plan 1 – Structure Plan, and along local access streets in proximity to or abutting the existing Coastal Foreshore Reserve. Provision shall be made along the Foreshore Road where appropriate for suitable pedestrian crossings, street trees and landscaped verge areas, bus stops, street furniture, and a shared path.

   The parking standards contained in LDPs shall be guided by the following:
   - Parking areas comprising large open expanses of monotonous paving or asphalt shall be minimised;
Parking shall be designed wherever possible to complement surrounding built form with the use of screening, planting and/or built form;

On-site parking requirements shall be minimised, taking into account reciprocity;

On-site parking requirements should not restrict changes in land use. In this regard a flat rate for parking that does not vary with land use may be considered by the local government; and

Coastal centres have more amplified peak usage on weekends and during the warmer months, therefore to avoid the potential for large underutilised parking areas during off-peak times, multiple purpose sites that can accommodate parking such as grassed areas are encouraged to be used to cater for peak periods.

A LDP, prepared pursuant to the Scheme, will be required to address the following:

- Land uses at ground level that provide an active commercial frontage;
- Suitable access, parking, street interface, site layout, building external design, internal building design and facilities for commercial development;
- Frontage and interface for lots directly abutting the Foreshore Road;
- Bush Fire Management Plan requirements (for land within a Bush Fire Prone Area, refer section 1.9); and
- Other matters referred to in the Scheme or considered relevant by the local government.

A LDP may be prepared for either the entire zone or for separate street block areas. The local government will not accept a LDP for any area that is spatially smaller than a street block.

Proposals that comply with the provisions of this Structure Plan and an approved LDP shall be considered to have Planning Approval as required under the Scheme. Separate planning approval obtained through the lodgement of a Development Application shall only be required if variations to the LDP are proposed.

i. Land Use Permissibility:

The permissibility of any use class within the Commercial zone is indicated in Table 1 of the Scheme.

In accordance with the Scheme, the following uses are determined to be consistent with the objectives and purposes of the Commercial zone within the structure plan area and, in considering an application for planning approval, shall follow the procedures for a ‘D’ use under the Scheme:

- Holiday Home, and;
- Serviced Apartment.

ii. Development Standards:

An Ancillary Dwelling may front onto and be accessed from a laneway (either on ground floor or above dwelling/garage).

iii. Local Development Plans:

The Plan 1 – Structure Plan applies an R100 density coding to residential components of development within the Commercial zone.

v. Parking:
On street parking shall be maximised along the Foreshore Road, as depicted on Plan 1 – Structure Plan, and along local access streets within the Commercial zone. Provision shall be made along the Foreshore Road where appropriate for suitable pedestrian crossings, street trees and landscaped verge area, bus stops, street furniture, and a shared path.

The parking standards contained in DAPs shall be guided by the following:

- Parking areas comprising large open expanses of monotonous paving or asphalt shall be minimised;
- Parking shall be designed wherever possible to complement surrounding built form with the use of screening, planting and/or built form;
- On-site parking requirements shall be minimised, taking into account reciprocity; and
- On-site parking requirements should not restrict changes in land use. In this regard a flat rate for parking that does not vary with land use may be considered by the local government.

### 1.7.4 SPECIAL USE ZONE DEVELOPMENT PROVISIONS

#### i. Zoning Table:

No person shall use any land or any structure or buildings on land in the Special Use zone except for the purpose set out against that land in Table 1. All uses not listed in Table 1 are deemed Not Permitted ‘X’.

#### ii. Subdivision and Development on land zoned Special Use abutting the Coastal Foreshore Reserve, shall be designed so as to maintain a pedestrian connection as shown on the Yanchep Two Rocks District Structure Plan No. 43 having regard to coastal physical processes over the longer term.

#### iii. Development within the Special Use zone is to be separated from the Coastal Foreshore Reserve in a way that provides a clear demarcation between public and private land.

