

AGREED STRUCTURE PLAN

EAST WANNEROO CELL 7

WANGARA (SOUTH)

(AS AMENDED)

**Structure Plan No. 9.0
Finally Adopted: 23 January 2001**

**This Structure Plan is prepared under the provisions of the City of
Wanneroo Town Planning Scheme**

Record of Amendments made to the Agreed Structure Plan

East Wanneroo Cell 7 – Wangara (South)

Amendment No.	Description of Amendment	Finally Council Adopted	Finally WAPC Adopted
1	<p>Deletes the 10-metre wide landscape buffer along the western boundary of Lots 7 and 8 Wanneroo Road, Wangara.</p> <p>Deletes reference to Lots 7 and 8 Wanneroo Road, Wangara in Schedule 2: Landscape Buffer of the statutory section of the structure plan.</p>	16 March 04	12 July 04
2	Modifies road layout to comply with previously approved subdivisions.	14 April 05	13 June 05
3	Modifies the existing internal road layout of the current Agreed Structure Plan by removing the road intersecting Lot 339 Parri Road and Lots 109, 110 and 111 Luisini Road, Wangara	31 Oct 05	12 Dec 05
4	Removes a small local link road intersecting Lots 109 and 110 Luisini Road, Wangara	11 Jan 07	7 May 07
5	Amends the road layout in the vicinity of an existing sump located at the intersection of Hartman Drive and a subdivisional road	22 Sept 09	8 July 10
6	Deletes the proposed link road running along the shared boundary of Lots 23 and 24 Windsor Road; and realigns the proposed road along the shared boundary of Lots 24 and 25 Windsor Road	15 Oct 13	21 Jan 14
7	Modifies the existing internal road layout removing the proposed road connection to Hartman Drive whilst retaining a portion of the road reserve up to the shared boundary of Lots 125 and 101 Luisini Road, Wangara, terminating with a cul-de-sac head	15 Oct 13	21 Jan 14
9	Deletion of internal roads servicing 332-337, and to provide direct access from Lot 335 to Gngara Road	3 July 14	8 Aug 14

Amendment No.	Description of Amendment	Finally Council Adopted	Finally WAPC Adopted
8	<p>Deletion of the east west structure plan road extending from the end of Parri Road through Lot 107.</p> <p>Relocation of the east west structure plan road from the shared boundary of Lots 19 and 20, to the shared boundary of Lots 20 and 21.</p> <p>Realignment of the southern portion of the north south structure plan road, where it runs through Lots 17 and 18, to ensure that the full extent of the road reserve is located within Lots 17 and 18.</p>	3.7.14	2.12.14

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 58 private landholdings comprising approximately 128 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 7 and the associated breakdown of costs can be obtained from the City of Wanneroo Administration.

3.0 LANDSCAPE BUFFER ALONG WANNEROO ROAD

The following Schedule 2 details the 10 metre wide landscape buffer, to be ceded as Public Open Space, along the western side of Wanneroo Road which is to be provided by landholders for each lot within Cell 7.

SCHEDULE 2: LANDSCAPE BUFFER – CELL 7

Public Open Space	Lot No	Area (ha)
Public Open Space Buffer- (Wanneroo Road)	Loc 12750	0.1535
	Lot 305	0.1541
	Lot 306	0.1785
Total		0.4861

4.0 ENVIRONMENTAL PROVISIONS

The following are the environmental provisions:

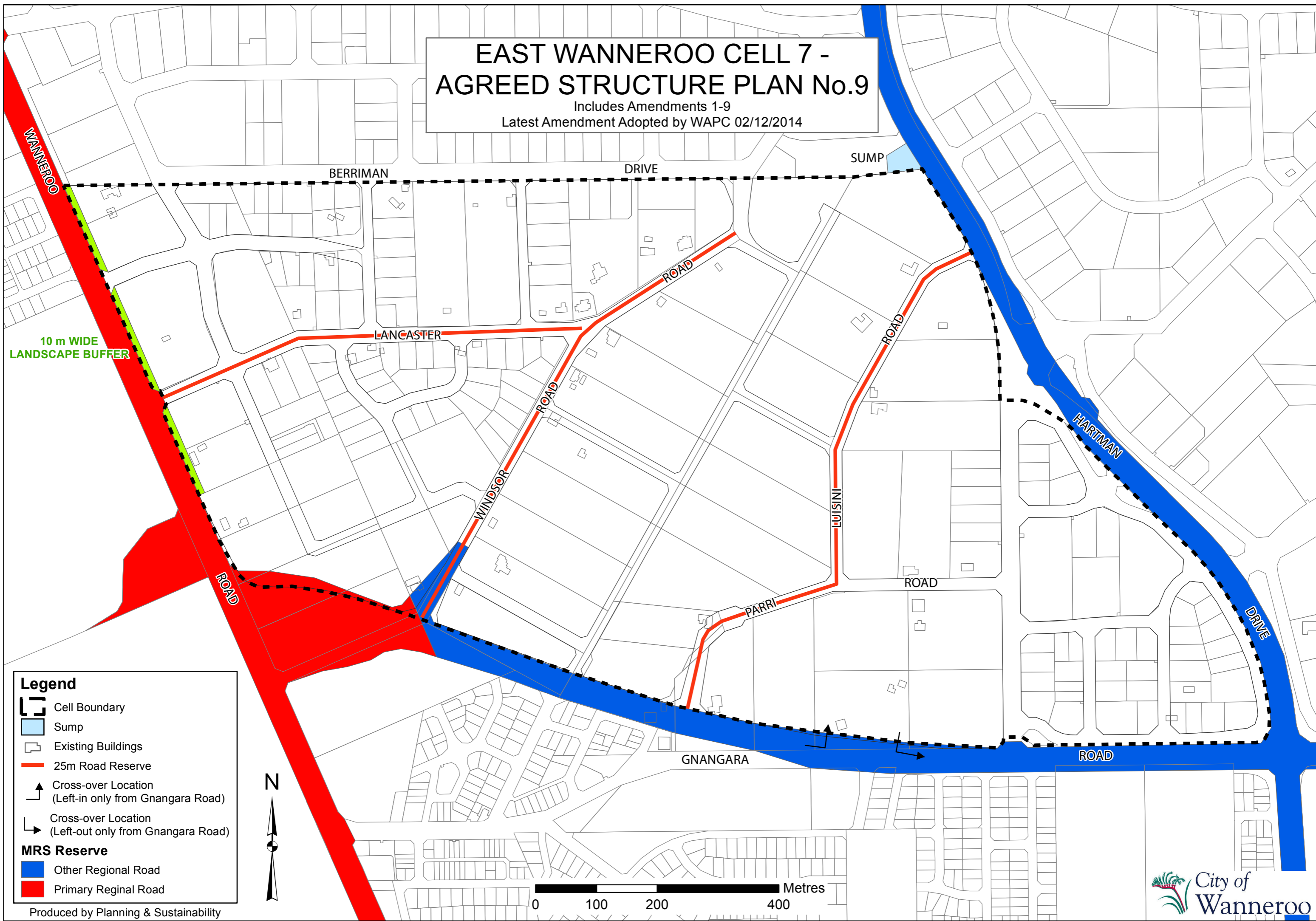
- a) Prior to undertaking any earthworks or development of the land identified on Agreed Structure Plan, the landowners shall undertake a Soil Contamination Assessment of the land, at the landowner's cost, to determine the presence of soil contamination to the satisfaction of the Department of Environmental 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 landowner'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.

5.0 VEHICULAR ACCESS TO WANNEROO ROAD

No direct access will be permitted on to Wanneroo Road

EAST WANNEROO CELL 7 - AGREED STRUCTURE PLAN No.9

Includes Amendments 1-9
Latest Amendment Adopted by WAPC 02/12/2014



10 m WIDE
LANDSCAPE BUFFER

Legend

- Cell Boundary
- Sump
- Existing Buildings
- 25m Road Reserve
- Cross-over Location (Left-in only from Gnanagara Road)
- Cross-over Location (Left-out only from Gnanagara Road)

MRS Reserve

- Other Regional Road
- Primary Regional Road

