

**DISTRICT  
PLANNING  
SCHEME No. 2**

Amendment No. 207

***Planning and Development Act 2005***

**RESOLUTION TO PREPARE AMENDMENT TO  
LOCAL PLANNING SCHEME**

**CITY OF WANNEROO**

**DISTRICT PLANNING SCHEME NO. 2 – AMENDMENT NO. 207**

RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above local planning scheme by:

- a) Rezoning various residential lots located within the City of Wanneroo’s Hainsworth Local Structure Plan No. 98 from Urban Development to Residential (with residential density codes of R40 and R60), as shown on the Scheme (Amendment) Map.
- b) Reclassifying Lot 500 (2) Blossomwood Road, Girrawheen (on DP: 413837) from the Urban Development zone to Local Scheme Reserve – Public Open Space as shown on the Scheme (Amendment) Map.

The Amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

- *an amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment.*
- *an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment.*

Approval of the City of Wanneroo’s Hainsworth Local Structure Plan No. 98 is to be revoked when this amendment is approved and takes effect.

Date of Council Resolution: 12 June 2023

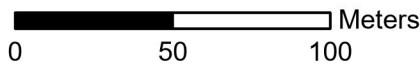
.....  
(Chief Executive Officer)

Dated this ..... day of ..... 20.....

# CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 207



**EXISTING ZONE**



## LEGEND

R-CODE

## DPS2 ZONES & RESERVES

- PUBLIC OPEN SPACE
- RESIDENTIAL
- URBAN DEVELOPMENT



**SCHEME (AMENDMENT) MAP 1**

## LEGEND

R-CODE

## DPS2 ZONE

- RESIDENTIAL

## LOCAL SCHEME RESERVE

- PUBLIC OPEN SPACE

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# **SCHEME AMENDMENT REPORT**

**AMENDMENT NO. 207  
TO DISTRICT PLANNING SCHEME NO. 2**

# 1.0 Introduction and Background

## 1.1 Site Description and Planning Framework over Amendment Area

The land subject to proposed Amendment No. 207 to District Planning Scheme No. 2 (**Amendment No. 207**) is located in the Girrawheen locality, and where shown in **Figure 1 (subject area)**.

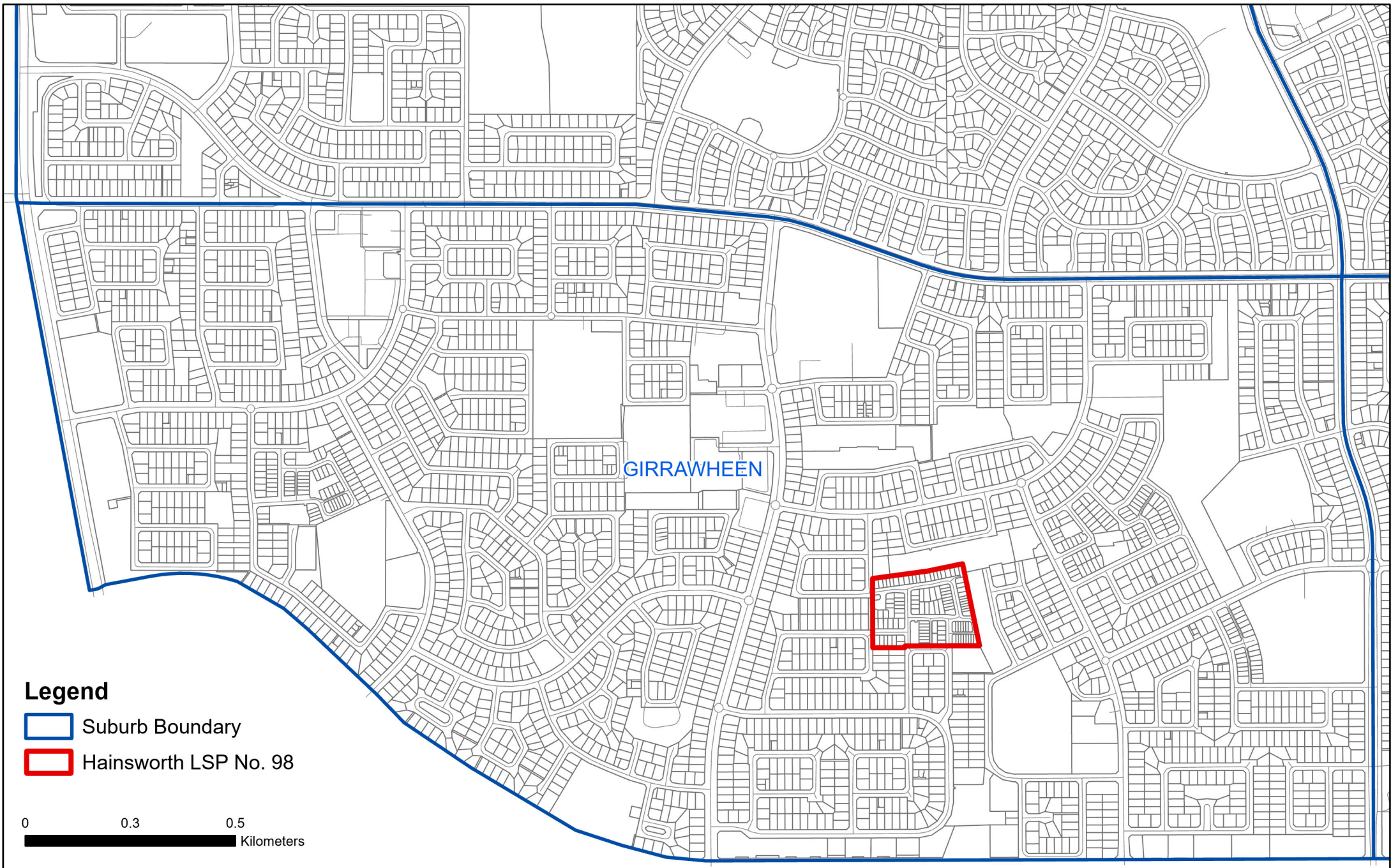
The subject area was previously occupied by Hainsworth Primary School, which closed in 2010. At that time, and given the school's imminent closure, Amendment No. 110 to DPS 2 was prepared to zone the land 'Urban Development' from 'Local Scheme Reserve – Public Use (Primary School)'. Amendment No. 110 was approved by the Minister for Planning in February 2011. The zoning of the subject area has remained Urban Development under DPS 2 ever since.

The purpose of Amendment No. 110 to zone the land 'Urban Development' was to allow redevelopment of the former primary school site for medium-density residential housing. To facilitate and guide this development further, the City's Hainsworth Local Structure Plan No. 98 (ASP 98) was prepared and adopted in June 2015. Part 1 of ASP 98, which incorporates the structure plan map, is included as **Appendix 1**.



As outlined in this report, ASP 98 has now served its purpose in guiding subdivision of the primary school site, and therefore can be revoked. The land would also need to be rezoned from Urban Development to facilitate the revocation of ASP 98.

The current zoning of the subject area was not affected by the recent gazettal of Amendment No. 172 to DPS 2. Amendment No. 172 was a major amendment to align DPS 2 with model provisions for local planning schemes (**model provisions**) provided in the *Planning and Development (Local Planning Scheme) Regulations 2015 (Regulations)*.

The purpose of Amendment No. 207, as explained in this report, is to rezone the subject area from Urban Development to generally what ASP 98 details. This will then allow the Western Australian Planning Commission's (**WAPC**) approval of ASP 98 to be revoked.



**Legend**

-  Suburb Boundary
-  Hainsworth LSP No. 98



**Location of Hainsworth Local Structure Plan No. 98**

## 1.2 Background to the City's Normalisation Process

The City is undertaking various initiatives prior to the preparation of a new Local Planning Scheme No. 3 (**LPS 3**). To simplify the transition to LPS 3, the City has already aligned DPS 2 with the model provisions through Amendment No. 172.

Reviewing and normalising zoning of land in current structure plan areas also streamlines the transition toward LPS 3. The term “normalising” refers here to the process of converting the zonings and provisions from structure plans (particularly in established areas) into zonings and provisions within DPS 2. This is done via amendments to DPS 2 to introduce those zones and provisions – followed by amendment or revocation of the respective structure plan. This process also removes unnecessary layers of the planning framework and reduces the extent of changes to the local planning scheme that need to be considered when preparing LPS 3.

The City has identified that the land in the ASP 98 area has now been fully subdivided, notwithstanding that some lots are still vacant. As justified through this report, the City considers that the normalisation of zoning can occur in the subject area – and for ASP 98 to be revoked. In the absence of ASP 98, residential development on the vacant lots can still be guided through other mechanisms in the planning framework; such as State Planning Policy 7.3: Residential Design Codes (**R-Codes**) and local development plans (**LDP's**).

The City has a further need to review the necessity of its 64 structure plans, as 52 of which (including ASP 98) are due to expire in October 2025. The date of expiry is prescribed through the deemed provisions for local planning schemes (**deemed provisions**), contained in Schedule 2 of the Regulations. The City foresees administrative consequences could arise if a vast array of structure plans were left to expire in October 2025 without establishing a staged and controlled process to review and/or normalise structure plans.

## 2.0 Detail of the Amendment and the Subject Land

### 2.1 Land Affected by ASP 98

The total land area affected by ASP 98 (being the subject area) is approximately 4.2 hectares and is located where shown in **Figure 1**. As detailed in **Appendix 1**, ASP 98 has been subject to one amendment approved by the WAPC in November 2017. ASP 98 ultimately guided the creation of lots and reserves through subdivision within the subject area, which Amendment No. 207 relates.

What Amendment No. 207 is proposing is shown on the Scheme (Amendment) Map. No changes are proposed to the DPS 2 text. A more detailed description on what Amendment No. 207 is proposing in respect to the land in the ASP 98 area is as follows:

Locations within the ASP 98 Area	Discussion of Proposal through Amendment No. 204 to DPS 2
113 residential lots within the subject area	<p>The City is proposing to rezone these land parcels from to 'Urban Development' to 'Residential' through Amendment No. 207, as shown on the Scheme (Amendment) Map.</p> <p>Although the R-Codes of R40 and R60 proposed to be introduced for these lots are generally consistent with ASP 98, there are differences. This is due to the road alignment shown in ASP 98 being different to what was constructed. This is detailed and shown in Section 4.2 below.</p>
Lot 500 (2) Blossomwood Road, Girrawheen (on DP: 413837)	<p>Lot 500 is currently a Crown Reserve for public recreation. This is generally consistent with the public open space designated at this location under ASP 98.</p> <p>Aligned with the above, Amendment No. 207 proposes to classify Lot 500 is 'Local Scheme Reserve – Public Open Space'. The reserve does vary what the structure plan depicts, and this is further discussed in Section 4.2 below.</p>

### 2.2 DPS 2 Amendment Type

Recent DPS 2 amendments in relation to normalising structure plans have been prepared by the City as 'Basic Amendments'. This is due to the fact that those prior amendments have only involved amendments to the DPS 2 map that are consistent with the structure plan.

Amendment No. 207, however, does propose rezonings and R-Coding of land that have minor inconsistencies with ASP 98. These inconsistencies are detailed in Section 4 of this report.

In addition, and as discussed later in the report, landowners of vacant land parcels will lose the ability to apply R-MD standards and built form standards in ASP 98 when undertaking residential development – should ASP 98 be revoked. These landowners should be given the opportunity in commenting on the proposed changes to the planning framework; which they will not have if Amendment No. 207 was prepared as a Basic Amendment.

