

EAST WANNEROO CELL 2
(SINAGRA)
AGREED STRUCTURE PLAN

(As Amended)

Structure Plan No. 4
Agreed: 30 June 2004

**This Structure Plan was prepared under the Provisions of Part 9 of the City of Wanneroo
District Planning Scheme No. 2**

IT IS CERTIFIED THAT AMENDMENT NO. 20 TO EAST WANNEROO CELL 2
(SINAGRA) STRUCTURE PLAN NO. 4 WAS APPROVED BY RESOLUTION OF
THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

20 JANUARY 2023

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.

This Structure Plan was finally adopted by the City of Wanneroo on 4 November 2003 and the Western Australian Planning Commission on 30 June 2004 and subsequently amended as follows:

RECORD OF AMENDMENTS MADE TO AGREED STRUCTURE PLAN NO. 4:

EAST WANNEROO CELL 2

Amendment No.	Description of Amendment	Finally Endorsed Council	Finally Endorsed WAPC
2	Recodes some portions of Lot 20 Capri Leone Way, Sinagra from R20 to R30 and makes minor variations to the road layout of the site.	11.11.05	24.4.06
3	Modifies the proposed road network over Lots 22-26 Pinjar Road and Lot 1665 Wanneroo Road, Sinagra. Rationalises the R40 medium density sites in the area and relocates the public open space area 2H into a more southern position within the Structure Plan.	10.10.06	31.10.06
4	Rezones Lot 19 Vincent Road, Sinagra from Centre Zone to Residential Zone with a density coding of R20-40. Deletes Section 3 in Part 1 relating to "Retail Floor Space" and renumbers the subsequent sections accordingly.	SAT Matter No. DR 171/2008 10.9.08	SAT Matter No. DR 171/2008 10.9.08
5	Recodes portions of Lots 9000 – 9003 Pinjar Road, Sinagra from R20 to R40.	11.3.08	26.9.08
7	Recodes the southern portion of Lot 31 Vincent Road, Sinagra from R40 to R20. Recodes the southern portion of Lot 14 Vincent Road, Sinagra from R40 to R20. Recodes the northern portion of Lot 19 Vincent Road, Sinagra from R20 and R40 to R40. Recodes Lot 357 Borolo Street, Sinagra to R40 in its entirety. Modifies the road network and redistributes the POS areas to achieve 10% POS in East Wanneroo Cell 2.	20.7.09	12.1.10
9	Rezones a portion of Lots 16 and 50 Vincent Road, Sinagra from Special Residential to Residential with density codings of R10 and R20.	5.2.2013	20.9.13
11	Recodes a portion of Lot 9001 Capri Leone Way, Sinagra from Residential R20 to Residential R30.	20.12.13	17.2.14
10	Introduces a new Residential density code 'Residential R25' Recodes a portion of Lots P17, 18-20 and 50 Vincent Road, Sinagra from a base code of Residential R20 to a base code of Residential R25 and modifies the proposed road pattern.	21.7.14	8.9.14

Amendment No.	Description of Amendment	Finally Endorsed Council	Finally Endorsed WAPC
12	Recodes portions of Lot 700 Pinjar Road, Sinagra from R20 to R30 and R40.	21.8.14	15.10.14
13	Modifies the Structure Plan text and Zoning Plan in relation to the Buffer Precinct. Modifies reference to the Zoning Plan in Clause 1 of the Structure Plan text.	21.11.14	27.1.15
14	Recodes portion of Lot 335 Valdina Place, Sinagra from R20 to R40 as shown on the Amendment Map	14.7.15	22.9.15

