



AMENDMENT NO. 6

TO THE

NEERABUP INDUSTRIAL AREA

AGREED STRUCTURE PLAN NO. 17

Structure Plan Ref: WANN/2019/17 - 6

RECORD OF AMENDMENTS MADE TO THE NEERABUP INDUSTRIAL AREA

AGREED STRUCTURE PLAN NO. 17

Amendment No.	Summary of the Amendment	Date approved by WAPC
2	Makes provisions for design guidelines applicable to a portion of the Agreed Structure Plan known as Meridian Park and the addition of Plan 6 to illustrate the Meridian Park area.	18.08.2008
3	Realignment of 'Road B' and intersection with Pederick Road	12.10.2011
4	<p>Deleting Plan 2 Neerabup Industrial Area Final Surface Contour Plan (Sept 2004) and replace with the updated Plan 2 Neerabup Industrial Area Final Surface Contour Plan (August 2015)- Drawing No.5920-00-SK128 Rev F.</p> <p>Plan 1 and Figure 8.1 being modified to delineate and annotate the 98ha area within the northern part of the site as "Proposed Conservation Areas Subject to Environmental Review" so as to match the delineation and annotation on the Final Surface Contour Plan. Plan 1 and the Final Surface Contour Plan being modified to delineate and annotate the 47ha area within the south eastern part of the site as "Reserve for Conservation".</p> <p>Deleting Figure 6.1 Neerabup Industrial Area Final Surface Contour Plan (Sept 2004) and replace with the updated Figure 6.1 Neerabup Industrial Area Final Surface Contour Plan (August 2015) - Drawing No.5920-00-SK128 Rev F.</p> <p>Amend Part 1 – Statutory Planning Section to align with the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</p> <p>Part 1 following section 11.0 the following section being added: 12.0 Bushfire and include Appendix 9 – Bushfire Management Plan (Strategen, June 2017).</p>	25.08.2017
5	Plan 1 and Figure 8.1 being modified to replace the 'Service Industrial' land use on Lots 1001 and 1021 Greenwich Parade with a 'Business' designation.	TBC
6	Plan 1 and Figure 8.1 being modified to rectify existing mapping anomalies for the 'Service Industrial' and 'General Industrial' precincts to align with cadastral boundaries along Pinnacle Drive, Hemisphere Street and Longitude Avenue. Include 'Open Space' designation for drainage area located on the corner of Axis Parade and Pinnacle Drive.	

**AMENDMENT NO. 4 TO THE
NEERABUP INDUSTRIAL AREA AGREED STRUCTURE PLAN NO. 17**

The City of Wanneroo, pursuant to its District Planning Scheme No. 2, hereby recommends to the Western Australian Planning Commission to approve the abovementioned amendment by:

1. Under Part 1, modifying *Plan 1 – Local Structure Plan Neerabup Industrial Area* by:
 - a) replacing the ‘Service Industrial’ precinct designation for lots abutting Pinnacle Drive (unconstructed), Hemisphere Street and Longitude Avenue with ‘General Industrial’ (Portion of Lot 9005 Flynn Drive, Lot 1027 Avery Street, Lots 1033 and 1034 Longitude Avenue, Lots 1002, 1022, 1031, 1035, 2037 Hemisphere Street);
 - b) replacing a portion of Lot 9005 Flynn Drive shown as ‘Distributor or Arterial Roads’ (located immediately west of the unconstructed Pinnacle Drive), with ‘Service Industrial’;
 - c) replacing the ‘General Industrial’ precinct designation on a portion of Lot 9005 Flynn Drive (located south of Hemisphere Street) with ‘Service Industrial’; and
 - d) replacing the ‘Service Industrial’ and ‘General Industrial’ precinct designation on a portion of Lot 9005 Flynn Drive to ‘Open Space’.

