

Gnangara Rural Community Local Structure Plan No. 99

PART 1

City of Wanneroo



June 2014

CERTIFIED THAT THE GNANGARA RURAL COMMUNITY

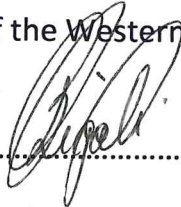
LOCAL STRUCTURE PLAN NO. 99

WAS ADOPTED BY

RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING

COMMISSION ON 11 March 2015

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:

M. Wielan Witness

18 March 2015 Date

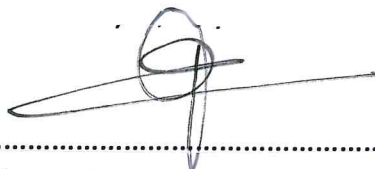
AND BY

RESOLUTION OF THE COUNCIL OF THE CITY OF WANNEROO

(or as otherwise delegated under section 8.1 of its Delegated Authority Register)

ON 9 DECEMBER 2014

Signed for and on behalf of the City of Wanneroo
in accordance with the
Local Government Act 1995, Clause 9.49 A. (1) (b)



Director, Planning & Sustainability, City of Wanneroo

13/4/15 Date

RECORD OF AMENDMENTS MADE TO THE GNANGARA RURAL COMMUNITY

LOCAL STRUCTURE PLAN

Amendment No.	Description of Amendment	Council Adopted	WAPC Adopted

GNANGARA RURAL COMMUNITY

Local Structure Plan

PART 1 – STATUTORY PLANNING SECTION

Part 1 – Statutory Planning Section

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Plan A – Gngangara Rural Community Local Structure Plan

Executive Summary

The Gnangara Rural Community Local Structure Plan No. 99 (Structure Plan) progresses the planning over Lot 6, and portions of Lot 9000 and Lot 10 Sydney and Ocean Reef Roads, Gnangara. Amendment Number 123 to the City of Wanneroo District Planning Scheme No. 2 ('Scheme') rezoned the subject land from 'General Rural' to 'Rural Community' zone and introduced a number of special provisions within Schedule 15 of the Scheme. The Rural Community zone DPS 2 provisions provide for the preparation of a structure plan to guide the use, development and subdivision of the land. This Structure Plan addresses this requirement.

Part 1 – Statutory Planning Section

1.0 Structure Plan Area

- 1.1 This Structure Plan applies to the Gnangara Rural Community zone, being Lots (or part of Lots) 10 and 6 Sydney Road and 9000 Ocean Reef Road, Gnangara, being the land contained within the inner edge of the line denoting the structure plan boundary on the Structure Plan Map (Plan A).

2.0 Structure Plan Content

- 2.1 This Structure Plan comprises the following:
- a) Statutory Planning Section (Part 1) – contains the Structure Plan Map (Plan A) and statutory planning provisions;
 - b) Explanatory Report (Part 2) – to be used as a reference and guide; and
 - c) Technical Appendices (Part 3).

3.0 Interpretation and Relationship with the Scheme

- 3.1 Unless otherwise specified in this part, the words and expressions used in this Structure Plan shall have the respective meanings given to them in the City of Wanneroo District Planning Scheme No. 2 (Scheme).
- 3.2 Pursuant to subclauses 9.8.2 and 9.8.3 of the Scheme, the provisions of this part shall apply to land contained within the Structure Plan as follows:
- a) the provisions, standards and requirements specified under Part 1 of this Structure Plan shall have the same force and effect as if they were a provision, standard or requirement of the Scheme. In the event of there being any variation or conflict between the provisions, standards or requirements of the Scheme and provisions, standards or requirements of Part 1 of this Structure Plan, then the provisions, standards or requirements of Part 1 of this Structure Plan shall prevail;

- b) any other provision, standard or requirement of Part 1 of this Structure Plan that is not otherwise contained in the Scheme, shall apply to the land as though it is incorporated into the Scheme, and shall be binding and enforceable to the same extent as if part of the Scheme; and
- c) Parts 2 and 3 of this Structure Plan are to be used as a reference only, to clarify and guide interpretation and implementation of Part 1.

4.0 Operation

4.1 In accordance with subclause 9.8.1 of the Scheme, this Structure Plan shall come into operation when it is either certified by the Western Australian Planning Commission (WAPC) pursuant to subclause 9.6.3(b) of the Scheme or adopted, signed and sealed by the Council.

5.0 Development and subdivision

5.1 Development of the land shall be in accordance with the Structure Plan Map (Plan A).

5.2 Landuse permissibility is set out in Table 1a - 'Area A - Conservation Precinct' and Table 1b - 'Area B - Community Precinct'. The provisions and requirements contained within Table 1a and 1b apply to the Structure Plan Area in addition to the provisions and requirements applicable to the land under the Scheme.

