

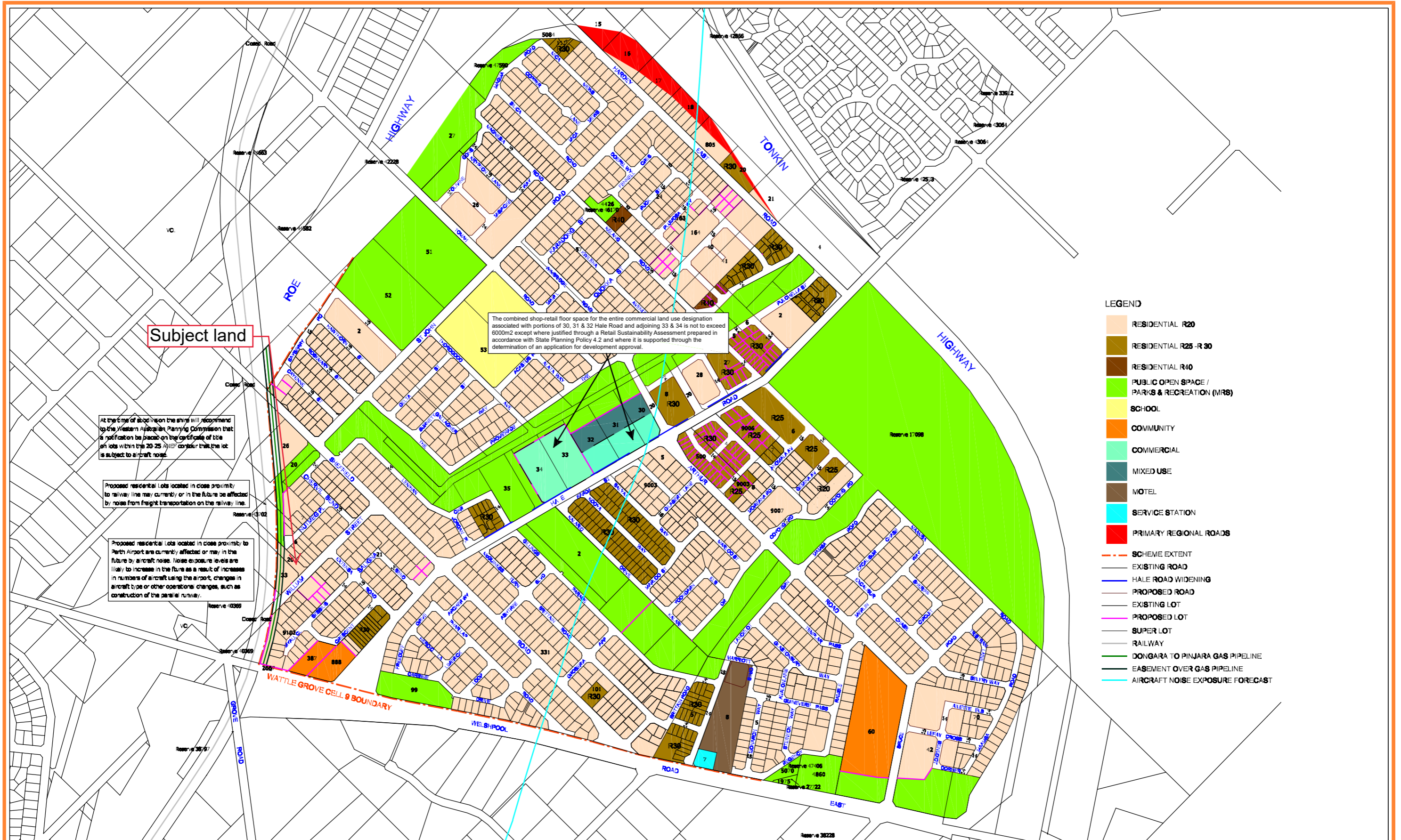
IT IS CERTIFIED THAT AMENDMENT NO. 10 TO CELL 9
WATTLE GROVE OUTLINE DEVELOPMENT PLAN WAS
APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN
PLANNING COMMISSION ON: **30 JUNE 2022**

Signed for and on behalf of the Western Australian Planning
Commission



an officer of the Commission duly authorised by the Commission
pursuant to Section 16 of *the Planning and Development Act 2005*
for that purpose.

Amendment No.	Amendment Site/Summary	WAPC Endorsed Date
	Original Approved Outline Development Plan (ODP)	16 March 2001
1	Lot 24 Hardey Road East Wattle Grove - Density increase from Residential R20 to Residential R40 over a portion of the site.	27 November 2012
2	Lot 34 Hale Road Wattle Grove - Increasing the portion of the site nominated as Neighbourhood Centre, therefore decreasing the amount of land allocated for Public Open Space (POS).	19 December 2012
3	Lots 33 and 34 Hale Road Wattle Grove - Rear portion of Lot 33 changed from Public Open Space (POS) to Commercial, whilst retaining a 11m wide portion of POS along the rear boundary. Zoning changed from Neighbourhood Centre to Commercial over both lots.	03 May 2013
4	Lot 57 Welshpool Road Wattle Grove - Increasing the density of the site from Residential R20 to Residential R30	27 September 2013
5	Lot 101 Sheffield Road Wattle Grove - Increasing the density of the site from Residential R20 to Residential R30	18 June 2014
6	Lots 5 and 6 Hale Road Wattle Grove - Increasing the density of a portion of the site from Residential R20 to Residential R40; and road layout modification and realignment	01 November 2015
7	Lot 20 Hardey Road Wattle Grove - Increasing the density of a portion of the site from Residential R20 to Residential R30	08 April 2016
8	Lot 8 Hale Road Wattle Grove - Increasing the density of a portion of the site from Residential R20 to Residential R30	21 January 2016
9	Lots 192-194 Hale Road Wattle Grove - Change of zoning from Mixed Use to Commercial.	18 January 2021
10	Lot 900 William Street Wattle Grove - Changing the designation of the southern parcel of the subject land from Road to Residential with a density code of R20.	30 June 2022



Subject land

The combined shop-retail floor space for the entire commercial land use designation associated with portions of 30, 31 & 32 Hale Road and adjoining 33 & 34 is not to exceed 6000m² except where justified through a Retail Sustainability Assessment prepared in accordance with State Planning Policy 4.2 and where it is supported through the determination of an application for development approval.

All the time of subdivision the shire will recommend to the Western Australian Planning Commission that a notification be placed on the certificate of title on lots within the 20-25 AHEP contour that the lot is subject to aircraft noise.

Proposed residential Lots located in close proximity to railway line may currently or in the future be affected by noise from freight transportation on the railway line.

Proposed residential Lots located in close proximity to Perth Airport are currently affected or may in the future be affected by aircraft noise. Noise exposure levels are likely to increase in the future as a result of increases in numbers of aircraft using the airport, changes in aircraft type or other operational changes, such as construction of the parallel runway.

REVISED LOCAL STRUCTURE PLAN

LOT 20 WILLIAM STREET WATTLE GROVE

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SCALE: 1:8500 @ A3
DATE: 4th MARCH 2022
FILE: 1198_04.03.2022.dwg
DRAW: - SB
CHECKED: -



DYNAMIC PLANNING AND DEVELOPMENTS

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