

TOWN PLANNING
AND URBAN DESIGN

TAMALA PARK LOCAL STRUCTURE PLAN

PART ONE - STATUTORY SECTION

OUR REF: 709-045
SEPTEMBER 2009

DOCUMENT CONTROL

Document ID: PLANNING/PG 2009/709-045/Final Documents/ Final Report/ Statutory Section Report						
Issue	Date	Status	Prepared by		Approved by	
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EXECUTIVE SUMMARY

The Tamala Park Local Structure Plan (LSP) relates to the lands depicted in Figure 1 - Study Area, with the study area referred to hereafter as Tamala Park.

The lands subject of the LSP are bound by the suburbs of Mindarie and Clarkson, by Neerabup Road to the north, the Mitchell Freeway reservation and Neerabup Regional Park to the east, the Tamala Park Landfill facility to the south and an existing coastal foreshore reserve and the Indian Ocean to the west. The future Mitchell Freeway Reserve is a 'Primary Regional Road' under the Metropolitan Region Scheme (MRS). Marmion Avenue and Connolly Drive are 'Other Regional Roads' under the MRS and run in a north-south direction through the subject land.

Tamala Park is surrounded by existing urban development to the north and south and is well positioned to facilitate optimum community development, through the proximity of existing services, infrastructure, commercial development, and emerging employment and recreational opportunities.

The LSP Map is attached at Appendix 1, having been prepared following significant participation and input from the local community, the Tamala Park Regional Council (the TPRC), the City of Wanneroo (CoW) and relevant State and Federal Government agencies. The intended strategic outcome of the LSP is to facilitate the establishment of a range of housing typologies and densities that meet the emerging needs of the Perth Metropolitan Region with respect to lifestyle, accessibility and changing demography. In addition, it is intended to create a community having a distinct identity and sense of place, that takes advantage of prevailing natural features, a well planned built environment and relationship with existing and future retail, business, community services and other employment opportunities in the immediate locality and wider region.

The LSP will also provide for the appropriate management of natural elements and features, such as the protection of significant tracts of native flora and associated fauna and the reuse of storm-water within a quality urban landscaping framework.

The lands subject of the LSP have been separated into four precincts in order to accurately inform future planning processes, as follows.

Western Precinct: The Western Precinct will incorporate medium and higher-density residential development that makes best and sensitive use of the existing landform, contours and ocean views. The Western Precinct abuts a Bush Forever Reserve to the south and west, through which sensitively located pedestrian paths will provide access to the coast through the adjoining dune systems, with potential future linkage to a small coastal activity centre.

Central Western Precinct: This precinct will incorporate low and higher density residential development that embraces open space comprising tracts of significant vegetation in excellent condition, including a mixed-use node that will accommodate local community facilities, daily convenience shopping needs and provide a community focal point. A business zone abuts Neerabup Road within this precinct, providing land for future commercial activities adjacent to the Ocean Keys District Centre.

Central Eastern Precinct: The Central Eastern Precinct will accommodate low and higher density residential development, including a primary school with shared active open space facilities on its southern boundary. This precinct will accommodate mixed-use activities in proximity to Neerabup Road providing potential for non-retail commercial activity in conjunction with residential uses.

Eastern Precinct: The Eastern Precinct will accommodate mixed-use nodes for non-retail commercial activity on Neerabup Road, strategic sites on Connolly Drive and land adjacent to a community focal point providing a town square, retail opportunities and locations suited to home business development. The majority of commercial activity will be located in a main street format, aligned to provide a highly legible link across Neerabup Road to encourage synergy with the Clarkson Train Station. Medium and higher-density residential development is envisaged to provide alternative housing options and to accommodate the retention of existing significant trees in what will be a vibrant locality. The focus of the precinct is a town square accessed by the Green Link and a road accessing the freeway off ramp to Neerabup Road.



Green Link: The Green Link is proposed to be developed leading from Neerabup Road at the Clarkson Train Station and subsequently east west through the centre of each of the four precincts to the eastern edge of the development. The Green Link will perform a major role within Tamala Park, providing the primary means of connection to and from the development to adjoining Primary Regional Roads and activity centres. The Green Link will also provide a linear park recreation space linking public open spaces, activity centres, public art and community facilities and will also assist in stormwater management within the urban water management regime. Importantly, the corridor will serve as a tree lined ecological corridor throughout Tamala Park.

This LSP includes a Statutory Section (Part 1), providing a framework with parameters guiding land use and development through subsequent detailed area planning. The Explanatory Section (Part 2) provides the background technical and supporting information that has informed the intent and desired outcomes for the LSP and each of the four precincts in Part 1.

The Indicative Development Plan (IDP) attached at Appendix 14 - Part 2, indicates the basis for dwelling target yields and calculations and provides a best practice response in respect of the identification and configuration of public open space and conservation reserves.

Part 1 is structured in a manner providing the CoW the leverage and guidance necessary to achieve the strategic objectives of the TPRC and the CoW Smart Growth Strategy. This is achieved through the use of dwelling targets, which must be achieved for each of the precincts via the preparation of Detailed Area Plans (DAP's). The DAP's must demonstrate that dwelling density targets will be achieved through appropriate subdivision and development controls. To this end, subdivision in any precinct is generally prohibited unless a DAP has first been prepared and endorsed by the CoW.