Amendment No.	Description of Amendment	Date Approved by WAPC
16	Recodes Lot 701 (10) Caporn Street, Sinagra from Residential R20 to R30 and modifies the road network at Lot 701 Caporn Street to achieve a through road connection.	14.5.2019
15	Rezones portions of Lot 9533 (75) Griffiths Road, Lot 12 (51) Griffiths Road and Lot 13 (39) Griffiths Road, Sinagra from Special Residential to Residential with density codes of R10 or R25 and remove references to Special Residential Precinct from the text. Recodes all of Lot 9532 (2) Lomandra Rise, Sinagra; and portions of Lots 12 (51) & 9533 (75) Griffiths Road, Lots 13 (39) & 20 (60) Vincent Road, Lot 9531 (20) Nandina Avenue, Sinagra from R20 to R25. Recodes portions of Lots 20 (60) & Lot 19 (80) Vincent Road, Lot 13 (39) Griffiths Road and Lot 9531 (20) Nandina Avenue, Sinagra from R40 to R25. Identifies area subject to R-MD Development Standards on the zoning map and references the R-MD Codes in the text. Reconfigures the road network and public space areas to delete a cul-de-sac head, improve street permeability and rear-load R40 lots fronting 2C Public Open Space. Modifies the text to allow consideration of land uses with off-site impacts; align wording and provisions with the State Planning Framework, permit the City to require notifications on title that informs prospective landowners of potential amenity impacts and updates the Public Open Space Provision schedule.	17.1.2020
17	Recodes Lot 9500 (2) Torrenova Way, Sinagra from R20 to R25 and designates the land as Area Subject to R-MD Development Standards. Modifies the road network within Lot 9500 and matches the updated road connections within Lot 20 (60) Vincent Street.	12.11.2020
18	Amend "The Local Structure Plan" to include a note on Lot 1665 (1040) Wanneroo Road, Sinagra, stating "Subject to Addendum 1 of ASP4". Introduce Addendum 1 to ASP4.	10.12.2021

Amendment No.	Description of Amendment	Date Approved by WAPC
19	<p>Deletion of Point 3.4 Buffer Precinct and all associated provisions</p> <p>Deleting the line on the ASP map (Plan 2) denoting the 300 and 500 metre buffer</p> <p>Deleting the inner and outer buffer on the Zoning Plan map (Plan 1) and replacing this with the Residential Precinct.</p>	13.05.2022
20	<p>Recodes portion Lot 9001 (30) Capri Leone Way, Sinagra from R20 to R25.</p> <p>Designates Lot 9001 (30) Capri Leone Way, Sinagra as Area Subject to R-MD Development Standards.</p>	20.01.2023

PART 1

IMPLEMENTATION SECTION

Pursuant to clause 27, Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the provisions, standards and requirements contained in this document supports strategic and statutory land use planning and development decisions by planning authorities. A planning decision-maker is to have due regard to, but not bound by, this document when deciding an application for development approval or subdivision approval.

Subject Area

The Structure Plan area includes approximately 40 private landholdings comprising approximately 214 hectares.

1. ZONES

Plan 1 : 'The Zoning Plan'.

2. AGREED STRUCTURE PLAN

Plan 2 : The 'Agreed Structure Plan'.

3. PROVISIONS

3.1 RESIDENTIAL PRECINCT

The permissibility of uses is to be in accordance with the Residential zone as specified under the scheme. Rural development involving high capital investment of a long-term nature will generally be discouraged. Where development is proposed for a land use that may generate off-site impacts, the use may be considered provided it meets relevant separation distances between the nearest sensitive land use and/or zone, and/or it is demonstrated that the use will not limit future urban land uses. Unless otherwise identified on Plan 2 'The Local Structure Plan' the residential density to apply to this precinct is R20.

Objective/s

To encourage residential development and to allow for rural uses and development to be approved by the City of Wanneroo (City) if it is considered that such uses will not compromise the intention to develop the precinct for residential purposes in the medium and longer term.

In assessing a rural application within this precinct, consideration will be given to the following matters:

- a) referring the applicants to different lands situated within other relevant Rural Zones under the scheme;
- b) imposing a time limit on the period for which the approved development may be carried out and the preparation and execution of a legal agreement, at the landowner/s expense, between the landowner/s and the City to the effect; and/or

- c) refusing the application if it is considered likely to prejudice the future planned use of the land;
- d) proximity to areas being subject to urban development;
- e) the ability of the land to be used for residential purposes in the immediate future in light of servicing and other constraints;
- f) other appropriate factors.

3.2 R-MD CODES

Development within areas identified on the Structure Plan as subject to R-MD 25 and R-MD 40 is subject to the provisions of the City of Wanneroo Local Planning Policy 4.19 Medium Density Housing Standards (R-MD).

3.3 CENTRE ZONE

In accordance with the provisions of the Centre Zone under the Scheme no subdivision or other development shall be commenced or carried out in a Centre Zone until a Structure Plan for the land included in the Centre Zone has been prepared and adopted under the provisions of the Scheme. The permissibility of uses in the Centre Zone shall be determined in accordance with the provisions of the relevant Agreed Structure Plan.

