

**AGREED LOCAL STRUCTURE PLAN**  
**EAST WANNEROO CELL 4**  
**(HOCKING AND PEARSALL)**

**(As Amended)**

**Structure Plan No. 6**  
**Finally Adopted: 24.6.02**

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

## **ENDORSEMENT PAGE**

This structure plan is prepared under the provisions of the City of Wanneroo District Planning Scheme No. 2.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF  
THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

**24 JUNE 2002**

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the  
*Planning and Development (Local Planning Schemes) Regulations 2015.*

Date of Expiry:

**19 OCTOBER 2030**

## Record of Amendments made to the East Wanneroo Cell 4 Agreed Structure Plan

Amendment No.	Description of Amendment	Council Adopted	WAPC Adopted
1	Includes a notation on the Structure Plan and Zoning Plan advising of the Hocking Local Centre Agreed Structure Plan. Deletes the Northern Community Purposes site from the Public Open Space Schedule and the Agreed Structure Plan Map.	3.2.04	10.6.04
2	Updates the Structure Plan to accurately reflect the various subdivision approvals issued throughout the Agreed Structure Plan area.	24.5.04	28.10.04
3	Recodes a portion of Lot 22 Kemp Street, Pearsall from R20 to R40.	30.9.04	28.10.04
4	Relates to Lots 4 & 49 East Road & Lot 46 Kemp Street Pearsall: <ul style="list-style-type: none"> <li>Deletes the 4-hectare private school site from the subject site;</li> <li>Rezones the subject land to Residential with a density code of R20; and</li> <li>Includes a road design to guide residential subdivision of the land</li> </ul>	20.9.05	29.11.05
5	Relates to Lots 20-23, 100, 9401-9403 Elliot Road & Lots 1 & 2 Lenore Road, Wanneroo: <ul style="list-style-type: none"> <li>Modifies the subdivision layout, reconfigures the public open space and reduces road access into the subdivision.</li> </ul>	1.8.06	20.11.06
6	Recodes portion of land bounded by Kemp Street, Archer Street and Shiraz Boulevard, Pearsall from Residential R20 to R30 and R40, and minor variations to the proposed road design to reflect subdivision approvals issued by the WAPC.	6.1.06	6.2.06
8	Recodes Lot 436 Elliot Road, Hocking from its split R20/30 coding to a single coding of R40.	22.11.05	16.12.05
10	Recodes portions of Lots 1-3 Mary Street, Pearsall from R20 to R30	26.4.06	22.6.06
11	Recodes Lot 220 East Road, Pearsall from R20 to R25	24.1.06	2.5.06
13	Recodes a portion of Lot 46 Kemp Street, Pearsall from R20 to R30	9.5.06	22.6.06
15	Recodes Lot 30 Kemp Street & Pt Lot 5 Shiraz Boulevard, Pearsall from R20 to R30	8.8.06	16.9.06
18	Modifies Schedule 2 by listing 'car wash' as an additional restricted use on Lot 50 (154) Shiraz Boulevard, Pearsall	19.9.06	7.12.06
7	Recodes a portion of Lot 16 East Road, Pearsall from R20 to R40	26.2.07	6.10.07

