

CHALLENGER PRECINCT STRUCTURE PLAN

PART 1: STATUTORY SECTION

LOT E26 GILMORE AVENUE & LOTS
303 & 9036 WELLARD ROAD
KWINANA TOWN CENTRE

CITY OF KWINANA

Version 5 - MARCH 2014

PREPARED BY:

burgess design group
TOWN PLANNING + URBAN DESIGN

**Lot E26 Gilmore Avenue and Lots 303 & 9036 Wellard Road,
Kwinana Town Centre**

City of Kwinana

PART 1 – STATUTORY SECTION

**CHALLENGER PRECINCT (E26)
LOCAL STRUCTURE PLAN**

Issue 5: March 2014

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Quality Assurance

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CERTIFIED THAT THE THIS STRUCTURE PLAN WAS ADOPTED BY THE RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON

_____ **Date**

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**

**And by
RESOLUTION OF THE COUNCIL OF THE CITY OF KWINANA ON**

_____ **Date**

**And
PURSUANT TO THE COUNCIL'S RESOLUTION HEREUNTO AFFIXED IN THE PRESENCE OF:**

Mayor, City of Kwinana

Chief Executive Officer, City of Kwinana

_____ **Date**

**This structure plan is prepared under the provisions of the
City of Kwinana Town Planning Scheme No.2**

**Table 1 :
Record Of Modifications To Part One And Structure Plan Map**

Modification No.	Description Of Modification	Date of Council Approval	Date Endorsed by WAPC

EXECUTIVE SUMMARY

This Local Structure Plan report and accompanying map relates to that portion of land identified as the Kwinana Town Centre 'Ancillary Use Policy Area Precinct', under the City of Kwinana's Town Planning Scheme No. 2. The structure plan has been prepared to satisfy the City of Kwinana's Scheme requirements and the development objectives of the Kwinana Town Centre Master Plan and Design Guidelines, with respect to local structure plans being in place prior to substantive subdivision and development. In addition, this report confirms that the LSP reflects the policy and statutory planning requirements of the Western Australian Planning Commission.

The plan has been based on sustainable and contemporary planning principles with emphasis on promoting community health and physical activity through a permeable, legible and logical road network and assists in the activation of the Kwinana Town Centre by supporting bus routes and providing direct access to the nearby Wellard train station. The plan promotes walking and cycling within and to key destinations, as well as via the well-placed and sizeable open spaces that form the heart of the site and offer a great asset for future residents. The over provision of public open space and the allocation of extra width road reserves has also been a key feature of the planning process in an attempt to retain existing vegetation, both for landscape amenity and for environmental conservation purposes.

The interface treatments with adjoining land holdings, as proposed by the plan, are consistent with the Kwinana Master Plan and reinforce existing facilities in the Town Centre such as the shopping centre, high school and playing fields to the north. Overall, the Structure Plan ensures a coordinated and integrated approach to planning in Kwinana that will result in the introduction of a great range of new housing products that cater to ever diversifying household structures and living arrangements. The Structure Plan also recognises the site's key strategic identity in the broader metropolitan region as also emphasised in Directions 2031.

Furthermore, it is important to acknowledge the highly collaborative approach taken to the preparation of this Local Structure Plan. The ongoing and active inputs of City of Kwinana officers and elected members have contributed considerably to the submission of a comprehensive and highly scrutinised Structure Plan that will complement and enhance the ongoing developments of the Kwinana Town Centre.

Table 2 : Structure Plan Summary Table

Item	Data	Section Number referenced in Part 2
Total area covered by the Structure Plan:	36.85 ha	1.2.2
Net Subdivisible Area	36.1906 ha	FIGURE 9
Area of each land use proposed:		
- Residential (inc roads)	21.5808 ha	3.3
- Mixed Use (excl Strategic Precinct)	0.5032 ha	3.4
- Strategic Site	3.4065 ha	3.5
- Unrestricted POS	6.6762 ha (18.4%)	3.2 / Figure 9
- Restricted POS	1.2387 ha	3.2 / Figure 9
- Dedicated Drainage Reserves	0.6594 ha	
Estimated Lot Yield:	482	3.3.1
Estimated Number of Dwellings:	916	3.3.1
Estimated Residential Site Density:	32 dwellings /gross ha	3.3.1
Estimated Population:	1941 people	3.3.1
Number of High Schools:	Nil	2.6.2 / 3.9
Number of Primary Schools:	Nil	2.6.2 / 3.9
Estimated Commercial Floor Space:	Commercial uses only permitted within Mixed Use zone: <ul style="list-style-type: none"> - Up to 4032m² NLA 'Shop' use permitted. - No m² NLA cap for non 'shop' commercial uses, except that must be contained on ground floor and/or first floor of mixed use development. 	3.10
Estimate number and area of Local Parks	6 Local Parks and 5 landscape strips totalling 7.9140 ha (21.5%) creditable POS.	3.2 / Figure 9 /Appendix 5

