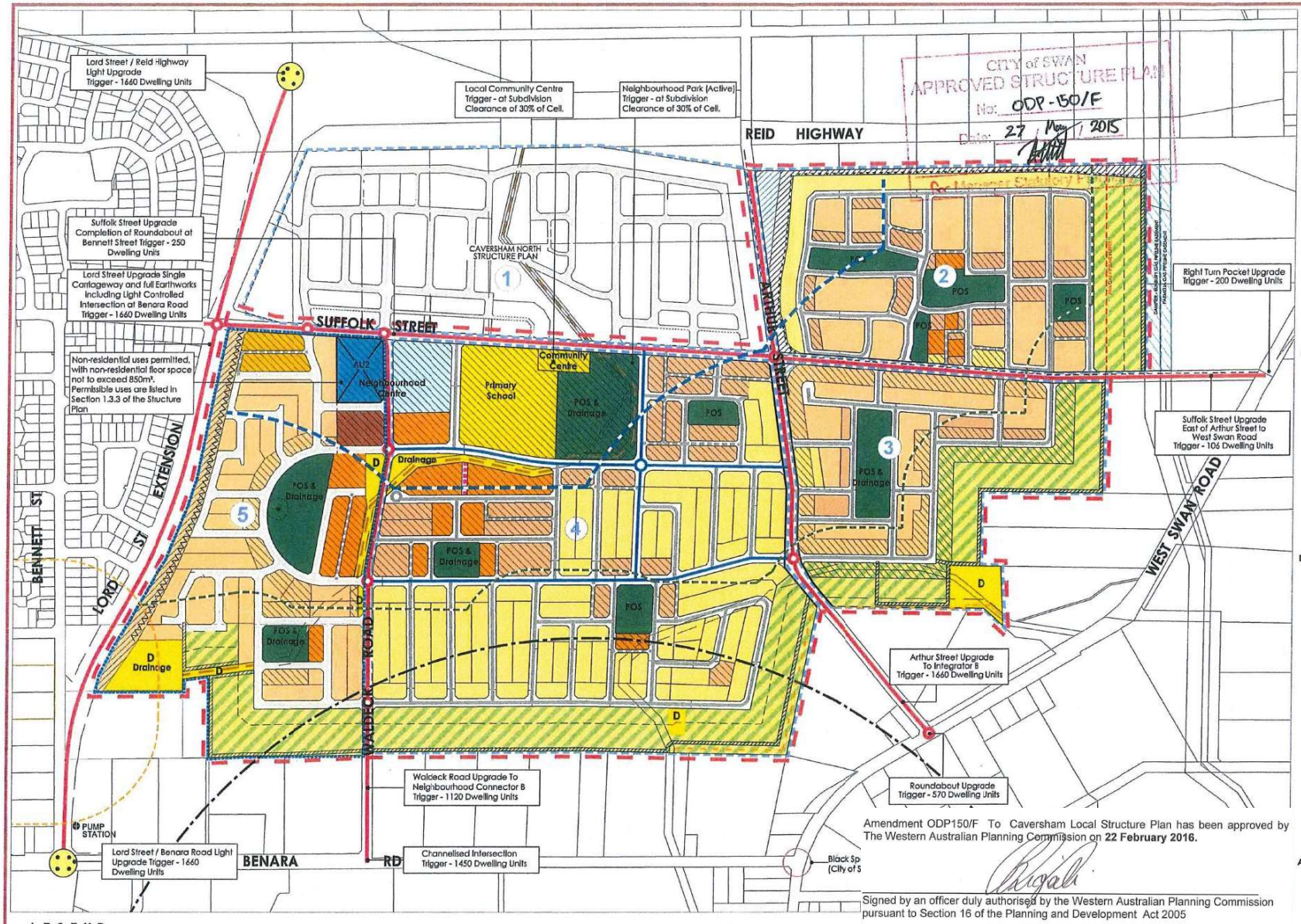
ATTACHMENT 2
DSI No. 3542338



Amendment ODP150/F To Caversham Local Structure Plan has been approved by The Western Australian Planning Commission on **22 February 2016.**

Signed by an officer duly authorised by the Western Australian Planning Commission pursuant to Section 16 of the Planning and Development Act 2005

CAVERSHAM LOCAL STRUCTURE PLAN

General

1. The City of Swan Local Planning Scheme No. 17, Council policies and Residential Design Codes apply except where they are specifically varied by the Local Structure Plan (LSP) as detailed below. All development, including subdivision shall generally be in accordance with this LSP.
2. The road layout is subject to final design at subdivision.
3. In relation to the subdivision of residential lots directly abutting open space, at subdivision stage the applicant is to liaise with the City of Swan to ensure provision of adequate visitor parking on adjoining streets to the specifications of the City of Swan.

