

**REPORT OF THE REVIEW
OF
CITY OF WANNEROO
DISTRICT PLANNING
SCHEME NO. 2**

NOVEMBER 2017

(17/395013)

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1. INTRODUCTION

City of Wanneroo District Planning Scheme No. 2 (DPS 2) was gazetted on 6 July 2001. Sub-regulation 65(1) of the Planning and Development (Local Planning Schemes) Regulations 2015 ('the Regulations') requires local governments to carry out a review of their respective local planning schemes in the fifth year after their gazettal date.

Sub-regulation 65(2) of the Regulations provides that when a local planning scheme was gazetted more than five years before the commencement of Regulation 65 (which commenced on 19 October 2015), then sub-regulation 65(1) applies as if the local planning scheme was gazetted three years before that commencement date i.e. 19 October 2012. This means that the 'fifth year anniversary date' for DPS 2 is 19 October 2017, and its review is therefore now required.

Sub-regulation 66(1) requires that the review be carried out through the preparation by the local government of a report of the review, which is to be approved by resolution of the Council, and then provided to the Western Australian Planning Commission (WAPC).

Sub-regulation 66(2) requires that the report of review be prepared in the manner and form approved by the WAPC, and the WAPC has prepared an information sheet (including a report template) which sets out its requirements in this regard.

This report has been prepared and approved by Council in accordance with the requirements of the Regulations, and is submitted to the WAPC for consideration of approval.

2. BACKGROUND

The City of Wanneroo is located in the North-West Sub-region of the Perth Metropolitan Region, with its southern boundary (Beach Road) being approximately 12 km from the Perth CBD, and its northern boundary 62km from the CBD. It covers an area of 683km² and currently has a population of approximately 200,000.

It is bounded by:

- The City of Joondalup and the Indian Ocean to the west (with 32km of coastline);
- The Shire of Gingin to the north;
- The City of Swan and the Shire of Chittering to the east; and
- The City of Stirling to the south.

The City includes 36 localities including established and developing residential suburbs in the southern and western parts of the district, and rural localities in the eastern part.

The City includes the following main land use types which are broadly shown on the plan in Appendix 1:

- Well established residential areas: south of Hepburn Avenue (east of Wanneroo Road), and south of Lukin Drive (west of Wanneroo Road), as well as older settlement areas at Wanneroo, Quinns Rocks, Yanchep and Two Rocks.

- More recently developed residential areas which are now approaching full development: between Hepburn Avenue and Flynn Drive (east of Wanneroo Road) and between Lukin Drive and Alkimos (west of Wanneroo Road).
- New residential areas in the early stages of development between Alkimos and Two Rocks.
- Commercial civic activity centres servicing the above residential areas, ranging from large Secondary Centres (Wanneroo and Clarkson) to small Local Centres.
- A major industrial area in Wangara-Landsdale which is nearing full development, and a developing industrial area in Neerabup.
- Rural areas in the eastern part of Wanneroo that include a mix of agricultural uses and rural residential areas.
- Extensive State Forest reserve areas in the far eastern part of Wanneroo which include areas of pine plantation and former plantation areas (where the pines have been harvested).
- Conservation areas including Yanchep and Neerabup National Parks, two chains of wetlands (the 'linear' wetlands extending from Lake Goollel to Loch McNess, and the 'circular' wetlands extending from Gngara Lake to Lake Pinjar) and a range of other regional and local conservation reserves.
- Limestone and sand extraction areas, particularly in the Neerabup, Nowergup and State Forest reserves areas.

The City has experienced rapid population growth over the past 50 years, since the growing urban areas of Perth extended from the south into the then Shire of Wanneroo in the late 1960's. This rapid growth is expected to continue for about the next 50 years, through the progressive development of designated new urban areas in the 'coastal growth corridor' extending up to Two Rocks (west of Wanneroo Road), and in the 'East Wanneroo' area.

Major new employment centres are proposed to service this growth, including major new activity centres at Yanchep, Alkimos and Two Rocks (North), and a major industrial area at Neerabup.

Infill housing is also expected as a result of increased residential density codings being implemented in the established suburbs of Girrawheen, Koondoola and Wanneroo, along with proposals for further density increases in the Quinns Rocks, Yanchep and Two Rocks areas.

3. SCHEME DETAILS

3.1 Shire of Wanneroo Town Planning Scheme No. 1 (TPS 1)

The first local town planning 'zoning' scheme to apply over the City was TPS 1, which was gazetted on 13 September 1972. This applied over a broad area that was then the Shire of Wanneroo, and which was subsequently divided into the current Cities of Wanneroo and Joondalup.

3.2 City of Wanneroo District Planning Scheme No. 2 (DPS 2)

TPS 1 was reviewed over a lengthy period, including the period when the former City of Wanneroo was divided into the new Cities of Wanneroo and Joondalup. This resulted in the gazettal of DPS 2 on 6 July 2001.

With the coming into effect of the Regulations on 19 October 2015, Amendment No. 132 to DPS 2 was prepared to bring DPS 2 into line with the Deemed Provisions of the Regulations. Amendment No. 132 was gazetted on 15 July 2016.

3.3 Proposed City of Wanneroo Local Planning Scheme No. 3 (LPS 3)

With DPS 2 having been gazetted on 6 July 2001, the Planning and Development Act 2005 required that it be reviewed after five years, i.e. in July 2006. This led Council, in July 2007, to resolve to review DPS 2 by preparing LPS 3. This resolution was noted and accepted by the WAPC in November 2007.

Work commenced on the preparation of a new scheme and local planning strategy including the preparation of a 'Land Use Vision' that was intended to inform the strategy and scheme. However, substantial work did not proceed further due to a number of significant local planning initiatives which had major implications for the planning of a large part of the City (namely the District Structure Plans for Alkimos-Eglinton and Yanchep-Two Rocks). Significant changes were also being made at that time to the Perth-Peel strategic planning framework, through the replacement of the WAPC's previous 'Network City' strategic plan by 'Directions 2031 and Beyond'.

Given the above changes that had occurred to the high-level planning framework affecting the City, in April 2013 Council resolved to supersede its previous resolution of July 2007 to prepare LPS 3 and passed a new resolution to prepare LPS 3, and to update the scheme area and the statement of objects and intentions of the scheme. WAPC noted and accepted the new resolution in July 2013.

In accordance with the former Regulations, the City subsequently published notice of its intention to prepare LPS 3 in the gazette and advised relevant agencies.

Work on preparation of LPS 3 (together with a supporting local planning strategy) has been proceeding since that time.

The form of LPS 3 that was intended through that work would have been substantially different from DPS 2, and would have gone well beyond changes required to be consistent with the then Model Scheme Text (MST) and would have included proposed major changes to the parts of DPS 2 that the MST allowed local governments discretion in respect to their form. It would have also been implementing elements from the proposed new local planning strategy.

Due to the complexity of the issues involved with the preparation of a new LPS 3 and local planning strategy taking the above approach, and due to the release of several significant State planning and environmental initiatives which have a significant bearing on the strategic planning of this City (e.g. Perth Peel@3.5 million, and associated draft Sub-regional Planning Frameworks; draft Perth-Peel Green Growth Plan), there have been delays in the preparation of LPS 3.

With the introduction of the new Regulations, the City now proposes a new approach to the preparation of LPS 3 (and the local planning strategy), and this is explained in detail in section 7 (City Administration Comments) of this report.

3.4 Local Planning Strategy

While the City does have planning strategies relating to various particular matters (e.g.: housing, economic development, environment), it does not have a local planning strategy

(as required under Part 3 of the Regulations). The City is now preparing a local planning strategy.

The local planning strategy will involve integrating the existing strategies referred to earlier. It will also involve building upon the Council's Strategic Community Plan which includes a vision statement for the City, supported by proposed outcomes and strategies for four 'themes' covering the areas of society, economy, environment (built and natural) and civic leadership.

4. STRATEGIC CONTEXT

4.1 Scheme Amendments

Since gazettal of DPS 2 in July 2001, a total of 161 amendments to date have been initiated by City Administration. Of these, 89 have been gazetted, and these are summarised in Appendix 2.

