

Job Ref: 9643

9 July 2026

City of Wanneroo
23 Dundobar Road
Wanneroo WA 6065

Attention: City of Wanneroo Approval Services

Dear Sir/Madam

**Application for Development Approval – Stockpiling
Lots 100 & 201 (No. 330 & 216) Neaves Road, Mariginiup**

Rowe Group acts on behalf of the landowners (our 'Client') of Lots 100 and 201 (No. 330 & 216) Neaves Road, Mariginiup ('subject site'). We have been instructed by our Client to prepare and lodge this Application for Development Approval ('Application') seeking approval for 'Stockpiling' at the subject site.

In support of this Application, please find the following enclosed:

- A completed and signed City of Wanneroo Application for Development Approval Form;
- A copy of the Certificates of Title; and
- A Proposed Stockpiling Plan.

Payment of the required application fee for development will be made following receipt of an invoice. Please address the payment invoice to Parcel Mariginiup Pty Ltd.

Further background and justification in support of this Application is provided below for your consideration.

Description of Site

Location

The subject site is located in the north-east corridor of the Perth Metropolitan North-east corridor within the municipality of the City of Wanneroo, within the suburb of Mariginiup.

The site is generally bound by Neaves Road to the north, vacant rural land to the east and south and rural residential development to the west.

The subject site has historically been used for agricultural and other rural associated purposes and is therefore site is predominantly cleared of vegetation. The land



**ROWE
GROUP**
DESIGN



YEARS
1991 – 2026

Level 3
369 Newcastle Street
Northbridge 6003
Western Australia

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info@rowegroup.com.au
rowegroup.com.au

contains minor outbuildings that are unaffected by the proposed works and will be retained as part of this Application

Cadastral Information

The subject site comprises two (2) land parcels, legally described in **Table 1** below.

Lot	Plan	Volume	Folio	Address	Landowner
100	75898	2849	889	330 Neaves Rd, Mariginiup	Raam Family Pty Ltd
201	430601	4080	172	216 Neaves Rd, Mariginiup	Parcel Mariginiup Pty Ltd

Table 1. Cadastral Information

Refer **Attachment 1 – Certificates of Title**.

Planning Context

East Wanneroo District Structure Plan

The North-west Sub Regional Planning Framework was released by the State Government in March 2018, which identified areas in East Wanneroo for 'Urban Expansion'.

In response to this identification, the East Wanneroo District Structure Plan ('EWDSP') was adopted by the WAPC in August 2021, establishing a framework to accommodate 150,000 residents within East Wanneroo. The subject site is located within 'Precinct 16 – North Mariginiup' and is currently subject to an MRS amendment request to rezone the north eastern portion of the subject site from 'Rural-Water Protection' to 'Urban Deferred'. Concurrently, a broader 'Lifting of Urban Deferment' request has recently been submitted to the WAPC for its consideration. These requests seek to facilitate the future urban development of the precinct in accordance with the EWDSP.

The EWDSP identifies the Structure Plan area for future 'Suburban Neighbourhood' development, with a central 'Transport Corridor' and 'Neighbourhood Connector', that will facilitate movement and connectivity through the precinct.

The EWDSP encourages process to be undertaken in parallel or concurrently where possible, in line with the principles of orderly and proper planning. Accordingly, the proposed stockpiling on the subject site will facilitate the preparation of the site concurrently to the MRS Amendment request and Lifting of Urban Deferment request. The commencement of works is required to ensure supply of residential lots in a timely manner, during the current statewide housing crisis.

Accordingly, the proposed Stockpiling is consistent with the process and intent of the EWDSP.

Description of Proposal

Stockpiling

This Application seeks approval for the movement and stockpiling of material that will facilitate the future development of Precinct 16. The supporting Stockpiling Plan prepared by TABEC Consulting Engineers identifies the extent of the stockpiling areas and the proposed finished levels.

The material to be stockpiled at the subject site will be sourced and transported from the adjoining lot east of the subject site (Lot 101). A separate development application seeking approval for sand extraction works on Lot 101 has recently been submitted to the City of Wanneroo for consideration.

