

Owner	Planning and Sustainability
Implementation	June 2023
Next Review	June 2027

PART 1 – POLICY OPERATION

Policy Development

This policy has been prepared under the provisions of Schedule 2, Part 2 of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* and is to be read in conjunction with the City of Wanneroo's (the City) District Planning Scheme No. 2 (DPS 2).

Purpose

The purpose of this Policy is to:

1. Provide guidance on the consideration of planning proposals within the East Wanneroo District Structure Plan (EWDSP) area;
2. Ensure East Wanneroo is developed in a manner and standard which optimises community benefit and;
3. Supplement the Western Australian Planning Commission's Liveable Neighbourhoods Operational Policy.

Objective

1. To ensure any subdivision and development within the EWDSP area will not compromise the progression of development in accordance with the EWDSP.
2. Enable the continued lawful use of land in a manner that will not compromise development in accordance with the EWDSP.
3. Ensure the vision of the EWDSP and the City's Place Framework is achieved.
4. To provide guidelines on road design, including minimum reserve widths and requirements for footpaths and shared paths.
5. To provide details for landscaping standards, including street tree selection and landscaping species to be planted within road reserves.
6. To develop design standards for parkland links, public open space and community facilities.
7. To outline development standards for works within the public realm.
8. Outline information to be submitted to support local structure plans.
9. To provide local interpretation of the Western Australian Planning Commission's Liveable Neighbourhoods Operational Policy.

Relationship to other Policies, Guidelines and Documents

This policy is to be read in conjunction with the relevant provisions of DPS 2 and its associated policies.

Matters to be considered

In addition to the matters listed in Clause 67 of the Deemed Provisions, the following matters will also be considered in the assessment of any applications within the EWDSP area:

- a) The EWDSP;
- b) The relevant requirements under DPS 2, a state planning policy, development control policy, planning bulletin/position statement or a local planning policy;
- c) The objectives of this policy;
- d) The likely impact of the application on the existing surrounding area and the future surrounding context of the site as planned for under the EWDSP;
- e) The impact of the proposal on the staging of the EWDSP and the likely timeframe for the planning and development of the related Precinct and surrounding areas to progress in accordance with the EWDSP.
- f) The likely impacts that the proposed development may have on progressive development of surrounding land in particular in relation to:
 - o Odour;
 - o Noise;
 - o Chemical spray drift;
 - o Vibration;
 - o Light spill;
 - o Traffic; and
 - o Any other impacts on potential future urban uses.
- g) The impact of urbanisation on existing lawful rural land uses, particularly where urbanisation is proposed ahead of the staging plan outlined in the EWDSP. The City may require a minimum separation distance between existing rural uses and urban development, to ensure rural uses can continue without impacting on urban development.
- h) The City may impose a time limitation or other suitable condition where an approval in perpetuity is considered to have the potential to compromise the progression of development of the area in accordance with the EWDSP.

PART 2 – GENERAL POLICY PROVISIONS

Section 2.2 of the EWDSP sets out the district and precinct level processes that must be undertaken prior to any subdivision and development in accordance with the EWDSP occurring within the area. The City supports these processes occurring concurrently where relevant triggers are reached (where applicable) as outlined below.

1. Amendments to the Metropolitan Region Scheme (MRS)

1.1 The City will not support any applications to lift urban deferment or to rezone land to Urban or Industrial under the MRS until the following has occurred:

- a) The district level developer contribution plan has substantially commenced (including public consultation) to facilitate contributions for regional and district level infrastructure;
- b) The MRS has been amended to reserve any regional reserves identified as being required by the DSP for the subject land or adequate provision has been made for regional reservations in a concept local structure plan; and
- c) Where relevant, sand extraction has been completed on the subject land and/or in adjacent areas, where such extraction would otherwise have an unacceptable impact on development of the subject land.

2. Amendments to District Planning Scheme No. 2

2.1 The City will not support any applications to amend its District Planning Scheme No. 2 that are intended to facilitate any form of urban or similar development unless the land is zoned Urban under the MRS and all relevant requirements detailed in clause 1.1 have been met. Noting that the WAPC may concurrently rezone land under DPS 2 pursuant to section 2.2.7 of the EWDSP.