2. Under Part 2, modifying *Figure 8.1– Local Structure Plan Neerabup Industrial Area* by:
 - a) replacing the ‘Service Industrial’ precinct designation for lots abutting Pinnacle Drive (unconstructed), Hemisphere Street and Longitude Avenue with ‘General Industrial’ (Portion of Lot 9005 Flynn Drive, Lot 1027 Avery Street, Lots 1033 and 1034 Longitude Avenue, Lots 1002, 1022, 1031, 1035, 2037 Hemisphere Street);
 - b) replacing a portion of Lot 9005 Flynn Drive shown as ‘Distributor or Arterial Roads’ (located immediately west of the unconstructed Pinnacle Drive), with ‘Service Industrial’;
 - c) replacing the ‘General Industrial’ precinct designation on a portion of Lot 9005 Flynn Drive (located south of Hemisphere Street) with ‘Service Industrial’; and
 - d) replacing the ‘Service Industrial’ and ‘General Industrial’ precinct designation on a portion of Lot 9005 Flynn Drive to ‘Open Space’.

Proposed Amendment No.6 – Proposed Mapping Modifications



Existing Zoning

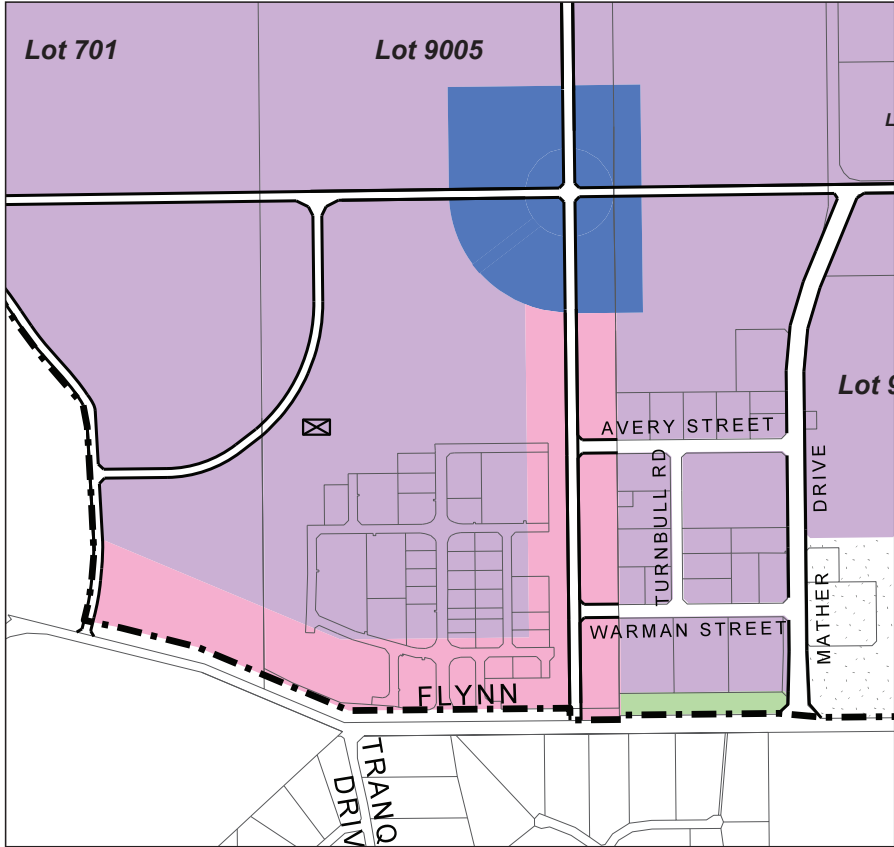


Proposed Amendments

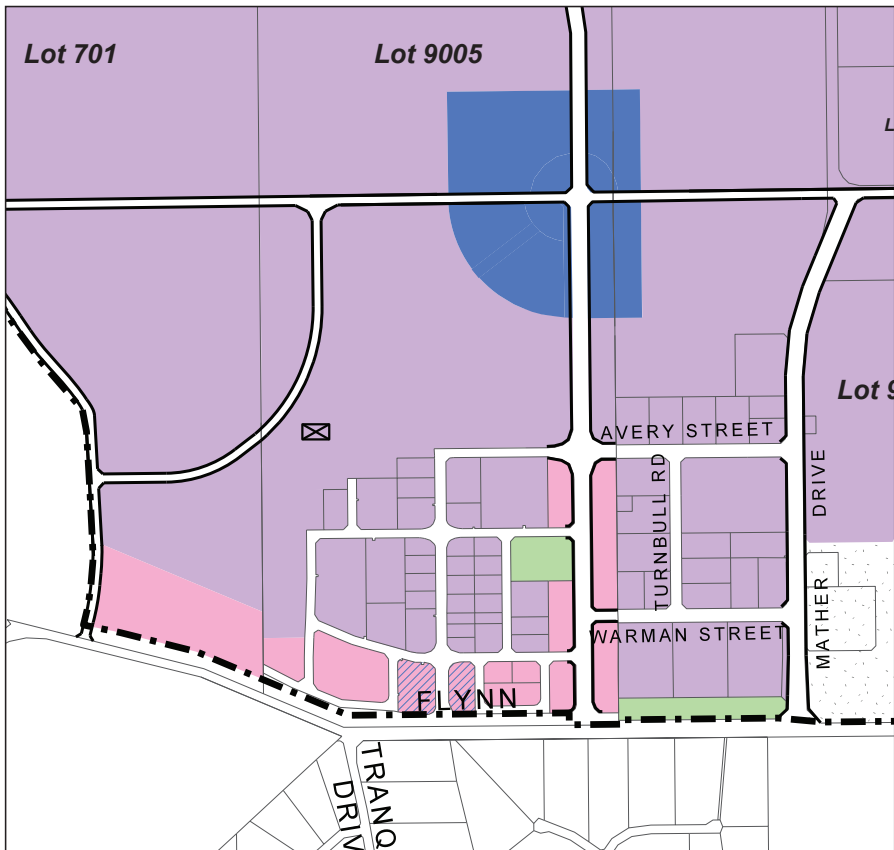
LEGEND

- General Industrial
- Service Industrial
- Business
- Open Space
- Reserve for Conservation
- Distributor or Arterial Roads
- X Possible Sewer Pump Station Site (Notional Size Only)
- Structure Plan Boundary

Proposed Amendment No.6 To ASP 17 Mapping



Existing Zoning



Proposed Zoning

LEGEND

- General Industrial
- Service Industrial
- Business
- Open Space
- Reserve for Conservation
- Distributor or Arterial Roads