It is anticipated approximately 80,000m³ of material will be stockpiled on Lot 100 and a further 180,000m³ on Lot 201. The stockpiles are proposed to be located on cleared land and do not require the removal of any significant trees or vegetation. The stockpiling footprint has been designed to avoid existing vegetation on the subject site.

Prior to commencement of works, we understand the appointed contractor will prepare a Construction Management Plan which outlines the proposed dust management strategy for the site. This will be prepared in accordance with the Department of Water, Environment and Regulation Guidelines. It is anticipated this may be addressed through a condition of development approval.

Refer **Attachment 2 – Stockpiling Plan**.

Operating Timeframes:

This Application seeks development approval for a period of 24 months from the issuing of approval. It is anticipated the operational hours for the site will be 7am-5pm Monday to Friday. The stockpiling works are planned to be undertaken concurrently with sand extraction works on the adjacent Lot 101. It is anticipated that the works will take 26 weeks to complete.

Vehicular Movements

It is anticipated vehicles will enter the site directly from the adjacent Lot to the east (Lot 101) as the material is being transferred from the adjacent proposed sand extraction site. Given the vehicle movements will occur between two adjacent lots, it is not considered the proposal will impact the existing road network and community.

We anticipate a condition of approval will require the preparation of a Construction Management Plan. It is anticipated this will formalise the above proposed vehicular movements in further detail.

Town Planning Framework

Metropolitan Region Scheme

The subject site is predominately zoned 'Urban Deferred' under the provisions of the Metropolitan Region Scheme ('MRS'). The northeastern corner of the subject site is zoned 'Rural - Water Protection' under the MRS, however, this portion of land is not subject to the proposed works.

Land generally to the south and west is zoned 'Urban Deferred' under MRS.

City of Wanneroo District Planning Scheme No.2

The subject site is zoned 'Rural' under the provisions of the City of Wanneroo District Planning Scheme No.2 ('DSP No.2). The objectives of the 'Rural' zone are as follows:

- *To provide for the maintenance or enhancement of specific local rural character;*
- *To protect broad acre agricultural activities such as cropping and grazing and intensive uses such as horticulture as primary uses, with other rural pursuits and rural industries as secondary uses in circumstances where they demonstrate compatibility with the primary use;*
- *To maintain and enhance the environmental qualities of the landscape, vegetation, soils and water bodies, to protect sensitive areas especially the natural valley and watercourse systems from damage;*
- *To provide for the operation and development of existing, future and potential rural land uses by limiting the introduction of sensitive land uses in the Rural zone; and*
- *To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.*

The subject site has not been used for agricultural purposes for several years and, accordingly, the proposed works are not expected to adversely affect broadacre agricultural activities. Existing vegetation surrounding the works area will be retained, thereby maintaining the visual landscape character and natural amenity of the site as viewed from Neaves Road. Existing rural residential development to the north also provides screening of the subject site. On this basis, the proposed works are considered consistent with the objectives of the 'Rural' zone.

The proposed development is considered a 'Stockpiling' land use, which is not specifically referred to within the City of Wanneroo DPS 2 Zoning Table, nor can the use be characterised within a separate land use category. In this regard, we note Clause 3.3(4) of DPS 2 states the following:

The local government may, in respect of a use that is not specifically referred to in the zoning table and that cannot reasonably be determined as falling within a use class referred to in the zoning table

- a) determine that the use is consistent with the objectives of a particular zone and is therefore a use that may be permitted in the zone subject to conditions imposed by the local government; or*
- b) determine that the use may be consistent with the objectives of a particular zone and advertise under clause 64 of the deemed provisions before considering an application for development approval for the use of the land;*
- c) determine that the use is not consistent with the objectives of a particular zone and is therefore not permitted in the zone.*

The proposed development is consistent with the objectives of the 'Rural' zone under DPS 2 and is therefore capable of approval under Clause 3.3(4). In this regard, it's requested the City favourably determine the proposed development application.

East Wanneroo Precinct 16 North Mariginiup Structure Plan

The subject site is contained within the draft Precinct 16 Local Structure Plan area and is identified for suburban development. As mentioned above, the MRS Amendment request and Lifting of Urban Deferment request has recently been submitted to the WAPC, which was supported by a concept of the draft Local Structure Plan. The proposed stockpiling will accommodate material sourced from sand extraction works on the adjoining lot to the east (Lot 101) and will facilitate the future residential development of the site. Accordingly, the proposed stockpiling is consistent with the principles and objectives of the draft Precinct 16 Structure Plan.