Of the balance 72 amendments, 14 are still in the process of preparation and approval, and 58 were not able to complete the scheme amendment approval process.

4.2 Development Activity in the Local Government Area

Following is an overview of the development activity that has occurred in the City since DPS 2 was gazetted in July 2001.

- Greenfields Development:

- Structure Plans

Since July 2001, City Administration has initiated preparation of 101 structure plans under DPS 2. Of these, 79 have been gazetted, 17 did not proceed to gazettal, and 5 are currently in the structure plan approval process.

Appendix 3 includes a listing of approved and draft structure plans, and a plan showing the areas covered by each structure plan.

- Lot Creation

Figures for preliminary and final approvals are provided in Appendix 4. The following final approvals figures are of particular note:

- Residential: 40,078 lots approved (average 2,505 per year)
 - Industrial: 595 lots approved (average 37 per year)

- Population and Dwellings

Table 1: City of Wanneroo Population Growth 2001 to 2016

Year	Population (Usual Residence)
2001	81,215
2016	188,212
Change	106,997

Source: id.consultants

Table 2: City of Wanneroo Dwelling Growth (by Type) 2001 to 2016

Dwelling Type	2001	2016	Change
Separate house	26,279	62,318	36,039
Medium density	2,449	7,615	5,166
High density	6	67	61
Caravans, cabins, houseboat	341	220	-121
Other	19	23	4
Not stated	181	86	-95
Total Dwellings	29,275	70,329	41,054

Source: id.consultants

– Residential and Non-residential Development Activity

Since July 2001, almost 20,000 planning approvals have been granted in the City (averaging over 1,200 approvals per year). This relates to planning approvals for all types of development for which planning approval is required, and to approvals granted by the City and the Metro North West Joint Development Assessment Panel.

The total value of this development is over \$5.5 billion, at an average annual value of almost \$350 million per year.

Further details are provided in Table 3.

Table 3: Number and Value of Planning Approvals Granted in City of Wanneroo July 2001 to August 2017

Year	# Approvals	Value \$('000)
2001	234	36,466
2002	718	86,451
2003	1,022	181,123
2004	776	133,262
2005	830	180,706
2006	899	239,693
2007	1,069	361,988
2008	1,017	740,635
2009	941	344,875
2010	1,298	305,786
2011	1,031	385,526
2012	1,150	465,175
2013	1,526	399,173
2014	2,276	596,879
2015	2,131	420,673
2016	1,637	399,567
2017	1,090	256,241
Total	19,645	5,534,219

Source: City of Wanneroo Planning Approvals Unit

Table 4 below provides figures relating to the value of all building approvals (including building of most single houses which are exempt from the need to obtain planning approval). The table also shows that the total value of building approvals represents a significant proportion of the value of building approvals for the State as a whole, ranging from 4.53% to 9.98%.

In respect to value of residential building approvals, the proportion of the State's value has been even more significant, being over 10% for the four years from 2003 to 2007.

Table 4: Value of Residential, Non-residential and Total Building Approvals City of Wanneroo 2001 to April 2017.

Value of total building approvals							
City of Wanneroo				Western Australia			
Financial year	Residential \$('000)	Non-residential \$('000)	Total \$('000)	Residential \$('000)	Non-residential \$('000)	Total \$('000)	City of Wanneroo as a % of Western Australia
2016-17 Apr FYTD	380,477	169,212	549,689	5,129,710	3,629,469	8,759,179	6.28%
2015-16	624,637	210,945	835,583	7,269,065	4,558,443	11,827,507	7.06%
2014-15	827,645	147,967	975,611	8,609,018	5,402,102	14,011,120	6.96%
2013-14	774,314	291,936	1,066,250	8,548,053	5,380,820	13,928,873	7.66%
2012-13	653,557	272,029	925,586	7,061,626	5,090,718	12,152,344	7.62%
2011-12	395,702	94,905	490,607	5,714,078	5,124,872	10,838,949	4.53%
2010-11	471,565	152,762	624,327	6,352,215	3,987,536	10,339,751	6.04%
2009-10	673,791	183,480	857,271	7,030,422	6,299,712	13,330,134	6.43%
2008-09	449,607	92,493	542,100	5,599,672	2,876,986	8,476,657	6.40%
2007-08	513,816	260,804	774,619	7,220,934	5,447,200	12,668,134	6.11%
2006-07	721,191	67,996	789,187	6,462,241	2,758,452	9,220,693	8.56%
2005-06	644,878	137,548	782,426	5,519,474	2,322,796	7,842,270	9.98%
2004-05	485,274	78,179	563,453	4,448,080	1,963,998	6,412,078	8.79%
2003-04	408,557	70,524	479,081	3,879,364	1,522,430	5,401,794	8.87%
2002-03	331,637	44,048	375,684	3,321,499	1,552,487	4,873,986	7.71%
2001-02	265,415	28,356	293,771	2,883,676	985,017	3,868,693	7.59%

Source: Australian Bureau of Statistics, [Building Approvals](#), Australia, catalogue number 8731.0. Compiled and presented in economy.id by [.id](#) the population experts

- **Infill Development:**

On 29 April 2016, Amendment No. 119 to DPS 2 was gazetted, which recoded all of the localities of Girrawheen and Koondoola (as well as small adjacent parts of Marangaroo and Alexander Heights) and a large part of the locality of Wanneroo (centred on the Wanneroo Secondary Activity Centre) from mainly R20 to areas coded either R20/R40 or R20/R60.

Since that time (up to 4 September 2017), 149 development and subdivision applications have been received for those areas. Of these, 121 have been approved, resulting in the development of 265 additional dwellings in these areas.

Further details relating to these areas are provided in Table 5 below.

Table 5: Development and Subdivision Applications and Approvals for Local Housing Strategy Precincts: 29 April 2016 to 4 September 2017.

Total Number of Applications:			
Suburb	Development Application	Subdivision Application	Total Applications
Alexander Heights	3	1	4
Girrawheen	33	23	56
Koondoola	16	22	38
Marangaroo	6	3	9
Wanneroo	21	21	42
Total	79	70	149
Number of Potential Additional Dwellings:			
Suburb	Development Application	Subdivision Application	Total Dwellings
Alexander Heights	1	2	3
Girrawheen	95	37	132
Koondoola	16	31	47
Marangaroo	5	4	9
Wanneroo	29	45	74
Total	146	119	265

Source: City of Wanneroo

5. POPULATION CHANGE

Appendix 5 provides detailed 5 yearly population forecasts for the City out to 2041, broken down into 26 smaller areas.

Notable features from these figures are:

- The City's population is forecast to more than double from its 2016 population of 198,689, to a forecast 2041 population of 411,006.
- Most of the population growth is planned to occur in the coastal growth corridor north of Alkimos up to Two Rocks, and in the proposed East Wanneroo urban area.

The draft North-West Sub-regional Planning Framework (NWSRPF) (WAPC 2015) forecasts the City to have a population of 536,776, when the Perth-Peel Region reaches a population of 3.5 million around 2050. It is expected that in 2050, approximately 2,000ha of proposed urban land will remain undeveloped. Allowing for future regional reserves, an urban density of 15 dwellings per gross hectare, and a greenfields occupancy rate of around 3 persons per dwelling, this additional urban land could accommodate a further 77,500 people, giving a 'full-build-out' population estimate for the City of approximately 614,500.

The significant forecast population growth described above will mean corresponding significant demands for future infrastructure and services including:

- 'Standard' infrastructure e.g. transport, water supply, wastewater disposal, power.
- Community infrastructure e.g. education, health, recreation.

It will generate a need for a significant increase in the amount of local jobs in the City. If this is not achieved, and local workers are expected to commute to jobs well away from the City, it is unlikely that transport systems could enable this to occur in an efficient manner.

6. CONSULTATION

Following WAPC acceptance in July 2013 of the new Council resolution to prepare LPS 3, the City wrote to the relevant agencies, advising them of the resolution and inviting comments.