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1.0 APPLICATION

- 1.1 The Tamala Park Local Structure Plan (referred to hereafter as the LSP) relates to the structure plan area contained within the line denoting the boundary as shown on Figure 1 – Tamala Park Local Structure Plan Area.

REFER TO FIGURE 1 – TAMALA PARK LOCAL STRUCTURE PLAN AREA

- 1.2 Pursuant to clauses 9.8.2 and 9.8.3 of the City of Wanneroo (CoW) District Planning Scheme No. 2 (DPS2), the provisions of this part shall apply to land contained within the LSP area as follows:

(a) the objectives, standards and requirements applicable to zones and R-Codings under DPS2 shall apply to the same extent as to areas having corresponding designations under the LSP, unless specific provision is made contrary to this part.

(b) any other provision, standard or requirement of this part of the LSP that is not otherwise contained in DPS2, shall apply to the land as though it is incorporated into DPS2 and shall be binding and enforceable to the same extent as if part of DPS2.

- 1.3 The LSP shall come into operation following endorsement by the Western Australian Planning Commission (WAPC) pursuant to clause 9.6.3 (b) of DPS2.

- 1.4 The words and expressions used in this LSP have the corresponding meanings given to them in DPS2, unless otherwise stated. Terms not defined by DPS2 or the LSP have the same meaning as those within Liveable Neighbourhoods.

- 1.5 The purpose of Part 2 is to assist in facilitating and delivering the project and to inform the interpretation of the statutory provisions in Part 1.

FIGURE 1 – TAMALA PARK LOCAL STRUCTURE PLAN AREA



2.0 STATUTORY PRINCIPLES AND OBJECTIVES

The objectives of the LSP include those adopted by the Tamala Park Regional Council (TPRC), which have been derived from the objectives contained in the CoW Smart Growth Strategy. Meeting the adopted objectives of the TPRC will generally satisfy the requirements of the Smart Growth Strategy. It is noted that the TPRC objectives may be amended or updated from time to time.

The objectives of the LSP are generally in accordance with those adopted by the TPRC and are as follows:

2.1 PRINCIPLE 1 – LIFESTYLE AND HOUSING CHOICE

2.1.1 OBJECTIVES

- (a) Promote a range of lot sizes and housing types, catering for different lifestyle choices and affordable housing opportunities.
- (b) Provide a variety of quality lifestyle options.

2.2 PRINCIPLE 2 – EFFECTIVE USE OF LAND AND INFRASTRUCTURE

2.2.1 OBJECTIVES

- (a) Supporting commercial and residential developments that support community facilities, commercial facilities and public transport systems.
- (b) Optimising the use of infrastructure and assets.
- (c) Effectively planning for the development of future infrastructure.
- (d) Promoting urban design that is responsive to the needs of the community.

2.3 PRINCIPLE 3 – LONG TERM HEALTH OF THE ENVIRONMENT

2.3.1 OBJECTIVES

- (a) Conserving and enhancing local biodiversity and landform wherever practicable.
- (b) Encourage community participation in local bushcare efforts.
- (c) Promote more efficient use of water, energy and other resources.
- (d) Developing integrated water management strategies to increase water efficiency.
- (e) Encouraging sustainable waste management options and improving resource recovery.
- (f) Promote a variety of alternative transport choices to reduce energy consumption.
- (g) Adoption of supporting environmental and sustainability principles such as Green Star rating of residential buildings and whole-of-life energy material and maintenance utilisation factors for assessment of the value of public infrastructure.

2.4 PRINCIPLE 4 – LONG TERM HEALTH OF THE SOCIAL AND CULTURAL ENVIRONMENT

2.4.1 OBJECTIVES

- (a) Valuing social and cultural diversity
- (b) Encouraging social cohesiveness and civic participation.
- (c) Encouraging and supporting equity for all community members.
- (d) Encouraging inter-connectedness between neighbourhoods.
- (e) Promoting distinctive and attractive communities.
- (f) Promoting community safety.
- (g) Promoting the conservation and appreciation of heritage sites.
- (h) Promoting the provision of community facilities and services that meet the needs of the community.
- (i) Structure planning and subsequent detailed area planning to establish outcomes that accommodate and enhance community health and wellbeing.

2.5 PRINCIPLE 5 – LONG TERM ECONOMIC HEALTH

2.5.1 OBJECTIVES

- (a) Building on local industry strengths and opportunities.
- (b) Encouraging workforce participation and local employment placement.
- (c) Promoting investment consistent with strategic vision.
- (d) Advocating the provision and enhancement of communications infrastructure.
- (e) Promoting business assistance and support networks.
- (f) Promoting lifelong learning and targeted industry training.
- (g) To provide ample opportunities for sound access to employment nodes via a range of transport modes.

2.6 PRINCIPLE 6 – PEOPLE AND GOVERNMENT

2.6.1 OBJECTIVES

- (a) Promoting inclusive decision-making.
- (b) Creating a commitment to the future of the region.

3.0 STRUCTURE PLAN

3.1 THE STRUCTURE PLAN MAP

The Tamala Park Local Structure Plan Map (the LSP Map) is attached at Appendix 1 and contains the following features:

- Major roads and neighbourhood connectors.
- Zones in keeping with DPS2.
- Identified conservation areas.
- Preferred locations of active and passive Public Open Space (POS).
- Precincts.