State Planning Policy 2.9 – Water

State Planning Policy 2.9 – Water ('SPP 2.9') was adopted in December 2025 and aims to ensure Western Australia's land-use planning outcomes protect and sustainably manages water resources. It requires planning decisions to consider water availability, water quality, flood risk, drainage, and the protection of waterways, wetlands, and groundwater systems.

Majority of the subject site is identified as 'within 1km of significant wetlands'. The north eastern corner of the site is located within the Gnangara Underground Water Pollution Control Area, however this area is outside the extent of the proposed stockpiling area. Accordingly, the proposed stockpiling activity will not adversely impact identified water resource values and is consistent with the objectives of SPP 2.9.

Summary

In light of the above, we trust the City is in a position to provide a favourable determination of the proposed stockpiling on the subject site. However, should you require any further information or clarification in relation to this matter, please contact Isabella Scarfone or the undersigned on 9221 1991.

Yours faithfully,



Eamon Ryan

Rowe Group

Attachment One

Certificates of Title

WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

2849

889

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 100 ON DEPOSITED PLAN 75898

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

RAAM FAMILY PTY LTD OF 3 SULMAN AVENUE SALTER POINT WA 6152

(T N978091) REGISTERED 3/9/2018

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR WATER PURPOSES TO WATER CORPORATION - SEE DEPOSITED PLAN 75898.
2. P220756 CAVEAT BY HAMILTON SEVEN PTY LTD LODGED 18/7/2022.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP75898
PREVIOUS TITLE: 1633-40, 2178-88
PROPERTY STREET ADDRESS: 330 NEAVES RD, MARIGINIUP.
LOCAL GOVERNMENT AUTHORITY: CITY OF WANNEROO



WESTERN



AUSTRALIA

TITLE NUMBER

Volume

Folio

4080

172

RECORD OF CERTIFICATE OF TITLE

UNDER THE TRANSFER OF LAND ACT 1893

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

BGRoberts
REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 201 ON DEPOSITED PLAN 430601

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

PARCEL MARIGINIUP PTY LTD OF 301 VINCENT STREET LEEDERVILLE WA 6007

(AF Q558332) REGISTERED 25/8/2025

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS: (SECOND SCHEDULE)

1. Q673533 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 27/11/2025.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP430601
PREVIOUS TITLE: 1095-782, 1403-591
PROPERTY STREET ADDRESS: 216 NEAVES RD, MARIGINIUP.
LOCAL GOVERNMENT AUTHORITY: CITY OF WANNEROO



Attachment Two

Stockpiling Plan

Printed By: dgrah1 Plot Date: 12/06/26 - 09:50 C:\p1\1205\data\1205-02593 - East Wanneroo (Precent 10) 2027\CAD\1205-02593-00-100.dwg



REV	DATE	DRAWN	APPROVED	AMENDMENT	REV	DATE	DRAWN	APPROVED	AMENDMENT
A	11.06.26	DP	AB	ISSUED FOR APPROVAL					

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CLIENT
parcel. delivering property

DESIGNED
DP

CHECKED
AB

APPROVED
A. BURMAN

DRAWN
DP

CHECKED
AB

DATE
11.06.26

TABEC
Civil Engineering Consultants

Level 2, 54-58 Havelock Street, West Perth WA 6005
1 08 9425 5900 e info@tabec.com.au
www.tabec.com.au

