

**EAST WANNEROO CELL 2**  
**(SINAGRA)**  
**AGREED STRUCTURE PLAN**

**(As Amended)**

**Structure Plan No. 4**  
**Agreed: 30 June 2004**

**This Structure Plan was prepared under the Provisions of Part 9 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. 2.

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

**30 JUNE 2004**

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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 2031**

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This Structure Plan was finally adopted by the City of Wanneroo on 4 November 2003 and the Western Australian Planning Commission on 30 June 2004 and subsequently amended as follows:

## **RECORD OF AMENDMENTS MADE TO AGREED STRUCTURE PLAN NO. 4:**

### **EAST WANNEROO CELL 2**

<b>Amendment No.</b>	<b>Description of Amendment</b>	<b>Finally Endorsed Council</b>	<b>Finally Endorsed WAPC</b>
2	Recodes some portions of Lot 20 Capri Leone Way, Sinagra from R20 to R30 and makes minor variations to the road layout of the site.	11.11.05	24.4.06
3	Modifies the proposed road network over Lots 22-26 Pinjar Road and Lot 1665 Wanneroo Road, Sinagra.  Rationalises the R40 medium density sites in the area and relocates the public open space area 2H into a more southern position within the Structure Plan.	10.10.06	31.10.06
4	Rezones Lot 19 Vincent Road, Sinagra from Centre Zone to Residential Zone with a density coding of R20-40.  Deletes Section 3 in Part 1 relating to "Retail Floor Space" and renumbers the subsequent sections accordingly.	SAT Matter No. DR 171/2008 10.9.08	SAT Matter No. DR 171/2008 10.9.08
5	Recodes portions of Lots 9000 – 9003 Pinjar Road, Sinagra from R20 to R40.	11.3.08	26.9.08
7	Recodes the southern portion of Lot 31 Vincent Road, Sinagra from R40 to R20.  Recodes the southern portion of Lot 14 Vincent Road, Sinagra from R40 to R20.  Recodes the northern portion of Lot 19 Vincent Road, Sinagra from R20 and R40 to R40.  Recodes Lot 357 Borolo Street, Sinagra to R40 in its entirety.  Modifies the road network and redistributes the POS areas to achieve 10% POS in East Wanneroo Cell 2.	20.7.09	12.1.10
9	Rezones a portion of Lots 16 and 50 Vincent Road, Sinagra from Special Residential to Residential with density codings of R10 and R20.	5.2.2013	20.9.13
11	Recodes a portion of Lot 9001 Capri Leone Way, Sinagra from Residential R20 to Residential R30.	20.12.13	17.2.14
10	Introduces a new Residential density code 'Residential R25'  Recodes a portion of Lots P17, 18-20 and 50 Vincent Road, Sinagra from a base code of Residential R20 to a base code of Residential R25 and modifies the proposed road pattern.	21.7.14	8.9.14

<b>Amendment No.</b>	<b>Description of Amendment</b>	<b>Finally Endorsed Council</b>	<b>Finally Endorsed WAPC</b>
12	Recodes portions of Lot 700 Pinjar Road, Sinagra from R20 to R30 and R40.	21.8.14	15.10.14
13	Modifies the Structure Plan text and Zoning Plan in relation to the Buffer Precinct.  Modifies reference to the Zoning Plan in Clause 1 of the Structure Plan text.	21.11.14	27.1.15
14	Recodes portion of Lot 335 Valdina Place, Sinagra from R20 to R40 as shown on the Amendment Map	14.7.15	22.9.15