<b>Amendment No.</b>	<b>Description of Amendment</b>	<b>Council Adopted</b>	<b>WAPC Adopted</b>
16	<ul style="list-style-type: none"> <li>Rezones Pt Lot 25 Kemp Street, Pearsall from Centre Zone to Residential (R40) &amp; realigns the proposed road through the subject site</li> <li>Deletes the buffer precinct from the Zoning Map and the buffer precinct provisions from the Statutory Section</li> <li>Includes a Detailed Area Plan &amp; related text for Lots 25 &amp; 26 Kemp Street, Pearsall</li> </ul>	SAT Matter DR162 2007 4.9.07	SAT Matter DR162 2007 4.9.07
17	Recodes portion of Lot 23 (159) East Road, Hocking from R20 and R30 to R40	15.3.07	12.2.08
20	Recodes the remaining portion of Lot 23 Kemp Street, Pearsall from R20 to R40	21.10.08	19.2.09
23	Recodes Lot 47 Kemp Street, Pearsall from R20 to R25	6.4.10	20.7.10
22	<p>Relates to Lot 9500 Paltara Way, Lots 21-23, 9401-9403 Elliot Road &amp; Lot 2 Lenore Road, Wanneroo:</p> <ul style="list-style-type: none"> <li>Rezones a portion of the subject land to Residential (R20)</li> <li>Rewords Section 4.4 'Special Residential Precinct' of Agreed Local Structure Plan No. 6 Text</li> </ul>	SAT Matter DR254 2008 20.7.09	28.7.10
24	Recodes portions of Lots 2, 3 and 47 Archer Street, Pearsall from R20 to R30	14.12.10	14.2.11
25	Recodes Lot 77 Lenore Road, Hocking from R20 to R30	19.4.11	1.3.11
27	Recodes a portion of Lot 11 (62) Kemp Street and Lots 356-360 Melita Rise, Pearsall from R30 to R40	17.9.13	13.11.13
30	Recodes Lot 231 (7) Matta Way, Pearsall from R20 to R30	17.3.14	11.7.14
29	<p>Recodes Lots 21 and 22 Wanneroo Road, Hocking from R20 to R40 abutting Wanneroo Road and from R20 to R30 for the remainder of the site;</p> <p>Removes the east-west road running along the shared boundary of Lots 21 and 22 Wanneroo Road, Hocking and inserts two new east-west roads, connected by a 6m wide laneway;</p> <p>Inserts two 8m wide Pedestrian Access Ways connecting Wanneroo Road to the internal loop road.</p>	27.10.14	9.12.14
31	Recodes a portion of Lot 22 (No. 141) East Road, Hocking from R20 and R30 to R30 and R40.	9.12.14	11.3.15
28	<p>Modifies Schedule 2 by deleting "Veterinary Establishment" and replacing it with "Service Station", and</p> <p>Modifies the legend of the Structure Plan and the Zoning Plan by replacing "Special Zone" with "Special Use Zone".</p>	17.3.15	8.6.15

Amendment No.	Summary of the Amendment	Amendment type	Date approved by WAPC
32	<ul style="list-style-type: none"> <li>Increases the permitted retail floorspace cap of 4,250m<sup>2</sup> under Schedule 1 of the Hocking Neighbourhood Centre to 5,500m<sup>2</sup> NLA.</li> <li>Inserts the following text in Clause 3, Schedule 1:  "No additional retail tenancies where they exceed 4,250m<sup>2</sup> NLA permitted retail floorspace shall be occupied until the car park has been modified to the satisfaction of the City of Wanneroo".</li> </ul>		24.8.15
35	<ul style="list-style-type: none"> <li>Modifies Schedule 2 to add the use class "Drive-Through Food Outlet"</li> <li>Inserts the following text under the Special Use Conditions: <i>The maximum gross floor area of a Drive-Through Food Outlet shall be 25m<sup>2</sup></i></li> <li>Modifies the Street Locality identified in Schedule 2 in Clause 4.5 to read: 204 Shiraz Boulevard, Pearsall</li> </ul>		5.8.16
33	Recodes Lot 78 (121) Nicholas Road, Hocking from Residential R20 to R30		29.10.15
34	Recodes Lot 80 (133) Nicholas Road, Hocking from Residential R20 to R30		29.10.15
36	<ol style="list-style-type: none"> <li>Outline land coded R30 and R40 contained within Lot 22 East Road, Hocking and annotate the outline in the legend as: "Area subject to R-MD development standards"</li> <li>Insert the following provision into Part 1:  7.0 Development Requirements  The City of Wanneroo Local Planning Policy 4.19 Medium Density Housing Standards (R-MD) (LPP 4.19) sets out acceptable variations to the deemed-to-comply provisions of the Residential Design Codes (R-Codes) for Lots coded R25-R60. The variations set out in LPP 4.19 apply for the development of lots within areas designated as 'subject to R-MD development standards' on the structure plan map and thereby constitute acceptable development within the structure plan area.</li> </ol>		13.11.2017
37	Outline various lots coded R30 and R40 as 'Area subject to R-MD development standards' as depicted on the East Wanneroo Cell 4 structure plan map.		12.7.2019