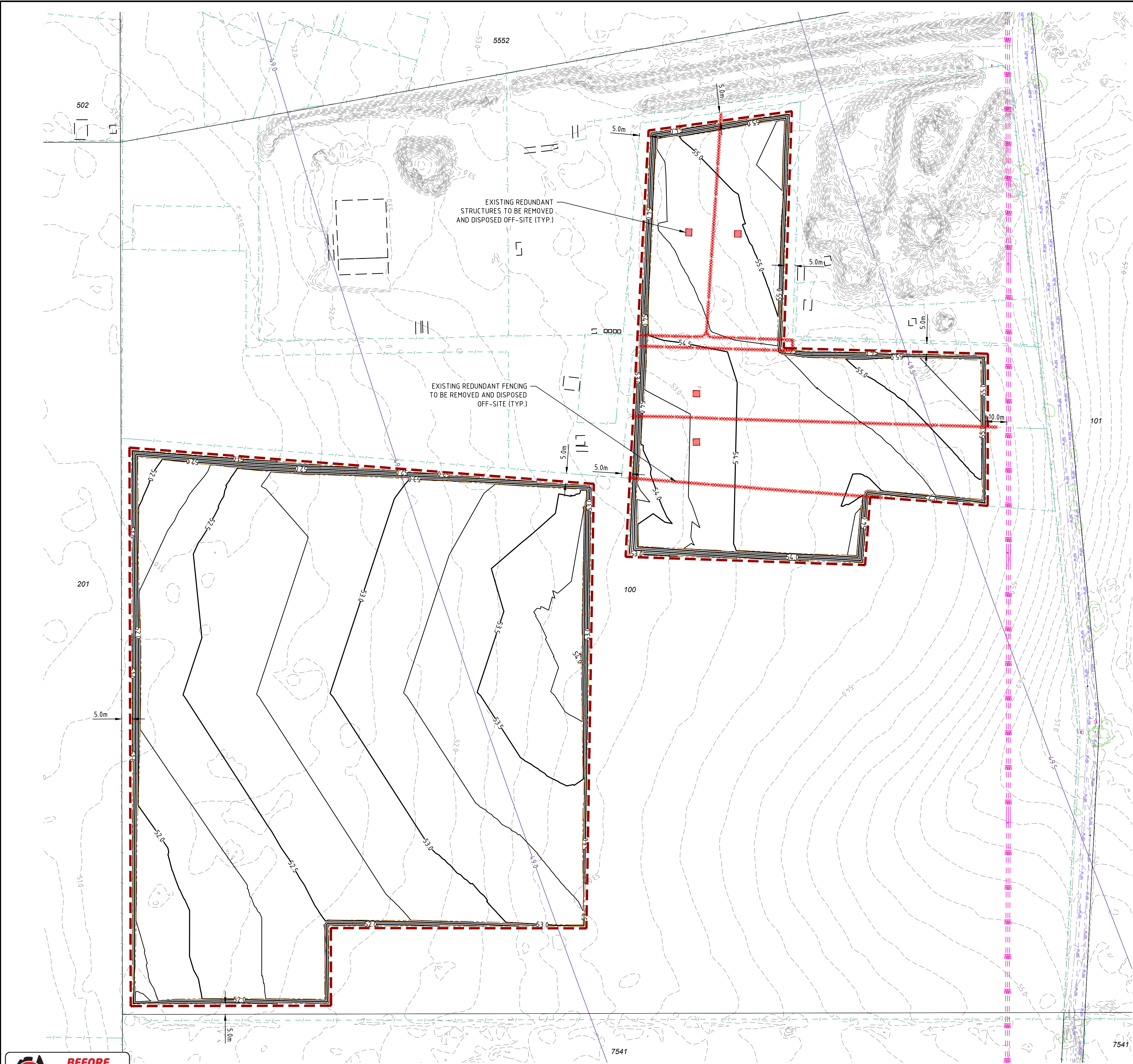
TABEC PTY LTD
ACN 090 796 204

PROJECT
LOT 1, 100 & 196 NEAVES RD, WANNEROO

TITLE
EARTHWORKS PLAN

DRAWING No.
2593-00-100

REVISION
A



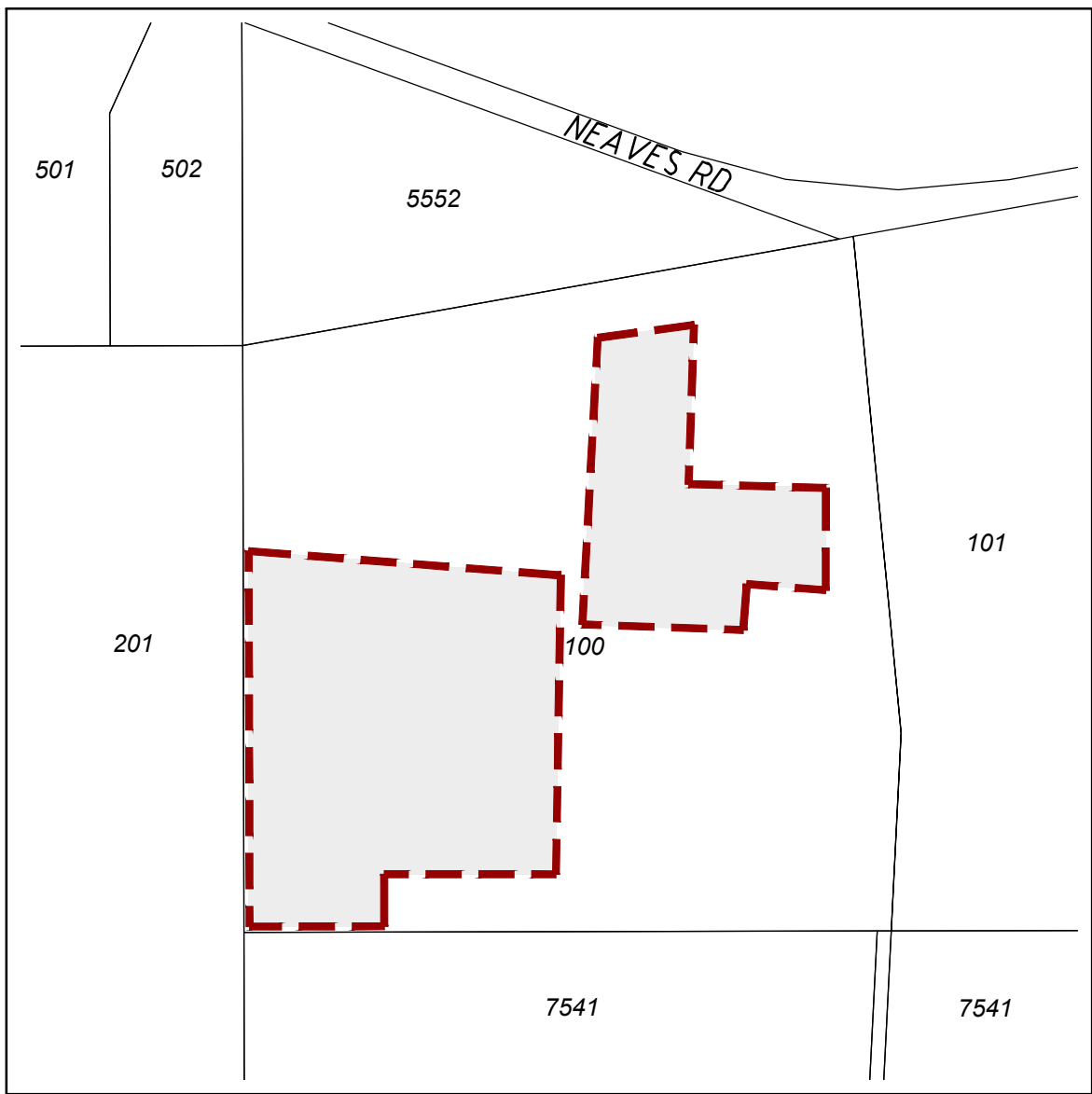
PLAN
SCALE 1:1000

NOTES

- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH THE CONTRACT DRAWINGS, SPECIFICATION AND IPWEA GUIDELINES.
- ORIGINAL SURVEY PROVIDED BY McMULLEN NOLAN GROUP PTY LTD (MNG).
- 2.1. ALL FINISHED LEVELS ARE IN METRES TO AHD.
- 2.2. HORIZONTAL DATUM IS PCG84.
- ALL DIMENSIONS ARE IN METRES UNLESS NOTED OTHERWISE.
- CONTRACTOR TO LOCATE ALL EXISTING SERVICES PRIOR TO COMMENCEMENT OF WORKS ON SITE.
- PRIOR TO CUTTING OR FILLING, THE SITE AREAS SHALL BE CLEARED AND TOPSOIL REMOVED.
- 5.1. EXTENT OF CLEARING TO BE LIMITED TO THE BOUNDARY UNLESS AGREED WITH THE SUPERINTENDENT.
- 5.2. VEGETATION WHERE NOTED FOR PROTECTION SHALL BE FENCED PRIOR TO CLEARING SURROUNDING AREA. THE CONTRACTOR TO PROTECT THE "VEGETATION PROTECTION AREAS" FROM ANY DAMAGE.