4.0 ENVIRONMENTAL PROVISIONS

- a) Prior to undertaking any earthworks or development of the land the landowners shall demonstrate to the satisfaction of the City and WAPC that primary production have not occurred on the subject land, or, undertake a Soil Contamination Assessment of the land, at the landowner's cost to determine the presence or absence of soil contamination to the satisfaction of DWER.
- b) Should any soil contamination be identified in the soil contamination assessment, a Site Remediation and Validation Report for the subject land shall be prepared at the landowner's cost by the developer/subdivider and remediation works shall be undertaken at the landowner's cost for all identified contamination and should be validated as being free of contamination above acceptance guidelines to the satisfaction of the DWER, prior to undertaking any earthworks or development of the land.
- c) The subdivider/landowner shall demonstrate to the satisfaction of the City and WAPC that surface water drainage within the subject land will be disposed of in a manner that minimizes the impacts on the nearby significant wetlands, including potential surface water contamination.

5.0 AGREED STRUCTURE PLAN No. 23 – WANNEROO TOWNSITE

The southwestern portion of the Cell 2 Structure Plan area as indicated on Plan 2 is subject to the relevant provisions of the Agreed Structure Plan No.23 – Wanneroo Townsite.

6.0 INFRASTRUCTURE CONTRIBUTIONS

- a) The contributions to be made by an owner for the implementation of the Cell Works shall be determined in accordance with the scheme.

- b) Cell Costs shall be reviewed in accordance with the relevant scheme provisions relating to the "Revision of Cell Costs".
- c) Current rate of contribution for Cell 2 and the associated breakdown of costs can be obtained from the City of Wanneroo.

7.0 PUBLIC OPEN SPACE (POS) PROVISION

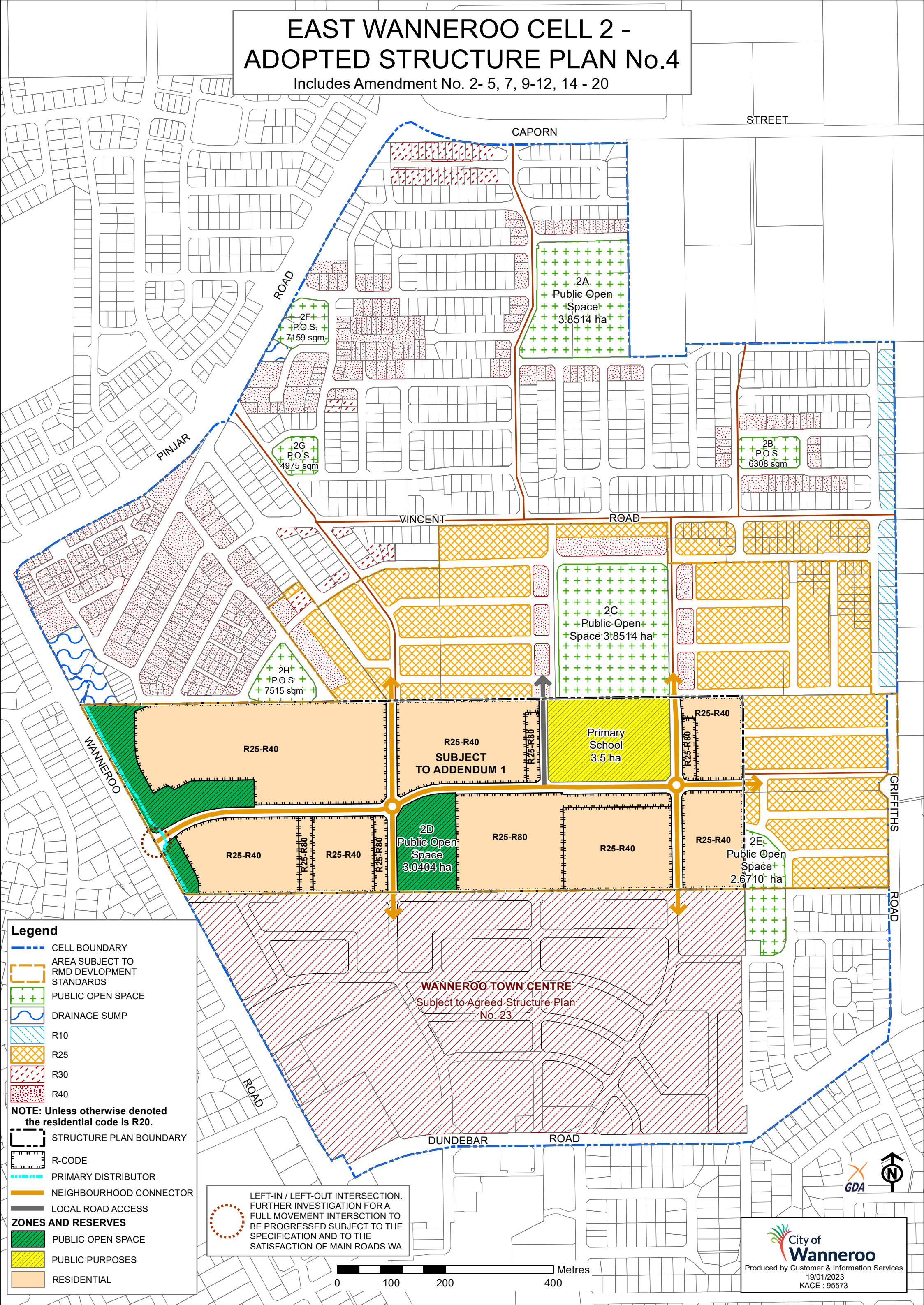
The following Schedule 2 details the Public Open Space (POS) which is to be provided by landholders for each lot within Cell 2. The POS allocation reflects the distribution of POS on the Agreed Structure Plan for Cell 2.