Amendment No.	Summary of the Amendment	Amendment type	Date approved by WAPC
38	<ol style="list-style-type: none"> <li>1. Modify the Zoning Plan map for Lot 594 (30) Ranworth Road, Hocking to include 'Private Community Purposes' and 'Special Use' zones.</li> <li>2. Modify the Structure Plan map for Lot 594 (30) Ranworth Road, Hocking to include 'Private School', 'Residential R25-R60' and 'Special Use' zone.</li> <li>3. Amend Part 1 (Implementation) Clause 4.5, Schedule 2, to introduce a new Special Use zone No. 2 and relevant land use permissibility and development controls.</li> <li>4. Amend Part 1 (Implementation) Clause 4 to introduce new Clause 4.6 'Private Community Purposes Zone'.</li> <li>5. Amend Part 1 (Implementation) Clause 7, Schedule 3, to include the proposed POS area for Lot 594 (30) Ranworth Road, Hocking.</li> <li>6. Amend Part 1.0 (Implementation) to include new Clause 9 detailing specific development provisions for Lot 594 (30) Ranworth Road, Hocking.</li> <li>7. Include a new Plan 4 'Concept Plan – Lot 594 Ranworth Road, Hocking'</li> </ol>		17.07.23
40	<p>District Planning Scheme No. 2 (DPS 2) Amendment No. 206 included a statement in accordance with Planning and Development (Local Planning Schemes) Regulations 2015, Regulation 35A - Amendment to local planning scheme affecting area to which structure plan relates.</p> <p>DPS 2 Amendment No. 206 removed and updated provisions related to the structure plan text and maps as part of a partial normalisation of the area.</p>	04 October 2024 - DSP 2 Amendment No. 206 gazetted	29 October 2024 - Structure Plan amended in accordance with Planning and Development (Local Planning Schemes) Regulations 2015, Schedule 2 - (Deemed Provisions), Clause 29A

## **PART 1 – IMPLEMENTATION**

### **Subject Area**

The Structure Plan area includes approximately 104 private landholdings comprising approximately 394 hectares.

#### **1. ZONES**

Plan 1 : 'The Zoning Map'.

#### **2. LOCAL STRUCTURE PLAN**

Plan 2 : The 'Local Structure Plan'.

#### **3. RETAIL FLOORSPACE (NLA)**

Retail floorspace (NLA) for the Structure Plan will be in accordance with the Scheme.

#### **4. PROVISIONS**

##### **4.1 RESIDENTIAL PRECINCT:**

This section relates to the 'Residential Precinct' where shown on Plan 2 (Zoning Plan). Unless otherwise identified on Plan 1 (Structure Plan), the residential density to apply in this precinct is R20. In the context of this structure plan, the Residential Precinct does not relate to land which is zoned Residential under the Scheme.

The permissibility of uses in the 'Residential Precinct' is to be in accordance with the Residential Zone as specified under the Scheme. Rural development involving high capital investment, offensive trades, mushroom farms and/or of a long term nature will not be supported. Other rural uses may be considered.

### **Objectives**

To promote residential development whilst allowing for rural uses and development if it is considered that such uses will not compromise the intention to develop the precinct for residential purposes in the medium and longer term.

