

Job Ref: 9643
7 July 2026

City of Wanneroo
23 Dundebur Road
WANNEROO WA 6065

Attention: Statutory Planning Team

Dear Sir/Madam

**Application for Development Approval – Sand Extraction
Lot 101 (No.350), Neaves Road, Mariginiup**

Rowe Group acting on behalf of the owners (our client) of Lot 101 (No.350) Neaves Road, Mariginiup (the 'subject site'), we have been instructed by our client to prepare and lodge this Application for Development Approval (the 'Application') for sand extraction. The site is currently vacant, unused land.

The proposed sand extraction will provide fill to support development within the adjacent Precinct 16 Structure Plan area, identified for residential use under the East Wanneroo District Structure Plan (EWDSP). The finished levels are also designed to integrate with surrounding land, facilitating the efficient delivery of the future Whiteman–Yanchep Highway.

To assist in the progression of the Application, please find enclosed:

- A completed and signed MRS Form 1 and City of Wanneroo Application for Development Approval form;
- A current copy of the Certificate of Title;
- A copy of the Sand Extraction Plan; and

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.



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Description of Site

Location

The site is located in the suburb of Mariginiup, approximately 5km east of Banksia Grove, which is situated close to the City of Wanneroo's eastern boundary with the City of Swan. Access to the site is provided by Neaves Road which lies immediately to the north of the site and connects with Joondalup Drive to the west.

The site is generally bound by Neaves Road to the north, rural-residential lots to the east and Lot 100 to west of the site, which is generally vacant, forming part of the Precinct 16 residential area. Lot 7541 immediately to the south of the subject is characterised as vacant scrub land.

Landgate aerial imagery identifies the site was cleared of remnant vegetation in the late 1960's and has historically been used for grazing purposes. The site is currently vacant, containing a series of tracks, with generally sporadic, regrowth vegetation. Existing vegetation surrounding the proposed works will be retained. A communications tower exists in the northern portion of the lot adjacent to Neaves Road and is unaffected by the proposed works.

Cadastral Information

The subject site comprises one (1) land parcel, legally described as:

- Lot 101 on Deposited Plan P075898 on Certificate of Title Volume 2849 Folio 890;

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

Town Planning Framework

Metropolitan Region Scheme

The subject site is zoned 'Rural Water Protection' under the provisions of the Metropolitan Region Scheme, consistent with the adjacent landholdings to the east. Land to west is zoned 'Urban Deferred' with land to the north of Neaves Road zoned 'State Forest'.

The central portion of the subject site and the majority of the proposed works area is identified within Planning Control Area (PCA) 173 Whiteman-Yanchep Highway. The purpose of the PCA is to protect the land required for the future road reserve and *"ensure that no development occurs on this land which may prejudice this purpose until it may be reserved as Primary Regional Roads in the Metropolitan Region Scheme (MRS)."*

The proposed sand extraction area is located at the top of a shallow ridgeline, with existing levels reaching a height of 61m Australian Height Datum (AHD). Surrounding land, including Neaves Road to the north and the land to the south of the subject site, sits at approximately 56m AHD. The proposed works will reduce the level of the site to 56m AHD, consistent with adjoining land. Ultimately, this will help facilitate the efficient construction of the future Highway. As no structures are proposed, the works will not prejudice the future Primary Regional Road Reserve.

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 2'). DSP 2 identifies the following objectives for the 'Rural zone':

- *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.*
- *To provide for a range of non-rural land uses where they have demonstrated benefit and are compatible with surrounding rural uses.*

The site has not been used for agricultural activities for a number of years and as such, the works do not impact broad acre agricultural activities. Further, existing vegetation surrounding the works will be retained, maintaining the current visual landscape and natural amenity experienced from Neaves Road and the adjoining lots to the east and west of the site. Therefore, the proposed works are consistent with the objectives of the 'Rural' zone.

Whilst the site is currently unused and no future land use is proposed, it has historically been used for agricultural grazing. Under the Scheme, the definitions of both 'agriculture – extensive' and 'agriculture – intensive' include earthworks, and these uses are identified as 'permitted' within the Rural zone.

Notwithstanding the above, under the *Planning and Development (Local Planning Schemes) Regulations 2015* Schedule 1, cl 38, 'industry – extractive' means premises, other than premises used for mining operations, that are used for the extraction of basic raw materials. Within the Rural Zone, 'industry – extractive' are identified as a discretionary use, and as such the proposed works are capable of being approved under the City's Scheme.

In considering an application for development approval, cl 67 of the Regulations requires the local government to consider the following matters:

Matter to be Considered (cl 67)	Response
The aims and provisions of this Scheme (including any planning codes that are read, with or without modifications, into this Scheme) and any other local planning scheme operating within the Scheme area;	As discussed above, the proposed development is consistent with the aims and provisions of the scheme.
The requirements of orderly and proper planning including any proposed local planning scheme or amendment to this Scheme that has been advertised under the Planning and Development (Local Planning Schemes) Regulations 2015 or	The proposed development is consistent with the strategic and local planning framework and will facilitate future development as identified by the EWDSP.