Comments were received from (referring to the names of the agencies as they were at that time):

- Department of Housing
- Department of State Development
- Main Roads Western Australia
- Department of Environmental Regulation
- Department of Health
- Department of the Premier and Cabinet
- Department of Education
- City of Joondalup

It is anticipated that these agencies, along with others that did not respond in 2013, will be consulted again as part of preparation of the City's proposed local planning strategy, as the new approach now intended by the City for preparation of LPS 3 will mean that such agency input will be more relevant to the proposed local planning strategy than to LPS 3. (This is explained further in section 7 below).

In respect to the proposed new approach to the preparation of LPS 3 and the local planning strategy, City Administration has consulted with the Department of Planning, Lands and Heritage (DPLH) and has received its support for this approach. However, in giving this support, DPLH has made it clear that it will ultimately be for the WAPC to decide if this approach will be able to be implemented, and this is one of the benefits of this Report of Review process, in that it will allow the WAPC to formally consider and decide on this matter.

7. CITY ADMINISTRATION COMMENTS

7.1 Planning Implications of Strategic Context and Population Change

The preceding analysis of strategic context (including scheme amendments and development activity) and population change indicates the following implications for land use planning in this City:

- a) The forecast continued rapid population growth over coming decades will mean:
 - i) progressive completion of urban, industrial and related development in areas which are currently subject to structure plans, meaning that these areas, upon or near full development, will be able to be 'normalised' (i.e. the structure plan revoked and the local planning scheme amended to place normal planning controls under the scheme itself over that area).
 - ii) proposals for urban, and industrial related development in areas that are currently not subject to district, local or centre structure plans, and where these structure plans will be required to be prepared.
 - iii) development of major new areas for residential, activity centre, industrial and related uses that will allow opportunity for the City (together with all other interested stakeholders) to consider whether the existing planning frameworks (including the local planning scheme) are leading to desired outcomes on the ground (eg available housing choices), or whether some changes and improvements may be sought.
 - iv) this major ongoing development will also mean a corresponding large number of applications for the various types of planning approval having to be processed.
 - v) a need for adequate provision to be made in land use planning instruments to facilitate local job creation.
 - vi) proper consideration needing to be given to the land use planning implications associated with the provision of future major public transport infrastructure to serve these new growth areas, including an extension of the northern suburbs railway to Yanchep by 2021, and a railway to service the East Wanneroo area.
 - vii) new urban development occurring along the City's coastline, where proper consideration will be needed of the impacts of future sea level rise and the implications of this for the planning of those areas.
 - viii) a need for consideration of other impacts associated with climate change, particularly water availability, impacts on the groundwater systems and bushfire risk.
 - ix) new development being proposed in areas that have features (e.g. bushland, wetlands, flora, fauna) that are of National, State and/or local environmental significance, that need to be properly taken into account in the planning of those areas.
 - x) New development in some areas that are currently not subject to development contribution arrangements, and where such arrangements will be required.

- xi) New development needing to be staged and managed to facilitate economic and efficient provision of infrastructure and services.
 - xii) New development occurring over such a long time frame that it is not possible to know now, what things will be like for the areas to be developed in the longer term, and what might be appropriate planning at that time (eg major changes in transportation such as driver-less vehicles and drones).
- b) For the proposed East Wanneroo urban area, rezoning for the area under the local planning scheme to be consistent with the Metropolitan Region Scheme (MRS), assuming the MRS is amended in due course for this area.
 - c) For the City's non-urban areas, consideration being needed for how well the current planning framework may be meeting the objectives for those areas, including food production, landscape protection, tourism and basic raw materials extraction.

7.2 Capability of DPS 2 to Meet Anticipated Challenges

The implications outlined above, in many cases, represent challenges to the capability of the current planning framework, including DPS 2. The capability of DPS 2 in this regard is assessed as follows:

- a) DPS 2, assisted through the 89 amendments that have been made to it to-date, is considered to have generally satisfactorily coped with these types of challenges. However, it would be better placed to meet the challenge presented by the ongoing high number of applications for the various types of planning approval if it was more closely aligned as soon as possible to the new 'Model' local planning scheme provisions included in the Regulations, to make it more user-friendly for all users.
- b) Specific land use planning matters that will present further future challenges for the City are:
 - i) 'Normalising' of areas currently subject to structure plans, which have developed to an extent such that planning controls can be transferred from the structure plan to the scheme itself.
 - ii) Assessment of the adequacy of scheme provisions that impact on the quality of the urban landscape character. (Many new development areas in the City are being questioned in this regard, together with a desire that more 'distinctive' places be created, to avoid the 'sameness' which is otherwise prevailing).
 - iii) Assessment of the various development standards in the scheme (e.g.: car parking), particularly as this may affect ii) above, and also whether these might be better placed in policy, rather than the scheme.
 - iv) Assessment of the appropriateness of current residential density controls, and whether these will facilitate meeting the City's long term housing requirements, the support required for public transport systems, and infill targets set under the Directions 2031 strategy.
 - v) Assessment of whether the planning framework is adequately facilitating local job creation, or whether changes should be made e.g.: use permissibility in zones.

- vi) The planning of its rural areas, and whether this is suitable for achieving objectives for that area including growth and improvement of agriculture and landscape protection.
- vii) Adequate planning provision for future tourism development.
- viii) Assessment of whether the current planning framework will adequately support the proposed future major public transport projects for the City, as well as other non-vehicular transport modes.
- ix) Ensuring that the planning framework adequately responds to anticipated impacts associated with climate change, including sea level rise, impacts on water availability and groundwater systems, and bushfire risk.
- x) Protection, where required, of areas of National, State and/or local environmental significance.
- xi) Establishment of new development contribution arrangements over new development areas that will require this.
- xii) Staging of new development.
- xiii) The need for planning of long term development areas to be flexible and able to respond to presently unforeseen, 'disruptive' changes.

Many of the challenges outlined in b) i) – xiii) above are considered to involve matters for which further detailed assessment is likely to indicate that DPS 2 is not capable of addressing as best as may wished. These matters should therefore be progressively subject to further assessment to determine how they should be best addressed through the local planning framework, including the local planning scheme.

The City is indeed already currently undertaking studies relating to v), vi) and vii) above, and many of the other matters above.

7.3 Recommended Approach

Having regard for the above assessment of the capability of DPS 2 to meet the anticipated challenges, the following approach is recommended:

- a) Responding to 7.2(a) above, as soon as possible, replace DPS 2 with a new LPS 3 that basically involves making those changes required to DPS 2 to make it consistent with the Regulations' Model scheme provisions. This would involve including in LPS 3, Model provisions that are currently not in DPS 2, and rewording DPS 2 provisions to accord with the Model provisions. 'Discretionary' provisions will generally involve a carrying forward of such DPS 2 provisions. This approach is illustrated in Appendix 6. (It should be noted that preparation of a new scheme rather than an amendment to DPS 2 is recommended, as the form of documentation involved will be far simpler).
- b) Prepare a 'Scheme Report' as the explanatory document to accompany the proposed LPS 3, rather than a local planning strategy. This is because LPS 3 will not be responding to any strategic planning directions, but is simply aligning the current scheme to the Regulations' Model scheme provisions. An 'uncoupling' of the preparation of LPS 3 and the local planning strategy should also mean that LPS 3 should be able to be finalised as quickly as possible. The complexities that will be involved with the preparation of the local planning strategy will mean that it will be

likely to take significantly longer to prepare than the preparation of an LPS 3 that is mainly aligning DPS 2 to the Model scheme provisions, with the current estimated completion date for the local planning strategy being around June 2020.

- c) Prepare a local planning strategy separately to LPS 3, and in accordance with the Regulations and the DPLH Local Planning Manual. Where appropriate, strategy proposals would be subsequently implemented as amendments to the new LPS 3. For matters that the local planning strategy may not be in a position to address in detail, the local planning strategy would instead identify these as requiring subsequent detailed assessment, which may then lead to further subsequent amendments to LPS 3, and to amendments to the strategy itself.

Comparing the above recommended approach to the traditional approach to preparation of new local planning schemes (LPS) and local planning strategies, it is firstly noted that the traditional approach generally entails a new LPS being prepared that reviews in detail, all elements of the current LPS, and is supported by a local planning strategy that includes detailed analysis of all relevant planning issues, where the preparation and approval of both documents generally takes many years. This is often because a few issues can prove problematic and delay the whole process, and mean that the addressing of the more straightforward issues is also delayed. It also means that the local planning strategy may be out-of-date in many respects soon after its approval.