In assessing a rural use application within this precinct, consideration will be given to:

- a) referring the applicants to areas set aside for Rural under the scheme;
- b) imposing a time limit on the period for which the approved development may be carried out and the preparation and execution of a legal agreement, at the landowner/s expense, between the landowner/s and Council to the effect; and/or
- c) refusing the application if it is considered likely to prejudice the future planned use of the land;
- d) proximity of urban development to the subject land;
- e) the ability of the land to be used for residential purposes in the immediate future in light of servicing and other constraints;
- f) other appropriate factors.

## 4.2 SPECIAL ZONES – ADDITIONAL USES

Notwithstanding anything contained in the Zoning Table, the land specified in Schedule 1 may only be used for the specific use or the uses that are listed in addition to any uses permissible in the zone in which the land is situated.

### **SCHEDULE 1 – SPECIAL USE ZONE**

No.	Location	Permitted Uses	Special Use Conditions
1	Portion 30 (Lot 594) Ranworth Road, Hocking	Bulky goods showroom Consulting rooms Medical centre Pharmacy Office Veterinary centre Child care premises Civic use	a) No access or egress is permitted from Wanneroo Road. b) The permitted use of 'Pharmacy' as listed in this table is defined as follows: <i>Premises used for the preparation and dispensing of drugs and other medicinal products and where this occurs other predominantly toiletry products may be displayed and offered for sale by retail.</i> c) A Local Development Plan is required to be approved prior to development. The Local Development Plan must address: <ul style="list-style-type: none"> <li>i. Demonstrated high quality building design and use of materials that integrates with, and does not detract from, surrounding residential development;</li> <li>ii. Uniform design of buildings and their frontage to Wanneroo Rd;</li> <li>iii. A rear interface designed to transition to residential development, with consideration of separation distances, screening and pedestrian access;</li> <li>iv. Demonstrated high quality landscaping to the development frontage on Wanneroo Road and to all visible areas;</li> <li>v. Access to and from Kirkstall Drive and car parking provided in accordance with the standards set by the City of Wanneroo.</li> </ul>



#### **4.3 PRIVATE COMMUNITY PURPOSES ZONE**

- a) The permissibility of uses is to be in accordance with the Private Community Purposes Zone as specified under the Scheme.

#### **5. ENVIRONMENTAL PROVISIONS**

- a) Prior to undertaking any earthworks or development of land located within Cell 4, the landowners shall undertake a Soil Contamination Assessment of the land, at the landowner's cost, to determine the presence or absence of soil contamination to the satisfaction of the Department of Water and Environmental Regulation.
- b) Should any soil contamination be identified in the soil contamination assessment, as 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 Water and Environmental Regulation, prior to undertaking any earthworks or development of the land.
- c) The inclusion of environmental provisions to provide for the appropriate disposal of surface water drainage within the Cell and to minimize any impacts on water quality in nearby significant wetlands, including potential surface water contamination.

#### **6. 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 4 and the associated breakdown of costs can be obtained from the City of Wanneroo.

#### **7. PUBLIC OPEN SPACE (POS) PROVISION**

The following Schedule 2 details the Public Open Space (POS) which is to be provided by landholders for each lot within Cell 4. The POS allocation reflects the distribution of POS on the Agreed Local Structure Plan for Cell 4.