Buffers

4. Residential lots created within the '500m Agricultural Notification Area' require a notification to be place on the Certificate of Title. The notification is to state: "This lot is in proximity to the rural zoned land and may be adversely affected by noise, dust and odour from existing and future agricultural land uses in the Swan Valley".
5. Sensitive Uses (as per the definition in the State Planning Policy 4.1) shall not be permitted within the 200m poultry farm buffer as prescribed in the TPAT decision (TPAT 20 of 1992) until:
   (a) The poultry farm ceases operation and its use rights have been voluntarily extinguished.
6. Residential lots created within the '1,000m Brickworks Notification Area' require a notification to be placed on the Certificate of Title. The notification is to state: "This lot is in proximity to a Brickworkoperation at 25 Harper Street Caversham and may have their amenity affected by dust emissions from that land use".

Staging of Subdivision

7. Subdivision, as envisaged by the LSP, shall generally be in accordance with the staging plan accompanying the LSP.
8. Subdivision for Sensitive Land Uses (as per the definition in the State Planning Policy 4.1) shall not be permitted within the 150m Interim Agricultural Buffer until mitigation measures proposed in the Transition Lot Management Plan (TLMP) are implemented to the satisfaction of the Local Government and WAPC.
   Clearance of subdivision within 150m of lots containing viticulture (Lots 101, 103, 4 and 9 Benara Road, Caversham) within the Caversham Local Structure Plan area will not be finalised (Deposited Plan) until the vineyards are removed.
   Subdivision and development of the Transitional Area / R5 shall be in accordance with the provisions of the Transitional Lot Management Plan.
9. If in future the area of the transition lots that is outside the 30 metre building envelope becomes available for development, then a POS contribution will be required for this area of land.

Detailed Area Plans

10. For areas designated R30 and above Detailed Area Plans (DAP) should be prepared, prior to subdivision, detailing the following as applicable to the given area:
    (a) Dwelling orientation
    (b) Laneway access
    (c) Setback variations
    (d) Passive surveillance of public open space
    (e) Noise attenuation
    (f) 132kv line Patricia Street (East of Arthur Street)
11. Prior to subdivision, a DAP shall be prepared for the Neighbourhood Centre which encourages future development to address the following:
    (a) Active street frontages
    (b) Pedestrian amenity
    (c) Building heights
    (d) Passive surveillance of primary school
    (e) Access and vehicle parking
12. Within the four hundred metre catchment of the neighbourhood centre, provision shall be made for the establishment of home businesses. The requirement only applies to DAP areas with frontage to Patricia Street and Waldeck Road. The provisions shall address the following:
    (a) Building design
    (b) Car parking
    (c) Plot ratio and density bonuses
    (d) Use permissibility
    (e) Notification on title
13. Prior to subdivision within the transition lot management area, a DAP shall be prepared and implemented which satisfactorily ameliorates potential emissions from adjoining agricultural activities.

Additional Uses

14. All land zoned Residential is subject to Additional Use 1 for Display Home Centre and Residential Sales office. Refer to S.1.3.1 of Caversham Local Structure Plan report
15. Conditions relating to Additional Use 2 requirements are outlined in Part 1.3.1 of the Caversham Structure Plan report.

LEGEND

- Caversham Structure Plan
- Cell Boundary / Number
- 18m Multiple Use Corridor (Drainage Channel)
- Drainage Swale Easement
- 75m Residential Setback to H.P.G.T.P Easement
- Gas Pipeline Easement
- Existing 132kv Power Line
- Access Street B (18m)
- Access Streets (15m)
- Laneway (6m)
- 1000m Brickworks Notification Area
- 150m Interim Agriculture Buffer
- 200m Poultry Farm Buffer
- 500m Agricultural Notification Area
- 30m Deep Transition Lot Building Envelope as per T.L.M.P
- Proposed MRWA Road Widening
- Detailed Area Plan Required Prior to Subdivision
- 6m Wide (4m Track) Fire Access Easement and Drainage
- Pedestrian Access Way
- Noise Attenuation Wall (Refer Lloyd George Acoustics Report Feb 2013)
- Noise Attenuation (Refer Clause 4.4.7)
- Residential R5 (Transition Lots)
- Residential R20
- Residential R25
- Residential R30
- Residential R35
- Residential R40
- Residential R60
- Residential R80
- General Commercial
- Recreation (Refer Figure 20)
- AU2 Additional Use

PUBLIC PURPOSES

- C.C. Civic And Cultural
- P.S. Primary School
- D Drainage (Refer L.W.M.S.)

- Road and Intersection to be Upgraded / Widened (Refer to D.C.P. and Traffic Strategy and Clause 2.1.1)
- Pump Station
- Proposed Light Controlled Intersection (Refer Clause 2.1.1)
- Aboriginal Heritage Site (DIA ref: 3744)

Structure Plans:

Cell 1	Qube
Cell 2	Roberts Day Group
Cells 3 & 4	RFS
Cell 5	Burgess Design Group

0 125 250 375 500m
metres

WESTERN CORPORATE
Project Managers & Consultants
L1, 252 Fitzgerald St, Perth / PO Box 235, North Perth WA 6906
P: (08) 9227 9429 F: (08) 9227 9490 W: www.westerncorporate.com.au

CITY OF SWAN — DATE: 24 March 2015 — PLAN: TPE-SP-0010 — REV: c — PLANNER: TC — CAVERSHAM STRUCTURE PLAN