Therefore, the City considered that Amendment No. 207 should proceed as a 'Standard Amendment' in the context of the Regulations. Amendment No. 207 meets the following criteria for 'Standard Amendments' outlined in the Regulations:

- *An amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment.*

The underlying Metropolitan Region Scheme (**MRS**) zoning of the entire area affected by Amendment No. 207 is 'Urban'. Amendment No. 207 proposes to apply the Residential Zone over most of the subject area, consistent with the MRS. The Local Scheme Reserve for Public Open Space is also consistent with the MRS as it is proposed to function in a manner that will support the surrounding urban (residential) development.

- *An amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment.*

What is proposed through Amendment No. 207 should not fundamentally alter the land use potential of the affected land. Therefore, it is not expected that Amendment No. 207 will result in any impact on land outside the affected area than what the current planning framework provides.

### 3.0 Consultation

Should Council resolve to prepare Amendment No. 207 to DPS 2 as a 'standard amendment', it will need to be referred to the Environmental Protection Authority (EPA) pursuant to Section 81 and 82 of the *Planning and Development Act 2005*.

Subject to the EPA being satisfied with the standard amendment (with or without modifications), Amendment No. 207 to DPS 2 will then be advertised for public comment for a period of 42 days. Advertising is to occur in the following manner, pursuant to Regulations 47 and 76A of the *Planning and Development (Local Planning Schemes) Regulations 2015*:

- Publish a notice of the amendment on the City's website – and upload the amendment documentation;
- Make a copy of the amendment document available for public inspection at a place within the district during normal business hours (City's Civic Centre);
- Where appropriate, publish a notice in a newspaper circulating in the relevant locality;
- Notify public authorities likely to be affected by the amendment; and
- Advertise the amendment as directed by the WAPC and in any other way the local government considers appropriate.

In addition to the above, the City will write to landowners and occupiers of land that it considers could be significantly affected by the DPS 2 amendment. This would specifically include the landowners of all remaining vacant land parcels, as the built form planning requirements that they would need to adhere to when undertaking residential development would be subject to changes through the processes as outlined in this report. Submissions received during the advertising period will be considered by the City pursuant to Regulation 50 of the abovementioned Regulations. A schedule of submissions will later be forwarded to the WAPC pursuant to Regulation 53(1)(a).

The deemed provisions do not specifically outline advertising for the revocation of ASP 98 after the Minister for Planning's approval of Amendment No. 207 to DPS 2. However, when Amendment No. 207 to DPS 2 is advertised, the City can ensure that potential submitters are made aware of the City's intentions to have ASP 98 revoked as well.



## 4.0 Planning Comment on the Proposal

### 4.1 General Planning Comment

The City has identified that subdivision has been completed on the land within the ASP 98 area; and as such, the structure plan could potentially be revoked.

Although there are still vacant land parcels in the ASP 98 area (created through subdivision), there will be adequate controls through DPS 2, the R-Codes, local development plans and relevant other planning documents to guide any remaining development. Any guidance that the structure plan provides for residential development can be transferred into LDP's by way of amendments after ASP 98 is revoked, as demonstrated in the tables included in **Appendix 2**.

An amendment to DPS 2 is required to normalise the zonings in the ASP 98 area, which would then facilitate the revocation of this structure plan. The City has therefore prepared Amendment No. 207 to DPS 2, which proposes to generally apply zonings, a local scheme reserve and R-Codings into DPS 2 over the ASP 98 area (refer Scheme Amendment Map).

The Regulations (Regulation 35A) make provision for when an amendment to a local planning scheme affects a structure plan area, the amendment must include a statement that when the amendment takes effect:

- (a) the approval of the structure plan is to be revoked; or
- (b) the structure plan is to be amended in accordance with the statement; or
- (c) the approval of the structure plan is not affected.

In this case, and in light of the Regulations, the Amendment No. 207 proposal includes a statement that on its approval, the WAPC's approval of ASP 98 will be revoked.

To undertake the normalisation and revocation in an orderly manner, the WAPC would only be able to consider the revocation of ASP 98 should the Minister for Planning first approve Amendment No. 207 to DPS 2, and a formal request being made by the City. Pursuant to Clause 28(3) and Clause 29A(1) of the Deemed Provisions, it is the WAPC that may revoke its approval of a structure plan. In other words, the City has no ability to revoke structure plans, but rather must request the WAPC undertake that process. Such a request will be formally made by the City following the advertising of Amendment No. 207.

### 4.2 Discrepancies between Amendment No. 207 and ASP 98

As outlined above, although what is proposed in Amendment No. 207 is generally consistent with what is outlined in ASP 98, there are some minor inconsistencies. The inconsistencies are due to the final road and lot layout which has been developed in the subject area being different to what is shown in ASP 98.

The inconsistencies are located in the southeastern extent of the subject area. For comparison, extracts from the Scheme (Amendment) Map and the ASP 98 area are provided in **Figures 2A & 2B** below:





**Figure 2a & 2b: Variances of ASP 98 map (left) with Amendment No. 207 proposal (right)**

The inconsistencies relate to the dimension of the public open space that was provided in the structure plan area (Blossomwood Park) as well as the extent of the area coded R60 (shown in brown on the plans above). The extent of R60 proposed in Amendment No. 207 is consistent with the density codings nominated for these lots through the existing LDP's (refer **Appendix 2**).

The City considers what it is proposing in Amendment No. 207 as justified for the following reasons:

- The residential lot dimensions and sizes in the subject area correspond to the density codes proposed through Amendment No. 207;
- The built form on the lots correspond to the density code proposed through Amendment No. 207; and
- The extent of public open space – although slightly different to what the structure plan depicts – corresponds to a Crown Land parcel that has already been created for the purpose of public recreation.

### **4.3 Future Amendments to Local Development Plans**

There are 113 residential lots located within the ASP 98 area; of which nine lots remain vacant.

The residential lots within the ASP 98 area have an R-Coding of R40 and R60. Residential development on these lots is to conform with the provisions contained in the R-Codes. In addition to the R-Codes, built form requirements for residential development in the ASP 98 area are also contained within:

- Section 6 of ASP 98, which makes specific provision for:
  - Orientation of development on corner lots;
  - Setbacks to boundaries abutting public open space; and
  - Reduced street setbacks to that prescribed in the R-Codes; and
- Four LDP's providing for site-specific development outcomes.

Variations to the R-Codes could also be applied in respect to building and garage setbacks, open space, parking, visual privacy and solar access, as prescribed in the City's Local Planning Policy 4.19: Medium Density Housing Standards (**LPP 4.19**). ASP 98 currently

allows medium-density housing standards (or R-MD standards) within LPP 4.19 to apply over the structure plan area.

The R-Codes has recently undergone substantial changes, particularly in its provisions relating to medium density (which includes R40 and R60). Revisions to the R-Codes released in March 2023 will not come into effect until 1 September 2023 (2023 R-Codes). Once the revised R-Codes are in effect, Amendment No. 207 is expected to have been advertised and pending WAPC assessment.

In light of the pending gazettal of the 2023 R-Codes, the City acknowledges that the WAPC is encouraging local governments to revoke local planning policies incorporating R-MD standards. It is noted that this is being conveyed through the WAPC's Planning Bulletin 114/2023, dated February 2023. Although the City is not yet ready to revoke LPP 4.19 (which incorporates R-MD standards), the City does consider reviewing its planning framework to remove the effect of the R-MD standards over certain areas as being consistent with what the WAPC is encouraging.

In response to the new R-Codes coming into effect, the revocation of ASP 98 and the R-MD standards being phased out, the City considers that the four LDP's will also require amendment. The extent to which the LDP's will need to be amended is set out in **Appendix 2**. The LDP's will remain in effect after the revocation of ASP 98 for a period until their expiry which will be ten years after their initial approval. The City will undertake the LDP amendments following the revocation of ASP 98; however, the intention to undertake future amendments to the LDP's in the future will also be made known to prospective submitters when Amendment No. 207 to DPS 2 is being advertised.

## 5.0 Conclusion

Amendment No. 207 has been prepared as a 'standard' amendment in the context of the *Planning and Development (Local Planning Schemes) Regulations 2015*. Amendment No. 207 seeks to normalise the zoning of land affected by the City's Hainsworth Structure Plan No. 98, so that the approval of the structure plan can be revoked by the WAPC.

Although some residential lots in the structure plan area remain vacant, the planning framework should provide sufficient guidance for further development of those lots in the absence of the structure plan should it be revoked. The built form on those lots will be guided through local development plans and the R-Codes in particular.

The City is hopeful that this Report assists the WAPC in explaining the purpose and detail of Amendment No. 207 (and subsequent amendment to ASP 98) – and assists in providing for a prompt and favourable consideration of what is proposed.



# **APPENDIX 1**

Hainswoth Local Structure Plan No. 98  
Part 1



# HAINSWORTH LOCAL STRUCTURE PLAN

LOT 14143 (16) HARFORD WAY, GIRRAWHEEN

November 2017

IT IS CERTIFIED THAT AMENDMENT NO. 1 TO HAINSWORTH  
STRUCTURE PLAN NO. 98 WAS APPROVED BY RESOLUTION OF  
THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

29 November 2017

Signed for and on behalf of the Western Australian Planning Commission

A handwritten signature in black ink, appearing to be 'R. G. G.', written over a horizontal line.

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

**RECORD OF AMENDMENTS MADE TO LOCAL STRUCTURE PLAN NO. 98**

AMENDMENT NO.	DESCRIPTION OF AMENDMENT	ENDORSED BY COUNCIL	ENDORSED BY WAPC
1.	<ul style="list-style-type: none"> <li>• Including the following text within Part 1 – Section 5; 5.1 The City of Wanneroo’s ‘Medium-Density Housing Standards (R-MD)’ Local Planning Policy 4.19 (R-MD Codes LPP 4.19) sets out acceptable variations to the deemed-to-comply provisions of the R-Codes for lots coded R25-R60. Except in a situation where an approved LDP imposing R-Code variations for lots applies, the standards set out in the R-MD Codes LPP 4.19 apply to this Local Structure Plan.”</li> <li>• Replacement of any reference to ‘Part 1 – Statutory Section’, with ‘Part 1 – Implementation’ and omit any reference to ‘statutory’.</li> <li>• Clause 3.3 under the heading ‘3.0 Interpretation and relationship with scheme’ to be deleted in its entirety.</li> </ul>		

## EXECUTIVE SUMMARY

The Structure Plan are comprises the former Hainsworth Primary School site at Lot 14143 (16) Harford Way, Girrawheen. The Structure Plan will facilitate the redevelopment of the no longer required school site for residential purposes.

The Structure Plan is a stand-alone document and does not overlap, supersede or consolidate an endorsed Structure Plan.

Structure Plan Summary Table

Total Area	4.201ha
Area of each land use: - Residential	3.061ha
Estimated lot yield	75
Estimated number of dwellings	160
Estimated POS	808m <sup>2</sup>





# PART 1 IMPLEMENTATION SECTION

## **1.0 STRUCTURE PLAN AREA**

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- 1.1 This Part applies to the Hainsworth Local Structure Plan, being Lot 14143 (16) Harford Way, Girrawheen and consisting of all land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map (Plan 1).

## **2.0 STRUCTURE PLAN CONTENT**

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- 2.1 The Structure Plan comprises:
- a) Part 1 – Implementation Section
  - b) Part 2 – Explanatory Information (Non-Statutory)
  - c) Part 3 – Technical Appendices
- 2.2 Part 1 of the Structure Plan includes only the structure plan map and implementation planning provisions.
- 2.3 Part 2 and 3 of the Structure Plan are to be used as a reference guide to interpret the implementation of part one.

## **3.0 INTERPRETATION AND RELATIONSHIP WITH THE SCHEME**

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- 3.1 Unless otherwise specified in this part, the words and expressions used in this Structure Plan shall have the respective meanings given to them in the City of Wanneroo District Planning Scheme No. 2 (the Scheme) including any amendments gazetted thereto.
- 3.2 The Structure Plan Map (Plan 1) outlines land use, zones and reserves applicable within the structure plan area. The zones and reserves designated under this structure plan apply to the land within it as if the zones and reserves were incorporated into the Scheme.