The above recommended approach is seen to have the following advantages compared to the traditional approach:

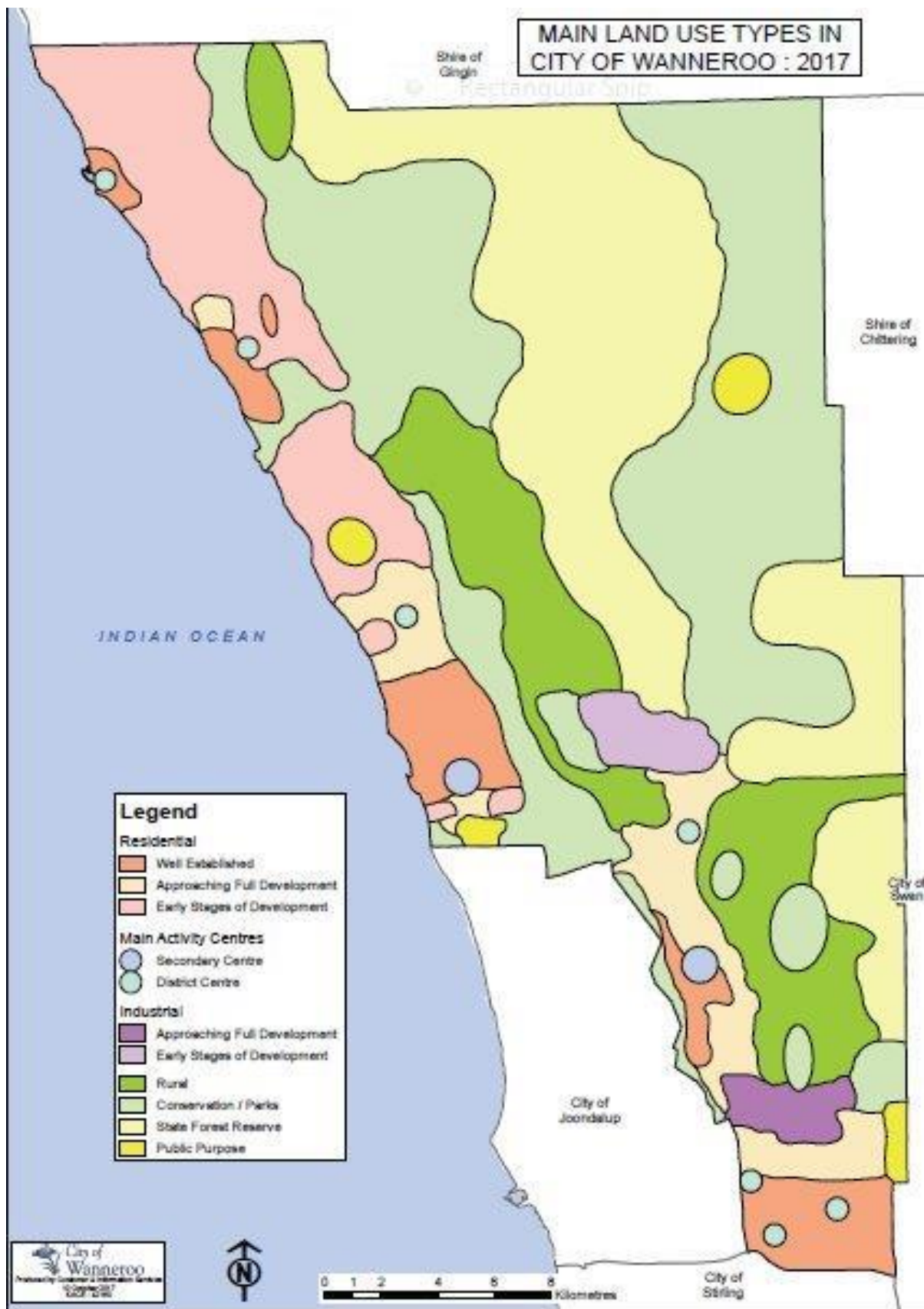
- It will allow strategic planning issues to be identified and considered in a holistic manner through the local planning strategy, but with issues that might otherwise delay the progressing of the strategy being identified for subsequent detailed study.
- Changes that may be required to the LPS to implement recommendations coming out of detailed study of particular planning issues would be undertaken as separate amendments to the LPS, thereby avoiding problematic issues delaying more straightforward issues, if they were 'packaged' together.
- Through the local planning strategy being subject to ongoing amendments, when required in respect to significant planning issues, this will mean that the local planning strategy will be able to better keep up-to-date with the ever-increasing rate of change, and provide a more effective guide for the strategic planning of the City, and the informing of amendments that may be required from time-to-time to address the issues being raised by those changes.

8. RECOMMENDATION

That Council:

1. Pursuant to Regulation 66(3) of the Planning and Development (Local Planning Schemes) Regulations 2015 recommends to the Western Australian Planning Commission (the Commission) that City of Wanneroo District Planning Scheme No. 2 (DPS 2) should be repealed and a new scheme prepared in its place, with the current scheme to be repealed upon the approval of the new scheme.
2. Recommends to the Commission that it supports the new scheme being primarily aimed at aligning DPS 2 with the Regulations' Model local planning scheme provisions, and therefore accepts the new scheme being accompanied by an explanatory Scheme Report, rather than a local planning strategy.
3. Recommends to the Commission that it supports a local planning strategy that:
 - a) is prepared separately to the preparation of the new scheme;
 - b) is prepared in accordance with the Regulations and the Local Planning Manual;
 - c) where it is able to do so, includes detailed assessment of matters resulting in strategy proposals that would, where appropriate, be subsequently implemented as amendments to the new scheme; and
 - d) where it is not able to include detailed assessment of particular matters, identifies such matters as requiring subsequent detailed assessment that may lead to further subsequent amendments to the new scheme, and to amendments to the strategy itself.

APPENDIX 1



APPENDIX 2

GAZETTED AMENDMENTS TO DISTRICT PLANNING SCHEME NO. 2

AMD NO	GAZETTAL DATE	UPDATED		DETAILS
		WHEN	BY	
2	7/5/02	3/5/02	DH	Schedule 3 - increasing the net lettable area of the Hocking Local Centre from 500m ² to 700m ² .
6	5/7/02	15/7/02	DH	Schedule 2 - adding additional use area item number 1-28 being "Lot 49 (56) St Andres Drive, Yanchep" with an additional use "Shop not exceeding 44 square metres NLA."
1	15/11/02	18/11/02	DH	Schedule 13 - including Lot 23 Badgerup Road, Gngangara in the Description of Locality for Special Rural Zone 17. Schedule 13 - In Special Rural Zone 17 changing the building envelope figure in Special Provision No. 5 from 1,200m ² to 1,600m ² . Schedule 13 - In Special Rural Zone 17 including new Special Provision No. 12. Modifying Development Guide Plan for Special Rural Zone No. 17 by including Lot 23 Badgerup Road.
8	18/2/03	26/2/03	DH	Schedule 3 - deleting reference to the Mindarie Centre located on Part Lot 962.
4	4/3/03	5/3/03	DH	Schedule 3 - adding reference to Locality Yanchep located on Portion of Lot 1010 on diagram DP27575, 65 Yanchep Beach, Road, Yanchep.
16	21/3/03	Map updated		Recodes Lot 645 (40) Greville Way, Girrawheen from R20 to R30.
22	31/10/03	5/11/03	DH	Part 4 – modifying clauses 4.23.1 to 4.23.3 and 4.23.6.
24	4/11/03	Map updated		Rezones a portion of Lot 1 Flynn Drive, Carramar from Local Reserve for Parks and Recreation to Special Residential Zone No. 5; and Amends the Development Guide Plan for Special Residential Zone No. 5 to change the 3088m ² portion of land concerned from 'public open space' to a Special Residential lot.
5	7/11/03	6/11/03	DH	Schedule 3 – modifying text under column 'Description of Centre and Commercial Zones' the words and numbers ['Part Lot 1001 on Plan 19619 (164) Tapping Way' with 'Portion of Lot 8002 Santa Barbara Parade'; and under column 'NLA (m ²)' the number '3500' with '500'.
31	25/11/03	24/11/03	DH	Schedule 2 – modifying the additional use permitted for Lot 8 Mangano Place, Wanneroo from "Restaurant and Function Centre" to "child Care Centre".
28	17/2/04	Map updated		Rezones a portion of the road reserve of Old Yanchep Road in Carabooda to Rural Resource. Rezones and recodes a portion of the Quinns Rocks Foreshore to Residential R20. Rezones portions of the Orchid Road road reserve, Pt Lot 4 Mather Drive and Pt Lot 2692 Orchid Road in Neerabup to Industrial Development. Rezones Lot 6 corner Gngangara and Sydney Roads, Wangara from General Rural to Industrial Development.
36	14/5/04	Map updated		Rezones the 10 metre wide landscape buffer proposed along the western boundary of Lots 7 and 8 Wanneroo Road, Wangara from Local Scheme Reserves – Parks and Recreation to Business zone.