3.2 PRECINCTS

The LSP area shall be divided into the following Precincts as designated on the LSP Map:

- Precinct 1 – Western Precinct.
- Precinct 2 – Central Western Precinct.
- Precinct 3 – Central Eastern Precinct.
- Precinct 4 – Eastern Precinct.

3.3 STRATEGIES AND PLANS

Plans, strategies and studies either undertaken to inform the structure planning process or required to inform the subsequent preparation of Detailed Area Plans (DAP's) include the following:

- Local Water Management Strategy.
- Resource Efficiency Strategy.
- Vegetation / Flora Surveys.
- Significant Tree Survey.
- Level 1 Fauna Survey.
- Environmental Management Plan.
- Landscaping Strategy.
- Traffic, Transport and Public Transport Report.
- Indigenous Heritage Management Plan.
- Ethnographic Survey.
- Engineering Report.
- Earthworks and Contour Plan.

- Geotechnical Report.
- Community Development Plan.
- Community Facilities Plan.
- Economic and Employment Strategy / Activity Centres Model.

A servicing plan and noise attenuation analysis will be undertaken in future development stages.

Table 1 – Strategy and Plan Submission below, provides an indicative timing for the submission of various plans and strategies with respect to planning processes that will occur associated within Tamala Park.

REFER TO TABLE 1 – STRATEGY AND PLAN SUBMISSION.

Table 1 – Strategy and Plan Submission

Strategy / Plan	Structure Plan	DAP	Subdivision	Development
Resource Efficiency Strategy	✓			
Design Guidelines		✓		
Environmental Management Plan (Addressing Ministerial Conditions)	✓			
Landscaping Strategy	✓			
Unexploded Ordinance			✓	
Landscaping Plan			✓	✓
Significant Tree Survey	✓			
Level 1 Fauna Survey	✓ (May be provided post-lodgement, but required prior to endorsement of the LSP by the City)			
Level 2 Fauna Survey	N/A			
Level 1 Flora Survey	✓ (May be provided post-lodgement, but required prior to endorsement of the LSP by the City)			
Level 2 Flora Survey	✓ (May be provided post-lodgement, but required prior to endorsement of the LSP by the City)			

Strategy / Plan	Structure Plan	DAP	Subdivision	Development
Local Water Management Strategy (LWMS)	✓			
Urban Water Management Plan (UWMP)		✓		
Traffic and Transport – Public Transport	✓	✓		
Indigenous Heritage / Ethnographic Survey	✓			
Indigenous Heritage Management Plan		✓	✓	
Geotechnical Engineering Report	✓		✓	
Karst Investigation			✓	
Karst Management Strategy			✓	
Servicing Plan			✓	
Staging Strategy - Infrastructure		✓		
Community Development Plan	✓			
Community Facilities Plan	✓			
Economic and Employment Strategy	✓			
Retail Model	✓			
Noise Attenuation		✓	✓	✓
Earthwork and Contour Plan		✓	✓	✓

3.4 STRUCTURE PLAN AMENDMENTS

Where proposed amendments are not considered to materially affect the intent of the LSP and the objectives in Section 2 above, the CoW may give consideration to the amendment of the LSP and waive the requirement for advertising. An amendment to the LSP shall be accompanied by the following:

- A summary report outlining how the objectives detailed in the adopted LSP are to be addressed.
- If required, an updated version of the LSP Map, with appropriate modified text addressing the relevant components of the urban form elements.
- Relevant reports and documents, strategies and management plans as may be required to justify the amendment.

4.0 DETAILED AREA PLANS

4.1 ADMINISTRATION

4.1.1 The following provisions provide general guidance to the creation of DAP's for each of the four identified precincts. Detailed guidance relevant to each of the precincts is provided in Section 5.

4.1.2 Subdivision and development of the land within each of the precincts shall be in accordance with a DAP approved by the CoW pursuant to Clause 9.14 of DPS2 except as provided for below. The DAP's will enhance proposals described within the LSP, particularly the allocation of residential density coding, dwelling typology and land use. Once adopted the DAP's will be used for subdivision and development control purposes.

The City will not accept a DAP for any area that is geographically smaller than a Precinct, as illustrated on the LSP Map, unless that DAP is for land within an existing DAP. The City will not support subdivision and development within a precinct that exceeds or varies the precinct development criteria, unless the CoW first endorses a DAP.

Subdivision and development in keeping with the LSP and precinct development criteria may occur in the absence of a DAP under the following circumstances:

(a) in the case of subdivision, the subdivision is for the amalgamation of lots or part lots, or the consolidation of land to facilitate assembly for future development and where resulting lots meet or exceed the size of the individual Precinct.

(b) in the case of development, the development is of a nature that would not prejudice:

(i) the design of a precinct wide DAP.

(ii) the timely provision of infrastructure and services to the area.

(iii) the development of the surrounding area in line with the LSP.

(c) Particular circumstances where development in any part of a precinct must first be subject of an approved DAP include the following:

(i) Locations within 400 metres of environmentally sensitive areas and Bush Forever sites.

(ii) Locations immediately adjacent Public Open Space (POS) reservations.

(iii) Lots adjacent laneways and primary schools.

(iv) Lots abutting Neerabup Road, Marmion Avenue and Connolly Drive.