<b>Amendment No.</b>	<b>Description of Amendment</b>	<b>Date Approved by WAPC</b>
16	Recodes Lot 701 (10) Caporn Street, Sinagra from Residential R20 to R30 and modifies the road network at Lot 701 Caporn Street to achieve a through road connection.	14.5.2019
15	Rezones portions of Lot 9533 (75) Griffiths Road, Lot 12 (51) Griffiths Road and Lot 13 (39) Griffiths Road, Sinagra from Special Residential to Residential with density codes of R10 or R25 and remove references to Special Residential Precinct from the text.  Recodes all of Lot 9532 (2) Lomandra Rise, Sinagra; and portions of Lots 12 (51) & 9533 (75) Griffiths Road, Lots 13 (39) & 20 (60) Vincent Road, Lot 9531 (20) Nandina Avenue, Sinagra from R20 to R25.  Recodes portions of Lots 20 (60) & Lot 19 (80) Vincent Road, Lot 13 (39) Griffiths Road and Lot 9531 (20) Nandina Avenue, Sinagra from R40 to R25.  Identifies area subject to R-MD Development Standards on the zoning map and references the R-MD Codes in the text.  Reconfigures the road network and public space areas to delete a cul-de-sac head, improve street permeability and rear-load R40 lots fronting 2C Public Open Space.  Modifies the text to allow consideration of land uses with off-site impacts; align wording and provisions with the State Planning Framework, permit the City to require notifications on title that informs prospective landowners of potential amenity impacts and updates the Public Open Space Provision schedule.	17.1.2020
17	Recodes Lot 9500 (2) Torrenova Way, Sinagra from R20 to R25 and designates the land as Area Subject to R-MD Development Standards.  Modifies the road network within Lot 9500 and matches the updated road connections within Lot 20 (60) Vincent Street.	12.11.2020
18	Amend "The Local Structure Plan" to include a note on Lot 1665 (1040) Wanneroo Road, Sinagra, stating "Subject to Addendum 1 of ASP4". Introduce Addendum 1 to ASP4.	10.12.2021

<b>Amendment No.</b>	<b>Description of Amendment</b>	<b>Date Approved by WAPC</b>
19	<p>Deletion of Point 3.4 Buffer Precinct and all associated provisions</p> <p>Deleting the line on the ASP map (Plan 2) denoting the 300 and 500 metre buffer</p> <p>Deleting the inner and outer buffer on the Zoning Plan map (Plan 1) and replacing this with the Residential Precinct.</p>	13.05.2022
20	<p>Recodes portion Lot 9001 (30) Capri Leone Way, Sinagra from R20 to R25.</p> <p>Designates Lot 9001 (30) Capri Leone Way, Sinagra as Area Subject to R-MD Development Standards.</p>	20.01.2023
21	<p>Layout modification over original parent Lots 19 and 20 Vincent Road, Lot 9531 Nandina Avenue, Lot 9532 Lomandra Rise, Lots 12, 13 and 9533 Griffiths Road, Sinagra to reflect the modified layout that has been approved by the WAPC under approvals 159932, 161924 and 200532.</p>	07.07.2025

## **PART 1**

### **IMPLEMENTATION SECTION**

Pursuant to clause 27, Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the provisions, standards and requirements contained in this document supports strategic and statutory land use planning and development decisions by planning authorities. A planning decision-maker is to have due regard to, but not bound by, this document when deciding an application for development approval or subdivision approval.

#### **Subject Area**

The Structure Plan area includes approximately 40 private landholdings comprising approximately 214 hectares.

#### **1. ZONES**

Plan 1 : 'The Zoning Plan'.

#### **2. AGREED STRUCTURE PLAN**

Plan 2 : The 'Agreed Structure Plan'.

#### **3. PROVISIONS**

##### **3.1 RESIDENTIAL PRECINCT**

The permissibility of uses is to be in accordance with the Residential zone as specified under the scheme. Rural development involving high capital investment of a long-term nature will generally be discouraged. Where development is proposed for a land use that may generate off-site impacts, the use may be considered provided it meets relevant separation distances between the nearest sensitive land use and/or zone, and/or it is demonstrated that the use will not limit future urban land uses. Unless otherwise identified on Plan 2 'The Local Structure Plan' the residential density to apply to this precinct is R20.

#### **Objective/s**

To encourage residential development and to allow for rural uses and development to be approved by the City of Wanneroo (City) 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 application within this precinct, consideration will be given to the following matters:

- a) referring the applicants to different lands situated within other relevant Rural Zones 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 the City 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 to areas being subject to urban development;
- 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.