- 5.3. ALL UNSUITABLE MATERIAL TO BE REMOVED BY THE CONTRACTOR TO APPROVED TIPPING SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION. ALL FEES TO BE PAID BY THE CONTRACTOR.
- 5.4. ALL CLEARED MATERIAL TO BE MULCHED AND STOCKPILED ON SITE AS DIRECTED BY THE SUPERINTENDENT.
- 5.5. TOPSOIL SHALL BE STRIPPED AND STOCKPILED ON SITE AS DIRECTED BY THE SUPERINTENDENT.
- PLACING OF FILL SHALL NOT COMMENCE UNTIL THE SUPERINTENDENT HAS INSPECTED THE WORKS.
- IN-SITU ROCK TO BE OVER EXCAVATED 600mm BELOW THE FINISHED SURFACE LEVEL. EXCAVATED ROCK CAN BE PLACED IN AREAS OF DEEP FILL TO WITHIN 600mm OF THE FINISHED SURFACE LEVEL. EXCESS ROCK TO BE STOCKPILED ON SITE AS DIRECTED BY THE SUPERINTENDENT.
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- EARTHWORKS SHALL INTERFACE TO SURROUNDING EXISTING GROUND LEVELS WITH 1in3 BATTERS UNLESS NOTED OTHERWISE.
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- ALL EARTHWORKED AREAS ARE TO BE STABILISED USING HYDROMULCH.
