

**SWAN LOC 13460, YANCHEP BEACH ROAD,
YANCHEP
AGREED STRUCTURE PLAN**

**Structure Plan No. 41
Agreed: 10 February 2004**

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

CERTIFICATION OF AGREED STRUCTURE PLAN

(SCHEDULE 8)

CERTIFIED THAT THE AGREED STRUCTURE PLAN ___
SWAN LOCATION 13460 YANCHEP BEACH ROAD, YANCHEP

WAS ADOPTED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING

COMMISSION ON **10 FEB 2004**

S. Rabb

(.....
being an officer of the Commission duly authorised by the Commission n
pursuant to section 57 of the *Western Australian Planning Commission*
Act 1985

AND BY

RESOLUTION OF THE COUNCIL OF THE CITY OF WANNEROO

ON **14 OCT 2003**

AND THE SEAL OF THE MUNICIPALITY WAS PURSUANT TO
THE COUNCIL'S RESOLUTION HERETO AFFIXED
IN THE PRESENCE OF

.....
Mayor, City of Wanneroo

[Signature]
.....
Chief Executive Officer, City of Wanneroo



Record of Amendments made to the Agreed Structure Plan
Swan Location 13460 Yanchep Beach Road, Yanchep

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

OVERVIEW

1.0 PARTS OF THE STRUCTURE PLAN

This Structure Plan comprises two parts:

- Part 1: Statutory Planning Section
- Part 2: Explanatory Report

Clause 9.8 of the City of Wanneroo District Town Planning Scheme No. 2 (herein called “the Scheme”) provides, amongst other things, that a provision, standard or requirement of a Structure Plan approved under Part 9 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, providing a descriptive analysis thereof.

Subclause 9.8.3 (f) of the Scheme states that, in the event of there being any inconsistency or conflict between any provision, requirement or 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.

2.0 SUMMARY

This Structure Plan has been prepared on behalf of Anko Investments for Swan Location 13460 Yanchep Beach Road, Yanchep.

The Structure Plan area is bounded by Yanchep Beach Road to the south, Welwyn Avenue to the west, the Ambulance Depot on Lot 201 to the north and Lot 302, owned by Toyku Corporation, to the east.

The subject land is zoned “Urban Development” under the City of Wanneroo District Town Planning Scheme No. 2.

This Structure Plan shall determine the overall detailed land use and form of development within the subject landholding. The Explanatory Report provides further explanation about the site and the form of its intended development.

PART 1 - STATUTORY PLANNING SECTION

As provided in the provisions of Part 9 of the Scheme, this part of the Structure Plan has the same force and effect as a provision, requirement or standard of the Scheme.

1. STRUCTURE PLAN AREA

The Structure Plan area comprises 1.50 hectares, being Swan Location 13460 Yanchep Beach Road, Yanchep.

2. STRUCTURE PLAN CONTENT

The Structure Plan comprises the:

- a) Statutory Section (Part 1)
- b) Explanatory Section (Part 2)

3.0 INTERPRETATION

The words and expressions used in this Structure Plan shall come into operation on the date it is adopted by the Commission as an Agreed Structure Plan

4.0 OPERATIONAL DATE

In accordance with Part 9 of the Scheme this Structure Plan shall come into operation on the date it was adopted by the Commission as an Agreed Structure Plan.

5.0 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 and not 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 Structure Plan, then the provisions, standards or requirements of the Scheme shall prevail.

6.0 ZONES, RESERVES AND RESIDENTIAL DENSITY CODES

The Zoning Plan (Plan 1) delineates and depicts the zones, R-Code and reserves applicable to the land according to the legend there on.

7.0 VEHICLE ACCESS

Prior to development or subdivision:

7.1 Vehicle access to the site is to be in accordance with the traffic study. Any vehicular access and associated modifications to the road network shall be constructed in accordance with the recommendations of the traffic study.

7.2 An easement in gross is to be provided to the satisfaction of the City to facilitate rights of access across the site from the approved vehicle access point to the adjoining lot to the east (Lot 302).

8.0 GENERAL PROVISIONS

8.1 BUSINESS ZONE

Business Zone is intended to accommodate warehouses, showrooms, trade and professional services and small scale complementary incidental retailing uses, as well as providing for retail and commercial businesses which require large areas such as bulky goods and category/theme based retail outlets that provide for the needs of the community but which due to their nature are generally not appropriate to or cannot be accommodated in a commercial area.

8.1.1 Use Permissibility

Land use permissibility within this zone shall be in accordance with the corresponding zone under the Scheme

8.1.2 Provisions

All provisions, standards and requirements of the Business Zone as set out in the Scheme shall apply.

8.2 SERVICE INDUSTRIAL ZONE

The Service Industrial Zone is intended to provide for a wide variety of business, industrial and recreational developments which the Council may consider would be inappropriate in Commercial, Business and General Industrial Zones and which are capable of being conducted in a manner which will prevent them being obtrusive, or detrimental to the local amenity.

8.2.1 Use Permissibility

Land use permissibility within this zone shall be in accordance with the corresponding zone under the Scheme.

8.2.2 Provisions

All provisions, standards and requirements of the Service Industrial Zone as set out in the Scheme shall apply.