

AGREED STRUCTURE PLAN
EAST WANNEROO CELL 3
(WANNEROO)
(AS AMENDED)

Agreed Structure Plan No. 5
Adopted: 3 January 2001

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

This structure plan is prepared under the provisions of the City of Wanneroo District Planning Scheme No. 3.

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

03 January 2001

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 Agreed Structure Plan
East Wanneroo Cell 3

Amendment No.	Description of Amendment	Council Adopted	WAPC Adopted
1	Relocates the eastern public open space to front Steven Street	11.6.02	22.8.02
2	Recodes Lot 81 Dundobar Road, Wanneroo from R20 to R40	2.5.06	10.7.06
3	Recodes Lot 165 (83) Belgrade Road, Wanneroo from Residential R20 to Residential R40	22.9.09	19.11.09
4	Recodes Lot 68 (71) High Road, Wanneroo from R20 to R40; deleting the proposed road layout; and inserting a textual provision for the future subdivision/development of the site	N/A	29.03.21
5	Structure Plan amended in accordance with Clause 29A(2) <ul style="list-style-type: none"> • Structure plan map and text updated to remove/update provisions made redundant by DSP 2 Amendment No. 204 	DSP 2 Amendment No. 204 gazetted 19 March 2024	Structure Plan amended in accordance with Schedule 2 - Deemed Provisions, Clause 29A on 28 October 2024

PART 1

STATUTORY PLANNING SECTION

Subject Area

The Structure Plan area includes approximately 12 private landholdings comprising approximately 50 hectares (ha) and 1 Crown Reserve.

1. AGREED LOCAL STRUCTURE PLAN

The 'Agreed Local Structure Plan'.

2. RETAIL FLOORSPACE (NLA)

The Cell 3 Local Structure plan does not propose any retail floorspace within the Cell, with the exception of the corner store on Lot 65 (48) Belgrade Road which has been approved by Council in accordance with Amendment 690 to Council's Town Planning Scheme No.1.

3. PROVISIONS

3.1 RESIDENTIAL PRECINCT:

Zoning, density codings and land use permissibility for all residential lots in the structure plan area are provided for in the Scheme.

3.2 ENVIRONMENTAL PROVISIONS

- a) Prior to undertaking any earthworks or development of the land, the landowners of Lots 4 to 9 Dundobar Road and Lots 30 and 31 Belgrade Road shall undertake a Soil Contamination Assessment of the land, at the landowners' cost, to determine the presence or absence 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 landowners' cost by the developer/subdivider and remediation works shall be undertaken at the landowners' 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, prior to undertaking any earthworks or development of the land.
- c) A road reserve shall be provided along the northern boundary of Lot 63 Anna Place abutting Crown Reserve 25489 and the developer or subdivider shall prepare a Vegetation Management Plan to ensure that the regionally significant vegetation on Crown Reserve 25489 is not detrimentally affected by the development or subdivision of the land, prior to the Commission granting subdivision approval for the land or the Local Government granting approval to commence development for the land.
- d) The subdivider/landowner shall complete any works required by the Vegetation Management Plan to the satisfaction of the Commission, prior to requesting the Local Government's clearance to any subdivision approval conditions, submission of any Diagram or Plan of Survey to the Commission for consideration for endorsement or the issue of a building licence by the Local Government, whichever is the earliest.

4. 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 3 and the associated breakdown of costs can be obtained from the City of Wanneroo Administration.