Matter to be Considered (cl 67)	Response
any other proposed planning instrument that the local government is seriously considering adopting or approving;	
Any approved State planning policy;	N/A
Any environmental protection policy approved under the <i>Environmental Protection Act 1986</i> section 31(d);	N/A
Any policy of the Commission;	N/A
Any policy of the State;	N/A
(fa) Any local planning strategy for this Scheme endorsed by the Commission;	Consistent – addressed below.
Any local planning policy for the Scheme area;	Consistent – addressed below.
Any structure plan or local development plan that relates to the development;	Although the site is not subject to a Local Structure Plan, or Local Development Plan, the proposed sand extraction will facilitate future development identified by the EWDSP.
Any report of the review of the local planning scheme that has been published under the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> ;	N/A
In the case of land reserved under this Scheme, the objectives for the reserve and the additional and permitted uses identified in this Scheme for the reserve;	N/A
The built heritage conservation of any place that is of cultural significance;	N/A
The effect of the proposal on the cultural heritage significance of the area in which the development is located;	N/A
The compatibility of the development with its setting;	The proposed development is consistent with the objectives of the scheme for the Rural zone and will be screened by retained vegetation.
The amenity of the locality;	The proposed development is a permitted use within the Rural zone and will maintain amenity by • Retaining existing vegetation surrounding the proposed works. • Does not give rise to external truck movements. • Be subject to limited hours of operation. • It is anticipated the development will also be subject to a management plan.
The likely effect of the development on the natural environment or water resources and any means that are	It is acknowledged that a mapped Resource Enhancement Wetland (REW 8094) exists in the north-east portion of Lot 101. The proposed works

Matter to be Considered (cl 67)	Response
proposed to protect or to mitigate impacts on the natural environment or the water resource;	are located approximately 70m from the edge of the mapped wetland and are separated by retained vegetation. As such the works will have no adverse impact upon this wetland.
Whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;	Vegetation surrounding the area of works will be maintained.

East Wanneroo District Structure Plan

The East Wanneroo District Structure Plan (EWDSP) identifies the site for a mixture of future uses which are within different development precincts. The western portion of the site is forms part of Precinct 23, which is identified as an 'Employment Area' and the eastern portion of the site forms part of Precinct 28 which is not identified for future development, maintaining the current rural status. These two precincts are separated by the future Whiteman-Yanchep Highway (Primary Regional Road) which dissects the site.

Due to the width of the future Yanchep-Whiteman Highway, the western portion of Lot 101 identified for future employment purposes is narrow, ranging from approximately 50m in the north adjacent to Neaves Road increasing to a maximum depth of 150m at the southern boundary of the lot. The majority of the Employment Area has a depth of less than 100m, and due its proximity to adjoining residential uses and its access constraints, it is anticipated that market demand for 'Employment' portion of the Lot will be limited. Further, as no land use change is identified for the eastern portion of the lot, proposed sand extraction provide the only viable development opportunity for our client and does not prejudice the future Primary Regional Road reserve.

East Wanneroo Precinct 16 North Mariginiup Local Structure Plan

Land to the west of the subject site forms part of Precinct 16 of the EWDSP and is identified for suburban development. An 'MRS Amendment' seeking to rezone a north-eastern portion of the Precinct which is currently zoned 'Rural-Water Protection' together with a broader 'Lifting of Urban Deferment' request have recently been submitted to the Western Australian Planning Commission for its consideration. These requests are supported by a concept Local Structure Plan. The proposed sand extraction will ultimately provide material that will facilitate the construction of the future residential lots immediately adjoining the subject site. The proposed sand extraction is therefore considered consistent with the zoning, principles and objectives of the adjacent Local 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.

The site is identified by SPP2.9 as a 'Priority 2' (P2) Public Drinking Water Source Area (PDWSA). Within these areas, SPP 2.9 requires development within these areas to be connected to reticulated sewerage and be consistent with Water Quality Protection Note 25 (WQPN25) and its 'Land use compatibility tables'. As no land use change is proposed, and the site will remain vacant upon completion of the works. As such, the proposed development is consistent with SPP2.9 and WQPN25.

Proposed Development

Sand Extraction

This Application seeks approval for sand extraction that will facilitate the development of the adjacent Precinct 16 for residential purposes. The Sand Extraction Plan prepared by Tabec Consulting Engineers identifies the extent of the extraction area, proposed levels and retained vegetation.

We anticipate approximately 160,000m³ of material will be to be removed from the subject site and no imported fill is proposed as part of this application. It is anticipated that the removed material will be stockpiled on the adjacent Lot 100 which is subject to a separate development application. As a result, there will be no external truck movements (onto Neaves Road) as a result of the proposed application.

Refer **Attachment 2 – Sand Extraction Plan**.

Further to the above, the proposed extent of the sand extraction area is situated over cleared land and vegetation classified as 'Completely Degraded' and 'degraded' conditions. No threatened or priority flora species were identified within the proposed sand extraction area.

Refer **Attachment 3 – Biological Survey**.

Operating Timeframe and Opening Hours

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 and 7am-12pm Saturday. The works are planned to be undertaken concurrently to the adjacent development works. It is anticipated that the works will take 26 weeks to complete.

Vehicle Movement and Traffic Considerations

There are no proposed truck movements and therefore no roads will be used, with the material transferred to the adjoining lot for stockpiling pending future subdivision approval.

Summary

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

Yours faithfully,



Chris Green
Rowe Group