## **4.0 OPERATION DATE**

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- 4.1 In accordance with clause 9.8.1 of the Scheme, the Structure Plan shall come into operation when it is certified by the Western Australian

Planning Commission (WAPC) pursuant to clause 9.6.3 of the Scheme or adopted, signed and sealed by Council pursuant to clause 9.6.5 of the Scheme, whichever is later.

## 5.0 LAND USE AND SUBDIVISION REQUIREMENTS

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- 5.1 The City of Wanneroo's 'Medium-Density Housing Standards (R-MD)' Local Planning Policy 4.19 (R-MD Codes LPP 4.19) sets out acceptable variations to the deemed-to-comply provisions of the R-Codes for lots coded R25-R60. Except in a situation where an approved LDP imposing R-Code variations for lots applies, the standards set out in the R-MD Codes LPP 4.19 apply to this Local Structure Plan.
- 5.2 Subdivision and development of land shall be in accordance with the zones, reserves and residential density codes assigned on the Structure Plan Map.
- 5.3 Land Use permissibility within the Structure Plan area shall be in accordance with the corresponding zone or reserve under the Scheme.
- 5.4 Residential development within the Structure Plan Area shall provide for a minimum of 105 dwellings.
- 5.5 The provision of a minimum of 10 per cent public open space being provided in accordance with the WAPC's Liveable Neighbourhoods, Public open space is to be provided generally in accordance with Plan 1 and Table 1 with an updated public open space schedule to be provided at the time of subdivision for determination by the WAPC, upon the advice of the City of Wanneroo.

Table 1: Public Open Space Provision

PUBLIC OPEN SPACE	SIZE m <sup>2</sup>
Local Park	808m <sup>2</sup>

- 5.6 At the time of subdivision the following conditions may be recommended, as applicable, requiring the preparation and/or implementation of the following information strategies:
- a) Urban Water Management Plan (City of Wanneroo)
  - b) Geotechnical report (City of Wanneroo)

c) Landscape plan (City of Wanneroo)

5.6 Wherever practical significant trees shall be retained within public open space and within the road reserves. A plan indicating the trees to be retained shall be submitted with the plan of subdivision.

The retention of any significant trees within the road reserves will be subject to the provision of fire separation setbacks and the protection of root zones through the City of Wanneroo's and the WAPC's consideration of:

- a) Competing uses within the road reserve;
- b) Road and verge widths;
- c) Road grade; and,
- d) An Arboiculturalist Impact Assessment and associated retention advice.

Plan 1: Structure Plan Map





## **6.0 DEVELOPMENT REQUIREMENTS**

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### **6.1 General Planning Requirements for Structure Plan Area**

#### **6.1.1 Corner Lots (Dual street frontage)**

Development on corner lots shall address both primary and secondary streets through their design by orientating built form elements such as major openings, balconies and the use of visually permeable fencing to provide passive surveillance to both elevations.

#### **6.1.2 Development adjacent to Public Open Space**

Development adjacent to public open space shall be designed to orientate built form elements such as major openings, balconies and visually permeable fencing to provide multiple opportunities for passive surveillance.

A minimum 1.0 metre setback is to be provided to a lot boundary abutting public open space.

#### **6.1.3 Street setbacks**

For lots coded R40, the following additional 'deemed to comply' requirement to the Residential Design Codes applies:

Buildings (excluding carports/garages) shall be setback from the primary street boundary a minimum of 2.0 metres. Further reductions (averaging) shall not be permitted.



## **APPENDIX 2**

Extent of Amendments Needed to Local  
Development Plans Following Revocation  
of ASP 98

Local Development Plan Provisions

1.0 GENERAL PROVISIONS

- 1.1 The requirements of the City of Wanneroo District Planning Scheme No. 2, the Residential Design Codes (R-Codes) and Local Planning Policy 4.19: Medium-Density Housing Standards (RMD-Codes) apply, unless otherwise provided below.
- 1.2 The following standards represent variations to the deemed-to-comply provisions of the R-Codes and constitute new deemed-to-comply provisions pursuant to the R-Codes, or are deemed to meet the relevant Design Principles of the R-Codes.

2.0 RESIDENTIAL DESIGN CODE AND ZONE

LOTS APPLICABLE	R-CODE DENSITY AND ZONING
All Lots	RMD40

3.0 PROVISIONS FOR ALL LOTS

DESIGN REQUIREMENTS	
Built Form	3.1 Building Orientation
	a) For Lots 133-140 at least one major opening to a habitable room shall overlook the public open space (POS).
	3.2 For corner lots, one third of the length of the boundary of the secondary street shall be visually permeable fencing with a major opening to provide surveillance opportunities.
	3.3 Visually permeable fencing shall be provided on the boundary of Lots 133-140 adjacent to the POS.
	3.4 For Lots 107 and 108, designated crossover and garage locations are to be provided as shown on the LDP to ensure the retention of trees within the verge.
	3.5 Lots 101-114, 120, 125-131 and 141 shall have a minimum garage setback of 4.0m from the primary street.
3.6 For Lots 133-140, the location of stairs are to be designed as shown on the LDP to provide pedestrian frontage access onto lots facing POS.	

New built form provisions:

- A minimum of 1.0 metre setback is to be provided to a lot boundary abutting a public open space
- Buildings (excluding carports/garages) shall be setback from the primary street boundary a minimum of 2.0 metres. Further reductions (averaging) shall not be permitted.

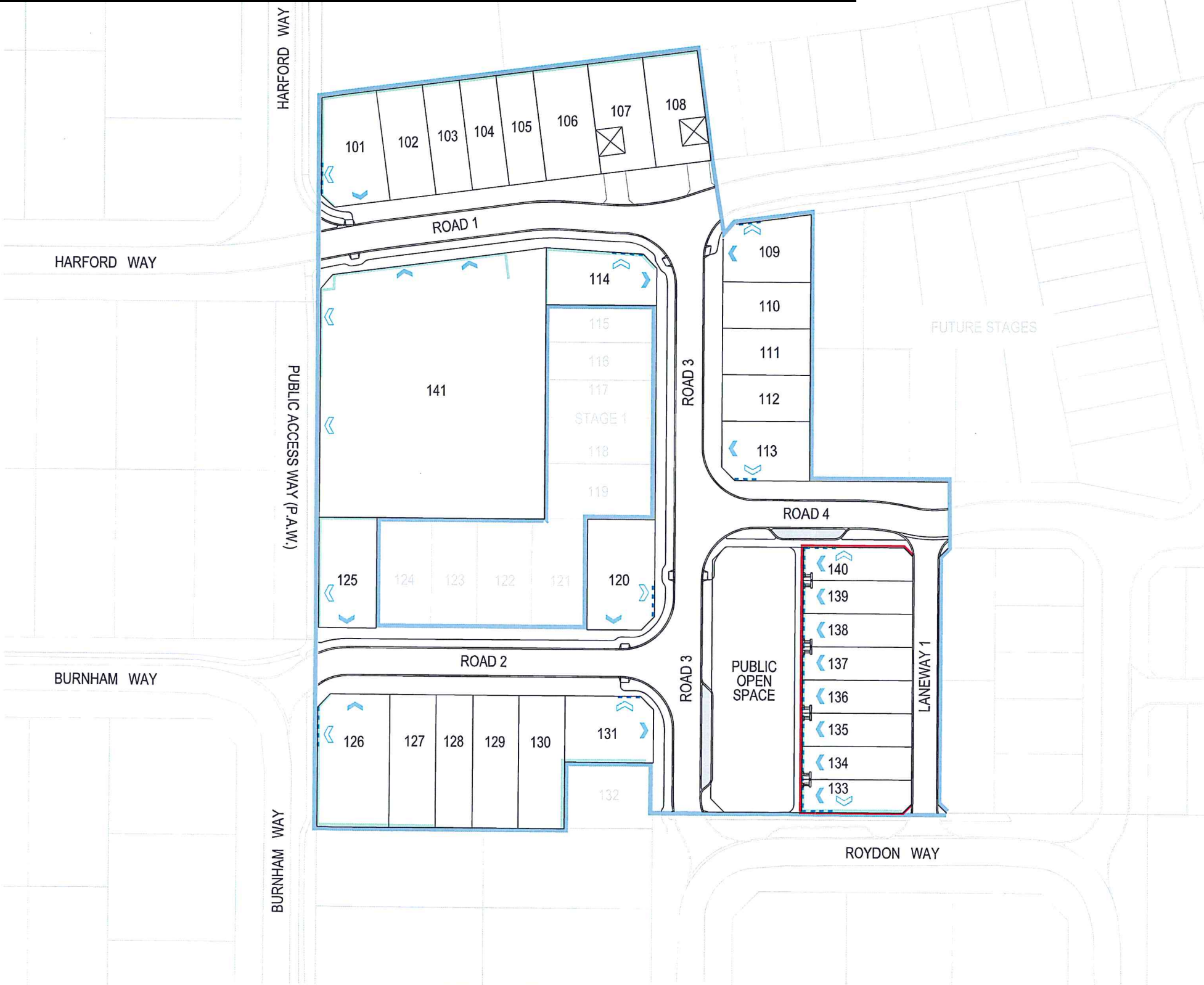
Legend

Extent of Local Development Plan	On-Street Parking
Building Orientation	Shared Paths / Footpaths
- Primary Street	Stair Location
- Secondary Street	No Vehicle Access Permitted
Designated Garage Locations	Visually Permeable Fencing (Subject to Detailed Design)
Designated Cross Over Locations (Subject to Detailed Design)	Retaining Walls (Subject to Detailed Design)

Modified General Provisions

- 1.1 The requirements of the City District Planning Scheme No. 2 and State Planning Policy 7.3: Residential Design Codes (R-Codes) apply unless otherwise provided below.
- 1.2 The following local development plan standards represent modifications to the deemed-to-comply requirements of the R-Codes Volume 1.

