LOT 9021 MACNAUGHTON CRESCENT
STRUCTURE PLAN

Lot 9021 MacNaughton Crescent, Kinross

August 2016

Peet Limited
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<table>
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<th>SUMMARY OF AMENDMENT</th>
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ENDORSEMENT OF STRUCTURE PLAN

This Structure Plan is prepared under the provisions of the City of Joondalup District Planning Scheme No.2.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED 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 16 of the Planning and Development Act 2005 for that purpose, in the presence of:

………………………………………………………………………….. Witness

………………………………………………………………………….. Date

………………………………………………………………………….. Date of Expiry
EXECUTIVE SUMMARY

The Lot 9021 MacNaughton Crescent Structure Plan (the ‘Structure Plan’) has been prepared to guide the subdivision and development of approximately 4.027 hectares of land on Lot 9021 MacNaughton Crescent, Kinross; within the City of Joondalup municipality.

Peet Limited is the sole landowner of the Structure Plan area.

The Structure Plan has been prepared for Peet Limited by the following specialist consultant team:

- Creative Design + Planning – urban design, town planning
- Emerge – environmental, landscape and hydrology
- Tabec – engineering
- Creating Communities – community consultation

Purpose

The Structure Plan provides an overarching planning framework to guide and facilitate the development for urban (residential) purposes, and has been prepared in accordance with the Planning and Development (Local Planning Schemes) Regulations 2015.

This Structure Plan provides for an integrated and coordinated approach to land use planning, necessary to create a strong and vibrant residential community.

Project Overview

The Structure Plan will create a framework for the future subdivision and development of an anticipated 60 dwellings within the existing Kinross community, and will accommodate in the vicinity of 168 people.

Executive Summary Table

<table>
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<tr>
<td>Total area covered by Structure Plan</td>
<td>4.027 hectares</td>
<td>Part One – Plan 1</td>
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<td>Area of each land use proposed:</td>
<td></td>
<td></td>
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<tr>
<td>Zones</td>
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<tr>
<td>- Residential</td>
<td>2.889 hectares</td>
<td>Part Two – Section 3.1</td>
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<td>- Road Reserves</td>
<td>0.675 hectares</td>
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<td>- Public Open Space Reserve</td>
<td>0.463 hectares</td>
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<td>Total estimated lot yield</td>
<td>~60 lots</td>
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<tr>
<td>Estimated number of dwellings</td>
<td>~60 dwellings</td>
<td>Part Two – Section 3.3</td>
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<tr>
<td>Estimated residential site density</td>
<td>~15+ dwellings per gross urban zone ¹</td>
<td></td>
</tr>
<tr>
<td></td>
<td>~25+ dwellings per site hectare ²</td>
<td></td>
</tr>
<tr>
<td>Estimated population</td>
<td>~210 people</td>
<td></td>
</tr>
<tr>
<td>(based on 2.8 persons per dwelling)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Estimated area and percentage of Public Open Space given</td>
<td></td>
<td></td>
</tr>
<tr>
<td>to:</td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Local parks</td>
<td>1 Park @ 0.463 hectares (11%)</td>
<td>Part Two – Section 3.2</td>
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<tr>
<td>Estimated percentage of natural area</td>
<td>3% (0.106 hectares)</td>
<td>Part Two – Section 2.1.1</td>
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FOOTNOTES:

¹ ‘Gross Urban Zone’ refers to the definition under WAPC’s Directions 2031 and supporting documents.
² ‘Site Hectare’ refers to the definition under Element 1 of WAPC’s Liveable Neighbourhoods
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Figure 11 Bus Route Plan  
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ABBREVIATIONS

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
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<tr>
<td>AHD</td>
<td>Australian Height Datum</td>
</tr>
<tr>
<td>ARI</td>
<td>Average Recurrence Interval</td>
</tr>
<tr>
<td>ASS</td>
<td>Acid Sulfate Soils</td>
</tr>
<tr>
<td>BAL</td>
<td>Bushfire Attack Level</td>
</tr>
<tr>
<td>BPZ</td>
<td>Building Protection Zone</td>
</tr>
<tr>
<td>CBD</td>
<td>Central Business District</td>
</tr>
<tr>
<td>DPS2</td>
<td>District Planning Scheme No 2</td>
</tr>
<tr>
<td>DBH</td>
<td>Diameter at Breast Height</td>
</tr>
<tr>
<td>EAMS</td>
<td>Environmental Assessment and Management Strategy</td>
</tr>
<tr>
<td>EPA</td>
<td>Environmental Protection Authority</td>
</tr>
<tr>
<td>Ha</td>
<td>Hectare</td>
</tr>
<tr>
<td>Km</td>
<td>Kilometre</td>
</tr>
<tr>
<td>LWMS</td>
<td>Local Water Management Strategy</td>
</tr>
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<td>MGL</td>
<td>Maximum Groundwater Level</td>
</tr>
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<td>MRS</td>
<td>Metropolitan Region Scheme</td>
</tr>
<tr>
<td>PEC</td>
<td>Protected Ecological Community</td>
</tr>
<tr>
<td>POS</td>
<td>Public Open Space</td>
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<td>RMD</td>
<td>Residential Medium Density</td>
</tr>
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<td>TEC</td>
<td>Threatened Ecological Community</td>
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<td>UWMP</td>
<td>Urban Water Management Plan</td>
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<tr>
<td>vpd</td>
<td>Vehicles Per Day</td>
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<td>WAPC</td>
<td>Western Australian Planning Commission</td>
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Implementation

LOT 9021 MACNAUGHTON CRESCENT STRUCTURE PLAN

1. Structure Plan Area
2. Operation
3. Staging
4. Subdivision and Development Requirements
5. Local Development Plans
6. Other Requirements
7. Additional Information
8. Structure Plan (Plan 1)
PART ONE – IMPLEMENTATION

1 Structure Plan Area

This Structure Plan applies to Lot 9021 MacNaughton Crescent, Kinross the land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan (Plan 1).

