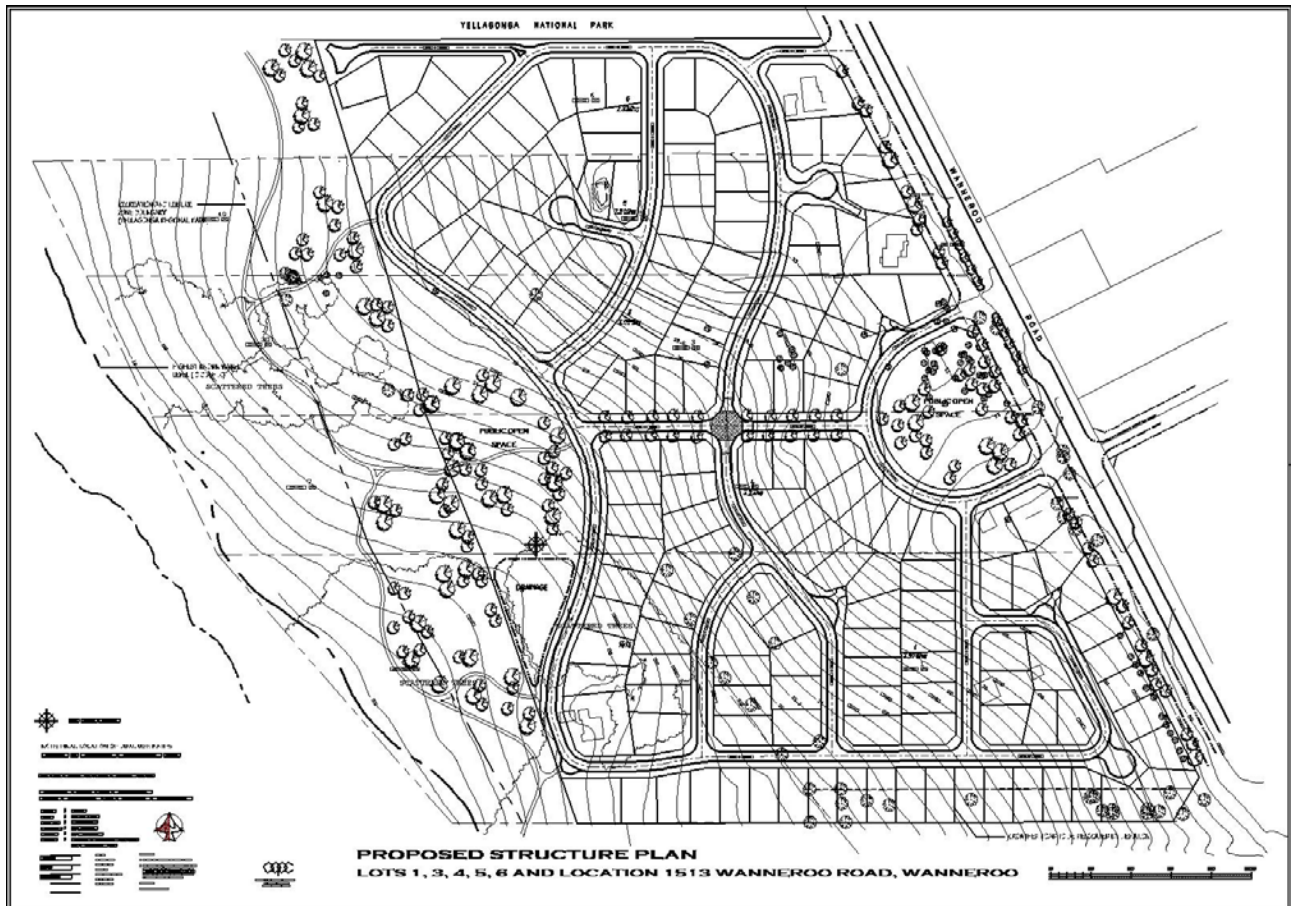


WANNEROO NORTH LOCAL STRUCTURE PLAN



Structure Plan No. 24
Adopted: 01 August 2000

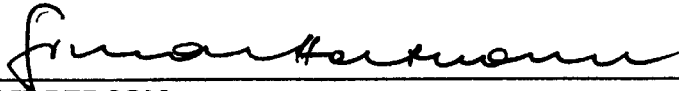
**This Structure Plan is prepared under the provisions of Part 10 of
the City of Wanneroo Town Planning Scheme No. 1**

PART 1

CERTIFICATION OF AGREED STRUCTURE PLAN

CERTIFIED THAT AGREED STRUCTURE PLAN 24 WAS
ADOPTED BY RESOLUTION

OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON
1 AUG 2000



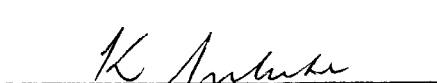
CHAIRPERSON

w/ AUSTRALIAN PLANNING COMMISSION

AND BY RESOLUTION OF THE CITY OF WANNEROO ON
14 March 2000 AND THE SEAL OF THE MUNICIPALITY
WAS PURSUANT TO THE COUNCILS RESOLUTION HERETO AFFIXED IN THE
PRESENCE OF:


