



DROVERS PLACE PRECINCT

STRUCTURE PLAN No. 80 VERSION - March 2025



This Amendment to the Approved Structure Plan has been prepared under the provisions of the City of Wanneroo District Planning Scheme No. 2

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

10 July 2012

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 2025

RECORD OF AMENDMENTS MADE TO THE DROVERS PLACE PRECINCT
APPROVED STRUCTURE PLAN NO. 80

AMENDMENT NO.	SUMMARY OF THE AMENDMENT	DATE APPROVED BY WAPC
1	<p>Amend table 'C' – Planning Requirements for the Central Precinct as follows:</p> <ul style="list-style-type: none"> • Introducing Hairdresser with a general training component and with a minimum area of 150 m² (Lot 810); • Introducing Large Format Liquor Store with a minimum area of 1,250 m² (lot 811); • Deleting, Butcher, Bakery and Fishmonger. 	22 October 2013
3	<ol style="list-style-type: none"> 1. Replacing the Intent in Table "C" – Planning Requirements for the Central Precinct, as follows: <ul style="list-style-type: none"> • The intent of the Central Precinct is to accommodate warehouses, showrooms, trade and professional services and small scale complementary and 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. • Development within the Central Precinct should provide a built form that respects and recognises the environment of Yellagonga Regional Park. 2. Adding in Table "C" - Planning Requirements for the Central Precinct: <ul style="list-style-type: none"> • "Pharmacy" as a discretionary 'D' use; 3. Adding in Table "C" – Planning Requirements for the Central Precinct, provisions for Permitted 'P' uses within the Special Zone, and <ul style="list-style-type: none"> • "Medical Centre" as a permitted 'P' use. 	16 July 2015
5	<ol style="list-style-type: none"> 1. Amend objective (b) of Clause 7.0, General Objectives to read: (b) For land within the Central Precinct, reflect the intent and land use permissibility of the Business zone in District Planning Scheme No. 2; 2. Substitute a new Table 'C' – Planning Requirements for the Central Precinct to implement the following changes: <ul style="list-style-type: none"> • Assign the Business Zone in District Planning Scheme No. 2 to the Central Precinct; • Align the land use permissibility of the Central Precinct with the Business Zone in District Planning Scheme No. 2; • Add the definitions "large format category / theme based showroom", "Retail Nursery" and "Growers Mart" for the Central Precinct; • Identify a list of additional uses that may be contemplated in addition to the land use permissibility applicable to the Business Zone; • Modify and delete various provisions contained in Section 3 that are no longer applicable to the Business development intended for the Central Precinct. 3. Delete Table F – Infrastructure Provision. 4. Amend the Structure Plan map by changing the zone of the Central Precinct from 'Special Use' to 'Business' Zone. 	5 August 2016

AMENDMENT NO.	SUMMARY OF THE AMENDMENT	DATE APPROVED BY WAPC
6	<ul style="list-style-type: none"> • Amend Plan No. 1 by depicting Lots 6, 7 and 8 Drovers Place as 'Residential' and including these lots in a new 'Drovers Place West Precinct'. • Amend Plan No. 1 by outlining all lots that have been normalised in the City of Wanneroo District Planning Scheme and adding a notation to this effect. • Include a new Plan No. 2: Drovers Place West Precinct pertaining to Lots 6, 7 and 8 Drovers Place. • Delete existing clauses 2.0 – 5.0 of Part 1 – Statutory Provisions and renumbering the remaining clauses. • Amend the new clause 2.0 to read: "The Structure Plan shall come into operation when it is approved by the Western Australian Planning Commission." • Insert a new clause 4.0 'Drovers Place West Precinct – Subdivision and Development Requirements'. • Delete Section 5.0 'Tables' and Tables A – E. • All references to 'Detailed Area Plan(s)' or DAP(s)' to be replaced with 'Local Development Plan(s)' or 'LDP(s)'. 	19 Feb 2019
7	<p>Structure plan amended in accordance with clause 29A(2):</p> <p>Various amendments made to the text and maps pursuant to clause 29A(2) of the Deemed Provisions, to coincide with Amendment No. 216 to District Planning Scheme No. 2</p>	<p>Structure Plan amended in accordance with Schedule 2 - Deemed Provisions, Clause 29A on 18 March 2025</p>

Part 1

IMPLEMENTATION

1.0 STRUCTURE PLAN AREA

The Drovers Place Precinct Structure Plan (“the Structure Plan”) shall apply to the area located within the “Structure Plan Boundary” as depicted on Plan 1 – Structure Plan.

2.0 OPERATION

The Structure Plan shall come into operation when it is approved by the Western Australian Planning Commission.