(v) Situations where variations to the R-Codes and DPS2 provisions are required.

(vi) Situations where it is not intended to generally maintain site levels or topography at pre-development levels.

(vii) Activity centre development.

(viii) Where direct access from Marmion Avenue, Neerabup Road or Connolly Drive is proposed.

4.1.3 Prior to subdivision or development being considered for approval, the City will also require:

(a) The preparation and approval of the necessary strategies and plans listed in Table 1, relevant to the stage of development specified in that table.

(b) A report accompanying any application for subdivision or development, which demonstrates that those plans and strategies listed in Table 1 have been addressed by the proposed subdivision or development.

4.1.4 A DAP shall be advertised prior to consideration for approval as per Clause 9.14.3 of DPS 2.

4.1.5 DAP's shall be prepared in keeping with the DAP criteria and precinct planning provisions, in addition to the principles and objectives in Section 2 of the Statutory Section of the LSP above.

4.1.6 DAP's prepared at variance to the LSP and DAP precinct planning criteria may be entertained, including where a DAP exceeds a dwelling target for a precinct. In such circumstances, the DAP shall be advertised as though it were a variation to the LSP and subsequently amended if necessary to reflect the change.

4.1.7 A DAP must be approved prior to subdivision applications being considered for approval by the City, except in those circumstances described in Section 4.1.2 (a).

5.0 DETAILED AREA PLAN CRITERIA

5.1 PREAMBLE

In addition to any general matters required to be included within a DAP as per clause 9.14.2 of DPS2 and the precinct specific matters required to be included in each DAP in Section 6, the DAP's shall specifically incorporate the following information and design elements:

5.2 PLANNING CRITERIA

5.2.1 RESIDENTIAL DEVELOPMENT

- (a) Dwelling yields to be determined for specific locations within each precinct area through the use of R-Code designations and/or design guidelines that determine built form and desired yields.
- (b) Grouped and multiple dwelling sites are to be identified with associated R-Code designations or alternative guidelines.
- (c) A DAP prepared in respect of a precinct shall provide an overall dwelling yield being no less than the gross dwelling target identified for each precinct.

- (d) A DAP may provide a dwelling yield that exceeds a precinct dwelling target no more than 10% over and above the dwelling target.
- (e) Where the proposed dwelling yield in a DAP exceeds the stipulated number of dwellings for any one precinct by greater than 10%, appropriate studies will be required in order to demonstrate that a proposal is satisfactory. These may include but are not necessarily limited to the following:
 - (i) Traffic Impact Statement.
 - (ii) Amended Community Facilities Strategy.
 - (iii) Amended Retail Modelling Analysis.
 - (iv) Other studies that the CoW may require.

5.2.2 PUBLIC OPEN SPACE AND CONSERVATION

- (a) POS shall generally be located as per the LSP Map (Attachment 1) and generally in keeping with the distribution described in the POS table in Part 2 (Explanatory Section).
- (b) The retention of significant vegetation shall be maintained wherever possible and within those areas identified by the LSP Map.

- (c) Significant vegetation identified in Figures 8 - 11 in Part 2 (Explanatory Section) is to be retained in parks and recreation reserves and POS areas wherever practicable.
- (d) Detailed area planning to provide an appropriate distribution of POS throughout the structure plan area, with due consideration given to balancing the need for conservation lands, drainage and community uses.
- (e) The retention of original topography and environmental features shall be maintained wherever possible, along with the use of endemic species for landscaping.

5.2.3 BUILT ENVIRONMENT

- (a) Variations to the Residential Design Codes 2008 that are required to achieve the desired form and density of urban development.
- (b) Building setbacks, building footprints, building envelopes and other built form controls.
- (c) A high level of surveillance to the public realm being incorporated into the design of residential and commercial localities, including upper level development.

- (d) Signage being integrated with buildings and being of appropriate character.
- (e) Acoustic attenuation measures being incorporated into building designs in order to appropriately manage mixed-use development.
- (f) Buildings to address the street and transit services.

5.2.4 SITE LEVELS AND RETAINING WALLS

- (a) Indicative site levels and locations of retaining walls are to be depicted on each DAP.

5.2.5 MOVEMENT NETWORK

- (a) Dual use paths, pedestrian pathways and cycleways are to be developed and depicted generally in accordance with Figure 21 Recommended Pedestrian Cycle Facilities.
- (b) The road network is to be designed generally in accordance with and connecting to the layout depicted in the LSP Map.
- (c) Intersection control to be generally in accordance with Figures 22-25.

- (d) Street cross sections shall be generally in accordance with Figures 26-28.
- (e) Requirements in terms of on street parking, street trees, footpath width and location.

5.2.6 CARPARKING

- (a) The number of on-site car parking bays shall be provided for as per the number specified under DPS2, or as identified under design guidelines prepared in respect of any precinct.

5.2.7 ACTIVITY CENTRES

DAP's incorporating activity centres shall address the following criteria:

- (a) Details on how building design will facilitate mixed-use development and changing patterns of investment.
- (b) Building facades are to provide 70% of the frontage by length as transparent window areas at ground level and 50% at upper levels to avoid the development of blank facades and maximise surveillance.