SCHEDULE 2: PUBLIC OPEN SPACE PROVISION
East Wanneroo Cell 2

Public Open Space (hectares)	Lot No	LSP Area (ha)
2A	Lot 3 Pinjar Road	0.3576
	Lot 4 Pinjar Road	0.5261
	Lot 5 Pinjar Road	0.7116
	Lot 6 Caporn Street	2.2561
	Sub-total	3.8514
2B	Lot 15 Vincent Road	0.6308
	Sub-total	0.6308
2C	Lot 19 Vincent Road	5.1772
	Sub-total	5.1772
2D	Pt Lot 1665 Wanneroo Rd	3.0404
	Sub-total	3.0404
2E	Pt Lot 1665 Wanneroo Rd	1.1362
	Lot 13 Griffiths Road	0.7056
	Lot 95 Bibbulmun Ent. (ex Loc 3071)	0.8374
	Sub-total	2.6792
2F	Lot 4 Pinjar Road	0.3414
	Lot 5 Pinjar Road	0.3745
	Sub-total	0.7159
2G	Lot 9 Vincent Road	0.4016
	Lot 10 Vincent Road	0.0959
	Sub-total	0.4975
2H	Lot 23 Pinjar Road	0.4220
	Lot 24 Pinjar Road	0.3295
	Sub-total	0.7515
Wanneroo Town Centre	Servite Land	3.0392
	Sub-total	3.0392
	TOTAL POS Provision	20.3831

EAST WANNEROO CELL 2 - ADOPTED STRUCTURE PLAN No.4

Includes Amendment No. 2- 5, 7, 9-12, 14 - 20



Legend

- CELL BOUNDARY
 - AREA SUBJECT TO RMD DEVELOPMENT STANDARDS
 - PUBLIC OPEN SPACE
 - DRAINAGE SUMP
 - R10
 - R25
 - R30
 - R40
- NOTE:** Unless otherwise denoted the residential code is R20.
- STRUCTURE PLAN BOUNDARY
 - R-CODE
 - PRIMARY DISTRIBUTOR
 - NEIGHBOURHOOD CONNECTOR
 - LOCAL ROAD ACCESS
- ZONES AND RESERVES**
- PUBLIC OPEN SPACE
 - PUBLIC PURPOSES
 - RESIDENTIAL

LEFT-IN / LEFT-OUT INTERSECTION.
FURTHER INVESTIGATION FOR A
FULL MOVEMENT INTERSECTION TO
BE PROGRESSED SUBJECT TO THE
SPECIFICATION AND TO THE
SATISFACTION OF MAIN ROADS WA