34	20/7/04	Map updated		Rezones Lots 100 & 101 Rawlinson Drive, Marangaroo from Local Scheme Reserve – Parks and Recreation to Residential and recodes Lot 100 Rawlinson Drive, Marangaroo from R20 to R30.
33	3/8/04	4/8/04	DH	Schedule 12 – amending by inserting ‘Portion of Lot 2’ under Environmental Condition 2, Location of Land.
39	20/8/05	24/8/04	DH	Schedule 3 – deleting the Ridgewood Centre, Pt Lot 31 on Plan 13337 (870) Connolly Drive and 3500m2 net lettable area for the Ridgewood Centre from Schedule 3 – Centres & Commercial Zones.
21	31/8/04	31/8/04	DH	Schedule 2 – Section 1 – including “Number 1-29, Portion of lot 27 Wanneroo Road, Neerabup” (A29)
26	10/9/04	13/9/04	DH	Schedule 14 - amending by including Special Provision (SP6) being Lot 51 (575) Flynn Drive, Carramar.
				<p>Part 9 – inserting new Clause “9.1.3.</p> <p>Part 9 – modify clause 9.4 by replacing the first sentence in Clause 9.4.1.</p> <p>Part 9 – replace the second sentence in subclause 9.4.(a).</p> <p>Part 9 – replacing subclause 9.4.1(b).</p> <p>Part 9 – modify clause 9.4.2 by replacing ‘sixty (60)’ with ‘ninety (90)’.</p> <p>Part 9 – modify Clause 9.6.1(b).</p> <p>Part 9 – modify Clause 9.6.1(b)(i).</p> <p>Part 9 – modifying Clause 9.6.3(b).</p> <p>Part 9 - modifying Clause 9.6.3(c).</p> <p>Part 9 – modifying Clause 9.6.5.</p> <p>Part 9 – modifying Clause 9.6.5.</p> <p>Part 9 – inserting a new Clause 9.6.8.</p> <p>Part 9 – modify Clause 9.7.</p> <p>Part 9 – including the second sentence of Clause 9.7 as a new subclause 9.7.2.</p> <p>Part 9 – including the third sentence of Clause 9.7 as a new subclause 9.7.3.</p> <p>Part 9 – inserting a new subclause ‘Clause 9.7.4’.</p> <p>Part 9 – modify Clause 9.8.1 by:</p> <ul style="list-style-type: none"> - before the word ‘date’ insert ‘later’. - after the word ‘date’ insert ‘when’. - replace the word ‘adopted’ with ‘either certified,’. - after the words ‘subclause 9.6.3’ insert ‘or adopted, signed and sealed by the Council under subclause 9.6.5’. <p>Part 9 – modify Clause 9.8.3(b) as follows:</p> <ul style="list-style-type: none"> - after the word ‘however’ insert ‘notwithstanding the provisions of paragraph (f),’. - after the word ‘may’ insert ‘by a clear statement of intent to do so,’. <p>Part 9 – modify Clause 9.8.3(f),</p> <p>Part 9 – modify Clause 9.11.1 as follows:</p> <ul style="list-style-type: none"> - replace ‘and 3.15.3’ with ‘,3.15.3 and 3.23.2’. - delete the word ‘should’. - replace the word ‘shall’ with ‘should’. - insert ‘Rural Community,’ after ‘Marina,’. - replace ‘this’ with the word ‘that’. <p>Part 9 – modify Clause 9.12.3 by deleting ‘the Minister or’.</p> <p>Modify Schedule 7 as follows:</p> <ul style="list-style-type: none"> - insert after the first sentence the words ‘The proponent should submit a schedule to the City including a summary detailing how the following matters in Parts A and B below have been addressed.’ - replacing (b) in Part A with the words ‘a site analysis assessment and key opportunities and constraints of the structure planning area including landform, topography, hydrology, landscape, vegetation, soils, conservation and heritage values, main physical/natural features, ownership, land use, roads and public transport, and services;’ - modify (c) in Part A by deleting the words ‘land reserved by’, inserting the words ‘consistency with’ before the words ‘the Metropolitan’, and inserting the words ‘and the City’s Scheme’ after the words ‘Region Scheme’.

				<ul style="list-style-type: none"> - replace (e) in Part A with the words 'the planning context for the structure plan area including regional and neighbourhood structure, relevant strategies, Scheme provisions and policies and how the proposed Structure Plan is to be integrated into the surrounding area;' - modify (f) in Part A by inserting '(including description & concepts)' after the words 'public open space', insert ', mixed use, business, industrial' before the words 'and commercial' and delete '(including the location and hierarchy of centres and the net lettable area of shops)'. - inserting the words 'likely employment requirements of the population residing within the structure plan area, measures proposed to establish a framework to encourage and retain local employment,' at the start of (h) in Part A. - modify (i) in Part A by inserting 'locations,' after the words 'together with', and after the words 'retail floor space' insert 'and the maximum retail net lettable area to be developed'.
				<ul style="list-style-type: none"> - insert '(preparation of a drainage strategy)' after the words 'main drainage' in (j) in Part A. - insert the words 'the proposed' at the start of (k) in Part A. - modify (m) in Part A by inserting the words 'the proposed' at the start, replace the words 'down to the level of local distributor roads' with the words 'and hierarchy,', and replace the words 'and proposed bus routes' with ', traffic modelling/strategies'. - replace (n) in Part A with the words 'existing and proposed public transport routes, stops, corridors and transit stations'. - replace (p) in Part A with the words 'strategies, structure plans and policies of the Council'. - insert the word 'strategies,' before the words 'structure plans' in (q) in Part A. - insert the word 'structure' between the words 'by the' and 'plan' in (r) in Part A. - insert the words 'estimates for the staging of subdivision and development including' before the words 'the timeframe' in (v) in Part A. - insert 'and detailed area plans' after the word 'provisions' in (w) in Part A. - replace (x) in Part A with the words 'advice as to the appropriate Scheme zoning and provisions that should be contemplated for the land, when the Agreed Structure Plan is revoked by the Council under Clause 9.7 of the Scheme and upon the replacement of the Agreed Structure Plan by an amendment to the Scheme;' - insert 'and other Government agencies' after the word 'authorities' in (a) in Part B. - insert 'and/or details and results of any other public consultation process' after the word 'submissions' in (c) in Part B. <p>Schedule 8 – delete '.....Chairperson, Western Australian Planning Commission'.</p> <p>Schedule 8 – insert under 'Commission on.....' 'Signed for an on behalf of the Western Australian Planning Commission.....' and 'an officer of the Commission duly authorised by the Commission pursuant to section 57 of the Western Australian Planning Commission Act 1985 for that purpose, in the presence of:Witness' and '.....Date'.</p> <p>Schedule 8 – inserting '.....Date' under 'Chief Executive Officer, City of Wanneroo'.</p> <p>Part 3 – modify clauses 3.10.3(a), 3.13.3, 3.14.3, 3.15.3 and 3.23.2 by deleting the words 'should be' in the first sentence.</p> <p>Part 3 – in Clauses 3.10.3(a), 3.13.3, 3.14.3, 3.15.3 and 3.23.2 replace the word 'shall' with 'should' in the first sentence.</p> <p>Part 3 – insert the words 'which is in existence at the time the application for approval of the subdivision or other development is received by the responsible authority.' at the end of the last sentence in Clauses 3.10.3(a), 3.13.3, 3.14.3, 3.15.3.</p> <p>Part 3 – modify the last sentence of Clause 3.23.2.</p> <p>Part 6 – delete the word 'The' at the start of Clause 6.1.3 and insert 'Except in the case of the Marina Zone, the Centre Zone, the Urban Development Zone, the Industrial Development Zone and the Rural Community Zone in respect of land for which no Agreed Structure Plan is in place, the'.</p>