- (c) The distribution of retail floor space to be allocated as per the indicative level of retail floorspace described in Table 2: Retail Floor Space Provision.
- (d) Where a proposed DAP exceeds a precinct dwelling target by more than 10% and / or where housing typology as indicated on the structure plan has been varied, a revised retail modelling exercise may be required.
- (f) Development on larger lots to provide courtyards to the side or rear of buildings, for the benefit of employees and residents.
- (g) Awnings for shelter from the elements to be provided.
- (h) Where possible, vehicular access and vehicle parking is to be located to the side or rear of buildings.
- (i) Car parks on privately owned land are to be located underground or to the side and rear of buildings and not between buildings and the street edge.
- (j) Buildings are to follow site responsive design to minimise artificial temperature control and urban heat gain.

5.2.8 NOISE MANAGEMENT

- (a) Noise amelioration measures to be investigated in association with development adjoining Neerabup Road, Marmion Avenue, Connolly Drive and the future Mitchell Freeway extension.

Table 2 - Retail Floor Space Provision

Precinct	Area (m ²)
Precinct 1	250
Precinct 2	400
Precinct 4	3,300

6.0 PRECINCT PLANNING PROVISIONS

The following forms part of the statutory provisions of the LSP and provides the standards and requirements for those precincts identified on the LSP Map, to be addressed in the preparation of DAP's guiding subdivision and development.

Where any inconsistency arises between the following provisions and DPS2, then the following provisions shall prevail to the extent of that inconsistency and apply as a variation to DPS2 as per Clause 9.8.3 (f) of DPS2.

6.1 PRECINCT 1 – WESTERN PRECINCT

6.1.1 PREAMBLE

The following development criteria relate to Precinct 1 – Western Precinct, located within the Tamala Park Local Structure Plan Area.

6.1.2 LAND USE PERMISSIBILITY

Land use permissibility within Precinct 1 shall accord with the applicable land uses under DPS2 relevant to any particular zone within the precinct, with the exception of the following:

Residential Zone:

Aged or Dependant Persons' Dwelling – 'P'

Grouped Dwelling – 'P'

Multiple Dwelling – 'P'

Centre Zone:

A per part 3.13.4 of DPS2, uses within the 'Centre Zone' are to be determined in accordance with the relevant Agreed Structure Plan. The following use class permissibility is applied to the 'Centre Zone' within Precinct 1:

Convenience Store – 'P'

Corner Store – 'A'

Restaurant – 'P'

Other land uses as defined in Schedule 1 of DPS2 are to be treated as ('X') prohibited uses within the 'Centre Zone' in Precinct 1.

6.1.3 DETAILED AREA PLAN CRITERIA

A DAP for Precinct 1 shall be prepared to specifically incorporate the following:

- (a) A minimum yield of 490 dwelling units through the implementation of residential density codings and/or the creation of design guidelines in order to achieve the development of a range of housing typologies as depicted on the LSP Map.
- (b) The DAP shall provide for a form of residential development that achieves the distribution of dwelling density and typology as depicted on the LSP Map and meeting or exceeding the intent described in Section 11 of Part 2 (Explanatory Section) for this precinct.
- (c) Indicative site levels and locations of retaining walls are to be depicted. Natural site levels and topography are to be maintained wherever practical, unless not demonstrated to be possible in order to achieve density targets and the desired nature of development as depicted on the LSP Map.
- (d) Sensitive hard interface treatments to the Bush Forever lands that also support pedestrian access to these areas.

- (e) The form of residential development is to be depicted in tandem with maximum building heights.
- (f) Lots accommodating single residential dwellings shall accommodate development that will respect natural topography and site levels wherever practical.
- (g) Those matters required to be included within a DAP under Section 5.2 of this LSP and Clause 9.14.2 of DPS2.

6.1.4 BUILT FORM DESIGN GUIDELINES

Design guidelines shall be prepared in tandem with a DAP in order to address fine-grained detail relating to built form, desired residential amenity and any required variances to the Residential Design Codes 2008.

6.2 PRECINCT 2 - CENTRAL WESTERN PRECINCT

6.2.1 PREAMBLE

The following development criteria relate to Precinct 2 – Central Western Precinct, located within the Tamala Park Local Structure Plan Area.

6.2.2 LAND USE PERMISSIBILITY

Land use permissibility within Precinct 2 shall accord with the applicable land uses under DPS2 relevant to any particular zone within the precinct, with the exception of the following:

Residential Zone:

Aged or Dependant Persons' Dwelling – 'D'

Grouped Dwelling – 'D'

Multiple Dwelling – 'D'

Centre Zone:

As per part 3.13.4 of the DPS2, uses within the 'Centre Zone' are to be determined in accordance with the relevant Agreed Structure Plan. The following use class permissibility is applied to the 'Centre Zone' within Precinct 2:

Permitted ("P") Uses:

Ground Floors:

Art Gallery, Bakery, Bank, Beauty Parlour, Civic Building, Club (Non-residential), Consulting Rooms, Convenience Store, Corner Store, Dry Cleaning Premises, Hairdresser, Hall, Laundromat, Lunch Bar, Medical Centre, Office, Pharmacy, Place of Assembly, Place of Worship, Public Exhibition Facility, Restaurant, Shop, Supermarket and Video Hire.

Upper Floors:

Ancillary Accommodation, Home Business (Category 1, 2 and 3), Office and Residential - Multiple Dwellings and Grouped Dwellings.

