

AGREED STRUCTURE PLAN

EAST WANNEROO CELL 3

(WANNEROO)

(AS AMENDED)

**Agreed Structure Plan No. 5
Adopted: 3 January 2001**

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

Record of Amendments made to the Agreed Structure Plan
East Wanneroo Cell 3.

Amendment No.	Description of Amendment	Council Adopted	WAPC Adopted
1	Relocates the eastern public open space to front Steven Street	11.6.02	22.8.02
2	Recodes Lot 81 Dundobar Road, Wanneroo from R20 to R40	2.5.06	10.7.06
3	Recodes Lot 165 (83) Belgrade Road, Wanneroo from Residential R20 to Residential R40	22.9.09	19.11.09

PART 1

STATUTORY PLANNING SECTION

As provided for under the provisions of the scheme, this part of the Structure Plan has the same force and effect as if it was a provision, standard or requirement of the scheme.

Subject Area

The Structure Plan area includes approximately 12 private landholdings comprising approximately 50 hectares (ha) and 1 Crown Reserve.

1. AGREED LOCAL STRUCTURE PLAN

The 'Agreed Local Structure Plan'.

2. RETAIL FLOORSPACE (NLA)

The Cell 3 Local Structure plan does not propose any retail floorspace within the Cell, with the exception of the corner store on Lot 65 (48) Belgrade Road which has been approved by Council in accordance with Amendment 690 to Council's Town Planning Scheme No.1.

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, offensive trades, mushroom farms and/or of a long-term nature will generally be discouraged. Other Rural uses may be considered. Unless otherwise identified on 'The Agreed Local Structure Plan', the residential density to apply to this precinct is R20.

Objectives

To promote residential development whilst allowing for rural uses and development 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 use application within this precinct, consideration will be given to:

- a) referring the applicants to areas set aside for General Rural 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 Council 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 of urban development to the subject land;
- 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 ENVIRONMENTAL PROVISIONS

- a) Prior to undertaking any earthworks or development of the land, the landowners of Lots 4 to 9 Dundobar Road and Lots 30 and 31 Belgrade Road shall undertake a Soil Contamination Assessment of the land, at the landowners' cost, to determine the presence or absence of soil contamination to the satisfaction of the Department of Environmental Protection.
- 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 landowners' cost by the developer/subdivider and remediation works shall be undertaken at the landowners' cost for all identified contamination and should be validated as being free of contamination above acceptance guidelines to the satisfaction of the Department of Environmental Protection, prior to undertaking any earthworks or development of the land.
- c) A road reserve shall be provided along the northern boundary of Lot 63 Anna Place abutting Crown Reserve 25489 and the developer or subdivider shall prepare a Vegetation Management Plan to ensure that the regionally significant vegetation on Crown Reserve 25489 is not detrimentally affected by the development or subdivision of the land, prior to the Commission granting subdivision approval for the land or the Local Government granting approval to commence development for the land.
- d) The subdivider/landowner shall complete any works required by the Vegetation Management Plan to the satisfaction of the Commission, prior to requesting the Local Government's clearance to any subdivision approval conditions, submission of any Diagram or Plan of Survey to the Commission for consideration for endorsement or the issue of a building licence by the Local Government, whichever is the earliest.

4. 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 3 and the associated breakdown of costs can be obtained from the City of Wanneroo Administration.

5. PUBLIC OPEN SPACE (POS) PROVISION

The following Schedule 3 details the Public Open Space (POS) which is to be provided by landholders for each lot within Cell 3. The POS allocation reflects the distribution of POS on the Agreed Local Structure Plan for Cell 3.

SCHEDULE 3 - PUBLIC OPEN SPACE (POS) PROVISION

Public Open Space (hectares)	Lot No.	Area (ha)
3A	Lot 4 Dundebur Road	0.6085
	Lot 5 Dundebur Road	0.2315
	Sub total	0.8400
3B	Res 25489 Credit	0.9717
	Sub total	0.9717
3C now identified as Lot 189	Lot 7 Dundebur Road	0.0653
	Lot 8 Dundebur Road	0.2885
	Lot 9 Dundebur Road	0.0917
	Lot 30 Belgrade Road	0.1255
	Lot 31 Belgrade Road	0.2838
	Sub total	0.8548
	TOTAL	2.6665