- Provision to be deleted
- Provision to be modified
- Provision to be retained/added



LOCAL DEVELOPMENT PLAN | STAGE 1  
The Amble, Girrawheen  
A Department of Communities Project

ENDORSEMENT TABLE  
This Local Development Plan has been approved by Council under Clause 52(1)(a) of the Deemed Provisions of District Planning Scheme No. 2  
Manager, Approval Services  
City of Wanneroo  
Date: 07/05/2018  
*[Signature]*

Taylor Burrell Barnett Town Planning and Design  
Level 7, 160 St Georges Terrace, Perth WA 6000  
p: (08) 9226 4276 f: (08) 9322 7879  
e: admin@tbbplanning.com.au



# Review of The Amble Local Development Plan Stage 1 Against State Planning Policy 7.3 – Residential Design Codes Volume 1 (2023 Version)

LDP Prov.	LDP Requirement	Administration Comment	Recommended Modification
1.1	<p><i>The requirements of the City of Wanneroo District Planning Scheme No. 2, the Residential Design Codes (R-Codes) and Local Planning Policy 4.19: Medium Density Housing Standards (RMD Codes) apply, unless otherwise provided below.</i></p>	<p>Such a provision is typically found on local development plans where R-MD standards apply. The R-MD standards are contained in City’s Local Planning Policy 4.19: Medium Density Housing Standards (LPP 4.19).</p> <p>Amendment No. 207 to DPS 2 and the revocation of ASP 98 will remove the effect that the R-MD standards would have over the structure plan (and LDP) area. Furthermore, the preparation and pending gazettal of the 2023 R-Codes is intended to make the R-MD standards that are in place within local planning frameworks redundant.</p> <p>The LDP provision can therefore be modified following the revocation of ASP 98 and gazettal of the 2023 R-Codes, to remove reference to LPP 4.19 and the effect of the R-MD standards have over the LDP area.</p>	<p>Reword the provision so that it reads as follows:</p> <p><i>The requirements of the City of Wanneroo District Planning Scheme No. 2 and State Planning Policy 7.3: Residential Design Codes (R-Codes) apply unless otherwise provided below.</i></p>
1.2	<p><i>The following standards represent variations to the deemed-to-comply provisions of the R-Codes and constitute new deemed-to-comply provisions pursuant to the R-Codes, or are deemed to meet the relevant design principles of the R-Codes.</i></p>	<p>A provision such as this is also typically found on LDP’s where the deemed-to-comply standards of the R-Codes are being amended, replaced and/or augmented.</p> <p>This provision needs to be amended to better align with the 2023 R-Codes.</p>	<p>This provision can be replaced with the following to reflect the retention of built form provisions in the LDP:</p> <p><i>The following local development plan standards represent modifications to the ‘deemed-to-comply’ requirements of the R-Codes Volume 1.</i></p>
2.0	<p>All lots having an R-Code density and zoning of ‘RMD 40’.</p>	<p>The R40 density code is also currently prescribed in ASP 98 and is proposed to be incorporated into DPS 2 through proposed Amendment No. 207. The R-MD designation associated with the R40 density code will also be removed through this process.</p> <p>The LDP provision can therefore be deleted following the:</p> <ul style="list-style-type: none"> <li>• Approval of Amendment No. 207 to DPS 2, which seeks to apply the R40 density code into the scheme; and</li> <li>• Revocation of ASP 98, which would remove the effect of the R-MD standards from this area.</li> </ul>	<p>Delete LDP provision</p>

# Review of The Amble Local Development Plan Stage 1 Against State Planning Policy 7.3 – Residential Design Codes Volume 1 (2023 Version)

LDP Prov.	LDP Requirement	Administration Comment	Recommended Modification
3.1	<p><i>Building orientation</i></p> <p>a) <i>For lots 133-140 at least one major opening to a habitable room shall overlook the public open space (POS).</i></p>	<p>Part C, Section 3.6 of the 2023 R-Codes makes provision in relation to streetscape.</p> <p>The deemed-to-comply requirement C3.6.1(ii) of the 2023 R-Codes make provision for a major opening of a dwelling to have an outlook to a 'street' (including 'rights-of-way'). The definition of 'right-of-way' in the 2023 R-Codes then include strips of land available for use by the general public and vested in the Crown – which could apply to the POS in which these lots provide frontage to.</p>	<p>The LDP provisions are now redundant and can be deleted, as there are equivalent provisions in place within the 2023 R-Codes.</p>
3.2	<p><i>For corner lots, one third of the length of the boundary of the secondary street shall be visually permeable fencing with a major opening to provide surveillance opportunities.</i></p>	<p>Part C, Section 3.6 of the 2023 R-Codes makes provision in relation to streetscape – including for fencing on secondary street boundaries.</p> <p>In relation to fencing on secondary street boundaries, C3.6.9 makes the following provision:</p> <p><i>For sites on street corners, street fences or walls within the secondary street setback area are to be designed in accordance with C3.6.7 and C3.6.8 for a minimum 50 per cent of the street boundary behind the primary street setback.</i></p> <p>C3.6.7 (mentioned in the provision above) prescribes that fencing is to be visually permeable above 1.2 metres in height.</p> <p>The deemed-to-comply provisions of the 2023 R-Codes aims to provide visually permeable secondary street fencing to a length that exceeds the LDP requirements. Therefore, the LDP provision will be redundant when the 2023 R-Codes take effect.</p>	<p>This provision can be deleted from the LDP to allow the 2023 R-Code provisions to take precedent.</p>
3.3	<p><i>Visually permeable fencing shall be provided on the boundary of Lots 133-140 adjacent to the POS.</i></p>	<p>The fencing described in the LDP provision was constructed during subdivision and is considered to be a 'uniform fence' as defined in the City's Local Planning Policy 4.7: Uniform Fencing (LPP 4.7). The provisions of LPP 4.7 do not allow this fence to be altered without the City's approval.</p>	<p>Delete LDP provision</p>

## Review of The Amble Local Development Plan Stage 1 Against State Planning Policy 7.3 – Residential Design Codes Volume 1 (2023 Version)

LDP Prov.	LDP Requirement	Administration Comment	Recommended Modification
3.4	<i>For Lots 107 and 108, designated crossover and garage locations are to be provided as shown on the LDP to ensure the retention of trees on the verge.</i>	<p>Part C, Section 3.7 of the 2023 R-Codes makes provision in relation to access.</p> <p>The deemed-to-comply requirements of Part C, Section 3.7 of the 2023 R-Codes make general provision regarding access and driveways. There are no specific 'deemed-to-comply' provision in the 2023 R-Codes that requires the design of driveways (or crossovers) to consider existing trees on a verge (equivalent to this provision of the LDP).</p> <p>The garage locations depicted on the LDP for Lots 107 and 108 are designated to support a specific driveway alignment to avoid street trees. This specific design outcome has been achieved now that single houses (with garages and driveways) have been constructed on both Lots 107 and 108.</p>	As the crossovers and garages the subject of the LDP provision have been constructed, the provision can therefore be deleted.
3.5	<i>Lots 101-114, 120, 125-131 and 141 shall have a minimum garage setback of 4.0m from the primary street.</i>	<p>Part C, Section 3.3 of the 2023 R-Codes makes provision for street setback for dwellings and garages.</p> <p>The lots referred to in the LDP provision have a density code of R40. The deemed-to-comply requirements of Part C, Section 3.3 (C3.3.4 and Table 3.3b) of the 2023 R-Codes prescribe the setback of garages in areas coded R40 to be in accordance with the typical building setbacks – which is 3.0m for R40.</p> <p>This garage setback requirement in the LDP should be kept for the following reasons:</p> <ul style="list-style-type: none"> <li>• With the structure plan requirement for a 2.0m minimum front setback requirement for other buildings (refer to Administration Comments further below), a 4.0 metre setback reduces garage dominance on the streetscape; and</li> <li>• Although less than the R-MD standard garage setback of 4.5 metres, a 4.0 metre setback for garages should not significantly affect pedestrian movement on adjoining footpaths – which are located against the road kerbs and not abutting street boundaries of residential lots.</li> </ul> <p>Retaining this LDP provision is supported by Part A, Section 3.0 (Table 3.2.4a) of the 2023 R-Codes, which allows all deemed-to-comply provisions relating to street setbacks to be modified through an LDP.</p>	Retain LDP provision.
3.6	<i>For Lots 133-140, the location of stairs are to be designed as shown on the LDP to provide pedestrian frontage access onto lots facing POS.</i>	The stairs subject to the LDP provisions have already been constructed at subdivision stage, and therefore a specific requirement for the stairs in the LDP is no longer needed.	As the stairs are already constructed, this LDP provision is considered redundant and can therefore be deleted.

# Review of The Amble Local Development Plan Stage 1 Against State Planning Policy 7.3 – Residential Design Codes Volume 1 (2023 Version)

LDP Prov.	LDP Requirement	Administration Comment	Recommended Modification
-	Depiction of primary and secondary street building orientations.	These depictions can be retained to clarify the orientation of primary and secondary street frontages.	LDP depictions to be retained.
-	Depiction of the following: <ul style="list-style-type: none"> <li>• Designated garage locations;</li> <li>• Designated crossover locations.</li> </ul>	Depiction of these features relate to LDP provision 3.4 above.	The depiction of these features on the LDP can be deleted.
-	Depiction of the following: <ul style="list-style-type: none"> <li>• On-street parking</li> <li>• Shared paths/footpaths</li> <li>• Stair location</li> <li>• No vehicle access permitted</li> <li>• Retaining walls</li> </ul>	All these features were provided through the subdivision stage of planning. These features no longer need to be depicted on the LDP, which is now guiding future development on residential lots.	The depiction of these features on the LDP can be deleted.
-	Depiction of visually permeable fencing	Depiction of visually permeable fencing is no longer required on the LDP for the following reasons: <ul style="list-style-type: none"> <li>• Much of this fencing was provided through subdivision works; and</li> <li>• The remainder of the depicted fencing is on secondary streets, which is covered under provisions in the 2023 R-Codes (refer to comment on LDP provision 3.3 above).</li> </ul>	The depiction of this feature on the LDP can be deleted.
-	N/A	For the LDP to retained, the following modifications to incorporate the following provisions from ASP 98 also need to be undertaken: <ul style="list-style-type: none"> <li>• From Clause 6.1.2 – A minimum 1.0 metre setback is to be provided to a lot boundary abutting a public open space.</li> <li>• From Clause 6.1.3 – For lots coded R40... buildings (excluding carports/garages) shall be setback from the primary street boundary a minimum of 2.0 metres. Further reductions (averaging) shall not be permitted).</li> </ul> <p>Introducing the above as LDP provisions is supported by Part A, Section 3.0 (Table 3.2.4a) of the 2023 R-Codes, which allows deemed-to-comply provisions relating to the above to be modified through an LDP.</p>	Update the LDP as outlined in the 'Administration Comment' column.



Local Development Plan Provisions

1.0 GENERAL PROVISIONS

- 1.1 The requirements of the City of Wanneroo District Planning Scheme No. 2, the Residential Design Codes (R-Codes) and Local Planning Policy 4.19: Medium-Density Housing Standards (RMD-Codes) apply, unless otherwise provided below.
- 1.2 The following standards represent variations to the deemed-to-comply provisions of the R-Codes and constitute new deemed-to-comply provisions pursuant to the R-Codes or are deemed to meet the relevant Design Principles of the R-Codes.

2.0 RESIDENTIAL DESIGN CODE AND ZONE

LOTS APPLICABLE	R-CODE DENSITY AND ZONING
Lots 142-158, 166, 174 and 177	RMD40
Lots 159-165	RMD60

3.0 PROVISIONS FOR ALL LOTS

DESIGN REQUIREMENTS	
Built Form	<p>3.1 For corner Lots 165, 166 and 174 one third of the length of the boundary of the secondary street shall be visually permeable fencing with a major opening to provide surveillance opportunities.</p> <p>3.2 Lots 142-165 shall have a minimum garage setback of 4.0m from the primary street.</p>

New built form provision

Buildings (excluding carports/garages) shall be setback from the primary street boundary a minimum of 2.0 metres. Further reductions (averaging) shall not be permitted.