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1. STRUCTURE PLAN APPLICATION AREA

This Structure Plan shall apply to:

- Lot E26 on Deposited Plan 214425 Vol: 2157 Fol: 159
- Lot 303 on Deposited Plan 47729 Vol: LR3137 Fol: 321
- Lot 9036 (Balance Title) on Deposited Plan 75365 Vol: 2806 Fol: 173; and
- A portion of the old Wellard Road alignment, which is to be closed.

The Structure Plan area (subject land) comprises a total area of approximately 36.85 hectares and is bound by Challenger Avenue to the north, Meares Avenue to the east, Wellard Avenue to the south and Gilmore Avenue to the west, being the land contained within the inner edge of the line denoting the structure plan boundary as shown on the Structure Plan Map (Figure 1).

The subject land is located approximately 34 kilometres south of the Perth Central Business Area and immediately south of the existing Kwinana Town Centre Market Place (See Figures 1 and 2).

2. STRUCTURE PLAN CONTENT

This Structure Plan comprises:

- a) Part One – Statutory Section
This section contains the structure plan map and statutory planning provisions and requirements.
- b) Part Two – Non-Statutory (Explanatory) Information
This section is to be used as a reference guide to interpret and justify the implementation of Part One.
- c) Appendices – technical reports, plans, maps and supporting documents.

3. INTERPRETATION AND RELATIONSHIP TO THE SCHEME

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 Kwinana's Town Planning Scheme No.2 (TPS 2) (the Scheme) including any amendments gazetted thereto.

The Local Structure Plan Map (Figure 1) outlines land use, zones and reserves applicable within the structure plan area. The zones and reserves designated under this Local Structure Plan apply to the land as if the zones and reserves were incorporated into the Scheme.

Pursuant to clause 6.17.7.3 of the Scheme:

- a) The provisions, standards and requirements specified under Part One of this Structure Plan shall have the same force and effect as if it were a provision, standard or requirement of the Scheme. In the event of there being any variations or conflict between the provisions, standards or requirements of the Scheme and the provisions, standards or requirements of this Structure Plan, then the provisions, standards or requirements of the scheme shall prevail to the extent of any inconsistencies.

Any other provision, standard or requirement of Part One of the Structure Plan that is not otherwise contained in the Scheme, shall apply to the structure plan area as though it is incorporated into the Scheme, and shall be binding and enforceable to the same extent as if part of the Scheme; and

Part Two of this Structure Plan and all appendices are to be used as a reference only to clarify and guide interpretation and implementation of Part One.

4. OPERATION

In accordance with clause 6.3 'Policies' and 6.5 'Division 2 – Kwinana Town Centre' of TPS2, the land subject to this Structure Plan falls within the 'Kwinana Town Centre - Ancillary Use Precinct' of Policy Area 20 and requires an overall use and development control plan to be prepared and approved by Council prior to subdivision and development. This Structure Plan has therefore been prepared in response to this requirement of the Scheme and will enable development to commence in accordance with the current provisions of TPS2.

This Structure Plan shall come into operation upon gazettal of Scheme Amendment 140 to Town Planning Scheme No.2 which will enable the operation of a Structure Plan within the Kwinana Town Centre Zone. Until such time as Amendment 140 is gazetted, this Structure Plan will enable subdivision and development to commence in accordance with the existing provisions of Town Planning Scheme No.2.

This Local Structure Plan has been prepared in accordance with the WAPC *Structure Plan Guidelines (August 2012)* which enables broad residential density ranges to apply to specific areas within the Structure Plan.

As a normal progression of subdivision, the Lot-specific residential densities within the defined residential density ranges are to be subsequently assigned in accordance with a Residential Code Plan. The R-Code Plan will be required to be approved by the WAPC at time of subdivision and shall indicate the R-Code applicable to each lot within the subdivision. This will be required for all subdivision applications within the subject site.