41	3/12/04	Map & text updated		<p>Rezoned portions of lots 118 and 807 and 'A' Class Reserve 27575 Clarkson from unzoned and General Rural to Urban Development</p> <p>Rezoned portions of land abutting the Mitchell Freeway reservation at Clarkson, Ridgewood, Butler and Alkimos from unzoned and General Rural to Urban Development.</p> <p>Rezoned portions of land abutting the Wanneroo Road reservation at Nowergup, Neerabup and Carramar from unzoned to Rural Resource, General Rural, Special Residential and Special Rural.</p> <p>Amends Schedule 12 to include Environmental Conditions relating to Lots 118 and 807 and 'A' Class Reserve 27575, Clarkson.</p>
47	3/12/04	Map updated		Recodes Lot 279 Penola Court, Clarkson from R20 to R40.
44	24/12/04	3/1/05	DH	Schedule 2 (Section 1) – including “1-30 (Lot 500) Prindiville Drive, Wangara with an additional use “Office”. (A30)
40	31/12/04	Map updated		<p>Recodes Lot 941 Belhaven Terrace, Quinns Rocks, from Residential R20 to Residential R40;</p> <p>Recodes Lots 933, 934, 935 & 936 Belhaven Terrace, Lots 954 & 955 Agnes Way, Lots 949, 950, 951 & 965 Meringa Crescent and Lot 971 Hampshire Drive, Quinns Rocks, from R20 and R40 to R20.</p>
17	21/1/05	24/1/05	DH	<p>Part 3 – modifying subclause 3.183(e) by replacing the words “Clause 4.7” with “Clause 4.2”.</p> <p>Part 4 – modifying Clause 4.2 heading and subclause 4.2.1 by replacing the term “design standards” with the term “development standards” in the Clause 4.2 heading (and including Contents page) and subclause 4.2.1.</p> <p>Part 4 – modifying Clause 4.2 by replacing “Clause 3.13.4 and 3.13.5” with “Subclause 3.13.5 and 3.13.6” in subclause 4.2.1.</p> <p>Part 4 – modifying clause 4.2.1 by replacing the term “the density requirements of the Residential Planning Codes” with the term “housing density requirements of the Residential Design Codes”.</p> <p>Part 4 – modifying subclauses 4.5.1 and 4.6.3.2 by deleting the phrase “Minimum area of lot per dwelling prescribed in Column 3, Table 1 of” and replace it with “housing density requirements”.</p> <p>Part 4 – modifying Clause 4.8 by adding the phrase “of a high standard of architectural design and” following “non-residential development shall be”.</p> <p>Part 4 – modifying Clause 4.23 in subclause 4.23.5 by adding at the end of the last sentence “or other location on the lot as approved by Council under subclause 4.23.6.”</p> <p>Part 4 – modifying in subclause 4.23.6 by replacing the words “subclause 4.23.3(b), (d) and (l)” with “subclause 4.23.3 (b), (d), (e), (k) and (l)”, and replacing the words “in writing” with “upon application for planning approval”.</p> <p>Schedule 1 – amend definition for “commercial vehicle” by moving the sentence commencing with the phrase “The term shall not include...” to the end of the definition.</p> <p>Table 1 – modify by –</p> <ul style="list-style-type: none"> - introducing the use class “Market Garden Sales” into the table as a discretionary (D) use in the General Rural and Resource Zones only and an “X” use in all other zones; - by adding “3.23 The Rural Community Zone” to the list at the end of the Table. <p>Schedule 1 – adding statement “this Schedule comprises two sets of definitions, 1. General Definitions and 2. Land Use Definitions” after the title Schedule 1 – Interpretations.</p> <p>Schedule 1 – adding “1.” before the heading “General Definitions” and “2.” before the heading “Land Use Definitions”.</p> <p>Schedule 1 – adding a new definitions “market garden sales” and “wood yard” in Land Use Definitions.</p> <p>Schedule 1 – amending the definition for “Bed and breakfast”.</p> <p>Schedule 1 – deleting the definitions of “communication antenna – domestic” and “Communication antenna – commercial”.</p> <p>Schedule 1 – deleting the definition of “consulting rooms” and replacing it with new definition “consulting room”.</p> <p>Schedule 1 – amending definition of “storage yard” and “marina wall”.</p>

				<p>Table 1 & Table 2 – modifying by amending the land use “consulting rooms” to read “consulting room”.</p> <p>Table of Contents – modifying table of contents to refer to Schedule 1 – Interpretations as comprising two sets of definitions, “1. General Definitions and 2. Land Use Definitions”.</p> <p>Schedule 2 – modifying Section 1 by deleting the listings under reference numbers “1.10, 1.11, 1.12, 1.13 and 1.22”.</p> <p>Schedule 9 – modifying clause 2.0, point 3 by adding “, or in the administration of Part 10 of the Scheme” at the end of the clause.</p> <p>Schedule 9 – modifying clause 2.0, point 4 by adding the words “treatments and” following the word “intersection”.</p> <p>Schedule 9 – modifying clause 3.0, first paragraph by adding the words “intersection treatments,” following “dual use paths,”.</p> <p>Part 10 – modifying subclause 10.6.5 by deleting the following “which are zoned for General and Light Industry and Mixed Business purposes”.</p> <p>Part 10 – modifying subclause 10.5.6 by replacing the words “shall only” with “may” and including the text “,or at a time as the Council determines having regard to the principles outlined in Clause 10.3 and within a 5 year period from the date of the contribution from the owner under Clause 10.10.6.”</p>
				<p>Part 10 – modifying subclause 10.5.3 by deleting existing formula “$S = G \div H \times 100$” and inserting “$S = (G \div H) \times V$”.</p> <p>Part 10 – modifying subclause 10.5.3 by inserting “V = value of the reserve, subject to subclause 10.5.3(b)” after the description of value G.</p> <p>Part 10 – modifying subclause 10.5.3 by deleting the words “...that the” and inserting the phrase “..., subject to subclause 10.5.3(b), that the area of the ...” after “...the reserve” in line 5.</p> <p>Part 10 - modifying subclause 10.5.3 by inserting the phrase “..., subject to subclause 10.5.3(b),...” after “...a Reserve” in the description of values.</p> <p>Part 10 - modifying subclause 10.5.3 by deleting the description of value G and insert “G =- the area of the owner’s land within the historic subdivision area.”</p> <p>Part 10 - modifying subclause 10.5.3 by denoting the last sentence of the subclause, commencing “the area of a reserve...” as subclause (b), and the preceding section of the subclause as subclause (a).</p> <p>Schedule 2 – including the eastern portion of Lot 888 Prindiville Drive, Wangara in site reference number 1.17 – Additional use (Markets) of Section 1.</p> <p>Part 3 – renumbering subclause 3.16.3(a) and 3.17.3(a) as subclauses 3.16.3 and 3.17.3 , and renumbering the remainder of subclauses 3.16.3(b), (c), (d) and (e) and 3.17.3 (b), (c), (d) and (e), including the preambles, as subclauses 3.16.4 (a), (b), (c) and (d) and 3.17.4 (a), (b), (c) and (d).</p> <p>Note: there are no clauses 3.16.4 or 3.17.4.</p> <p>Part 10 – modifying subclause 10.10.4 by deleting the words commencing in line two “final approval by the Minister for Planning and publication of Amendment No. 816 in the Government Gazette and”.</p> <p>Part 10 – modifying subclause 10.10.4 by deleting the words “Amendment 816 and” from the seventh line.</p> <p>Part 10 – modifying subclause 10.10.4 by replacing the word “come” in the eighth line with the word “came”.</p> <p>Part 10 – modifying subclause 10.10.4 by deleting the words “Amendment No. 816 and” from the twelfth line and replacing the words “have come” in the thirteenth line with the word “came”.</p> <p>Part 10 – modifying subclause 10.10.5 by deleting the words “Amendment No. 816 and”.</p> <p>Part 10 – modifying clause 10.11 by deleting the phrase “Upon final approval by the Minister for Planning and publication of Amendment No. 816 in the Government Gazette and...”.</p> <p>Schedule 9, section 2.0 point 8 – modify by replacing the words “Scheme Amendment Nos 773 and 816 introducing these provisions” with “East Wanneroo planning and developer contribution arrangement provisions either under this scheme or former Town Planning Scheme No. 1”.</p> <p>Schedule 15, Rural Community Zone 1 – modify by deleting current Special Provision 1.1.2(l) and adding “Nutrient attenuating onsite effluent disposal systems shall be required within this zone to the satisfaction of the City of Wanneroo.”.</p>