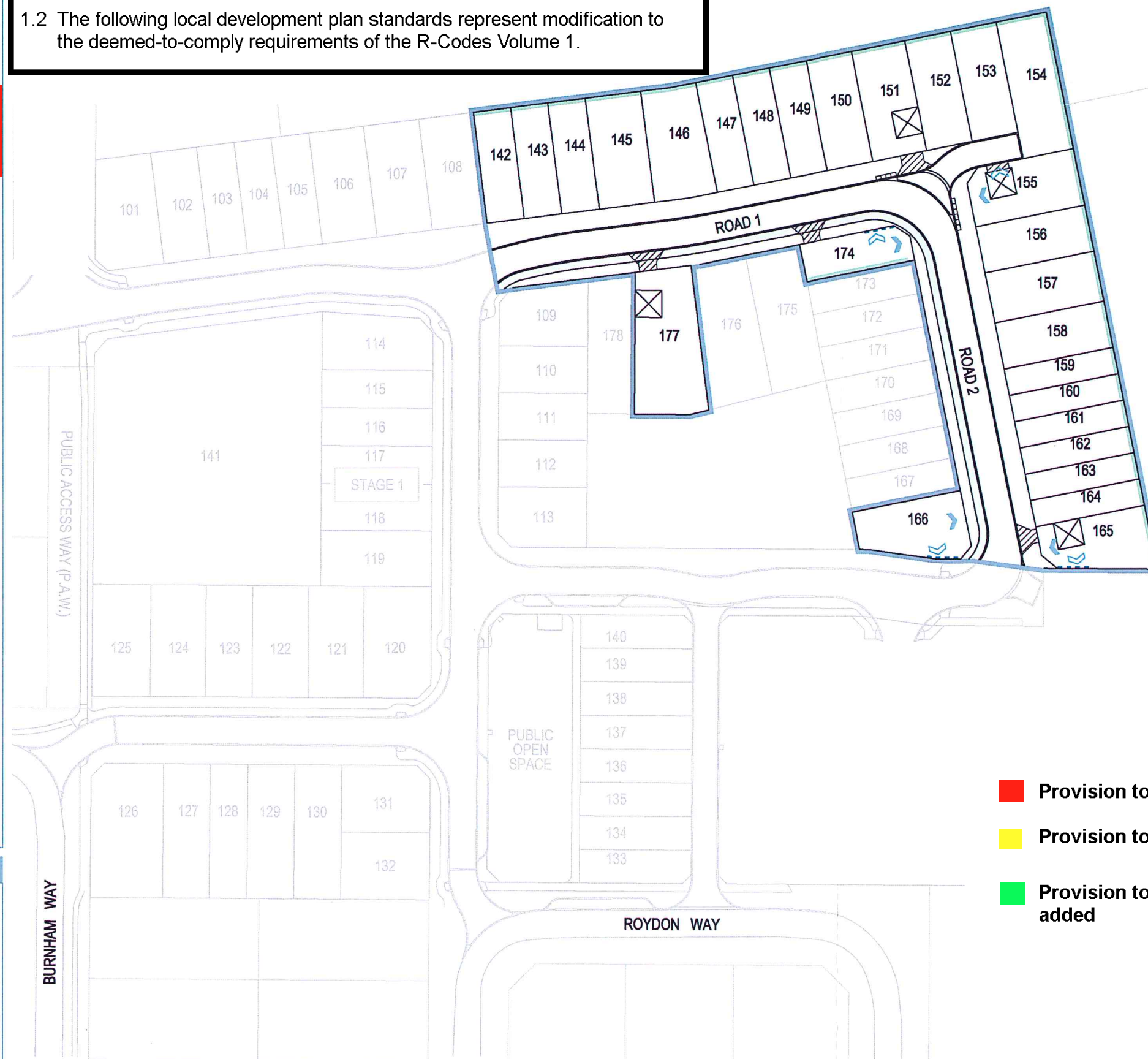
Legend

Extent of Local Development Plan	Designated Garage Locations
Building Orientation	Designated Cross Over Locations (Subject to Detailed Design)
Primary Street	Shared Paths / Footpaths
Secondary Street	Visually Permeable Fencing (Subject to Detailed Design)
	Retaining Walls (Subject to Detailed Design)
	Designated Bin Pad Locations

**Modified General Provisions**

1.1 The requirements of the City's District Planning Scheme No. 2 and State Planning Policy 7.3: Residential Design Codes (R-Codes) apply unless otherwise provided below.

1.2 The following local development plan standards represent modification to the deemed-to-comply requirements of the R-Codes Volume 1.



- Provision to be deleted
- Provision to be modified
- Provision to be retained/added



**LOCAL DEVELOPMENT PLAN | STAGE 2**  
 The Amble, Girrawheen  
 A Department of Communities Project

**ENDORSEMENT TABLE**  
 This Local Development Plan has been approved by Council under Clause 52(1)(a) of the Deemed Provisions of District Planning Scheme No. 2  
 Manager, Approval Services  
 City of Wanneroo  
 Date: 14/6/18

Scale: 0m 5 10m  
 Plan: 17/013/021  
 Date: 31/05/2018  
 Projection: PCS 94  
 Designed: ME  
 Checked: ME  
 Drawn: BK  
**Taylor Burnett Town Planning and Design**  
 Level 7, 160 St. Georges Terrace, Perth WA 6000  
 p: (08) 9226 4274 f: (08) 9322 7879  
 e: admin@tbbplanning.com.au

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## Review of The Amble Local Development Plan Stage 2 Against State Planning Policy 7.3 – Residential Design Codes (R-Codes) Volume 1 (2023 Version)

LDP Prov.	LDP Requirement	Administration Comment	Recommended Modification
1.1	<p><i>The requirements of the City of Wanneroo District Planning Scheme No. 2, the Residential Design Codes (R-Codes) and Local Planning Policy 4.19: Medium Density Housing Standards (RMD Codes) apply, unless otherwise provided below.</i></p>	<p>Such a provision is typically found on local development plans where R-MD standards apply. The R-MD standards are contained in City's Local Planning Policy 4.19: Medium Density Housing Standards (LPP 4.19).</p> <p>Amendment No. 207 to DPS 2 and the revocation of ASP 98 will remove the effect that the R-MD standards would have over the structure plan (and LDP) area. Furthermore, the preparation and pending gazettal of the 2023 R-Codes is intended to make the R-MD standards that are in place within local planning frameworks redundant.</p> <p>The LDP provision can therefore be modified following the revocation of ASP 98 and gazettal of the 2023 R-Codes, to remove reference to LPP 4.19 and the effect of the R-MD standards have over the LDP area.</p>	<p>Reword the provision so that it reads as follows:</p> <p><i>The requirements of the City of Wanneroo District Planning Scheme No. 2 and State Planning Policy 7.3: Residential Design Codes (R-Codes) apply unless otherwise provided below.</i></p>
1.2	<p><i>The following standards represent variations to the deemed-to-comply provisions of the R-Codes and constitute new deemed-to-comply provisions pursuant to the R-Codes or are deemed to meet the relevant design principles of the R-Codes.</i></p>	<p>A provision such as this is also typically found on LDP's where the deemed-to-comply standards of the R-Codes are being amended, replaced and/or augmented.</p> <p>This provision needs to be amended to better align with the 2023 R-Codes.</p>	<p>This provision can be replaced with the following to reflect the retention of built form provisions in the LDP:</p> <p><i>The following local development plan standards represent modifications to the 'deemed-to-comply' requirements of the R-Codes Volume 1.</i></p>
2.0	<p>R-Code density and zoning is applicable for the following lots: Lots 142-158, 166, 174 and 177 - RMD40 Lots 159-165 – RMD60</p>	<p>The R40 and R60 density codes are also currently prescribed in ASP 98 and are proposed to be incorporated into DPS 2 through proposed Amendment No. 207. The R-MD designation associated with the R40 and R60 density codes will also be removed through this process.</p> <p>The LDP provision can therefore be deleted following the:</p> <ul style="list-style-type: none"> <li>• Approval of Amendment No. 207 to DPS 2, which seeks to apply the R40 and R60 density codes into the scheme; and</li> <li>• Revocation of ASP 98, which would remove the effect of the R-MD standards from this area.</li> </ul>	<p>Delete LDP provision.</p>

## Review of The Amble Local Development Plan Stage 2 Against State Planning Policy 7.3 – Residential Design Codes (R-Codes) Volume 1 (2023 Version)

LDP Prov.	LDP Requirement	Administration Comment	Recommended Modification
3.1	<p><i>For corner Lots 165, 166 and 174 one third of the length of the boundary of the secondary street shall be visually permeable fencing with a major opening to provide surveillance opportunities.</i></p>	<p>Part C, Section 3.6 of the 2023 R-Codes makes provision in relation to streetscape – including for fencing on secondary street boundaries.</p> <p>In relation to fencing on secondary street boundaries, C3.6.9 makes the following provision:</p> <p><i>For sites on street corners, street fences or walls within the secondary street setback area are to be designed in accordance with C3.6.7 and C3.6.8 for a minimum 50 per cent of the street boundary behind the primary street setback.</i></p> <p>C3.6.7 (mentioned in the provision above) prescribes that fencing is to be visually permeable above 1.2 metres in height.</p> <p>The deemed-to-comply provisions of the 2023 R-Codes aims to provide visually permeable secondary street fencing to a length that exceeds the LDP requirements. Therefore, the LDP provision will be redundant when the 2023 R-Codes take effect.</p>	<p>This provision can be deleted from the LDP to allow the 2023 R-Code provisions to take precedent.</p>
3.2	<p><i>Lots 142-165 shall have a minimum garage setback of 4.0m from the primary street.</i></p>	<p>Part C, Section 3.3 of the 2023 R-Codes makes provision for street setback for dwellings and garages.</p> <p>The lots referred to in the LDP provision have a density code of R40. The deemed-to-comply requirements of Part C, Section 3.3 (C3.3.4 and Table 3.3b) of the 2023 R-Codes prescribe the setback of garages in areas coded R40 to be in accordance with the typical building setbacks – which is 3.0m for R40.</p> <p>This garage setback requirement in the LDP should be kept for the following reasons:</p> <ul style="list-style-type: none"> <li>• With the structure plan requirement for a 2.0m minimum front setback requirement for other buildings (refer to Administration Comments further below), a 4.0 metre setback reduces garage dominance on the streetscape; and</li> <li>• Although less than the R-MD standard garage setback of 4.5 metres, a 4.0 metre setback for garages should not affect pedestrian movement on footpaths, which are located on the opposite side of the road to the lots referred to in the LDP provision.</li> </ul> <p>Retaining this LDP provision is supported by Part A, Section 3.0 (Table 3.2.4a) of the 2023 R-Codes, which allows all deemed-to-comply provisions relating to garage setbacks to be modified through an LDP.</p>	<p>Retain LDP provision.</p>



**Review of The Amble Local Development Plan Stage 2  
Against State Planning Policy 7.3 – Residential Design Codes (R-Codes) Volume 1 (2023 Version)**

LDP Prov.	LDP Requirement	Administration Comment	Recommended Modification
-	Depiction of primary and secondary street building orientations.	These depictions can be retained to clarify the orientation of primary and secondary street frontages.	LDP depictions to be retained.
-	Depiction of the following: <ul style="list-style-type: none"> <li>• Designated garage locations;</li> <li>• Designated crossover locations.</li> </ul>	As the garages and crossovers the subject of these depictions have been constructed, they no longer need to be depicted on the LDP.	The depiction of these features on the LDP can be deleted.
-	Depiction of the following: <ul style="list-style-type: none"> <li>• Shared paths/footpaths</li> <li>• Retaining walls</li> <li>• Designated bin locations</li> </ul>	All these features were provided through the subdivision stage of planning. These features no longer need to be depicted on the LDP, which is now guiding any remaining future development on residential lots.	The depiction of these features on the LDP can be deleted.
-	Depiction of visually permeable fencing	Depiction of visually permeable fencing is no longer required on the LDP for the following reasons: <ul style="list-style-type: none"> <li>• Much of this fencing was provided through subdivision works; and</li> <li>• The remainder of the depicted fencing is on secondary streets, which is covered under provisions in the 2023 R-Codes (refer to comment on LDP provision 3.1 above).</li> </ul>	The depiction of this feature on the LDP can be deleted.
-	N/A	For the LDP to retained, take Clause 6.1.3 from ASP 98:  <i>Buildings (excluding carports/garages) shall be setback from the primary street boundary a minimum of 2.0 metres. Further reductions (averaging) shall not be permitted).</i>  Introducing the above as LDP provisions is supported by Part A, Section 3.0 (Table 3.2.4a) of the 2023 R-Codes, which allows deemed-to-comply provisions relating to the above to be modified through an LDP.	Update the LDP as outlined in the Administration Comment.