Discretionary ("D") Uses:

Ground Floor:

Child Care Centre, Educational Establishment, Laundry, Market (Retail), Public Exhibition Facility, Residential development (in the form of multiple dwellings and grouped dwellings where upper floors also accommodate residential development) and Veterinary Consulting Rooms.

Upper Floors:

Art Gallery, Beauty Parlour, Civic Building, Consulting Rooms, Educational Establishment, Hall, Hospital, Medical Centre, Office, Place of Assembly, Place of Worship, Private Recreation, Public Exhibition Facility, Recreation Centre, Restaurant and Video Hire.

6.2.3 DETAILED AREA PLAN CRITERIA

A DAP for Precinct 2 shall be prepared and specifically incorporate the following:

- (a) A minimum yield of 650 dwelling units through the implementation of residential density codings and/or the creation of design guidelines in order to achieve the development of a range of housing typologies as depicted on the LSP Map.
- (b) The DAP shall provide for a form of residential development that achieves the distribution of dwelling density and typology as depicted on the LSP Map and meeting or exceeding the intent described in Section 11 of Part 2 (Explanatory Section) for this precinct.
- (c) An appropriate interface with the conservation reserve that adjoins Marmion Avenue.
- (d) Indicative site levels and locations of retaining walls are to be depicted. Natural site levels and topography are to be maintained wherever practical, unless not demonstrated to be possible in order to achieve density targets and the desired nature of development as depicted on the LSP Map.
- (e) The form of residential development is to be depicted in tandem with maximum building heights.

- (f) Lots accommodating single residential dwellings shall accommodate development that will respect natural topography and site levels wherever practical.
- (g) Those matters required to be included within a DAP under Section 5.2 of this LSP and Clause 9.14.2 of DPS2.
- (h) Matters addressing built form, amenity and accessibility on business zoned land.

6.2.4 BUILT FORM DESIGN GUIDELINES

Design guidelines shall be prepared in tandem with a DAP in order to address fine grained detail relating to built form, desired residential and other amenity and any required variances to the Residential Design Codes 2008.

6.3 PRECINCT 3 – CENTRAL EASTERN PRECINCT

6.3.1 PREAMBLE

The following development criteria relate to Precinct 3 – Central Eastern Precinct, located within the Tamala Park Local Structure Plan Area.

6.3.2 LAND USE PERMISSIBILITY

Land use permissibility within Precinct 3 shall accord with the applicable land uses under DPS2 relevant to any particular zone within the precinct, with the exception of the following:

Residential Zone:

Aged or Dependant Persons' Dwelling – 'P'

Grouped Dwelling – 'P'

Multiple Dwelling – 'P'

6.3.3 DETAILED AREA PLAN CRITERIA

A DAP for Precinct 3 shall be prepared and specifically incorporate the following:

- (a) A minimum yield of 520 dwelling units through the implementation of residential density codings and/or the creation of design guidelines in order to achieve the development of a range of housing typologies as depicted on the LSP Map.
- (b) The DAP shall provide for a form of residential development that achieves the distribution of dwelling density and typology as depicted on the LSP Map and meeting or exceeding the intent described in Section 11 of Part 2 (Explanatory Section) for this precinct.
- (c) Indicative site levels and locations of retaining walls are to be depicted. Natural site levels and topography are to be maintained wherever practical, unless not demonstrated to be possible in order to achieve density targets and the desired nature of development as depicted on the LSP Map.
- (d) The form of residential development is to be depicted in tandem with maximum building heights.

- (e) Lots accommodating single residential dwellings shall accommodate development that will respect natural topography and site levels wherever practical.
- (f) Those matters required to be included within a DAP under Section 5.2 of this LSP and clause 9.14.2 of DPS2.
- (g) The form of future development within the education precinct to be addressed, including parking and surveillance.

6.3.4 BUILT FORM DESIGN GUIDELINES

Design guidelines shall be prepared in tandem with a DAP in order to address fine grained detail relating to built form, desired residential and other amenity and any required variances to the Residential Design Codes 2008.

6.4 PRECINCT 4 – EASTERN PRECINCT

6.4.1 PREAMBLE

The following development criteria relate to Precinct 4 – Eastern Precinct, located within the Tamala Park Local Structure Plan Area.

6.4.2 LAND USE PERMISSIBILITY

Land use permissibility within Precinct 4 shall accord with the applicable land uses under DPS2 relevant to any particular zone within the precinct, with the exception of the following:

Residential Zone:

Aged or Dependant Persons' Dwelling – 'P'

Grouped Dwelling – 'P'

Multiple Dwelling – 'P'

Centre Zone:

As per part 3.13.4 of the DPS2, uses within the 'Centre Zone' are to be determined in accordance with the relevant Agreed Structure Plan. The following use class permissibility is applied to the 'Centre Zone' within Precinct 4:

Permitted ["P"] Uses:

Ground Floors:

Art Gallery, Bakery, Bank, Beauty Parlour, Civic Building, Club (Non-residential), Consulting Rooms, Convenience Store, Corner Store, Dry Cleaning Premises, Hairdresser, Hall, Laundromat, Lunch Bar, Medical Centre, Office, Pharmacy, Place of Assembly, Place of Worship, Public Exhibition Facility, Restaurant, Shop, Supermarket and Video Hire.