- Possible Sewer Pump Station Site (Notional Size Only)
- Structure Plan Boundary
- Proposed Amendment No. 5 to 'Business' Subject to WAPC determination

**This Structure Plan Amendment is prepared under the provisions of the
City of Wanneroo District Planning Scheme No.2**

IT IS CERTIFIED THAT THIS STRUCTURE PLAN AMENDMENT NO. 6 TO THE NEERABUP INDUSTRIAL AREA
AGREED STRUCTURE PLAN NO. 17

WAS APPROVED BY

RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON

.....

Signed for and on behalf of the Western Australian Planning Commission

.....

an officer of the Commission duly authorised by the Commission pursuant to section 24 of the
Planning and Development Act 2005 for that purpose, in the presence of:

..... Witness

..... Date

..... Date of Expiry

PART 2 - EXPLANATORY REPORT

AMENDMENT NO. 6 TO THE NEERABUP INDUSTRIAL AREA AGREED STRUCTURE PLAN NO. 17

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1.0 Introduction

This report has been prepared by **element** on behalf of LandCorp to request the City of Wanneroo initiate an amendment to the Neerabup Industrial Area (NIA) Agreed Structure Plan No. 17 (ASP 17) to rectify existing mapping anomalies where the land use precincts do not correctly align with the lot cadastral boundaries. The existing Structure Plan mapping has resulted in some lots having a dual land use precinct status, which is confusing for landowners, potential purchasers, and unnecessarily problematic for the City of Wanneroo's planning department to manage at the Development Application stage.