5. PUBLIC OPEN SPACE (POS) PROVISION

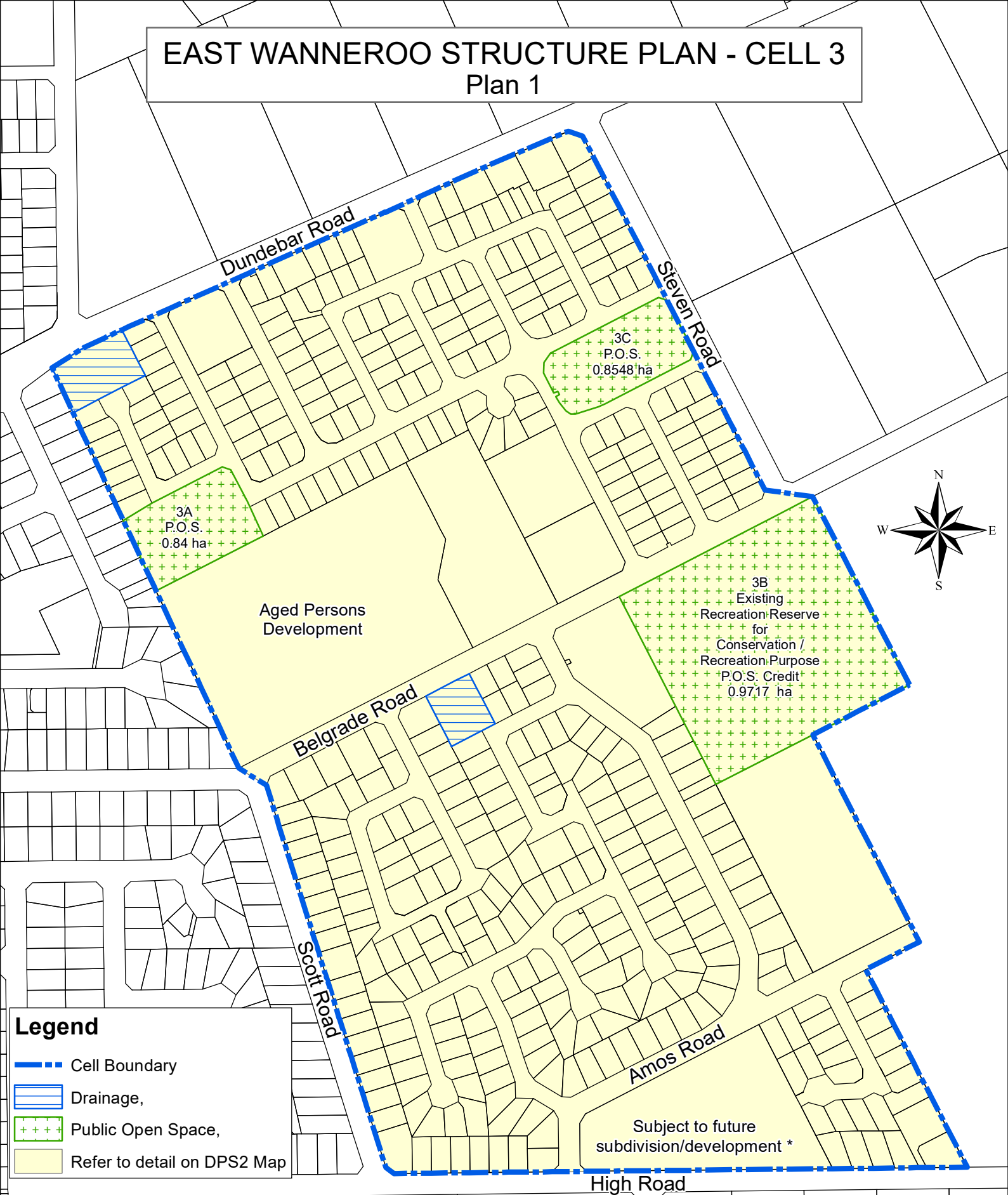
The following Schedule 3 details the Public Open Space (POS) which is to be provided by landholders for each lot within Cell 3. The POS allocation reflects the distribution of POS on the Agreed Local Structure Plan for Cell 3.

SCHEDULE 3 - PUBLIC OPEN SPACE (POS) PROVISION

Public Open Space (hectares)	Lot No.	Area (ha)
3A	Lot 4 Dundebur Road	0.6085
	Lot 5 Dundebur Road	0.2315
	Sub total	0.8400
3B	Res 25489 Credit	0.9717
	Sub total	0.9717
3C now identified as Lot 189	Lot 7 Dundebur Road	0.0653
	Lot 8 Dundebur Road	0.2885
	Lot 9 Dundebur Road	0.0917
	Lot 30 Belgrade Road	0.1255
	Lot 31 Belgrade Road	0.2838
	Sub total	0.8548
	TOTAL	2.6665

EAST WANNEROO STRUCTURE PLAN - CELL 3

Plan 1



*Subdivision/development of this site should provide for:
a) an appropriate street network for internal and external connectivity for local vehicle/pedestrian movement, which will enable development to address and front the existing and proposed streets; and
b) an appropriate interface with existing residential development, in accordance with Liveable Neighbourhoods.

0 50 100 200 Metres