3.0 GENERAL OBJECTIVES

The general objectives of the Structure Plan are to:

- (a) Guide subdivision and provide for a variety of appropriate land uses and development where proposals will have high exposure to Yellagonga Regional Park, Wanneroo Road, Drovers Place and Joondalup Drive;
- (b) Facilitate adaptive built form that maintains a visual relationship with and provides pedestrian access to Yellagonga Regional Park; and
- (c) To protect and enhance the environmental and landscape values of the Structure Plan area and adjacent regional park.

4.0 DROVERS PLACE WEST PRECINCT – SUBDIVISION AND DEVELOPMENT REQUIREMENTS

4.1 Precinct Area

The Drovers Place West Precinct shall apply to Lots 6, 7, 8 Drovers Place, Wanneroo as depicted on Plan No. 1: Structure Plan No. 80 Drovers Place.

4.2 Land Use Zones And Reserves

The zones and reserves applicable within the Drovers Place West Precinct are shown on the Scheme Map.

4.3 Residential Density

Residential densities applicable to the Drovers Place West Precinct are shown on the Scheme Map.

4.4 Public Open Space

The extent of public open space in the Drovers Place West Precinct is shown on the Scheme Map.

4.5 Subdivision And Development Requirements

- (a) The design of development adjacent to Yellagonga Regional Park shall limit the visual impact of site levels, retaining walls, and fencing. Visually impermeable fencing and retaining walls above 1 metre in height shall be prohibited adjacent to Yellagonga Regional Park.
- (b) The City of Wanneroo’s “Medium-Density Housing Standards (R-MD) Local Planning Policy (R-MD Codes LPP) sets out acceptable variations to the deemed-to-comply provisions of the R-Codes for lots coded R25-R60. Except in a situation where an approved Local Development Plan imposing R-Code variations for lots coded R-60 or less applies, the variations set out in the R-MD codes LPP apply to this Local Structure Plan and thereby constitute Acceptable Development within the Structure Plan area.
- (c) Notifications on Titles to warn of mosquito nuisance in the area shall be included as a condition of subdivision approval.

4.6 Local Development Plans

Local Development Plans are to be prepared in accordance with Part 6 of Schedule 2 – Deemed provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015*, prior to any subdivision and/or development that is affected by the following design considerations:

- (a) Lots with vehicle access from a laneway.
- (b) Lots with a direct interface with Public Open Space / Regional Open Space.
- (c) Any lots that propose grouped or multiple dwelling development.
- (d) Lots affected by an Asset Protection Zone.
- (e) Lots affected by transport noise requiring mitigation measures including Quiet House Design.

4.7 Additional Information

Prior to any subdivision or development being supported, the strategies and plans specified in the following table are required to be prepared and approved.

ADDITIONAL INFORMATION	APPROVAL STAGE	CONSULTATION REQUIRED
<p>Landscape Management Plan, including:</p> <ul style="list-style-type: none">(a) Detailed site analysis including topography, vegetation, tree survey, view corridors and microclimate. The vegetation analysis and tree survey shall clearly identify and justify the extent of:<ul style="list-style-type: none">• Any clearing that is proposed during the development stages; and• Vegetation that will be retained and managed at the development stages;(b) Footpaths and shared paths, linking with Yellagonga Regional Park;(c) Integration of landscaping and public realm with Yellagonga Regional Park;(d) Principles of landscape design;(e) Maintenance of visual relationship with Yellagonga Regional Park;(f) Uniform fencing for lots adjacent to Yellagonga Regional Park;(g) Earthworks plan with indicative design levels and likely extent of retaining walls; and(h) Ensuring that Yellagonga Regional Park is not adversely affected by weed invasion and fertilisers, including a prohibition on the use of flora species known to be invasive or environmentally damaging in landscaping.	Condition of Subdivision approval	City of Wanneroo

ADDITIONAL INFORMATION	APPROVAL STAGE	CONSULTATION REQUIRED
Dieback Management Plan, including protocols and guidance to prevent construction works introducing dieback to Yellagonga Regional Park	Condition of subdivision approval	Department of Biodiversity, Conservation and Attractions
Midge Management Plan, including control measures, provisions for signage to be maintained during lot sales, and notifications on title to warn of midge nuisance in the area	Condition of subdivision approval	Department of Health
Urban Water Management Plan	Subdivision Application	Department of Water / City of Wanneroo
Transportation Noise Assessment	Subdivision Application	City of Wanneroo
Bushfire Management Plan	Subdivision Application	City of Wanneroo / Department of Fire and Emergency Services (as required)
Public Open Space Schedule	Subdivision Application	City of Wanneroo