				Schedule 14 - deleting Special Provision No. 2 to Special Residential Zone No. 2.
45	3/5/05	Map updated		Recodes Lot 3 (60) Hainsworth Avenue, Girrawheen from R20 to R40.
38	21/10/05	1/11/05	DH	Part 4 – including new Clause “4.24 Protection and Relocation of Native Fauna”.
49	11/11/05	14/11/05	DH	Table 1 – modifying the use class “Ancillary Accommodation” from not permitted (X) to a discretionary (D) use in the General Rural, Rural Resource, Special Rural and Special Residential zones.
50	9/12/05	Map updated		Rezones a portion of Lot 34 Lancaster Road, Wangara from Business to Service Industrial zone.
54	6/1/06	11/1/06	DH	Schedule 2, Section 1 – deleting the listing under reference number 1.14. Schedule 3 – Centre & Commercial Zones – modifying by inserting “Wanneroo Local Centre (Villanova Street), Lot 5 Villanova Street, Wanneroo, NLA(m2) 700”
46	7/2/06	8/2/06	DH	Schedule 2, Section 1 – adding additional use “Portion of Lot 6278, 2632 Wanneroo Road, Nowergup”. (A31)
56	17/2/06	Map updated		Rezones a portion of Lot 34670 Wanneroo Road, Wangara from Local Reserve – Parks and Recreation to Service Industrial.
35	17/2/06	23/2/06	DH	<p>Part 10 – deleting the words “Gross” from the title of Clause 104, Clause 10.4 in Table of Contents, Clauses 10.4.1, 10.4.2, 10.51(a), 10.6.2, 10.6.3(a) and Schedule 9, Section 2.0, Point 2.</p> <p>Part 10 – modify clauses 10.4.(a), 10.7 and 10.11.2(c) by deleting the word ‘Agreed’ and replacing with the word ‘Local’ before the words ‘Structure Plan’ in each of the clauses.</p> <p>Part 10 – delete the words ‘or owners’ from Clauses 10.5.3(a), 10.5.4 and 10.5.5.</p> <p>Part 10 – modify Clause 10.4 by:</p> <ul style="list-style-type: none"> - deleting the word ‘regional’ from Clause 10.4.1(a). - inserting the words ‘for the relevant Cell’ after the words ‘Structure Plan’ in Clause 10.4.1(a). - inserting after the third dot point in Clause 10.4.1(a) “. The public open space depicted on the Local Structure Plan for the relevant Cell;” - deleting the word ‘Any’ and replace with the words ‘The land areas of any’ at the start of Clause 10.4.1(b). - deleting the word ‘Agreed’ and replace with the words ‘the relevant Local’ before the words ‘Structure Plan’ in Clause 10.4.2. <p>Part 10 – modify clause 10.5 by inserting after the first sentence in Clause 10.5.1(a) the words “For the purpose of calculating public open space contributions for Cells 1 to 6 the area of public open space referred to in Clause 10.4.1 shall not be deducted from the area of a Cell.”</p> <p>Part 10 deleting the words ‘an Agreed’ and replace with words ‘the relevant Local’ before the words ‘Structure Plan’ in Clause 10.5.1(b).</p> <p>Part 10 – modify Clause 10.5.3 by deleting words ‘paid a sum for the value of the Reserve’ and insert ‘allowed an appropriate adjustment in the Infrastructure Cost payable in respect of that landholding’.</p> <p>Part 10 – delete the words ‘an Agreed’ and replace with the words ‘the relevant Local’ before the words ‘Structure Plan’ in Clause 10.5.1(b).</p> <p>Clause 10.5.3(a) – deleting the words ‘paid a sum for the value of the Reserve’ and insert ‘allowed an appropriate adjustment in the Infrastructure Cost payable in respect of that landholding’.</p> <p>Clause 10.5.3(a) – delete the word ‘sum’ and insert the word ‘allowance’.</p> <p>Clause 10.5.3(a) – delete the words “subclause 10.5.3(b)” and insert “the provisions of paragraphs (b), (c) and (d) of this subclause,” in the first paragraph and ‘S’ of Clause 10.5.3(a).</p> <p>Clause 10.5.3 (a) – delete the word ‘are’ and replace with ‘is’ in ‘S’ of Clause 10.5.3(a).</p> <p>Clause 10.5.3(a) – delete the words ‘market value’ and replace with ‘Assessed Value’ in ‘S’ of Clause 10.5.3(a).</p> <p>Part 10 – insert new subclauses 10.5.3(c) and (d).</p> <p>Part 10 – modify clause 10.5.4 by deleting the words ‘entitlement of the present owner or owners to be paid for the value of the</p>

				<p>Credit for that Reserve' and inserting 'allowance due to the present owner' before the word 'may'.</p> <p>Part 10 – modify Clause 10.5.6(a) and (b).</p> <p>Part 10 – modify Clause 10.6.3 by deleting '6' and replacing with '12' in Clause 10.6.3(a).</p> <p>Clause 10.6.3 – insert the word 'inclusive' after the 'Cells 1 to 6; and delete the words 'and/or potential lots to be produced (as contemplated by subclause 10.6.4)' in Clause 10.6.3(b).</p> <p>Clause 10.6.3 – delete Clause 10.6.3(c).</p> <p>Clause 10.6.3 – renumber Clause 10.6.3(d) to Clause 10.6.3(c).</p> <p>Part 10 – modify Clause 10.6.4 by deleting words 'Number of' and insert 'Potential' after the words 'Determination of'.</p> <p>Part 10 – modify first paragraph of Clause 10.6.4 .</p> <p>Part 10 – deleting words from Clause 10.6.4(a) 'Except where Council is satisfied that the maximum subdivision potential of land for a given area or lot will not be achieved,' and 'Residential'.</p> <p>Clause 10.6.4(a) – insert the word 'density' after 'R20' .</p> <p>Part 10 – delete Clause 10.6.4(b) and renumber Clause 10.6.4(c) to (b), Clause 10.6.4(d) to (c) and Clause 10.6.4(e) to (d).</p> <p>Part 10 – delete 'and (c)' from the new Clause 10.6.4(c).</p>
				<p>Part 10 – modify new clause 10.6.4(d) by changing reference to '10.6.4(d) to '10.6.4(c)' and inserting the word 'subclause' after the word 'this'.</p> <p>Clause 10.7 – modify by:</p> <ul style="list-style-type: none"> - inserting the words 'and/or density' after the words 'any use' and 'for the purpose'. - delete the words 'proposed to be'. <p>Following the phrase "...Cell Costs have previously been paid" add the phrase "under clause 10.6 hereof".</p> <p>Clause 10.10 modify by:</p> <ul style="list-style-type: none"> - delete "10.10.6" and insert "10.10.5" in Clause 10.10.3. - Delete "10.10.6(d) and insert "10.10.5(d)" in the last sentence of Clause 10.10.4. - Delete the words "Agreed" in Clause 10.10.4. - Delete Clause 10.10.5 and renumber Clause "10.10.6" to 10.10.5". - Delete the word 'the' and insert the words 'a conventional green title, survey strata or strata' before the 'subdivision' in the new Clause 10.10.5. - insert the words 'deposited plan' before the word 'diagram' and include the words 'diagram of survey' in brackets '(diagram of survey)' in the new Clause 10.10.5. - Delete the word 'of' and insert the word 'to' before 'Regulation' in the new Clause 10.10.5. - delete "10.106(d)" and insert "10.10.5(d)" in the new Clause 10.10.5(d). <p>Part 10 – insert a new Clause "Clause 10.10.6".</p> <p>Part 10 – modify by:</p> <ul style="list-style-type: none"> - deleting first two paragraphs between the title of Clause 10.11 and Clause 10.11.1. <p>Part 10 – modify Clause 10.11.3 by:</p> <ul style="list-style-type: none"> - deleting the words 'to be acquired' and 'fair market'. - inserting the words "The Council may also apply a further among above the Assessed Value to recognize any compulsory taking of land and/or acquisition of structures." after the last sentence. <p>Part 10 – modify Clause 10.11.6 by:</p> <ul style="list-style-type: none"> - after the word 'review' inserting ", other than the Assessed Value which shall be dealt with under Clause 10.14. An owner who lodges an objection under this clause shall submit with the objection supporting evidence from a suitably qualified person in the specific field of the cost revision being objected to and can only object to those elements that have been altered as part of the review." - between the words 'Council' and 'during' insert the words 'in accordance with this subclause'. - between the words 'Council' and 'during' insert the words 'in accordance with this subclause'. - after the last sentence in Clause 10.11.6 insert the words "The arbitrator shall be bound by the provisions of Part 10 and Schedule 9 of the Scheme and the Local Structure Plan for that Cell." <p>Part 10 – modify Clause 10.12 by:</p> <ul style="list-style-type: none"> - modifying the last sentence of Clause 10.12.2 to read "Council