#### TABLE 1 SPECIAL USE ZONING TABLE

<table>
<thead>
<tr>
<th>USE CLASS</th>
<th>Land Use Permissibility</th>
<th>USE CLASS</th>
<th>Land Use Permissibility</th>
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<tr>
<td>Amusement Facility/ Parlour</td>
<td>D</td>
<td>Office</td>
<td>D</td>
</tr>
<tr>
<td>Art Gallery</td>
<td>D</td>
<td>Park</td>
<td>D</td>
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<tr>
<td>Beauty Parlour</td>
<td>D</td>
<td>Park Home Park</td>
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<tr>
<td>Bed &amp; Breakfast</td>
<td>P</td>
<td>Place of Assembly</td>
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<tr>
<td>Camping Ground</td>
<td>P</td>
<td>Private Recreation</td>
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<td>Car Park</td>
<td>P</td>
<td>Public Exhibition Facility</td>
<td>P</td>
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<td>Caravan Park</td>
<td>D</td>
<td>Reception Centre</td>
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<td>Caretaker’s Dwelling</td>
<td>D</td>
<td>Restaurant</td>
<td>D</td>
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<td>Holiday Village/ Resort</td>
<td>D</td>
<td>Serviced Apartment</td>
<td>D</td>
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<td>Hotel</td>
<td>D</td>
<td>Telecommunications</td>
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</tr>
<tr>
<td>Motel</td>
<td>D</td>
<td>Infrastructure</td>
<td></td>
</tr>
</tbody>
</table>

#### iv. Local Development Plans:

One LDP shall be prepared for the land zoned Special Use. A LDP, prepared pursuant to the Scheme, will be required to address the following:

- View analysis, including views from within the site and views of the development from the beach and surrounding areas;
- The spatial arrangement of land uses, consistent with Table 1 Special Use Zoning Table in this Structure Plan;
- Building details including orientation, form, scale, height, colours, materials and roofing;
• Indicative earthworks plan and retaining walls;
• Pedestrian and vehicular access and parking through the site;
• Integration of development and access with the adjoining Mixed Use zone and existing Coastal Foreshore Reserve;
• Safe and controlled beach access in accordance with the Two Rocks Yanchep Foreshore Management Plan;
• Landscape Strategy;
• Building Exclusion Areas within the Coastal Physical Processes Setback area (refer to section 1.11);
• Bushfire Management Plan requirements (for land within a Bush Fire Prone Area, refer section 1.9); and
• Other matters referred to in the Scheme or considered relevant by the local government.

Proposals that comply with the provisions of this Structure Plan and the approved LDP shall be considered to have Planning Approval as required under the Scheme. Separate planning approval obtained through the lodgement of a Development Application shall only be required if variations to the LDP are proposed.

1.8 RETAIL NET LETTABLE AREA

Notwithstanding that limited retail may be accommodated within the Mixed Use zone, pursuant to the Scheme for the Commercial zone, the Retail Net Lettable Area (NLA) shall not exceed 1,600m². Any increase in the Retail NLA shall be subject to an amendment to this Structure Plan and require a retail assessment report that takes into consideration ongoing tourism demands and adverse impacts on the viability of surrounding centres.

1.8.1 EMPLOYMENT SELF SUFFICIENCY TARGET

*Directions 2031 & Beyond* and the *Yanchep – Two Rocks District Structure Plan* (DSP) aim to deliver improved levels of employment self-sufficiency (ESS) within the North-West region (encompassing the Cities of Joondalup and Wanneroo). *Directions 2031 & Beyond* has an ESS target of 60% by 2031 and the DSP has an ESS target of 75% for the DSP area. The Structure Plan area will contribute to these ESS targets through the delivery of retail floorspace, commercial floorspace and tourism accommodation. DAPs and development applications within the Mixed Use, Commercial and Special Use zones are to demonstrate the contribution made to the overall ESS targets.

1.9 BUSHFIRE MANAGEMENT

A 100 metre Hazard Separation Zone applies over zoned land depicted as a ‘Bush Fire Prone Area’ on Plan 1 – Structure Plan. Prior to the lodgement of subdivision or development in these areas bushfire mitigation and management measures are to be addressed in accordance with the WAPC’s *Planning for Bushfire Protection Guidelines*.

Any relevant class of building identified in *Australian Standard – Construction of Buildings in Bushfire Prone Areas* (AS3959-2009) (or equivalent) to be erected on any lot within the ‘Bush Fire Prone Area’ as declared in this Structure Plan shall comply with the requirements of AS3959-2009 (or equivalent).