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LEGEND

- EXTENT OF WORKS
 - EXISTING SURFACE CONTOUR (0.25m)
 - EXISTING SURFACE SPOT LEVEL
 - GROUNDWATER CONTOUR (0.50m)
 - PROPOSED SURFACE CONTOUR (0.50m)
 - PROPOSED SURFACE CONTOUR (0.25m)
 - EXISTING LOT PAD LEVEL
 - PROPOSED LOT PAD LEVEL
 - FUTURE LOT PAD LEVEL
 - EXISTING RETAINING WALLS
 - PROPOSED RETAINING WALLS
 - FUTURE RETAINING WALLS (NOT INCLUDED IN THESE WORKS)
 - EXISTING KERBING
 - EXISTING FOOTPATH
 - EXISTING FENCING
 - EXISTING BUILDING
 - EXISTING TREE TO BE RETAINED (WITH TREE PROTECTION ZONE)
 - EXISTING TREE TO BE REMOVED
- ### SERVICES
- EXISTING STORMWATER DRAINAGE
 - EXISTING SUBSOIL DRAINAGE
 - EXISTING SEWER MAIN
 - EXISTING SEWER PRESSURE MAIN
 - EXISTING WATER MAIN
 - EXISTING WATER DISTRIBUTION MAIN
 - EXISTING NON-POTABLE WATER MAIN
 - EXISTING GAS MAIN
 - EXISTING COMMUNICATIONS
 - EXISTING U/G POWER
 - EXISTING U/G HIGH VOLTAGE POWER
 - EXISTING O/H POWER
 - DEMOLITION AREA
 - FEATURE TO BE REMOVED