2.2 Any applications to amend DPS 2 must be accompanied by a statement in accordance with Part 3 of this policy outlining the likely impact of the proposed amendment on the progression of development in accordance with the EWDSP.

3. Local Structure Plans

3.1 The City will not accept any local structure plans for assessment until the district level development contribution scheme is substantially commenced (including public consultation) and an amendment to DPS 2 to rezone the precinct to a development zone is substantially commenced (including public consultation).

3.2 Local structure plans are to be prepared in accordance with the requirements of the EWDSP including but not limited to sections 2.2.8 and 5 of the EWDSP and clause 16 of the Deemed Provisions. A single local structure plan is to be prepared for each precinct where required.

3.3 Sense of place will play an important role in the urbanisation of East Wanneroo. Balancing the areas natural, historical and cultural values with the necessary development to create successful urban areas that people feel connected to needs to be considered in the preparation of local structure plans. Development within the EWDSP area should align with the vision in the EWDSP established by the Department of Planning, Lands & Heritage East Wanneroo Community Reference Group:

“East Wanneroo will be a place which offers housing and lifestyle choice for all generations, that supports, links and protects natural flora and fauna and wetland systems, and celebrates local historic and cultural values”

In addition to the information set out in section 5 of the EWDSP and section 16 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (as amended), local structure plans submitted for assessment must include a Sense of Place Statement.

The Local Sense of Place Statement is to be prepared by the proponent, in consultation with the City and must have regard to and be consistent with the Vision for East Wanneroo and the District Sense of Place Statement included as Appendix 1 to this Policy. The Local Sense of Place Statement should outline how protection of the environmental, cultural and historical elements of the precinct will be balanced with future development to establish a sense of place aligned with the following principles:

- Context and character;
- Landscape quality;
- Built form and scale;
- Functionality and build quality;
- Sustainability;
- Amenity;
- Legibility;
- Safety;
- Community;
- Aesthetics

NOTES:

- Proponents should contact the City for further guidance before commencing preparation of a Local Sense of Place Statement.
- The City strongly encourages pre-lodgement consultation for all local structure plans as early as possible in the planning process.

3.4 The City recognises that there are landowners within some precincts who are well advanced in the preparation of local structure plans and would like to commence serious consultation with the City on planning proposals.

The City will support informal consideration of local structure plans in order to progress the resolution of planning issues subject to compliance with the following:

- The local structure plan is for the entire precinct as per the EWDSP;
- The local structure plan clearly demonstrates that it is clear with the City's vision and Place Framework;
- The majority of landowners within the precinct support the preparation of a local structure plan;
- Essential services are readily available, or there are agreements in place with servicing authorities for the provision of services;
- The local structure plan is consistent with the planning framework in the EWDSP;
- The local structure plan addresses infrastructure sharing arrangements, including district developer contribution plan costs;
- The local structure plan includes provisions which promote best practice and sustainable development.

Local structure plan proponents are strongly encouraged to engage with the Department of Planning, Lands and Heritage East Wanneroo Technical Advisory Group early in their preparation processes.

The City's agreement to the informal consideration of LSPs will not prejudice its formal consideration of an LSP as required under DPS 2 and clause 16 of the Deemed Provisions.

4. Subdivision applications

4.1 The City will not support any applications for subdivision of an urban nature until a local structure plan has been approved for the precinct within which the land is situated and a local developer contribution plan has been prepared (where one is required).

4.2 Where a local structure plan has been approved for the precinct within which the land is situated, and a local developer contribution plan has been prepared (where one is required) subdivisions are to be designed in accordance with the standards and specifications set out in Appendix 2 Road Reserves.

5. Development applications

5.1 All development applications must be accompanied by a statement outlining the likely impact of the proposed development (new or alteration/addition) on the surrounding area and progression of development in accordance with the EWDSP.

5.2 Development applications must have due regard to Figure 1.1 of the EWDSP, in particular the impact of the proposed development on development of future roads and road widening, transport/transit corridors, parklands, parkland links and high school sites.