5. LAND USE AND SUBDIVISION

The Structure Plan Map 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.

5.1 Land Use Permissibility

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

5.2 Land Use Zones that are not prescribed by the Scheme

The following land use zone(s) are not prescribed by the Scheme but are to be enforced through the Structure Plan as if those zone(s) were incorporated into the Scheme:

5.2.1 'Mixed Use' Zone

The objectives of the Mixed Use zone are:

- a) To provide for a wide variety of active uses at street level which contribute towards a vibrant and active street and which are compatible with residential and other non-active uses on upper levels.
- b) To ensure an appropriate transition of commercial to residential land uses and provide an acceptable interface with existing development.
- c) To facilitate the creation of local employment, so as to reduce the demand for travel and enhance the level of self-sufficiency.
- d) To ensure a high standard of design that mitigates issues such as noise, smell and vibration that may arise in mixed use developments.

Land within the Mixed Use zone may be used for the purposes specified below in Table 3 of this LSP, as if the table was incorporated into Table 1 of the Scheme:

Table 3 – Mixed Use Zone Land Use Permissibility	
USE CLASSES	MIXED USE ZONE
Ancillary Accommodation	X
Aged and/or dependant persons dwelling	P(3)(4)
Aged and/or Dependent Persons Accommodation	X
Amenity Building	AA(2)
Amusement Centre	AA(2)
Aquaculture	X
Boatel	X
Boat Sales	X
Bus Station	X
Caravan Park	X
Caretaker's House/Flat	IP (3)(4)
Car Park	SA(2)(3)
Chicken Farm	X
Child Care Centre	P(2)
Civic Building	P(2)
Club	P(2)
Commercial Hall	P(2)
Consulting Rooms	P(2)
Dog Kennel	X
Drive-In Take Away Food Shop	X
Drive-In Theatre	X
Dry Cleaning Premises	SA(2)
Eating House	P(2)
Educational Establishment	AA(2)
Equestrian Uses	X
Extractive Industry	X
Factory Units	X
Family Day Care Centre	AA(3)
Fish Shop	AA(2)
Forestry (Selective)	X
Fuel Depot	X
Funeral Parlour	AA(2)
General Industry	X
Grouped Dwelling	X
Hazardous Industry	X
Health Studio	P(2)
Holiday Accommodation	AA (4)
Home Occupation	AA
Hospital	P(2)
Hotel	SA (4)
Intensive Agriculture	X
Laundry (Laundrette)	P(2)
Licenced Restaurant	P(2)

Table 3 – Mixed Use Zone Land Use Permissibility	
USE CLASSES	MIXED USE ZONE
Light Industry	X
Liquor Store	AA(2)
Local Shop	P(2)
Lodging House	SA(3)(4)
Marina	X
Medical Clinic	AA(2)
Motel	SA (4)
Motor Racing Track	X
Motor Repair Station	X
Multiple Dwelling	P(3)(4)
Museum	P(2)
Non-Residential Health Centre	AA
Noxious Industry	X
Office	P(2)
Open Air Display	X
Open Air Storage Yard	X
Petrol Filling Station	X
Piggery	X
Private Hotel	AA(4)
Private Recreation	AA
Private Utility	AA
Professional Office	P(2)
Public Amusement	AA(2)
Public Assembly – Place of Worship	SA(2)
Public Recreation	P(2)
Public Utility	P(2)
Public Worship	SA(2)
Recreational Facilities	P(2)
Residential Building	P(3)(4)
Restricted Premises	SA(2)
Retail Plant Nurseries	X
Rural Industry	X
Rural Produce Stall	X
Service Industry	AA(2)
Service Station	X
Shop	P(2)(5)
Showroom	P(2)
Single House	X
Stables	X
Tailing Pond	X
Tavern	AA(2)
Telecommunications Infrastructure	SA
Trade Display	P(2)
Transport Depot	X

Table 3 – Mixed Use Zone Land Use Permissibility	
USE CLASSES	MIXED USE ZONE
Vehicle Sales	X
Vehicle Wreckers	X
Veterinary Clinic	SA(2)
Veterinary Hospital	X
Warehouse	IP(2)

- (2) Use only permitted below ground level, on the ground floor, and/or on the first floor.
- (3) Use not permitted on the ground floor fronting a street.
- (4) Maximum density of residential and short stay accommodation to correspond with the R-Code depicted on the on the Scheme Map or Structure Plan.
- (5) The NLA of 'Shop' uses on any given lot shall not exceed a plot ratio of 0.3 in the Mixed Use Zone.