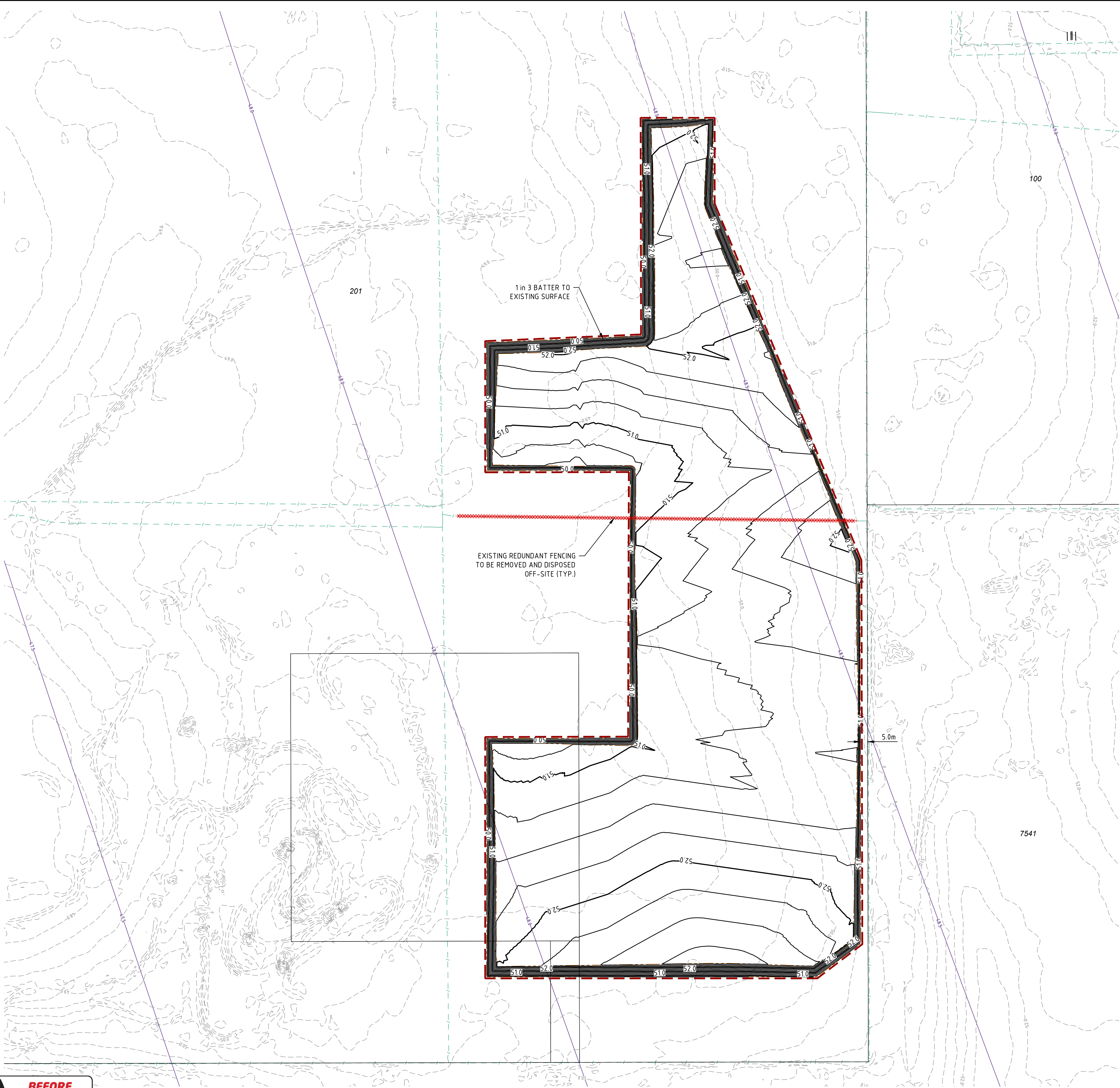


LOCALITY PLAN
SCALE 1:5000



SCALE 1:1000 0 20 40 60 100 200 300 1:5000 0 100 200 300

A1



PLAN
SCALE 1:1500

NOTES

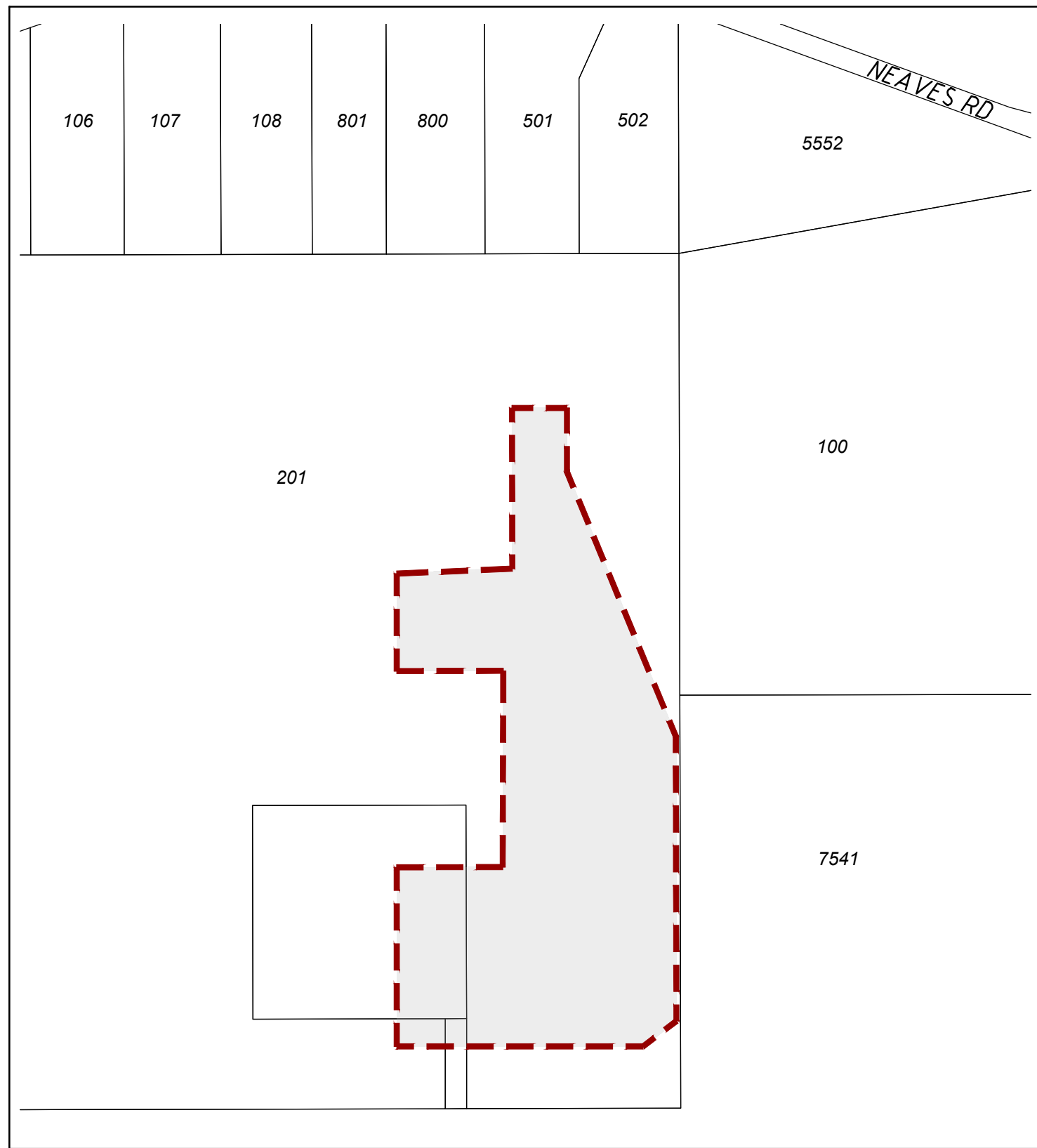
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- EXISTING O/H POWER
- FEATURE TO BE REMOVED



LOCALITY PLAN
SCALE 1:5000



REV	DATE	DRAWN	APPROVED	AMENDMENT
A	01.07.26	AI	AB	ISSUED FOR APPROVAL

REV	DATE	DRAWN	APPROVED	AMENDMENT

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CLIENT	DESIGNED	CHECKED	APPROVED
	DP	AB	A. BURMAN
	DRAWN	AB	DATE
	AI	AB	01.07.26

TABEC
Civil Engineering Consultants

Level 2, 54-58 Havelock Street, West Perth WA 6005
T 08 9425 5900 E info@tabec.com.au
www.tabec.com.au

TABEC PTY LTD
ACN 090 796 204

PROJECT	LOT 201 NEAVES RD, WANNEROO
TITLE	EARTHWORKS PLAN
DRAWING No.	2593-00-101
REVISION	A