## SCHEDULE 2 PUBLIC OPEN SPACE (POS) PROVISION: CELL 4

Public Open Space	Lot No.	Area (ha)
4A	Lot 23 Elliot Road Lot 24 Elliot Road Lot 25 Elliot Road <b>Sub Total</b>	0.8942 1.5465 0.6693 <b>3.1100</b>
4B	Reserve 44351 Lot 21 Elliot Road Lot 16 Elliot Road <b>Sub Total</b>	1.884 1.3688 0.9272 <b>4.1800</b>
4C	Lot 48 Elliot Road Lot 49 Elliot Road Lot 50 Elliot Road Lot 54 Nicholas Road Lot 55 Nicholas Road Lot 56 Nicholas Road <b>SubTotal</b>	0.4062 0.4062 0.4062 1.1372 1.1372 1.1372 <b>4.6302</b>
4D	Lot 83 Gungurru Avenue Lot 183 Nicholas Road Pt Lot 10 Wanneroo Road <b>Sub Total</b>	1.6341 0.8009 1.0608 <b>3.4958</b>
4E	Res 44912 Heacham Avenue Lot 414 Heacham Avenue Lot 262 Heacham Avenue <b>Sub Total</b>	2.2481 1.2449 1.4094 <b>3.4958</b>
4F	Lot 21 East Road Lot 22 East Road Lot 23 East Road <b>Sub Total</b>	0.5258 3.1323 0.2529 <b>3.9110</b>
4G	Lot 21 East Road Pearsall Lot 25 Kemp Street <b>Sub Total</b>	3.1100 0.2200 <b>3.3300</b>
4H	Lot 2 East Road Lot 48 East Road <b>Sub Total</b>	1.5361 0.5586 <b>2.0947</b>
4I	Pt Lot 1 Wanneroo Road Lot 14 East Road Lot 15 East Road Lot 16 East Road Lot 177 Willespie Drive Lot 50 Archer Street Lot 49 Archer Street Pt Lot 8 Wanneroo Road	0.3189 0.1925 0.1925 0.1925 0.3039 1.9378 0.4757 0.8077

Public Open Space	Lot No.	Area (ha)
	<b>Sub Total</b>	<b>4.4215</b>
4J	Lot 34 Kemp Street Lot 10 Kemp Street Lot 41 Mary Street Lot 42 Mary Street <b>Sub Total</b>	0.2354 0.3446 0.2354 0.3446 <b>1.1600</b>
4K	Pt Lot 5 Mary Street <b>Sub Total</b>	0.5400 <b>0.5400</b>
4L	Lot 594 Ranworth Road <b>Sub Total</b>	1.1640 <b>1.1640</b>
Community Purpose Site	Southern Community Purpose Site <b>Total Community Purpose Sites</b>	0.5000 <b>0.5000</b>
	<b>Total POS Provision</b>	<b>37.4200</b>

## 8. DEVELOPMENT REQUIREMENTS

The City of Wanneroo Local Planning Policy 4.19 Medium Density Housing Standards (R-MD) (LPP 4.19) sets out acceptable variations to the deemed-to-comply provisions of the Residential Design Codes (R-Codes) for Lots coded R25-R60. The variations set out in LPP 4.19 apply for the development of lots within areas designated as 'subject to R-MD development standards' on the structure plan map and thereby constitute acceptable development within the structure plan area.

## 9. LOT 594 (30) RANWORTH ROAD, HOCKING

These provisions apply to Lot 594 (30) Ranworth Road, Hocking.

Land use permissibility shall be in accordance with the corresponding zone or reserve under District Planning Scheme No. 2.

### 9.1 Residential Density Code Plan

- Lot specific residential densities, within the defined residential density ranges, are to be subsequently assigned in accordance with a Residential Density Code Plan approved by the WAPC.
- A Residential Density Code Plan is to be submitted at the time of subdivision.
- Approval of a Residential Density Code Plan shall then form part of the Structure Plan and shall be used for a determination of future development applications.

### 9.2 Locational Criteria

#### a) R25-R60 Range

Residential density generally in accordance with the location depicted on Plan 3 'Concept Plan – Lot 594 Ranworth Road, Hocking', or modified in accordance with the circumstances described below:

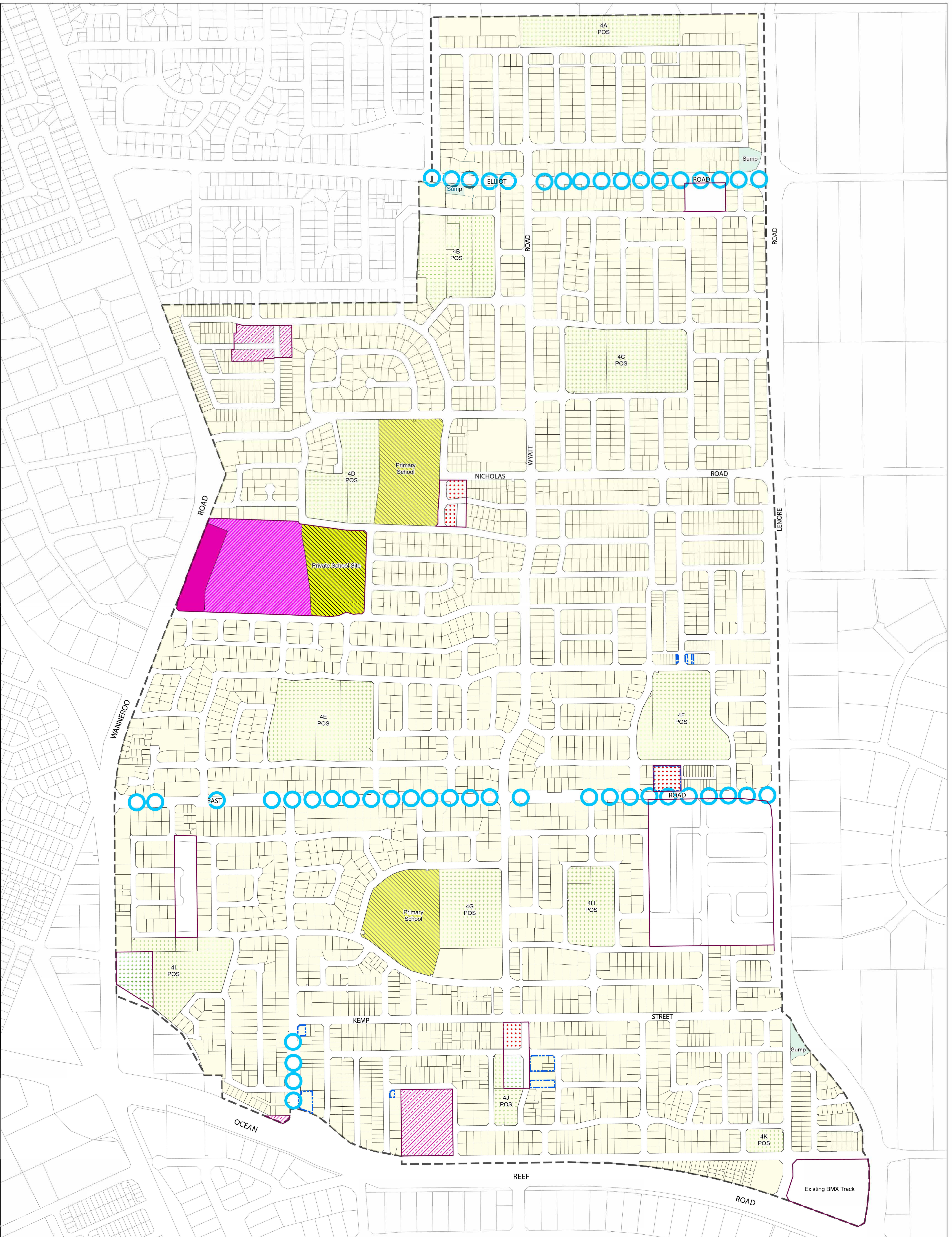
- The higher R60 density code will apply where the lot is created abutting, interfacing or with an outlook toward Public Open Space;
- The medium density code of R40 will apply as a transition from R60 density code in proximity to St Elizabeth's Catholic Primary and Secondary School, Public Open Space and land zoned 'Special Use';

- iii. The medium density code of R30 will apply as a second transitional interface between existing residential areas and higher density coded areas; and
- iv. The low density R25 code will apply to lots interfacing with existing residential areas along the northern boundary and fronting Kirkstall Drive and balance of the site.