MAYOR
CITY OF WANNEROO




CHIEF EXECUTIVE OFFICER
CITY OF WANNEROO

Record of Amendments made to the Agreed Wanneroo North Local Structure Plan

Amendment No.	Description of Amendment	Endorsement by Council	Endorsed by WAPC

OVERVIEW

1. Parts of the Structure Plan

This structure plan comprises two parts

Part 1: Statutory Planning Section

Part 2: Explanatory Report

Clause 10.8 of the Shire of Wanneroo Town Planning Scheme No. 1 (hereinafter called “the Scheme”) provides, amongst other things that a provision, standard or requirements of a Structure Plan approved under Part 10 of the Scheme shall be given the same force and effect as if it was a provision, standard or requirement of the Scheme. It is hereby provided that such force and effect shall only be given to Part 1 of this Structure Plan. Part 2 of this Structure Plan is for explanatory purposes only, providing a descriptive analysis of the Structure Plan

Subclause 10.8 (f) of the Scheme states that, where, in the event of there being any inconsistency of conflict between any provision, requirement of standard of the Scheme and any provision requirement or standard of an agreed Structure Plan, the provision, requirement or standard of the Scheme shall prevail.

2. Summary

The Wanneroo North Local Structure Plan comprises lots 1,3,4,5, and lot 1515 Wanneroo Road, Wanneroo and is bounded by Lake Joondalup to the West, Yellegonga Regional Park to the North, Wanneroo Road to the East and the existing Wanneroo Town Site to the South.

The Structure Plan also addresses the integration and development of Lake Joondalup foreshore on Lots 2, 7, 30 and 40 Wanneroo Road (Parks and Recreation Reserve).

The subject land is zoned “Urban” under the Metropolitan Region Scheme and “Urban Development – R20” under the City of Wanneroo Town Planning Scheme No. 1.

The Purpose of the Local Structure Plan Report is to:

- Provide a Specific description of the planning for Lot 1, Lot 1513 and Pt Lots 3-6 Wanneroo Road (hereafter referred to as the subject land) and its integration with the adjacent Parks and Recreation Reserve.
- Provide a mechanism and framework to co-ordinate the future development of the land.
- Implementation of an agreed Structure Plan over the land to guide development in terms of distribution of open space, drainage and entry and egress points to Wanneroo road.

The accompanying explanatory report provides further details about the Local Structure Plan.

PART 1

STATUTORY PLANNING SECTION

As provided for under the provision of Part 10 of the Scheme, this part of the Structure Plan has the same force and effect as a provision, standard or requirement of the Scheme.

Subject Area

The Structure Plan area is approximately 17.1 ha and comprises Lots 1,3,4,5,6 and Lot 1513 Wanneroo Road, Wanneroo.

The Plan also addresses the impact of the Estate and works within the adjacent Parks and Recreation Reserve.

1. THE WANNEROO NORTH LOCAL STRUCTURE PLAN

Plan 1: 'The Structure Plan Map' indicates the main road structure, public open spaces, drainage details and lot disposition for the Estate.

2. DEFINITIONS

The terms used shall be interpreted in accordance with the Scheme and as set out hereunder:

"THE SCHEME" shall mean the Shire of Wanneroo Town Planning Scheme No. 1 (as amended) gazetted 13 September 1972 or such amendments or modification thereto that may be current.

3. THE SCHEME

Unless provided for by specific requirements in this Structure Plan, all requirements shall be in accordance with the Scheme.

4. RESIDENTIAL DENSITY CODING

Residential land within the subject area shall be developed in conformity with the provisions of the Residential Planning Codes of Western Australia as given effect by Clause 5.39 of the Scheme. A R20 density coding shall apply to the subject land.

5 PROVISIONS

5.1 Residential

5.1.1 Land Use

This Local Structure Plan comprises predominantly residential uses. Uses permitted and general provisions for this precinct are the same as those which apply to the Residential zone in the Scheme unless otherwise specified in this section.

5.1.2 Objectives

General objectives intended for the Residential Precinct are:

- (a) Encourage a variety of single residential housing types;
- (b) Promote layouts that provide for pedestrian-friendly streetscapes with passive surveillance of the public streets, laneways and open spaces such as parks;
- (c) Ensure that energy efficient and solar smart designs are facilitated
- (d) Maintain a high level of pedestrian amenity

5.2 Tree Clearing

The applicant and the City acknowledge that the LSP area contains existing stands of trees which, although not considered rare or native to the site, provide shade and a high level of visual amenity for existing surrounding and future residents and are worthy of retention where possible. All earthworks and engineering plans submitted to the City for approval must retain as many trees as possible, to the satisfaction of the Director of Technical Operations.

=====END=====