Upper Floors:

Ancillary Accommodation, Home Business (Category 1, 2 and 3), Office and Residential - Multiple Dwellings and Grouped Dwellings.

Discretionary ["D"] Uses:

Ground Floor:

Auction Room, Child Care Centre, Educational Establishment, Funeral Parlour, Hospital, Laundry, Liquor Store, Market (Retail), Public Exhibition Facility, Restricted Premises, Residential development (in the form of multiple dwellings and grouped dwellings where upper floors also accommodate residential development) and Veterinary Consulting Rooms.

Upper Floors:

Art Gallery, Beauty Parlour, Civic Building, Consulting Rooms, Educational Establishment, Hall, Hospital, Medical Centre, Office, Place of Assembly, Place of Worship, Private Recreation, Public Exhibition Facility, Recreation Centre, Restaurant and Video Hire.

6.4.3 DETAILED AREA PLAN CRITERIA

A DAP for Precinct 4 shall be prepared and specifically incorporate the following:

- (a) A minimum yield of 960 dwelling units through the implementation of residential density codings and/or the creation of design guidelines in order to achieve the development of a range of housing typologies as depicted on the LSP Map.
- (b) The DAP shall provide for a form of residential development that achieves the distribution of dwelling density and typology as depicted on the LSP Map and meeting or exceeding the intent described in Section 11 of Part 2 (Explanatory Section) for this precinct.

- (c) Indicative site levels and locations of retaining walls are to be depicted. Natural site levels and topography are to be maintained wherever practical, unless not demonstrated to be possible in order to achieve density targets and the desired nature of development as depicted on the LSP Map.
- (d) The form of residential development is to be depicted in tandem with maximum building heights.
- (e) Lots accommodating single residential dwellings shall accommodate development that will respect natural topography and site levels wherever practical.
- (f) Those matters required to be included within a DAP under Section 5.2 of this LSP and clause 9.14.2 of DPS2.
- (h) In addition to any general matters required to be included under Table 1 of this LSP and Clause 9.14.2 of DPS2, A DAP for Precinct 4 is required to specifically incorporate provisions addressing the following design elements:

- (i) A continuous mixed-use commercial precinct that draws on the activation potential of the neighbouring Clarkson Train Station.
- (ii) An appropriate interface between the public and private realm, addressing pedestrian legibility and access for cyclists.
- (iii) Active ground floor uses and attractive design elements.
- (iv) An appropriate range of dwelling types, incorporating mixed use and higher density forms of development.
- (v) Design elements referenced in Section 5.2.7 of this LSP relating to activity centre development.
- (vi) Development of the main street featuring a distribution of mixed-use development supporting and complementing the activity centre.
- (vii) Development that appropriately incorporates public transit stops within the public realm facilitating higher frequency public transit.

6.4.4 BUILT FORM DESIGN GUIDELINES

Design guidelines shall be prepared in tandem with a DAP in order to address fine grained detail relating to built form, desired residential and other amenity and any required variances to the Residential Design Codes 2008.

6.5 CENTRAL GREEN LINK CRITERIA

6.5.1 PREAMBLE

The central neighbourhood activity corridor (Green Link) is to be developed to function as a central spine providing the major means of connection through the centre of Tamala Park, for pedestrians, cyclists, public transit and private vehicles alike. The Green Link will function as both a movement and ecological corridor, incorporating plantings and act as an integral part of the storm water management system.

6.5.2 DEVELOPMENT CRITERIA

The central Green Link is to be appropriately treated in future DAP's and subsequent design guidelines.

The following matters should be addressed.

- (a) An appropriate grade providing for universal access needs.
- (b) Street lighting to be implemented to enhance personal safety.
- (c) Public art being established providing for an appropriate character and distinctive sense of place.
- (d) Native trees will be used to provide a continuous canopy along the Green Link except in situations where solar penetration is better managed by winter deciduous trees.
- (e) Where winter deciduous trees are not used, they must be water wise species and pose no weed threat to surrounding conservation areas.
- (f) Public transit stops that are located and designed to ensure safety and security in relation to their surroundings.
- (g) The design accommodating a reserve at one edge in order to provide for a linear park area in addition to the road reserve. The public open space component of the reserve should generally be a minimum of 14 metres in width.
- (h) The provision of on street parking and traffic calming measures being provided to create an environment facilitating 40km/hr design speed.
- (i) The minimisation of roundabouts, splitter islands and other devices that prioritise car movement.
- (j) Allowance for the implement action of the initiatives as contained in the Local Water Management Strategy.
- (k) The incorporation of existing on-site vegetation wherever practicable.
- (l) An activated environmental shall be provided through directional landscaping rather than buffer landscaping.

CERTIFICATION OF AGREED STRUCTURE PLAN

CERTIFIED THAT THE AGREED TAMALA PARK LOCAL STRUCTURE PLAN
WAS ADOPTED BY RESOLUTION OF
THE WESTERN AUSTRALIAN PLANNING COMMISSION ON

.....

Signed for and on behalf of the
Western Australian Planning Commission

.....

an officer of the Commission duly authorised by the Commission pursuant to section 57 of the Western Australian
Planning Commission Act 1985 for that purpose, in the presence of:

..... Witness

..... Date

AND BY

RESOLUTION OF THE COUNCIL OF THE CITY OF WANNEROO ON

.....