6. Development of the Public Realm, Road Reserves, Parkland Links and Landscaping

6.1 To assist in achieving the Vision of the EWDSP and satisfying District and Local Sense of Place Statements and the intention to provide a continuous tree canopy of shade over footpaths on both sides of streets, the minimum standards and requirements set out in this policy and in Appendix 2 Road Reserves and Appendix 3 Tree Species for development, civil works and landscaping in the public realm are to be complied with. Where the standards and requirements vary from those set out in the WAPC's Liveable Neighbourhoods Operational Policy then the provisions of Local Planning Policy 5.3: East Wanneroo shall prevail.

6.2 Parkland Links are to be provided as shown in Figure 1.1 of the EWDSP and are to be expanded to circumnavigate around Lake Adams, Lake Mariginiup and Lake Gngangara to achieve accessibility and movement throughout East Wanneroo. Parkland Links are to comply with the standards as set out in Appendix 2.

6.3 Local Structure Plans must incorporate and demonstrate how development will be delivered to comply with these requirements.

7. Local Development Contribution Plans

7.1 The proponent for a Local Structure Plan must demonstrate whether or not a local developer contribution plan is required to be prepared for the precinct to coordinate the provision of local infrastructure.

7.2 Where a local developer contribution plan is required, it is to be submitted concurrently with the application for a Local Structure Plan. This is to enable their preparation and submission of an amendment for inclusion into DPS 2 to be forwarded to the WAPC for final approval in accordance with State Planning Policy 3.6: Infrastructure Contributions, prior to any subdivision or development of land being approved. Where a local development contribution plan is not sufficiently advanced, the City may withhold its support for any subdivision or development applications.

PART 3 – INFORMATION TO BE SUBMITTED WITH APPLICATIONS

Impact Statement to accompany proposals within the East Wanneroo District Structure Plan area

All applications submitted to the City for development (including scheme amendments) within the East Wanneroo District Structure Plan area must include a statement containing the following information unless there is prior written confirmation from the City that such statement is not required:

- Location of proposed development;
- Description of proposed development (use and/or works, whether it is new or an alteration/addition to existing development on the site);
- Description of any existing development on the site;
- Precinct and stage of the land under the East Wanneroo District Structure Plan;
- Proximity of the land to any of the following under the East Wanneroo District Structure Plan (Figure 1.1):
 - Primary distributor, integrator arterial and/or neighbourhood connector roads;
 - Transit/transport corridor, including transit stations;
 - Parklands and parkland links;
 - High schools;
 - Public purpose reservations; or
 - Regional sporting fields;
- For commercial development (including horticulture, agriculture, stables etc) details on the following (for alterations and/or additions to existing commercial development please provide details on existing and proposed):
 - Production quantities;
 - Employee numbers;
 - Customers visiting the site;
 - Hours of operation;
 - Vehicle movements;
 - Activities which emit odour, noise, chemical spray drift, vibration or light spill;
- Any other impacts which may affect future urban land uses.

Development applications on land identified as 'Parklands (subject to confirmation)' must be accompanied by a detailed flora and fauna survey identifying the type and quality of vegetation on the site.

Structure Plans

Local Structures Plans are required to be prepared for each precinct with the exception of those that are subject to further planning. Local Structure Plans shall be consistent with the precinct as delineated in the EWDSP. Applications are to include information as outlined in Schedule 2. Part 4, clause 16 of the Deemed Provisions of the Regulations.

The following documentation is required for all local structure plans:

- Local Water Management Strategy
- Bushfire Management Plan
- Aboriginal Heritage Investigation and consultation with the Whadjuk Working Group
- Traffic Impact Assessment
- Infrastructure and Servicing Assessment

Additional information or studies (such as any environmental issues) may be required as identified through the analysis of the Local Structure Plan.

Local Development Contribution Plans

Where a local developer contribution plan is required, it is to be prepared in accordance with State Planning Policy 3.6 Infrastructure Contributions.

The following information is required for local developer contribution plans:

- Detailed public open space schedule;
- Road requirement plans, detailed drawings and associated cost estimates;
- Landscaping plans and associated cost estimates;
- Concept plans for community buildings, including cost estimations by a suitably qualified quantity surveyor;
- Net developable areas;
- Other information as required to estimate the total costs, including land valuations.

NOTE: The City may require further information in order to assess the impact of your proposal on the progression of development in accordance with the EWDSP.