0 100 200 400 Metres

STREET

CAPORN

ROAD

PINJAR

VINCENT

ROAD

GRIFFITHS

ROAD

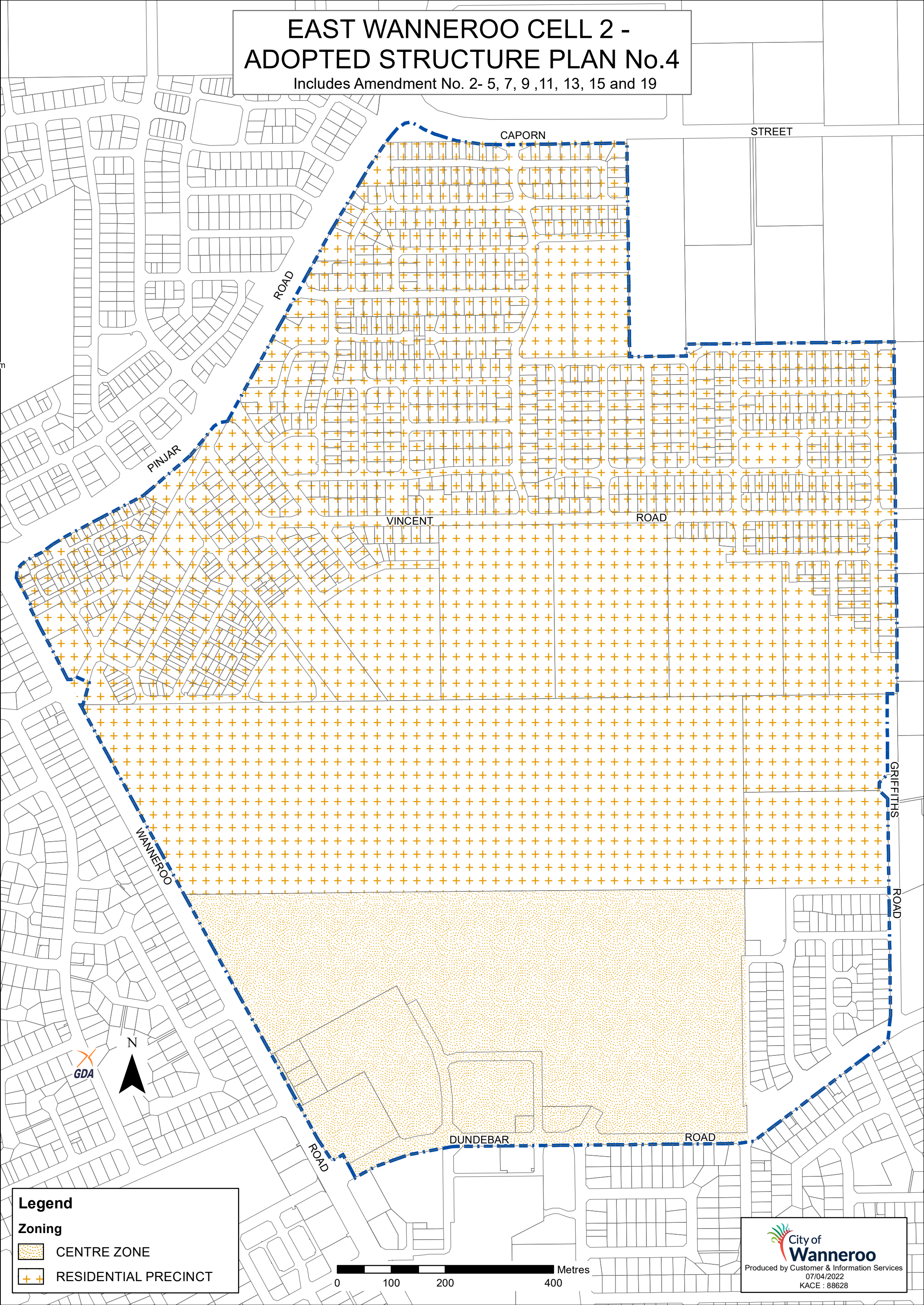
DUNDEBAR

ROAD

WANNEROO TOWN CENTRE
Subject to Agreed Structure Plan
No. 23



EAST WANNEROO CELL 2 - ADOPTED STRUCTURE PLAN No.4

Includes Amendment No. 2- 5, 7, 9 ,11, 13, 15 and 19



Legend

Zoning

-  CENTRE ZONE
-  RESIDENTIAL PRECINCT