This Structure Plan is identified as the Lot 9021 MacNaughton Crescent Structure Plan.

2 Operation

This Structure Plan comes into effect on the date it is approved by the Western Australian Planning Commission.

3 Staging

The development of the Structure Plan area will be implemented in one stage.

4 Subdivision and Development Requirements

4.1 Land Use Permissibility

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

4.2 Hazards and Separation Areas

a) Residential lots identified within the Bushfire Prone Area in Figure 10 of the Environmental Assessment and Management Strategy (refer Appendix 3) will require a Bushfire Attack Level assessment to be undertaken at subdivision stage.

4.3 Public Open Space

a) The Structure Plan (Plan 1) nominates an area of 0.463 ha as creditable Public Open Space. The proposed Public Open Space meets the minimum 10% requirement as outlined in Part Two of this report.

b) An updated Public Open Space schedule is to be provided at the time of subdivision for determination by the WAPC upon advice of the City of Joondalup.

4.4 Residential Density Targets

a) Density Targets within the Structure Plan area include:
   i. The density target for the ‘gross urban zone’ is 15 dwellings per hectare across the Structure Plan; and
   ii. The density target in terms of ‘site hectare’ is 22 dwellings per hectare across the Structure Plan area.

b) Residential density codes shall be in accordance with those shown on the plan. The allocation of residential densities will generally be in accordance with the following locational criteria:

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<th>General Location Principles</th>
<th>Criteria</th>
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<td>R25</td>
<td>Generally applies to lots that have an interface with the surrounding established residential area and supporting delivery of traditional front loaded product.</td>
<td>Applies as the base code to single dwelling units that do not have a laneway abutting the rear boundary or direct frontage to Public Open Space.</td>
</tr>
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| R40            | Located in general proximity to public open space. | Applies to:  
  a) lots with rear laneway access;  
  b) lots which directly abut an area of Public Open Space; and  
  c) lots with a minimum site area less than 300m². |
4.5 Density Plans

The Structure Plan defines the residential ranges that apply to specific areas within the Structure Plan.

Lot specific residential densities, within the defined residential density ranges, are to be subsequently assigned in accordance with a Residential Density Code Plan approved by the WAPC at the subdivision stage.

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 the Structure Plan and location criteria contained in Clause 4.4.

The Density Plan is to include a summary of the proposed dwelling yield of the subdivision and demonstrate how the density target within the Structure Plan, as specified in Clause 4.4 is progressively being achieved.

Approval of the Density Plan shall be undertaken at the time of determination of the subdivision application by the WAPC. The approved Density Plan shall then form part of the Structure Plan and shall be used for the determination of future development applications.

Density Plans are not required if the WAPC considers that the subdivision is for one or more of the following:

a) The amalgamation of lots;

b) The purposes of facilitating the provision of access, services or infrastructure;

c) Land which by virtue of its zoning or reservation under the Structure Plan cannot be developed for residential purposes; or

d) Land which by virtue of its zoning under the Structure Plan is not subject to a density range.

5 Local Developments Plans

Local Development Plans will be prepared for the Structure Plan area pursuant to the WAPC’s Local Development Plan Framework and the Schedule 2, ‘Deemed Provisions for Local Planning Schemes’ of the Planning and Development (Local Planning Schemes) Regulations 2015.

5.1 Prescribed Requirements

Local Development Plans will be prepared to inform applications for subdivision and development in regard to the following:

a) Lots within a 100m catchment of ‘Classified Vegetation’ (Bushfire Hazard Zone) thus deemed at risk from bushfire pursuant to Australian Standards;

b) Lots with direct frontage to an area of Public Open Space;

c) Lots with rear-loaded (laneway) vehicle access; and

d) Lots whereby the driveway or dwelling design is impacted by the retention of specified trees.

5.2 WAPC Planning Bulletin 112/2016

A Local Development Plan is not required to vary ‘Deemed to Comply’ provisions of the Residential Design Codes where such variations are adopted under a City of Joondalup Local Planning Policy and in accordance with WAPC Planning Bulletin 112/2016 Medium-density single house development standards – Structure Plan areas.

Such variations may include (but are not exclusive to) design provisions relating to:

- Street Setback and Front Fences;
- Boundary Setbacks;
- Boundary Walls;
- Open Space;
- Garage Setbacks and width and vehicular access;
- Overshadowing; and
- Privacy.
6 Other Requirements

6.1 Notifications on Title
Notifications are to be placed on titles of all affected lots to advise of:

a) Building setbacks and construction standards to achieve a Bushfire Attack Level -29 or lower in accordance with ‘Australian Standards (AS3959-2009): Construction of buildings in bushfire prone areas’.

7 Additional Information

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<td>City of Joondalup</td>
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<tr>
<td>Urban Water Management Plan</td>
<td>Condition of Subdivision Approval</td>
<td>Department of Water</td>
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<tr>
<td>Bushfire Attack Level Assessment</td>
<td>• Subdivision application/condition of subdivision for identified lots, or • Development Application for identified lots.</td>
<td>Department of Fire and Emergency Services City of Joondalup</td>
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<tr>
<td>Site specific Fauna Survey</td>
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<td>Local Development Plans</td>
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PLAN 1 - STRUCTURE PLAN
Lot 9021 MacNaughton Crescent, KINROSS