## Local Development Plan Provisions

### 1.0 GENERAL PROVISIONS

- 1.1 The requirements of the City of Wanneroo District Planning Scheme No. 2, the Residential Design Codes (R-Codes) and Local Planning Policy 4.19: Medium-Density Housing Standards (RMD-Codes) apply, unless otherwise provided below.
- 1.2 The following standards represent variations to the deemed-to-comply provisions of the R-Codes and constitute new deemed-to-comply provisions pursuant to the R-Codes, or are deemed to meet the relevant Design Principles of the R-Codes.

### 2.0 RESIDENTIAL DESIGN CODE AND ZONE

LOTS APPLICABLE	R-CODE DENSITY AND ZONING
Lots 179-190	RMD40
Lots 191-206	RMD60

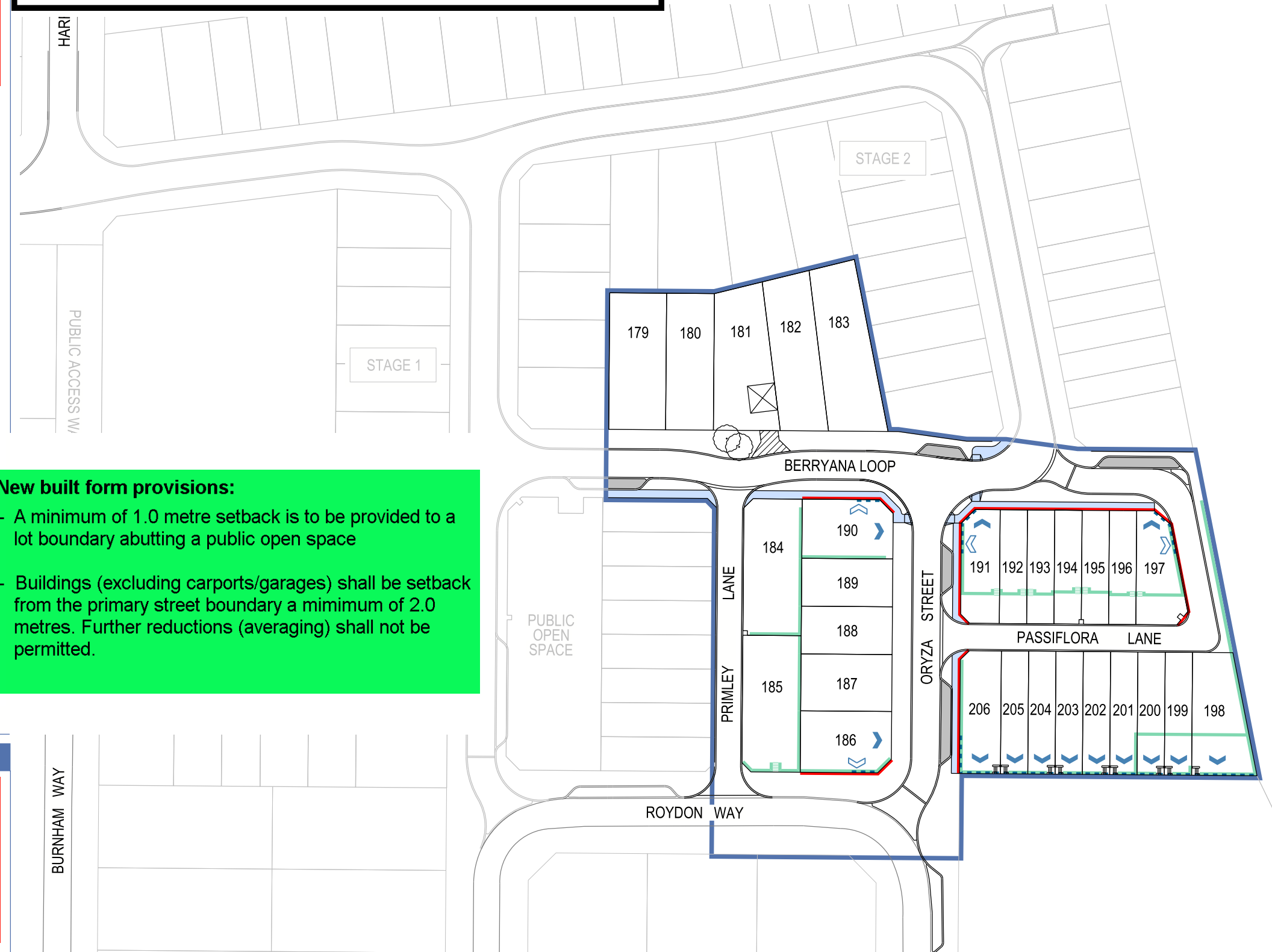
### 3.0 PROVISIONS FOR ALL LOTS

DESIGN REQUIREMENTS												
Built Form	3.1 Building Orientation (a) For Lots 198-206 at least one major opening to a habitable room shall overlook the public open space (POS).											
	3.2 For corner lots 186, 190, 191, 197 and 206 one third of the length of the boundary of the secondary street shall be visually permeable fencing with a major opening to provide surveillance opportunities.											
	3.3 Visually permeable fencing shall be provided on the boundary of Lots 198-206 adjacent to the POS.											
	3.4 For Lot 181, a designated crossover and garage location is to be provided as shown on the LDP to ensure the retention of trees within the verge.											
	3.5 Lots 179-190 shall have a minimum garage setback of 4.0m from the primary street.											
	3.6 For Lots 198-206, the location of stairs are to be designed as shown on the LDP to provide pedestrian frontage access onto lots facing POS.											
Lot Boundary Setback	4.1 Boundary Walls For Lots 191-197 and 199-206 boundary walls are permitted to both side boundaries (excluding secondary street boundaries other than laneways), behind the minimum front setback, within the following limits:											
	<table border="1"> <thead> <tr> <th colspan="2">Single Storey</th> <th colspan="2">Two Storey and Above</th> </tr> </thead> <tbody> <tr> <td>Maximum Height</td> <td>3.5m</td> <td>Maximum Height</td> <td>6.5m</td> </tr> <tr> <td>Maximum Length</td> <td>No Limit</td> <td>Maximum Length</td> <td>Up to 13m in length</td> </tr> </tbody> </table> <p>For dwellings with a pitched roof, the height of walls on side boundaries may be increased to the top of the ridgeline where this runs parallel to the front boundary and abuts a similar configured wall or secondary street.</p>	Single Storey		Two Storey and Above		Maximum Height	3.5m	Maximum Height	6.5m	Maximum Length	No Limit	Maximum Length
Single Storey		Two Storey and Above										
Maximum Height	3.5m	Maximum Height	6.5m									
Maximum Length	No Limit	Maximum Length	Up to 13m in length									
	4.2 For Lot 198, the provisions of Clause 4.1 above apply only to the western lot boundary. Setbacks from the eastern lot boundary are to be in accordance with the applicable R-Code requirements.											

### Modified General Provisions

- 1.1 The requirements of the City's District Planning Scheme No. 2 and State Planning Policy 7.3: Residential Design Codes (R-Codes) apply unless otherwise provided below.
- 1.2 The following local development plan standards represent modifications to the deemed-to-comply requirements of the R-Codes Volume 1.

- Provisions to be deleted
- Provisions to be modified
- Provisions to be retained/added



**New built form provisions:**

- A minimum of 1.0 metre setback is to be provided to a lot boundary abutting a public open space
- Buildings (excluding carports/garages) shall be setback from the primary street boundary a minimum of 2.0 metres. Further reductions (averaging) shall not be permitted.

### Legend

Extent of Local Development Plan	Designated Garage Locations
<b>Building Orientation</b>	Designated Cross Over Locations (Subject to Detailed Design)
- Primary Street	On-Street Parking
- Secondary Street	Shared Paths / Footpaths
No Vehicle Access Permitted	Visually Permeable Fencing (Subject to Detailed Design)
Stair Location	Retaining Walls (Subject to Detailed Design)

## Review of The Amble Local Development Plan Stage 3 Against State Planning Policy 7.3 – Residential Design Codes Volume 1 (2023 Version)

LDP Prov.	LDP Requirement	Administration Comment	Recommended Modification
1.1	<p><i>The requirements of the City of Wanneroo District Planning Scheme No. 2, the Residential Design Codes (R-Codes) and Local Planning Policy 4.19: Medium Density Housing Standards (RMD Codes) apply, unless otherwise provided below.</i></p>	<p>Such a provision is typically found on local development plans where R-MD standards apply. The R-MD standards are contained in City's Local Planning Policy 4.19: Medium Density Housing Standards (LPP 4.19).</p> <p>Amendment No. 207 to DPS 2 and the revocation of ASP 98 will remove the effect that the R-MD standards would have over the structure plan (and LDP) area. Furthermore, the preparation and pending gazettal of the 2023 R-Codes is intended to make the R-MD standards that are in place within local planning frameworks redundant.</p> <p>The LDP provision can therefore be modified following the revocation of ASP 98 and gazettal of the 2023 R-Codes, to remove reference to LPP 4.19 and the effect of the R-MD standards have over the LDP area.</p>	<p>Reword the provision so that it reads as follows:</p> <p><i>The requirements of the City of Wanneroo District Planning Scheme No. 2 and State Planning Policy 7.3: Residential Design Codes (R-Codes) apply unless otherwise provided below.</i></p>
1.2	<p><i>The following standards represent variations to the deemed-to-comply provisions of the R-Codes and constitute new deemed-to-comply provisions pursuant to the R-Codes, or are deemed to meet the relevant design principles of the R-Codes.</i></p>	<p>A provision such as this is also typically found on LDP's where the deemed-to-comply standards of the R-Codes are being amended, replaced and/or augmented.</p> <p>This provision needs to be amended to better align with the 2023 R-Codes.</p>	<p>This provision can be replaced with the following to reflect the retention of built form provisions in the LDP:</p> <p><i>The following local development plan standards represent modifications to the 'deemed-to-comply' requirements of the R-Codes Volume 1.</i></p>
2.0	<p>R-Code density and zoning is applicable for the following lots: Lots 179-190 – RMD40 Lots 191-206 – RMD60</p>	<p>The R40 and R60 density codes are also currently prescribed in ASP 98 and are proposed to be incorporated into DPS 2 through proposed Amendment No. 207. The R-MD designation associated with the R40 and R60 density codes will also be removed through this process.</p> <p>The LDP provision can therefore be deleted following the:</p> <ul style="list-style-type: none"> <li>• Approval of Amendment No. 207 to DPS 2, which seeks to apply the R40 and R60 density codes into the scheme; and</li> <li>• Revocation of ASP 98, which would remove the effect of the R-MD standards from this area.</li> </ul>	<p>Delete LDP provision.</p>

## Review of The Amble Local Development Plan Stage 3 Against State Planning Policy 7.3 – Residential Design Codes Volume 1 (2023 Version)