### **3.2 R-MD CODES**

Development within areas identified on the Structure Plan as subject to R-MD 25 and R-MD 40 is subject to the provisions of the City of Wanneroo Local Planning Policy 4.19 Medium Density Housing Standards (R-MD).

### **3.3 CENTRE ZONE**

In accordance with the provisions of the Centre Zone under the Scheme no subdivision or other development shall be commenced or carried out in a Centre Zone until a Structure Plan for the land included in the Centre Zone has been prepared and adopted under the provisions of the Scheme. The permissibility of uses in the Centre Zone shall be determined in accordance with the provisions of the relevant Agreed Structure Plan.

### **4.0 ENVIRONMENTAL PROVISIONS**

- a) Prior to undertaking any earthworks or development of the land the landowners shall demonstrate to the satisfaction of the City and WAPC that primary production have not occurred on the subject land, or, 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 DWER.
- 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 DWER, prior to undertaking any earthworks or development of the land.
- c) The subdivider/landowner shall demonstrate to the satisfaction of the City and WAPC that surface water drainage within the subject land will be disposed of in a manner that minimizes the impacts on the nearby significant wetlands, including potential surface water contamination.

### **5.0 AGREED STRUCTURE PLAN No. 23 – WANNEROO TOWNSITE**

The southwestern portion of the Cell 2 Structure Plan area as indicated on Plan 2 is subject to the relevant provisions of the Agreed Structure Plan No.23 – Wanneroo Townsite.

### **6.0 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 2 and the associated breakdown of costs can be obtained from the City of Wanneroo.

## **7.0 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 2. The POS allocation reflects the distribution of POS on the Agreed Structure Plan for Cell 2.