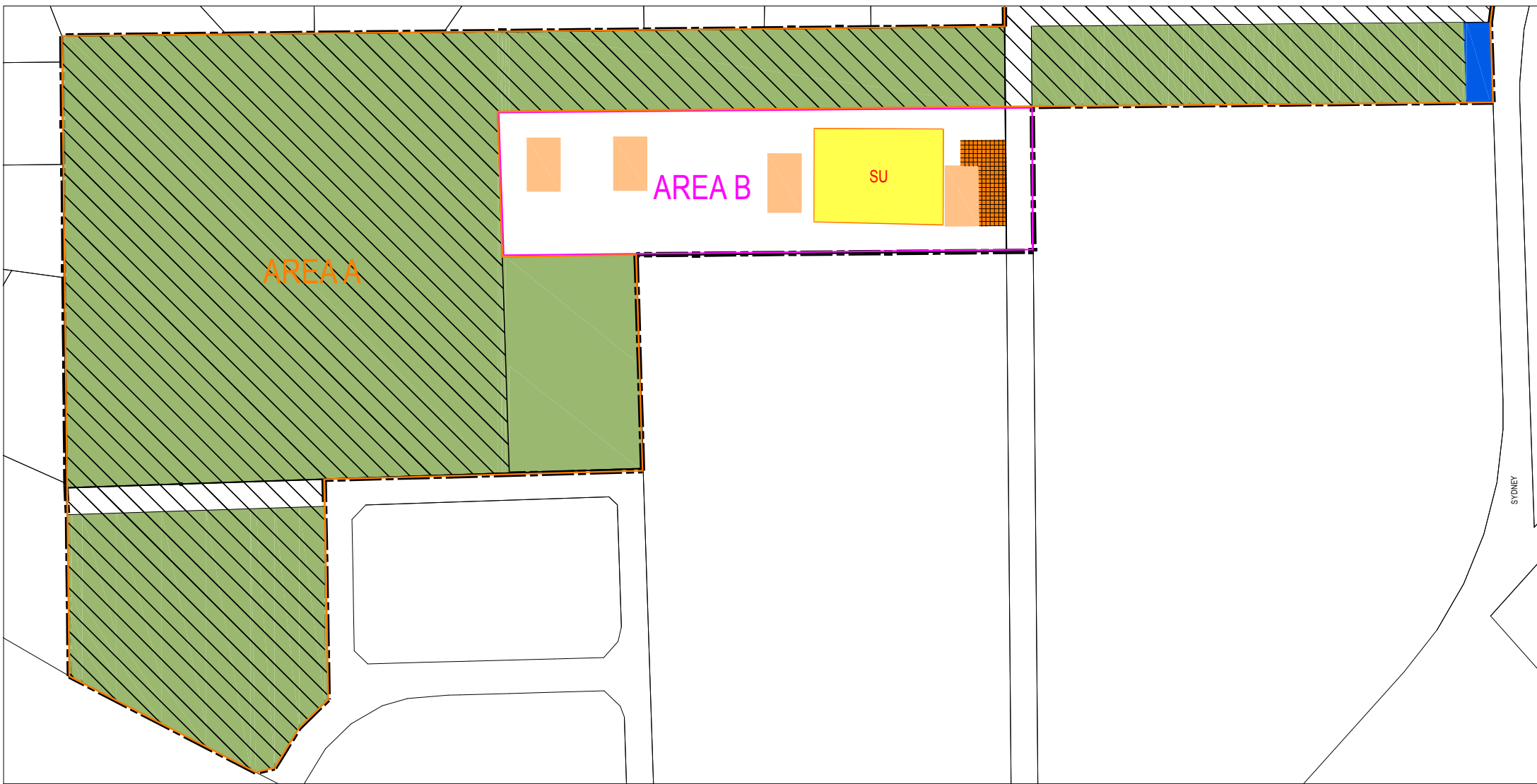
5.3 No further subdivision of the Structure Plan Area is permitted unless provided for in Schedule 15 of the Scheme.

Table 1a – Development Requirements for 'Area A – Conservation Precinct'

<p>1. Development Requirements</p>	<p>1.1 No development is permitted in 'Area A – Conservation Precinct' unless in accordance with the Conservation Covenant Guidelines or an approved management plan.</p> <p>1.2 No vehicular access is permitted to or from the Ocean Reef Road reserve.</p>
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Table 1b – Development Requirements for ‘Area B – Community Precinct’

<p>1. Development Requirements</p>	<p>1.1 All land use and development within ‘Area B – Community Precinct’ shall comply with an approved Fire Management Plan.</p> <p>1.2 Development within the ‘Civic and Cultural’ zone shall be in accordance with ‘Table 1 – The Zoning Table’ of the Scheme.</p> <p>1.3 All dwellings are to be located within the building envelopes identified on the Structure Plan Map (Plan A).</p> <p>1.4 No stormwater and/or wastewater generated from development in ‘Area B – Community Precinct’ is to flow into ‘Area A – Conservation Precinct’. Any development/building licence application for ‘Area B – Community Precinct’ shall demonstrate how this will be achieved.</p>
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AREA A - Conservation Precinct



Building Envelope



Sydney Road Widening



Public Purpose - Special Use
(Aboriginal Cemetery - Registered Aboriginal
Heritage Site no. 1017)



AREA B - Community Precinct



Civic and Cultural



Structure Plan Boundary

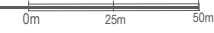


Bush Forever - Area 463



GNANGARA RURAL COMMUNITY LOCAL STRUCTURE PLAN (PLAN A)

Lot 6 and portions of Lots 9000 & 10 Sydney and Ocean Reef Roads,
Gnangara - City of Wanneroo



DISCLAIMER: AREA SUBJECT TO APPLICATION . CARRIAGEWAYS DIAGRAMATIC ONLY. ALL AREAS AND DIMENSIONS ARE APPROXIMATE ONLY AND ARE SUBJECT TO FUTHER SURVEY ENGINEERING AND DETAIL DESIGN.

date 14.04.13 | scale at A2 1:50000 | ref L35A STR03 Lot 6 | revised 16.12.14