LDP Prov.	LDP Requirement	Administration Comment	Recommended Modification
3.1	<p><i>Building orientation</i></p> <p>a) <i>For lots 198-206 at least one major opening to a habitable room shall overlook the public open space (POS).</i></p>	<p>Part C, Section 3.6 of the 2023 R-Codes makes provision in relation to streetscape.</p> <p>The deemed-to-comply requirement C3.6.1(ii) of the 2023 R-Codes make provision for a major opening of a dwelling to have an outlook to a 'street' (including 'rights-of-way'). The definition of 'right-of-way' in the 2023 R-Codes then include strips of land available for use by the general public and vested in the Crown – which could apply to the POS in which these lots provide frontage to.</p>	<p>The LDP provisions are now redundant and can be deleted, as there are equivalent provisions in place within the 2023 R-Codes.</p>
3.2	<p><i>For corner lots 186, 190, 191, 197 and 206 one third of the length of the boundary of the secondary street shall be visually permeable fencing with a major opening to provide surveillance opportunities.</i></p>	<p>Part C, Section 3.6 of the 2023 R-Codes makes provision in relation to streetscape – including for fencing on secondary street boundaries.</p> <p>In relation to fencing on secondary street boundaries, C3.6.9 makes the following provision:</p> <p><i>For sites on street corners, street fences or walls within the secondary street setback area are to be designed in accordance with C3.6.7 and C3.6.8 for a minimum 50 per cent of the street boundary behind the primary street setback.</i></p> <p>C3.6.7 (mentioned in the provision above) prescribes that fencing is to be visually permeable above 1.2 metres in height.</p> <p>The deemed-to-comply provisions of the 2023 R-Codes aims to provide visually permeable secondary street fencing to a length that exceeds the LDP requirements. Therefore, the LDP provision will be redundant when the 2023 R-Codes take effect.</p>	<p>This provision can be deleted from the LDP to allow the 2023 R-Code provisions to take precedent.</p>
3.3	<p><i>Visually permeable fencing shall be provided on the boundary of Lots 198-206 adjacent to the POS.</i></p>	<p>The fencing described in the LDP provision was constructed during subdivision and is considered to be a 'uniform fence' as defined in the City's Local Planning Policy 4.7: Uniform Fencing (LPP 4.7). The provisions of LPP 4.7 do not allow this fence to be altered without the City's approval.</p>	<p>As the fencing subject to this provision has been constructed, this LDP provision is redundant and can be deleted.</p>

## Review of The Amble Local Development Plan Stage 3 Against State Planning Policy 7.3 – Residential Design Codes Volume 1 (2023 Version)

LDP Prov.	LDP Requirement	Administration Comment	Recommended Modification
3.4	<i>For Lot 181, a designated crossover and garage locations is to be provided as shown on the LDP to ensure the retention of trees on the verge.</i>	<p>Part C, Section 3.7 of the 2023 R-Codes makes provision in relation to access.</p> <p>The deemed-to-comply requirements of Part C, Section 3.7 of the 2023 R-Codes make general provision regarding access and driveways. There are no specific 'deemed-to-comply' provision in the 2023 R-Codes that requires the design of driveways (or crossovers) to consider existing trees on a verge (equivalent to this provision of the LDP).</p> <p>The garage location depicted on the LDP for Lot 181 is designated to support a specific driveway alignment to avoid street trees. This specific design outcome has been achieved now that single houses (with garages and driveways) have been constructed on Lot 181.</p>	As the crossover and garage the subject of the LDP provision has been constructed, the provision can therefore be deleted.
3.5	<i>Lots 179-190 shall have a minimum garage setback of 4.0m from the primary street.</i>	<p>Part C, Section 3.3 of the 2023 R-Codes makes provision for street setback for dwellings and garages.</p> <p>The lots referred to in the LDP provision have a density code of R40. The deemed-to-comply requirements of Part C, Section 3.3 (C3.3.4 and Table 3.3b) of the 2023 R-Codes prescribe the setback of garages in areas coded R40 to be in accordance with the typical building setbacks – which is 3.0m for R40.</p> <p>This garage setback requirement in the LDP should be kept for the following reasons:</p> <ul style="list-style-type: none"> <li>• With the structure plan requirement for a 2.0m minimum front setback requirement for other buildings (refer to Administration Comments further below), a 4.0 metre setback reduces garage dominance on the streetscape; and</li> <li>• Although less than the R-MD standard garage setback of 4.5 metres, a 4.0 metre setback for garages should not affect pedestrian movement on footpaths, which are not located where they cross driveways in the LDP area.</li> </ul> <p>Retaining this LDP provision is supported by Part A, Section 3.0 (Table 3.2.4a) of the 2023 R-Codes, which allows all deemed-to-comply provisions relating to garage setbacks to be modified through an LDP.</p>	Retain LDP provision.

## Review of The Amble Local Development Plan Stage 3 Against State Planning Policy 7.3 – Residential Design Codes Volume 1 (2023 Version)

LDP Prov.	LDP Requirement	Administration Comment	Recommended Modification
3.6	<i>The stairs subject to the LDP provisions have already been constructed at subdivision stage, and therefore a specific requirement is no longer needed.</i>	The stairs subject to the LDP provisions have already been constructed at subdivision stage, and therefore a specific requirement for the stairs in the LDP is no longer needed.	As the stairs are already constructed, this LDP provision is considered redundant and can therefore be deleted.
4.1	<p><i>Boundary Walls: For Lots 191-197 and 199-206 boundary walls are permitted to both side boundaries (excluding secondary street boundaries other than laneways), behind the minimum front setback, within the following limits:</i></p> <p><i>Single Storey Maximum Height – 3.5m Maximum Length – No Limit</i></p> <p><i>Two Storey And Above Maximum Height – 6.5m Maximum Length – Up to 13m in length</i></p> <p><i>For dwellings with a pitched roof, the height of walls on both side boundaries may be increased to the top of the ridgeline where this runs parallel to the front boundary and abuts a similar configured wall or secondary street.</i></p>	<p>The deemed-to-comply requirements of the 2023 R-Codes relating to boundary walls are contained in Part C, Section 3.4 (refer C3.4.4 and Table 3.4b).</p> <p>The lots in which this LDP provision relates are coded R60. For R60 development, the deemed-to-comply requirements of the R-Codes prescribe a boundary wall length of 14m, at which point the wall is to be set back 3m measured from the lot boundary for a minimum length of 3m. This is applicable to all lot boundaries and to a maximum boundary wall height of 7.0m. This varies slightly where the lot has a frontage wider than 8.5m.</p> <p>There is no specific deemed-to-comply requirement in the R-Codes relating to walls on the boundary where dwellings have pitched roofs, as the LDP has provided.</p> <p>Retaining this LDP provision is supported by Part A, Section 3.0 (Table 3.2.4a) of the 2023 R-Codes, which allows all deemed-to-comply provisions relating to lot boundary setbacks (including walls on the boundary) to be modified through an LDP.</p>	Retain LDP provision.
4.2	<i>For Lot 198, the provisions of Clause 4.1 above apply only to the western lot boundary. Setbacks from the eastern lot boundary are to be in accordance with the applicable R-Code requirements.</i>	Refer to comments for LDP provision 4.1 above.	

## Review of The Amble Local Development Plan Stage 3 Against State Planning Policy 7.3 – Residential Design Codes Volume 1 (2023 Version)

LDP Prov.	LDP Requirement	Administration Comment	Recommended Modification
-	Depiction of primary and secondary street building orientations.	These depictions can be retained to clarify the orientation of primary and secondary street frontages.	LDP depictions to be retained.
-	Depiction of the following: <ul style="list-style-type: none"> <li>Designated garage locations;</li> <li>Designated crossover locations.</li> </ul>	Depiction of these features relate to LDP provision 3.4 above.	The depiction of these features on the LDP can be deleted.
-	Depiction of the following: <ul style="list-style-type: none"> <li>On-street parking</li> <li>Shared paths/footpaths</li> <li>Stair location</li> <li>No vehicle access permitted</li> <li>Retaining walls</li> </ul>	All these features were provided through the subdivision stage of planning. These features no longer need to be depicted on the LDP, which is now guiding future development on residential lots.	The depiction of these features on the LDP can be deleted.
-	Depiction of visually permeable fencing	Depiction of visually permeable fencing is no longer required on the LDP for the following reasons: <ul style="list-style-type: none"> <li>Much of this fencing was provided through subdivision works; and</li> <li>The remainder of the depicted fencing is on secondary streets, which is covered under provisions in the 2023 R-Codes (refer to comment on LDP provision 3.3 above).</li> </ul>	The depiction of this feature on the LDP can be deleted.
-	N/A	For the LDP to retained, the following modifications to incorporate the following provisions from ASP 98 also need to be undertaken: <ul style="list-style-type: none"> <li>From Clause 6.1.2 – A minimum 1.0 metre setback is to be provided to a lot boundary abutting a public open space.</li> <li>From Clause 6.1.3 – For lots coded R40... buildings (excluding carports/garages) shall be setback from the primary street boundary a minimum of 2.0 metres. Further reductions (averaging) shall not be permitted).</li> </ul> <p>Introducing the above as LDP provisions is supported by Part A, Section 3.0 (Table 3.2.4a) of the 2023 R-Codes, which allows deemed-to-comply provisions relating to the above to be modified through an LDP.</p>	Update the LDP as outlined in the 'Administration Comment' column.



Local Development Plan Provisions

1.0 GENERAL PROVISIONS

- 1.1 The requirements of the City of Wanneroo District Planning Scheme No. 2, the Residential Design Codes (R-Codes) and Local Planning Policy 4.19: Medium-Density Housing Standards (RMD-Codes) apply, unless otherwise provided below.
- 1.2 The following standards represent variations to the deemed-to-comply provisions of the R-Codes and constitute new deemed-to-comply provisions pursuant to the R-Codes, or are deemed to meet the relevant Design Principles of the R-Codes.

2.0 RESIDENTIAL DESIGN CODE AND ZONE

LOTS APPLICABLE	R-CODE DENSITY AND ZONING
Lots 1 and 8	RMD40

3.0 PROVISIONS FOR ALL LOTS

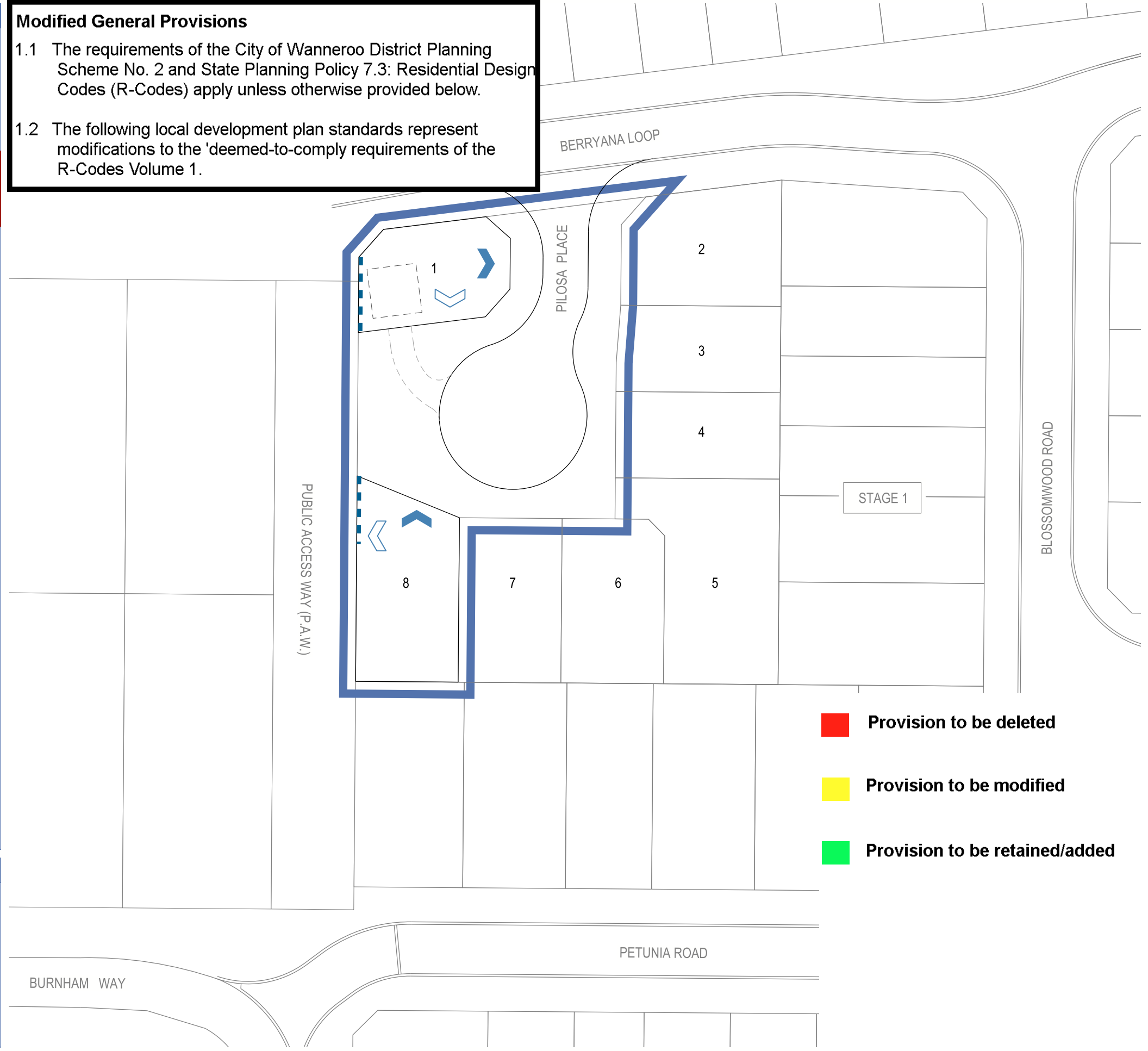
DESIGN REQUIREMENTS	
Built Form	<p>3.1 For Lots 1 and 8 to have at least one major opening from a habitable room oriented to the public access way (PAW).</p> <p>3.2 Lots 1 and 8 shall have a minimum building setback of 1.0m from the PAW.</p> <p>3.3 For Lots 1 and 8 visually permeable fencing shall be provided above 1.2m on the boundary adjacent to the PAW as indicated.</p>

New built form provision:

Buildings (excluding carports/garages) shall be setback from the primary street boundary a minimum of 2.0 metres. Further reductions (averaging) shall not be permitted).

