

**EAST WANNEROO CELL 8**

**AGREED STRUCTURE PLAN**

**(AS AMENDED)**

**Structure Plan No. 10  
Adopted: 17 May 2002**

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

**RECORD OF AMENDMENTS MADE TO AGREED STRUCTURE PLAN NO. 10:**

**EAST WANNEROO CELL 8**

<b>Amendment No.</b>	<b>Description of Amendment</b>	<b>WAPC Adopted</b>	<b>Council Adopted</b>
1	Modifies the internal subdivisional roads to reflect recent subdivision approvals and deletes and relocates drainage sumps to reflect the East Wanneroo Road Requirement Plans.	13.6.05	21.2.05
2	Amends the road network east of Motivation Drive and Conquest Way, Wangara and introduces a new north-south road east of Callaway Street.	6.6.06	15.3.06

## **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 were a provision, standard or requirement of the scheme.

#### **Subject Area**

The Structure Plan area includes approximately 95 private landholdings comprising approximately 260 hectares.

#### **1.0 AGREED STRUCTURE PLAN**

Plan 1 : The 'Agreed Structure Plan'.

#### **2.0 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 8 and the associated breakdown of costs can be obtained from the City of Wanneroo Administration.

#### **3.0 ENVIRONMENTAL PROVISIONS**

The following are the environmental provisions:

- a) Prior to undertaking any earthworks or development of the land identified on Agreed Structure Plan, the landowners shall undertake a Soil Contamination Assessment of the land, at the landowner's cost, to determine the presence 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 landowner's cost by the developer/subdivider and remediation works shall be undertaken at the landowners's 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.

- c) The subdivider/developer to demonstrate to the City of Wanneroo at the subdivisional and/or development stage that the existing and future nearby sensitive land uses will be protected from adverse impacts associated with industrial development and may include the provision of a buffer area where appropriate to the satisfaction of the Department of Environmental Protection and the City of Wanneroo.
- d) The subdivider/developer to demonstrate to the City of Wanneroo at the subdivisional and/or development stage that the surface water drainage within the cell will be contained within the subdivision and/or development area and where possible, to ensure that any subdivision and/or development will minimise any impact on the water quality of the nearby wetland including potential surface water contamination to the satisfaction of the Department of Environmental Protection and the City of Wanneroo.