5.3 Residential

5.3.1 Density

The Structure Plan is comprised of a range of residential densities from medium density (R25, R30 and R60) single residential allotments through to higher density (R60 and R80) grouped housing sites. The Structure Plan Map defines the broad residential density 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 Code Plan approved by the WAPC.

A Residential Code Plan (R-Code Plan) is to be submitted at the time of subdivision to the WAPC and shall indicate the R-Code applicable to each lot within the subdivision.

The WAPC may approve a variation to an R-Code Plan when the variation is consistent with the Locational and Density Criteria detailed herein. Any revised R-Code Plan will, at the time of approval, replace wholly or partially the previously approved Residential Density Code Plan, and shall then form part of the Structure Plan as outlined above.

R-Code 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) Consolidation of land for “superlot” purposes to facilitate land assembly for future development;
- c) The purposes of facilitating the provision of access, services or infrastructure; or
- d) Land which by virtue of its zoning or reservation under the Structure Plan cannot be developed for residential purposes.

All R-Code Plans must:

- a) Be consistent with the Residential Density Ranges identified on the Structure Plan Map;
- b) Be consistent with the Locational Criteria detailed below.
- c) Demonstrate that the proposal complies with a maximum average per lot density of 500m²; and,
- d) Include a summary of the proposed dwelling yield of the subdivision.

5.3.2 Locational Criteria

Lots overall have been orientated such that they would provide effective surveillance of (and achieve an effective relationship with) public/community areas such as the streets, existing bus stops and local parks both within and abutting the subject area. The allocation of residential densities on the Residential Code Plan shall however, be in accordance with the following criteria:

Low Density Residential (R25)

- a) A base residential density code of R25 applies to all low density single residential lots.
- b) Low density single residential corner lots may be developed to a residential density code of R30.

Medium Density Residential (R30-R60 Range)

- a) A base residential density code of R30 applies to all medium density single residential lots.
- b) Medium density single residential lots with access to a public laneway may be developed to a residential density code of up to R60.

Medium-High Density Residential (R60-R80)

- a) A base residential density code of R60 applies to all medium-high density grouped dwelling or multiple housing residential lots.
- b) Medium-High density residential lots within the 'Strategic Precinct' may be developed to a residential density code of up to R80.

Mixed Use (R80)

- a) A base residential density code of R-80 applies to all residential land uses within Mixed Use lots.

5.3.3 Dwelling Target

A key objective of the Structure Plan is to encourage a diversity of housing products. This will be achieved by ensuring a minimum number of dwellings are provided within the Structure Plan area.

The LSP intends to provide the opportunity for family sized homes, generally at R25 and R30 densities and possibly also R60 when constructed at two storey, which are either traditional design (garages on primary streets) or rear lane accessed dwellings. The inclusion of R30 and R60 densities provides the opportunity for smaller built form products suitable for smaller family structures or singles or couples. The R60 and R80 grouped housing sites provide the opportunity for either grouped or multiple dwellings.

The following tables 4A & 4B provide a summary of the residential yield, both lot yield and likely anticipated dwelling yield. For the purpose of calculating dwelling yields for the Multiple Dwelling sites, an average dwelling area of 100sqm has been applied at a Plot Ratio of 1.0.

Table 4(A) – Lot Yield Summary			
Lot Type	Total Area (m2)	Average Lot / Dwelling* Size (m2)	Dwelling Yield
Low Density Single Residential (R25)	8,240	350	23
Medium Density Single Residential (R30)	47,959	350	159
Medium to High Density Single Residential (R60)	76,796	180	282
Medium Density Grouped Dwellings (R60)	37,098	180 (12 lots)	136
Mixed Use site (R80)	5,036	100* (1 lot)	50
DWELLING YIELD			650
Strategic Site (R80)	26,658	100* (5 lots)	266
TOTAL YIELD			916

Table 4(B) – Dwelling Target	
Dwelling Type	Minimum number of Dwelling
Single Residential	464 Dwellings
Grouped Residential	136 Dwellings
Multiple Residential inc. Mixed Use	316 Dwellings
TOTAL	916 Dwellings