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

.....

Mayor, City of Wanneroo

.....

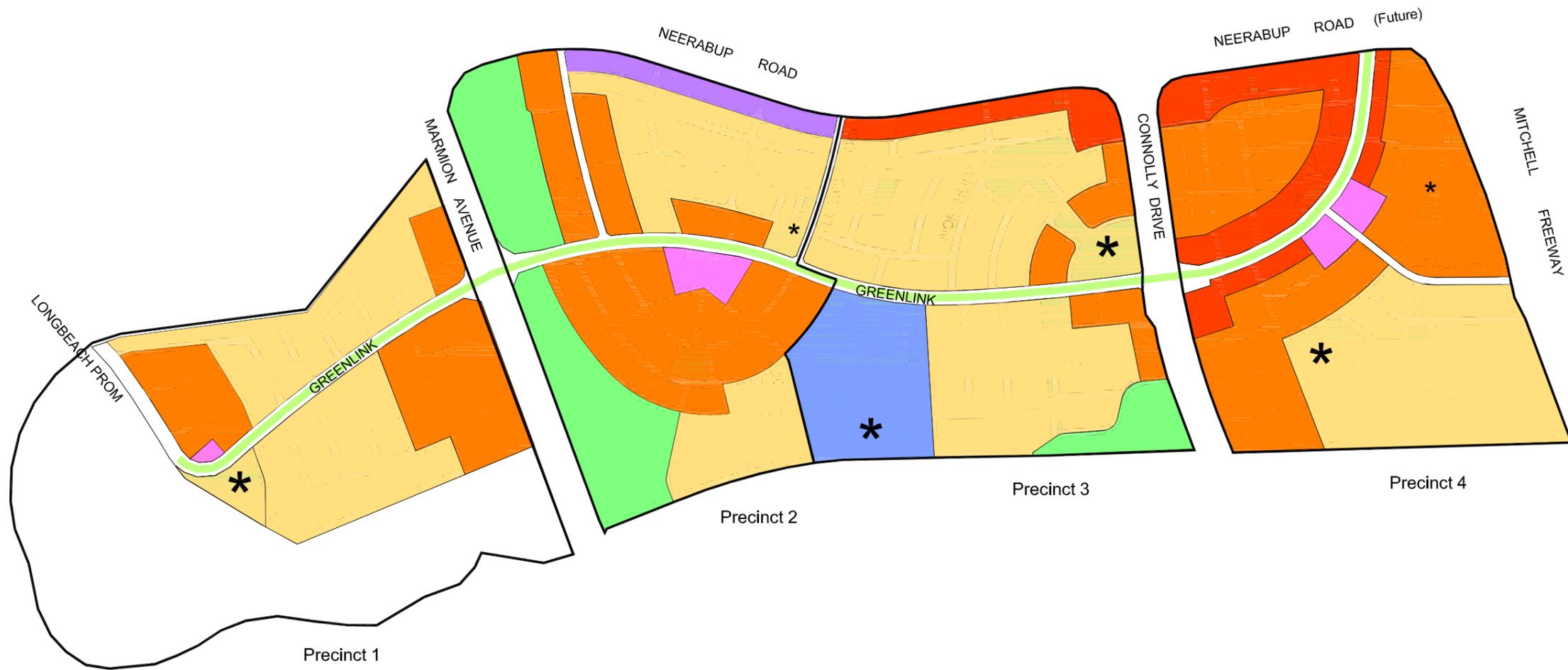
Chief Executive Officer, City of Wanneroo

..... Date



ATTACHMENT 1

STRUCTURE PLAN MAP



- Low / Medium Density (Single Dwelling / Semi Detached)
- Medium / High Density (Single Dwelling / Semi Detached / Apartments)
- Mixed Use (Single Dwelling / Semi Detached / Apartments / Commercial)
- Business (Showroom / Office)

- Centre (Apartments / Office / Commercial / Retail)
 - Reserve - Conservation
 - Community / Educational
- Preferred Locations -
- * Passive Public Open Space
 - * Active Public Open Space

Note : Actual residential densities to be determined through a detailed area planning process and subsequent approval for each precinct.



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Note : All boundaries indicative only and subject to survey and verification

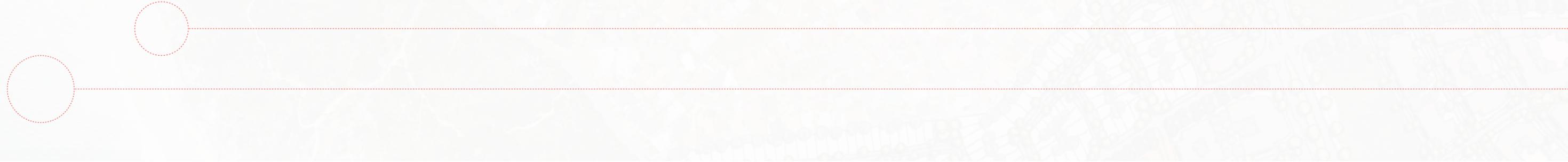


Tamala Park Local Structure Plan Map TPRC

Date: April, 2009 Designer: BWG
 Scale: 1:10000 @ A3 Drawn: MK
 Drawing No. 709-045 ST1A 01.05.09.dwg

TOWN PLANNING
AND URBAN DESIGN





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