The WAPC, on the advice of the local government and/or the Department of Fire and Emergency Services (DFES), may require a condition at the time of subdivision requiring the preparation, approval and implementation of a Bushfire Management Plan to the specifications of the Responsible Authority.

At the time of subdivision, the extent of the ‘Bush Fire Prone Area’ may be reviewed to have regard to any changes in the extent of the area subject to a ‘Moderate’ and/or ‘Extreme’ bushfire hazard.
### 1.10 PUBLIC OPEN SPACE PROVISION

Public Open Space Provision shall have regard to the spatial arrangement of public open space as outlined in the Capricorn Coastal Village Agreed Structure Plan No. 44 (ASP 44).

Subdivision within the Mixed Use zone adjacent to the Coastal Foreshore Reserve is to provide 0.2423ha public open space which is located and designed to maximise public accessibility and view corridors to the Coastal Foreshore Reserve.

**Note:** Two areas of open space, numbered 15 and 16, are identified in ASP 44 for Urban Space (Passive) and, excluding drainage, are documented to provide 0.2423ha out of the 26.7203ha Open Space allocation as contained in Table 1 of the Amendment 9 documentation for the ASP 44.

### 1.11 COASTAL PHYSICAL PROCESSES SETBACK LINE

A Physical Processes Setback Line, measured from the Horizontal Setback Datum (HSD), is depicted on **Plan 1 – Structure Plan**.

At the time of development, subdivision or strata subdivision in accordance with this Structure Plan and adjacent to the existing Coastal Foreshore Reserve, all land forward of the Physical Processes Setback Line shall be ceded to the Crown as ‘Parks and Recreation’ reserve for future management by the local government.

Development shall be located behind the Physical Processes Setback Line except where consistent with the requirements of SPP 2.6 *State Coastal Planning Policy*.

A Shared Path is to be provided along the coast, outside of the Coastal Physical Processes Setback area, and subject to detailed design as part of a Foreshore Management Plan.

### 1.12 SUBDIVISION AND DEVELOPMENT REQUIREMENTS

Table 2 outlines requirements for submission at subdivision and/or development.

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Submission Stage</th>
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<tbody>
<tr>
<td>Public Open Space Schedule</td>
<td>Lodgement of subdivision within the Mixed Use Zone where adjacent to the Coastal Foreshore Reserve.</td>
</tr>
<tr>
<td>Foreshore Development Concept</td>
<td>Lodgement of subdivision or development within the Mixed Use Zone where adjacent to the Coastal Foreshore Reserve.</td>
</tr>
<tr>
<td>Foreshore Management Plan</td>
<td>Condition of subdivision where public access to the Coastal Foreshore Reserve is made available.</td>
</tr>
<tr>
<td>Bushfire Compliance Checklist</td>
<td>Lodgement of subdivision or development where land is within a bushfire prone area.</td>
</tr>
<tr>
<td>Bushfire Management Plan</td>
<td>Condition of subdivision where land is within a bushfire prone area.</td>
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</table>
Lot 9028

Lot 312

Lot 2

R100

R100

RMD40

RMD40

RMD60

RMD60

Barnett. All areas and dimensions displayed are subject to detail survey.

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14/024/043I

27 April 2017

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YANCHEP

Capricorn Coastal Node, ASP 75

YANCHEP

LEGEND

LOCAL STRUCTURE PLAN BOUNDARY

ZONES

RESIDENTIAL

COMMERCIAL

MIXED USE

SPECIAL USE

RESERVES

FUTURE PARKS AND RECREATION - FORESHORE RESERVE

OTHER

R CODES

FORESHORE ROAD (Indicative Location)

ROAD LINK TO TWO ROCKS ROAD (Indicative Location)

POTENTIAL BUS ROUTE

SHARED PATHS

BUSH FIRE PRONE AREA

COASTAL PHYSICAL PROCESSES SETBACK LINE

PERMANENT RESIDENTIAL DEVELOPMENT EXCLUDED

INDICATIVE LOCATION OF PUBLIC OPEN SPACE

NOTES

Lots with designated RMD - Codes are subject to LPP4.19

Medium Density Housing Standards.