

**REGENT WATERS (SOUTH), WANNEROO
AGREED STRUCTURE PLAN**

(As Amended)

**Structure Plan No. 11
First Adopted 24 November 1998**

**This Structure Plan was prepared under the provisions of Part 10 of the
City of Wanneroo Town Planning Scheme No.1 (Subsequent Modifications
have been made under the provisions of Part 9 of DPS 2)**

**Record of Amendments made to the Agreed Structure Plan
Regent Waters (South), Wanneroo**

Amendment No.	Description of Amendment	WAPC Adopted	Council Adopted
1	Modification to the structure plan in relation to original Lots Pt 3 and Pt 110 Backshall Place to redesign POS and local road systems.	Modifications required by WAPC included into Am't 2 documents	21.5. 2002
2	Modification to the structure plan in relation to Lot 46 Calabrese Avenue (original Lot 5), to delete local road system and facilitate group housing development (R40).	11.11.2003	18.3.2003
3	Modifications to the Structure Plan to identify a portion of Lot 9 Backshall Place as residential R20 and make minor adjustments to the distribution of POS within the Structure Plan area.	15.10.2004	1.7.2004
5	Recodes a portion of Lot 45 Backshall Place, Wanneroo from R20 to R30	23.1.2006	6.10.2005

PART 1

STATUTORY PLANNING SECTION

1.0 Structure Plan Area

The Adopted Structure plan area is approximately 31.5803 hectares (excluding the area covered by Backshall Place) comprising original Lots 3, 5, 9, 10, 11, 12, 13, 14 and Location 110 Backshall Place, Lot 6 Calabrese Avenue and Lot 200 Ocean Reef Road, Wanneroo.

2.0 Structure Plan Content

Plan 1:	Statutory Section (Part 1)
Plan 2	Explanatory Section (Part 2)

3.0 Interpretation

The words and expressions used in this Structure Plan shall have the respective meanings given to them in the scheme.

4.0 Relationship with the Scheme

In accordance with clause 9.8 of the Scheme:

- a) The provisions, standards and requirements specified under Part 1 of this Structure Plan shall have the same force and effect as if it were a provision, standard or requirement of the Scheme. Part 2 of this Structure Plan is for explanatory purposes only in order to provide a descriptive analysis of the Structure Plan.
- b) In the event of there being any inconsistencies or conflict between the provisions, standards or requirements of this Scheme and the provisions, standards or requirements of this structure plan, then the provisions, standards or requirements of the Scheme shall prevail.

5.0 Zones, Reserves and Residential Density Codes

The Structure Plan Map delineate and depict zones, reserves and residential density codes applicable to the land according to the legend thereon.

The zones, reserves and residential density codes designated under this Structure Plan apply to the land within it as of the zones, reserves and residential density codes were incorporated in the Scheme.

6.0 General Provisions

Backshall Place

- 6.1 Backshall Place shall be connected to Calabrese Avenue to specifications and satisfaction of the City of Wanneroo at the cost of the owners of Lot 46 Calabrese Avenue, Wanneroo, prior to any development or subdivision occurring on the land.
- 6.2 The Backshall Place road pavement being disconnected in the general vicinity of Lot 420, as part of the subdivision works associated with the adjoining land and the additional costs associated with this being met by the owners of Lot 46.

7.0 Special Provisions

7.1 Infrastructure Contributions – Public Open Space

- 7.1.1 All owners of land within the area bordered by a broken black line identified on Plan 2 are required to make a contribution equal to 10% of the Gross Area of their land toward Public Open Space (POS).
 - 7.1.2 The timing of contributions, calculations of compensation, establishment of accounts and all other relevant factors associated with making a POS contribution shall be in accordance with the provisions of Part 10 of the Scheme except as specified in clause 7.1.3 below.
 - 7.1.3 The calculation of an owner's POS contribution and apportionment of costs shall be based on a pro rata area basis and shall be in accordance with the areas and calculations as contained in Plan 3 – Precinct Plan and Table 1 – POS Schedule. Where an owner has a POS shortfall, that owner is required to make a payment to the Council equivalent to the value of the shortfall specified.
- 7.2 Lot 9 Backshall Place – Public Open Space/ Swale Obligations
- 7.2.1 The implementation of the necessary works identified in the ATA “Buffer and Drainage Assessment” report to the specification and satisfaction of the City of Wanneroo (copy attached – refer attachment 1)
- 7.3 Existing Church Site
- 7.3.1 Should the church site be subdivided or developed for residential purposes, then 10% contribution will be required.

TABLE 1
POS SCHEDULE

PRECINCT & LOTS	AREA (M²)	POS REQ'D (10%)	POS SHOWN	SHORTFALL	SURPLUS
Precinct A	108328	10833	12866.3	Nil	2033.5
Lot 5 E	20234	2023.4	Nil	2023.4	-
Lot 5 W	20234	2023.4	6080.3	-	4056.9
Lot 6	47626	4762.6	4762.6	-	-
Lot 14	20234	2023.4	2023.4	-	-
Precinct B	91838	9183.8	9213	-	29.2 *
Lot 9 Nth	10271	1027	3090	Nil	2063
Lot 10	20360	2036	Nil	2036	-
Lot 11	20411	2041	996	1045	Nil
Lot 12	20462	2046	5127	-	3081
Lot 13	20335	20335.5	Nil	2033.5	-
Precinct C	105572	10557	8534	2033	Nil
Lot 200	29066	2907	870	2037	-
Pt Lot 3	15740	1574	Nil	1574	-
Pt Lot 110	60766	6076	7654	-	1578

* Note: No credit for excess POS provision