### **9.3 Local Development Plans**

- a) Local Development Plan (LDPs) shall be required as a condition of subdivision approval and shall be prepared in accordance with Part 6 of the *Planning and Development (Local Planning Scheme) Regulations 2015*. LDPs will generally be required in the following circumstances:
  - i. Lots abutting, interfacing or with an outlook toward Public Open Space;
  - ii. Lots that are designed to accommodate a grouped or multiple dwelling development;
  - iii. Lots that obtain vehicle access from a laneway or right-of-way;
  - iv. Lots that are zoned 'Special Use';
  - v. Lots with an area of 260m<sup>2</sup> or less; and
  - vi. Lots abutting a Pedestrian Access Way (PAW);
  - vii. Lots where specific control is required in order to retain an identified significant tree.
- b) LDPs will generally be prepared to address one or more of the following:
  - i. Building orientation;
  - ii. Building design and setbacks;
  - iii. Overlooking and/or privacy;
  - iv. Vehicle access;
  - v. Car parking;
  - vi. Private open space;
  - vii. Bushfire protection provisions (if any); and
  - viii. Any such information considered relevant by the proponent and/or determining authority to achieve the intended design outcome of the Concept Plan.





Cell Boundary

Public Open Space (POS)

School

Special Use Zone

Sump

CAPS

R30

R40

R25 - R60

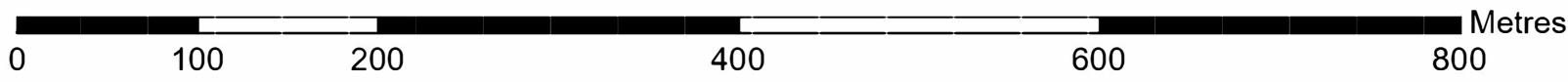
Area subject to R-MD development standards