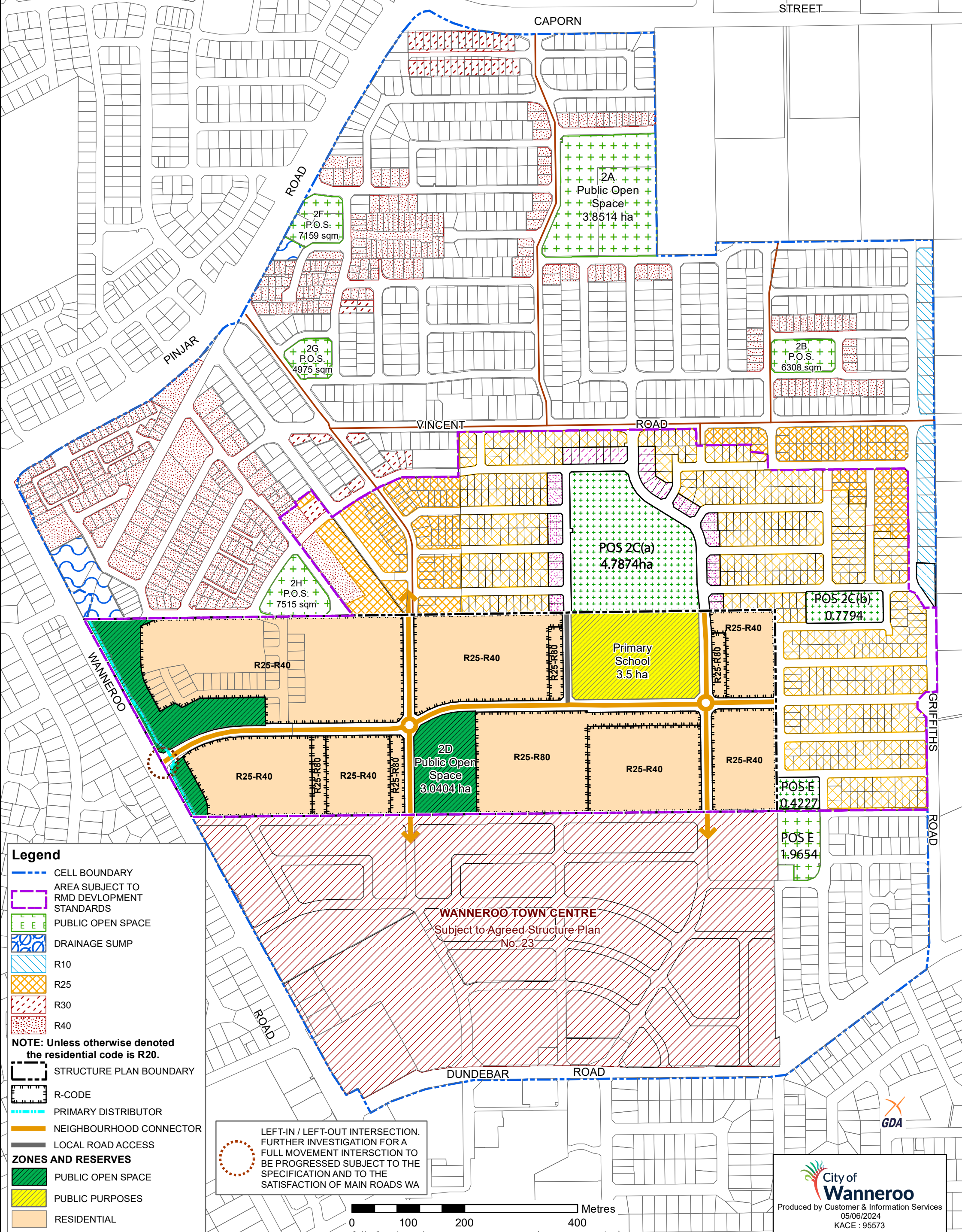


**SCHEDULE 2: PUBLIC OPEN SPACE PROVISION**  
**East Wanneroo Cell 2**

<b>Public Open Space (hectares)</b>	<b>Lot No</b>	<b>LSP Area (ha)</b>
2A	Lot 3 Pinjar Road	0.3576
	Lot 4 Pinjar Road	0.5261
	Lot 5 Pinjar Road	0.7116
	Lot 6 Caporn Street	2.2561
	<b>Sub-total</b>	<b>3.8514</b>
2B	Lot 15 Vincent Road	0.6308
	<b>Sub-total</b>	<b>0.6308</b>
2C(a)	Lot 19 Vincent Road	4.7874
	<b>Sub-total</b>	<b>4.7874</b>
2C(b)	Lot 12 Griffiths Road	<b>0.7794</b>
	Lot 9533 Griffiths Road Lot 9531 Nandina Avenue Lot 9532 Lomandra Rise	<b>0.7794</b>
2D	Pt Lot 1665 Wanneroo Rd	3.0404
	<b>Sub-total</b>	<b>3.0404</b>
2E	Pt Lot 1665 Wanneroo Rd	1.1362
	Lot 13 Griffiths Road	0.7056
	Lot 95 Bibbulmun Ent. (ex Loc 3071)	0.8374
	<b>Sub-total</b>	<b>2.6792</b>
2F	Lot 4 Pinjar Road	0.3414
	Lot 5 Pinjar Road	0.3745
	<b>Sub-total</b>	<b>0.7159</b>
2G	Lot 9 Vincent Road	0.4016
	Lot 10 Vincent Road	0.0959
	<b>Sub-total</b>	<b>0.4975</b>
2H	Lot 23 Pinjar Road	0.4220
	Lot 24 Pinjar Road	0.3295
	<b>Sub-total</b>	<b>0.7515</b>
Wanneroo Town Centre	Servite Land	3.0392
	<b>Sub-total</b>	<b>3.0392</b>
	<b>TOTAL POS Provision</b>	<b>20.7727</b>

# EAST WANNEROO CELL 2 - ADOPTED STRUCTURE PLAN No.4

Includes Amendment No. 2- 5, 7, 9-12, 14, 20-21





# EAST WANNEROO CELL 2 - ADOPTED STRUCTURE PLAN No.4

Includes Amendment No. 2- 5, 7, 9 ,11, 13, 15 and 19