The proposed amendment seeks to modify the extent of the land use precincts known as 'Service Industrial' and 'General Industrial' located on Hemisphere Street and the unconstructed Pinnacle Drive to correctly align with the cadastral boundaries. This amendment also seeks to rationalise the extent of the 'Service Industrial' precinct which extends between Avery Street up to the existing 'Business' precinct by modifying this area to the 'General Industrial' precinct. The amendment also seeks to correctly reflect the drainage/open space land use applied to a portion of Lot 9005 located to the west of the unconstructed Pinnacle Drive road reserve by replacing the 'Service Industrial' and 'General Industrial' precinct designation to 'Open Space'.

2.0 Background

2.1 Neerabup Industrial Area

Council first adopted the NIA ASP 17 on 11 January 2005. ASP 17 provides the overarching planning framework which guides development over the industrial park. Stage 1 of LandCorp's Meridian Park development area is built out (Refer to Figure 1 – Existing Lot Sales and Businesses, overleaf).

2.2 Legal Description and Ownership

The proposed modifications to the land use precincts shall affect the lots as identified in Table 1 – Summary of Lot Details, below and identified in Figure 2.

Table 1 – Summary of Lot Details

Lot	Plan/Diagram	Landowner
Lot 9005 Flynn Drive (Land areas either side of unconstructed Pinnacle Drive, including Drainage Lot)	2910/209 P409191 9005	Western Australian Land Authority (trading as LandCorp)
1027 Avery Street	2782/265 P072055 1027	Markeesa Nominees Pty Ltd
1033 Longitude Avenue	2910/202 P409191 1033	Western Australian Land Authority (trading as LandCorp)
1034 Longitude Avenue	2910/203 P409191 1034	Ecasel Pty Ltd
1035 Hemisphere Street	2910/204 P409191 1035	Western Australian Land Authority (trading as LandCorp)
1022 Hemisphere Street	2910/198 P409191 1022	Western Australian Land Authority (trading as LandCorp)
1031 Hemisphere Street	2867/900 P405727 1031	Anthony Agostino
1002 Hemisphere Street	2711/66 P061212 1002	RW Winning Holdings Pty Ltd
2037 Hemisphere Street	2890/681 P402809 2037	Ramore Pty Ltd



Figure 1 – Existing Lot Sales and Businesses (Source: LandCorp)