Modified General Provisions

- 1.1 The requirements of the City of Wanneroo District Planning Scheme No. 2 and State Planning Policy 7.3: Residential Design Codes (R-Codes) apply unless otherwise provided below.
- 1.2 The following local development plan standards represent modifications to the 'deemed-to-comply requirements of the R-Codes Volume 1.



- Provision to be deleted
- Provision to be modified
- Provision to be retained/added

Legend

Extent of Local Development Plan	Visually Permeable Fencing above 1.2m (Subject to Detailed Design)
<b>Building Orientation</b>	Indicative crossover location
- Primary Street	Indicative garage location
- Secondary Street	

## Review of The Amble Local Development Plan Stage 4 Against State Planning Policy 7.3 – Residential Design Codes Volume 1 (2023 Version)

LDP Prov.	LDP Requirement	Administration Comment	Recommended Modification
1.1	<p><i>The requirements of the City of Wanneroo District Planning Scheme No. 2, the Residential Design Codes (R-Codes) and Local Planning Policy 4.19: Medium Density Housing Standards (RMD Codes) apply, unless otherwise provided below.</i></p>	<p>Such a provision is typically found on local development plans where R-MD standards apply. The R-MD standards are contained in City's Local Planning Policy 4.19: Medium Density Housing Standards (LPP 4.19).</p> <p>Amendment No. 207 to DPS 2 and the revocation of ASP 98 will remove the effect that the R-MD standards would have over the structure plan (and LDP) area. Furthermore, the preparation and pending gazettal of the 2023 R-Codes is intended to make the R-MD standards that are in place within local planning frameworks redundant.</p> <p>The LDP provision can therefore be modified following the revocation of ASP 98 and gazettal of the 2023 R-Codes, to remove reference to LPP 4.19 and the effect of the R-MD standards have over the LDP area.</p>	<p>Reword the provision so that it reads as follows:</p> <p><i>The requirements of the City of Wanneroo District Planning Scheme No. 2 and State Planning Policy 7.3: Residential Design Codes (R-Codes) apply unless otherwise provided below.</i></p>
1.2	<p><i>The following standards represent variations to the deemed-to-comply provisions of the R-Codes and constitute new deemed-to-comply provisions pursuant to the R-Codes, or are deemed to meet the relevant design principles of the R-Codes.</i></p>	<p>A provision such as this is also typically found on LDP's where the deemed-to-comply standards of the R-Codes are being amended, replaced and/or augmented.</p> <p>This provision needs to be amended to better align with the 2023 R-Codes.</p>	<p>This provision can be replaced with the following to reflect the retention of built form provisions in the LDP:</p> <p><i>The following local development plan standards represent modifications to the 'deemed-to-comply' requirements of the R-Codes Volume 1.</i></p>
2.0	<p>R-Code density and zoning is applicable for the following lots: Lots 1 and 8 – RMD40</p>	<p>The R40 density code is also currently prescribed in ASP 98 and is proposed to be incorporated into DPS 2 through proposed Amendment No. 207. The R-MD designation associated with the R40 density code will also be removed through this process.</p> <p>The LDP provision can therefore be deleted following the:</p> <ul style="list-style-type: none"> <li>• Approval of Amendment No. 207 to DPS 2, which seeks to apply the R40 density code into the scheme; and</li> <li>• Revocation of ASP 98, which would remove the effect of the R-MD standards from this area.</li> </ul>	<p>Delete LDP provision.</p>



## Review of The Amble Local Development Plan Stage 4 Against State Planning Policy 7.3 – Residential Design Codes Volume 1 (2023 Version)

LDP Prov.	LDP Requirement	Administration Comment	Recommended Modification
3.1	<i>For Lots 1 and 8 to have at least one major opening from a habitable room orientated to the public access way (PAW).</i>	<p>Part C, Section 3.6 of the 2023 R-Codes relates to streetscape.</p> <p>The deemed-to-comply requirement C3.6.1(ii) of the 2023 R-Codes make provision for a major opening of a dwelling having an outlook to a primary frontage or 'street'. There are no specific provisions requiring habitable room windows being orientated to adjoining PAW's for example.</p> <p>Retaining this LDP provision is supported by Part A, Section 3.0 (Table 3.2.4a) of the 2023 R-Codes, which allows all deemed-to-comply provisions relating to building orientation to a street/public space to be modified through an LDP.</p>	Retain LDP provision.
3.2	<i>For Lots 1 and 8 shall have a minimum building setback of 1.0m from the PAW.</i>	<p>Part C, Section 3.4 of the 2023 R-Codes relates to lot boundary setbacks.</p> <p>Under the deemed-to-comply provisions of C3.4.1 (Table 3.4a) of the 2023 R-Codes, single storey buildings are to be set back 1.0 metre from the boundary. This increases to 1.5m for the second storey.</p> <p>The LDP prescribes a minimum building setback of 1.0m, regardless of building height. It is considered that the impact of setback on the adjoining PAW will not be prevalent as would a setback to an adjoining residential lot.</p> <p>The deemed-to-comply provisions C3.4.4 also allows boundary walls to the PAW boundaries; however, the intent of the LDP is to now allow this.</p> <p>Retaining this LDP provision is supported by Part A, Section 3.0 (Table 3.2.4a) of the 2023 R-Codes, which allows all deemed-to-comply provisions relating to lot boundary setbacks to be modified through an LDP.</p>	Retain LDP provision.

## Review of The Amble Local Development Plan Stage 4 Against State Planning Policy 7.3 – Residential Design Codes Volume 1 (2023 Version)

LDP Prov.	LDP Requirement	Administration Comment	Recommended Modification
3.3	<i>For Lots 1 and 8 visually permeable fencing shall be provided above 1.2m on the boundary adjacent to the PAW as indicated.</i>	The fencing described in the LDP provision was constructed during subdivision and is considered to be a 'uniform fence' as defined in the City's Local Planning Policy 4.7: Uniform Fencing (LPP 4.7). The provisions of LPP 4.7 do allow this fence to be altered without the City's approval.	As the fencing subject to this provision has been constructed, this LDP provision can be deleted.
-	Depiction of primary/secondary street and PAW building orientations.	These depictions can be retained to clarify the orientation of primary and secondary street frontages – as well as how dwellings are to orientate toward the adjoining PAW.	LDP depictions to be retained.
-	Depiction of the following: <ul style="list-style-type: none"> <li>• Indicative garage location;</li> <li>• Indicative crossover location.</li> </ul>	As the garages and crossovers the subject of these depictions have been constructed, they no longer need to be depicted on the LDP.	The depiction of these features on the LDP can be deleted.
-	Depiction of visually permeable fencing	The visually permeable fencing is depicted adjoining PAW's and relates to LDP provision 3.3 above.	The depiction of this feature on the LDP can be deleted.
-	N/A	<p>For the LDP to retained, take Clause 6.1.3 from ASP 98:</p> <p><i>Buildings (excluding carports/garages) shall be setback from the primary street boundary a minimum of 2.0 metres. Further reductions (averaging) shall not be permitted).</i></p> <p>Introducing the above as LDP provisions is supported by Part A, Section 3.0 (Table 3.2.4a) of the 2023 R-Codes, which allows deemed-to-comply provisions relating to the above to be modified through an LDP.</p>	Update the LDP as outlined in the Administration Comment.

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**PLANNING AND DEVELOPMENT ACT 2005**

**CITY OF WANNEROO**

**DISTRICT PLANNING SCHEME NO. 2 – AMENDMENT NO. 207**

The City of Wanneroo under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005 hereby amends the above local planning scheme by:

- a) Rezoning various residential lots located within the City of Wanneroo's Hainsworth Local Structure Plan No. 98 from Urban Development to Residential (with residential density codes of R40 and R60), as shown on the Scheme (Amendment) Map.
- b) Reclassifying Lot 500 (2) Blossomwood Road, Girrawheen (on DP: 413837) from the Urban Development zone to Local Scheme Reserve – Public Open Space as shown on the Scheme (Amendment) Map.

The Amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reasons:

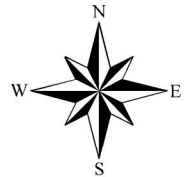
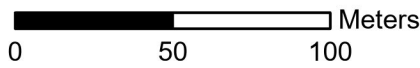
- *an amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment.*
- *an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment.*

Approval of the City of Wanneroo's Hainsworth Local Structure Plan No. 98 is to be revoked when this amendment is approved and takes effect.

# CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 207



**EXISTING ZONE**



## LEGEND

R-CODE

## DPS2 ZONES & RESERVES

- PUBLIC OPEN SPACE
- RESIDENTIAL
- URBAN DEVELOPMENT



**SCHEME (AMENDMENT) MAP 1**

## LEGEND

R-CODE

## DPS2 ZONE

- RESIDENTIAL

## LOCAL SCHEME RESERVE

- PUBLIC OPEN SPACE

**COUNCIL ADOPTION**

This Standard Amendment was prepared by resolution of the Council of the City of Wanneroo at the Ordinary Meeting of the Council held on the 12<sup>th</sup> day of June, 2023.

.....  
MAYOR

.....  
CHIEF EXECUTIVE OFFICER

**COUNCIL RESOLUTION TO ADVERTISE**

By resolution of the Council of the City of Wanneroo at the Ordinary Meeting of the Council held on the 12<sup>th</sup> day of June, 2023, proceed to advertise this amendment.

.....  
MAYOR

.....  
CHIEF EXECUTIVE OFFICER

**COUNCIL RECOMMENDATION**

This Amendment is recommended for [support with/without modification or not support] by resolution of the City of Wanneroo at the Ordinary Meeting of the Council held on the [number] day of [month], 20[year], and the Common Seal of the City of Wanneroo was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....  
MAYOR

.....  
CHIEF EXECUTIVE OFFICER

**WAPC RECOMMENDATION FOR APPROVAL**

.....  
DELEGATED UNDER S.16 OF  
PD ACT 2005

DATE .....

Approval Granted

.....  
MINISTER FOR PLANNING

DATE .....