5.4 Commercial

The following provisions relate to commercial development:

- a) Commercial floor space may be provided below natural ground level, on the ground floor, and/or on the first floor of Mixed Use zoned land only when residential and/or short term residential land uses are provided on the first floor and above.
- b) For the purposes of 5.4 a) above, residential and short term accommodation include the following land uses: Aged and/or Dependant Persons Dwelling; Caretakers House/Flat; Holliday Accommodation; Hotel; Lodging House; Motel; Multiple Dwelling; Private Hotel; and, Residential Building.
- c) All land uses not listed in 5.4 b) above, and designated as P, AA, SA and/or IP in Table 3 (land use permissibility table) are classified as 'Commercial' land uses.
- d) The maximum NLA for 'Shop' uses within the Mixed Use zone may be exceeded through a Local Development Plan for the entire centre where the requirements of State Planning Policy 4.2 Activity Centres for Perth and Peel are met to the satisfaction of the WAPC and the City of Kwinana.

5.5 Public Open Space

Public open space is to be provided generally in accordance with the Structure Plan Map and/or 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 Kwinana.

The Structure Plan provides a minimum of 15% Public Open Space in accordance with the Kwinana Town Centre Master Plan and in excess of the 10% minimum creditable Public Open Space required by Liveable Neighbourhoods.

A total of 21% of POS is being provided for within the Structure Plan.

A Landscape Strategy and Master Plan has been provided as an appendix to this Structure Plan to guide the development of Public Open Space and Streetscape areas, with a key objective being to retain significant trees where possible. Tree retention will occur in the POS areas and road reserves wherever possible.

5.6 Reports/Strategies Required Prior to Subdivision

There are no reports/strategies, other than those already provided for in this Structure Plan, required prior to the lodgement of subdivision applications to the WAPC.

5.7 Conditions of Subdivision Approval

At the time of subdivision the City of Kwinana may recommend conditions to the WAPC as applicable, requiring the preparation and/or implementation of the following:

- a) Urban Water Management Plan(s);
- b) Fire Management Plan(s);
- c) Local Development Plans (where appropriate) and Design Guidelines;
- d) Remnant Vegetation Maintenance and Management Plan;
- e) Fauna Management Plan (if appropriate);
- f) Public Open Space and Road Verges – Design, Maintenance and Management Plan;
- g) Acid Sulphate Soil Investigations and Management Plan (if applicable);
- h) Stakeholder and Construction Management Plan;
- i) Other detailed engineering designs (as required by the City of Kwinana);
and,
- j) Maintenance periods are to be as negotiated with the City of Kwinana.

6. DEVELOPMENT REQUIREMENTS

6.1 Local Development Plans (referred to as Detailed Area Plans in the Scheme)

Local Development Plans must to be prepared in accordance with clause 6.17.6 of the Scheme prior to any subdivision and/or development of:

- a) Grouped/multiple housing sites;
- b) Lots that abut a public laneway;
- c) Lots that abut public open space;
- d) Lots within the Mixed Use Zone; and/or
- e) Lots with an area less than 260m².

Design Guidelines are to be prepared to guide development with regard to built form, materials, colours, landscaping, amenity, orientation and the appropriate placement of infrastructure.

6.2 Residential Design Code Variations

Variations to the Acceptable Development Criteria of the R-Codes may be detailed at the Local Development Plan or subdivision stages of the development approval process.

6.3 Development Requirements for Mixed Use Development

When developing a Mixed Use zoned site, the requirements set out under Table 5 must be met in addition to any other general planning matters specified in the Scheme, under this Structure Plan, or on in any subsequent Local Development Plan.