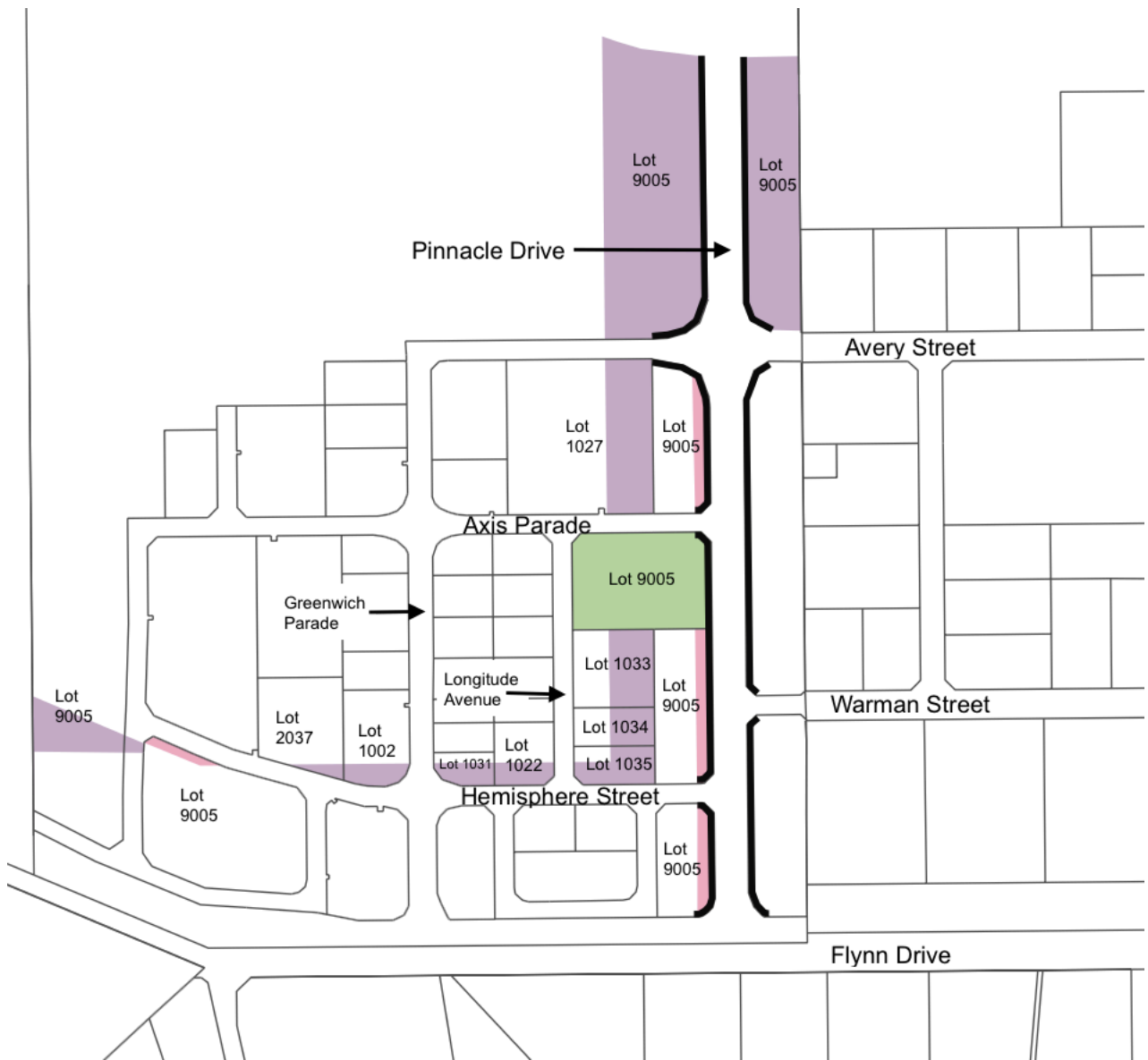


Figure 2 – Lots Affected By Proposed Land Use Precinct Modifications

2.3 Existing Zoning

The subject area which forms part of this amendment proposal is zoned 'Industrial' under the Metropolitan Region Scheme. Under the City's District Planning Scheme No. 2 (DPS2) these areas are zoned either 'Industrial Development' or 'General Industrial'

The objectives of the 'Industrial Development' zone are to:

- *Designate land for future industrial subdivision;*
- *Provide for the orderly and comprehensive planning and development of large areas of industrial land for industrial and employment purposes;*
- *Enable planning to be flexible and responsive to changing circumstances through the developmental stages of the area.*

2.4 Land Use Implications

The proposed rationalisation of the land use precincts shall not adversely affect the land use permissibility of existing business operations. None of the existing operations shall become non-conforming uses under the proposed realigned 'General Industry' and 'Special Industry' precincts.

2.5 Neerabup Industrial Area Review

LandCorp is aware that the City of Wanneroo is currently in the process of reviewing the broader planning considerations of ASP 17. The proposed modifications sought under the Amendment No.6 proposal are deemed appropriate for immediate action in order to rectify mapping anomalies. These proposed modifications shall not prejudice the broader review currently being undertaken by the City of Wanneroo.

3.0 Concluding Comments

Amendment 6 has been prepared to rectify existing mapping anomalies where land use precincts straddle cadastral boundaries. The proposed modifications are considered minor administrative matters to the ASP 17. The proposal shall also rationalise the extent of the 'Service industrial' precinct which currently extends between Avery Street up to the existing 'Business' precinct by modifying this area to the 'General Industrial' precinct.

Amendment 6 is in keeping with the intent and objectives of ASP 17 and does not detrimentally affect the land use permissibility of those lots subject of this amendment proposal. Nor will it adversely affect adjoining properties or the ability for surrounding land to be developed.

This Structure Plan Amendment is prepared under the provisions of the
City of Wanneroo District Planning Scheme No. 2

IT IS CERTIFIED THAT THIS STRUCTURE PLAN AMENDMENT NO. 6 TO THE NEERABUP
INDUSTRIAL AREA AGREED STRUCTURE PLAN NO. 17

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