

**LOT 505 PEDERICK ROAD, NEERABUP**

**STRUCTURE PLAN**

**Structure Plan No. 56  
Adopted: 12 May 2005**

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

## **PART 1 - STATUTORY PLANNING SECTION**

### **1.1 STRUCTURE PLAN AREA**

This Structure Plan shall apply to Lot 505 on Diagram 59948, Volume 1863 and Folio 912, Pederick Road, Neerabup, being the land contained within the inner edge of the broken black line shown on the Structure Plan map (**Plan 1A**).

### **1.2 STRUCTURE PLAN CONTENT**

This Structure Plan comprises the:

- Statutory section (Part 1);
- Explanatory section (Part 2);

### **1.3 INTERPRETATION**

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

### **1.4 OPERATION DATE**

In accordance with sub-clause 9.8.1 of the Scheme, this Structure Plan shall come into operation on the date it is adopted by the WA Planning Commission.

### **1.5 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 the Scheme and the provisions, standards or requirements of this Structure Plan, then the provisions, standards or requirements of the Scheme shall prevail.

### **1.6 ZONING MAP**

The Zoning Map (**Plan 1B**) delineates and depicts the zone and precinct applicable to the structure plan area according to the legend thereon.

The zone and precinct designated under this structure plan applies to the land within it as if the zone and precinct were incorporated in the Scheme.

All provisions, standards and requirements applicable to the zone and precinct in the Scheme shall apply, unless specific provision is made to the contrary in this Structure Plan.

## **1.7 LOCAL STRUCTURE PLAN MAP**

The Local Structure Plan Map (**Plan 1A**) delineates and depicts the road structure and land use precincts proposed for the Structure Plan area. The map defines the following road and land use precincts:

1. General Industrial
2. Bush Forever Site 295
3. Mandatory Road Interface to Open Space

## **1.8 GENERAL PROVISIONS**

### ***1.8.1 General Industrial***

Land use permissibility and intent within this precinct shall be in accordance with the General Industrial Zone under the Scheme. Notwithstanding the uses permitted under the Scheme, Industry – Hazardous shall be an ‘X’ use in this precinct.

## **1.9 SPECIAL PROVISIONS**

### ***1.9.1 Bush Forever Site 295***

The eastern portion of Lot 505 as shown on the Structure Plan will be retained as a Bush Forever site. The site will be managed by the Mindarie Regional Council as an Environmental Park in accordance with the Environmental Management Commitments endorsed by the EPA through the Public Environmental Review for Lot 505. This will require the preparation and implementation of a Construction Environmental Management Plan and an Environmental Management System by the proponent as part of the development approval process to address in detail the measures that will be undertaken to protect the Bush Forever site during the development and ongoing use of the site.

### ***1.9.2 Widening of Pederick Road***

The proponent will be responsible for any widening required for Pederick Road, at no cost to Council, at the development application stage.

### ***1.9.3 Requirement for Infrastructure Contribution***

The proponent will be responsible on an equitable basis for infrastructure contribution requirements pursuant to the NIA Structure Plan and any other subsequent related amendment to the City of Wanneroo District Planning Scheme No. 2.