Detail as per Structure Plan

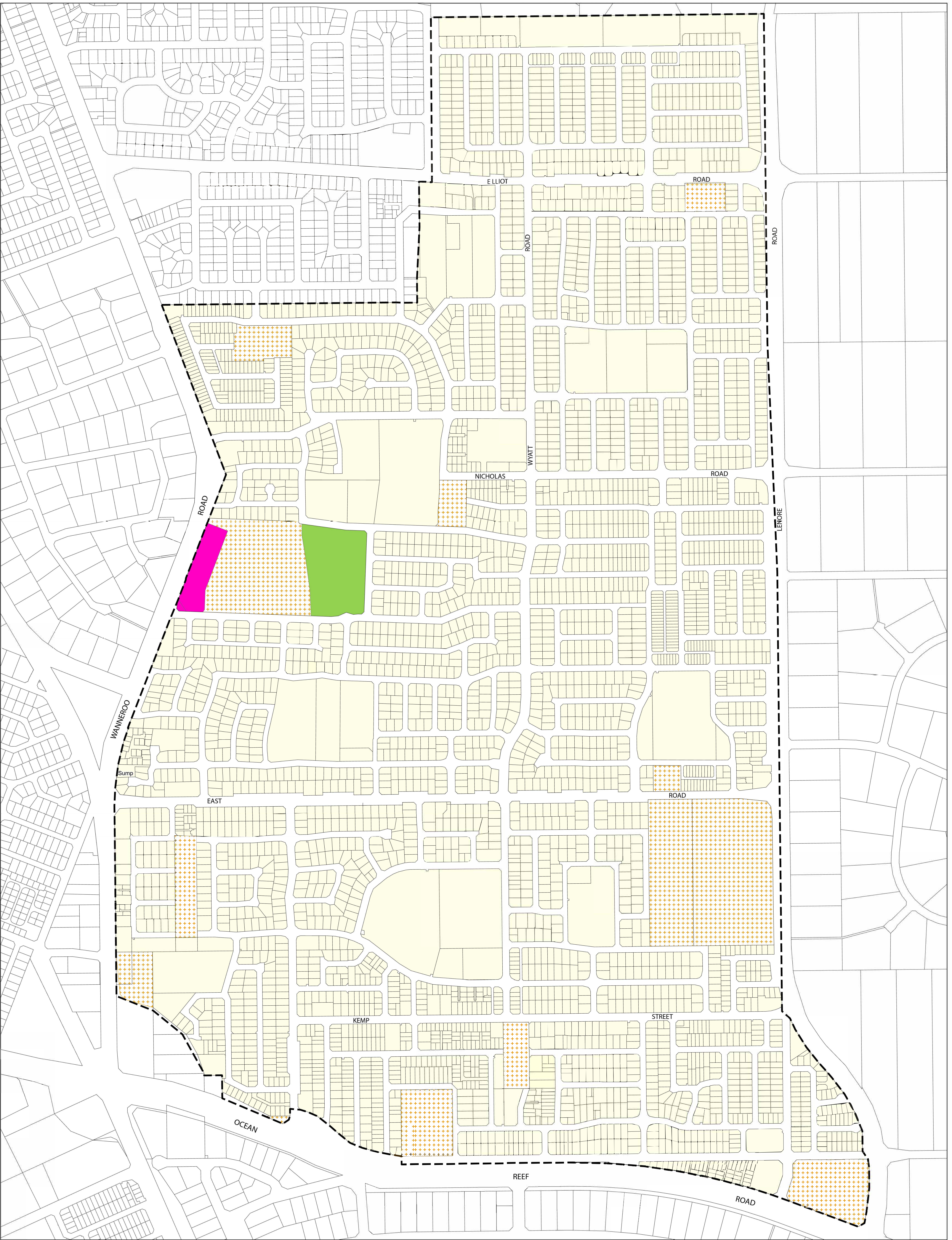
Refer to detail on DPS2 map

Plan 1 EAST WANNEROO STRUCTURE PLAN - CELL 4

COMMENT : Includes Amendments  
1 - 8, 10, 11, 13, 15 - 18, 20, 22- 25, 27-31,33,34,36, 37, 38 & 40



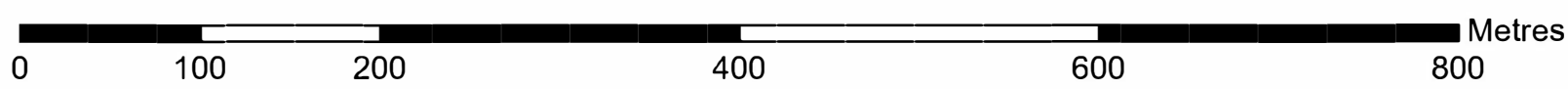




- Legend**
- Cell Boundary
  - RESIDENTIAL PRECINCT
  - SPECIAL USE ZONE
  - PRIVATE COMMUNITY PURPOSES
  - Refer to detail on DPS2 map

Plan 2 EAST WANNEROO CELL 4 - ZONING PLAN

COMMENT : Includes Amendment 22, 28, 38 & 40







# Plan 3

## LEGEND

- Structure Plan Boundary
- R60
- R40
- R30
- R25
- Special Use
- POS/ Conservation
- Drainage
- Retained Black Cockatoo Significant Tree
- Continuous fencing/ No vehicle access permitted
- Pedestrian Connection
- Bus Stop

Note: Building footprints indicative only

CONCEPT PLAN  
**Lot 594 Ranworth Road, Hocking**  
City of Wanneroo

JOB CODE	SERVICE	DOC.TYPE	DRAW NO.	REV.
BARHOC	DES	DWG	002	L

SIZE A3\_ 1:2000  
0 metres 20 40 60 80 100

DISCLAIMER: ISSUED FOR DESIGN INTENT ONLY. ALL AREAS AND DIMENSIONS ARE SUBJECT TO DETAIL DESIGN AND SURVEY