Table 5 Minimum Development Requirements for Mixed Use Development											
Heights	<p>The maximum height shall be as follows:</p> <ul style="list-style-type: none"> • Top of External Wall 16 metres; • Top of External Wall (Concealed Roof) 17.5m; • Top of Pitched Roof 19m; • The wall height is determined by the maximum height specified by the R-Code applicable to that land plus additional height for any commercial land uses on the ground floor. 										
Street Setbacks	<ul style="list-style-type: none"> • All buildings must be setback a minimum 2m, to a maximum of 3m, from primary and secondary streets. 										
Side and rear setbacks	<ul style="list-style-type: none"> • A minimum 0m side and rear setback applies. • All development must have nil setbacks to the side boundary on the ground and first floor for a depth of at least 20m as measured from the street boundary. • The side and rear setbacks for residential and short term accommodation components of any mixed use development must comply with the setback requirements as specified in the R-Codes. 										
Car parking	<ul style="list-style-type: none"> • Car parking must not be visible from the primary street. 										
Façades	<ul style="list-style-type: none"> • A minimum 75% of the ground floor street frontage must be glazed. • The façade of development above the first floor must be articulated to break up the bulk of the building. 										
Balconies	<ul style="list-style-type: none"> • Balconies may have a nil setback to the primary or secondary street. • Balcony balustrades must be at least 50% visually permeable. 										
Development within the Setback Area	<ul style="list-style-type: none"> • Minor projections are permitted within the street setback area. • The ground floor setback area must be paved and/or landscaped between the building line and the road reserve to the satisfaction of the City. • Awnings, canopies and/or pedestrian shelters, of a minimum width of 2.0m, must be provided along the whole length of the ground floor frontage (ie, from side boundary to side boundary along the street frontage). • Fencing within the street setback area is not permitted. 										
Plot ratio	<p>The following plot ratios shall not be exceeded;</p> <table border="0"> <thead> <tr> <th style="text-align: left;">Use</th> <th style="text-align: left;">Plot Ratio</th> </tr> </thead> <tbody> <tr> <td>Shop *</td> <td>0.3</td> </tr> <tr> <td>Office</td> <td>2.0</td> </tr> <tr> <td>Showroom</td> <td>1.5</td> </tr> <tr> <td>Service Industry</td> <td>1.5</td> </tr> </tbody> </table> <p>*Up to 4032m² NLA of 'Shop' uses permitted on any given lot</p> <p>Residential uses in accordance with Residential Design Codes of WA.</p> <p>Other uses as determined by Council.</p>	Use	Plot Ratio	Shop *	0.3	Office	2.0	Showroom	1.5	Service Industry	1.5
Use	Plot Ratio										
Shop *	0.3										
Office	2.0										
Showroom	1.5										
Service Industry	1.5										

7. OTHER REQUIREMENTS

7.1 Bush Fire Prone Area

The subject land comprises land which is abutting, or adjacent to existing and proposed areas of Public Open Space and local reserves. As such, the subject land is hereby declared as a Bush Fire Prone Area and is subject, or likely to be subject, to bush fires.

Those lots abutting or adjacent to areas of Public Open Space and Reserves which contain retained bushland must not be approved by the City until a fire management plan for the land has been prepared and approved. Development on lots within 100m of land identified as being of a Moderate or Extreme risk under the Bush Fire Hazard Assessment carried out as part of this Structure Plan or at future planning stages (subdivision and development stages), will be subject to comply with the current Australian Standard (AS) for development within Bush Fire Prone Areas, being AS3959.

A notification is further required on the Title to all those lots within 100m of a classified hazard and within the Structure Plan area, as determined by the approved Fire Management Plan, and which shall state:

- a) This land is subject, or likely to be subject to bush fires.
- b) A Bushfire Management Plan applies to this land.
- c) All construction is to comply with the Australian Standard relevant to bush fire attack levels and minimum constructions standards (Currently AS 3959 -2009).

7.2 Development Requirements for land within the ‘Strategic Precinct’

The Strategic Precinct shall not be developed for any purpose until such time as 5 years has elapsed from the commencement of development within the Structure Plan area in accordance with the Structure Plan Map.

7.3 Significant Tree Retention

Prior to any earthworks commencing or City approval of detailed Landscaping Designs, on-site investigations into the retention of significant trees will be carried out in consultation with City Officers. These investigations will be required to identify those trees worthy and capable of being retained on-site, within road reserves and within areas of Public Open Space. The retention of trees will be in accordance with current AS4970 ‘Retention of Trees on Development Sites’, or subject to an Arborist assessment.

7.4 Development Contributions

The structure plan area falls within the Development Contribution Special Control Area No. 15 “Townsite”. As such contributions towards infrastructure shall be in accordance with the relevant Development Contribution Plan as set out under Schedule V of the City’s TPS No.2

Further contributions towards the City of Kwinana Mosquito Monitoring Program may also be required as a result of the potential “off-site” mosquito problem in accordance with the requirements of the Environmental Protection Authority Guidance Statement No.40 Management of Mosquitoes by Land Developers.

Figure 1
Structure Plan Map