				<p>will endeavour to respond to an owner's claim within 60 days.".</p> <ul style="list-style-type: none"> - deleting Clause 10.12.6(b) and renumbering Clause "10.12.6(a)" to "10.12.6". <p>Clause 10.14 modify by:</p> <ul style="list-style-type: none"> - modify Clause 10.14.2 by replacing the word 'shall' with 'may' between the words 'the Council' and 'claim compensation'. - modifying Clause 10.14.2 by deleting words 'Land Acquisition and Public Works Act 1902' and inserting 'Land Administration Act 1997'. - delete Clause 10.14.3(a) and renumber the subclause 10.14.3(b) to (a). <p>Part 10 – modify new Clause 10.14.3(a) by:</p> <ul style="list-style-type: none"> - deleting the words 'the carrying out of Cell Works' and insert 'any purpose'. - deleting the words 'a licensed valuer' and inserting 'two licensed valuers'.
				<ul style="list-style-type: none"> - deleting the word 'Council' and insert 'City'. - deleting the words 'Council Valuer' and inserting 'Valuation Panel'. - moving the last two sentences of the new Clause 10.14.3(a) to a new subclause 10.14.8(c). - inserting words at the end of the new Clause 10.14.3(a) to read "The members of the Valuation Panel may confer as to value, and if they are unable to arrive at a consensus value, they shall confer with the Chief Executive Officer of the City ("CEO") or the officer to whom the CEO delegates that function from time to time. If the valuers with the officer cannot arrive at a consensus value then the officer shall select a value which represents the median value between the two values nominated by the valuers on the Valuation Panel and will be advertised under the next following paragraph ("the Proposed Value")." <p>Part 10 – inserting new Clauses 10.14.3(b) to (e).</p> <p>Part 10 – inserting new Clause 10.14.4 (a) to (f).</p> <p>Part 10 – inserting new Clause 10.14.5.</p> <p>Part 10 – modify existing Clause 10.14.4 by renumbering existing Clause "10.14.4", to "10.14.8(a)", Clause "10.14.4(a)" to "10.14.8(a)(i)", Clause "10.14.4(b)" to "10.14.8(a)(ii)" and Clause "10.14.4(c)" to "10.14.8(a)(iii)".</p> <p>Part 10 – inserting new Clause 10.14.8.</p> <p>Part 10 – in new Clause 10.14.8(a) – deleting the words 'When the Council acquires land for any of the Cell Works the'.</p> <p>In new Clause 10.14.8(a)(ii) – inserting the words 'or Special Rural' after the words 'is zoned Rural'.</p> <p>Part 10 – modify existing Clause 10.14.5 by:</p> <ul style="list-style-type: none"> - renumber existing Clause 10.14.5 to 10.14.8(b), Clause 10.14.5(a) to 10.14.8(b)(i) and Clause 10.14.5(b) to 10.14.8(b)(ii). - deleting the words 'preceding subclause' and insert the words 'Clause 10.14.8(a)' in the new Clause 10.14.8(b). - deleting the words 'in Cells 1 to 8' in the new Clause 10.14.8(b). <p>Part 10 – insert new subclause 10.14.8(d).</p> <p>Schedule 9 – delete the word 'PLANNING' after the word 'ARRANGEMENTS' in the title.</p> <p>Schedule 9 – modify Schedule 9, Section 2.0, Point 2 by deleting the words 'a minimum of' and inserting the word 'approximately' and by inserting the words '(including Community Purpose sites)' between the words 'public open space' and 'or the public open space'.</p> <p>Schedule 9 – deleting the word 'PLANNING' after the word 'ARRANGEMENTS' in the title of Schedule 9 in Contents Page.</p>

37	14/3/06	3/4/06	DH	<p>Part 9 – inserting new Clause “9.14 Detailed Area Plans”.</p> <p>Table of Contents:</p> <ul style="list-style-type: none"> - Insert ‘AND DETAILED AREA PLAN’ after the words ‘STRUCTURE PLAN’ IN 9.9. - INSERT ‘9.14 DETAILED AREA PLANS’ at the end of Part 9. <p>Part 6 – amending Clause 6.1 – Application for Planning Approval by:</p> <ul style="list-style-type: none"> - inserting the words ‘an Agreed Detailed Area Plan or’ after the words ‘Part 9 of the Scheme or’ in the second paragraph of Clause 6.1.3(b). - insert the words ‘an Agreed Detailed Area Plan or’ after the words ‘Part 9 of the Scheme or’ in the last paragraph of Clause 6.1.3(b). <p>Part 9 – amend Clause 9.9 – Compliance with Agreed Structure by:</p> <ul style="list-style-type: none"> - inserting the words ‘AND AGREED DETAILED AREA PLAN’ after the words ‘STRUCTURE PLAN’ in the title of Clause 9.9. - inserting the words an Agreed Detailed Area Plan or’ after the word ‘under’. <p>Part 9 – amending Clause 9.10 = Copyright and Ownership by:</p> <ul style="list-style-type: none"> -inserting the words ‘and Detailed Area Plans’ between the words ‘Plans’ and ‘together’. - inserting the words ‘Agreed Detailed Area Plans and’ between the words ‘and’ and ‘Agreed’. <p>Part 9 – amending Clause 9.12 – Reconsideration and Appeal by:</p> <ul style="list-style-type: none"> - inserting the words ‘or a Detailed Area Plan’ between the words ‘Plan’ and ‘in the exercise’ in Clause 9.12.3. -inserting the words ‘or the Detailed Area Plan’ between the words ‘Plan’ and ‘is dissatisfied’ in Clause 9.12.3. - inserting the words ‘or the Detailed Area Plan’ between the words ‘Structure Plan’ and ‘is’ in Clause 9.12.6. <p>Schedule 1 – amending the definition of ‘Proponent’ by:</p> <ul style="list-style-type: none"> - inserting the words ‘or a Detailed Area Plan’ between the words ‘Plan’ and ‘or’. - inserting the words ‘or a Detailed Area Plan’ between the words ‘Plan’ and ‘under’. <p>Schedule 1 – after the definition of ‘density code’ inserting definition “Detailed Area Plan”.</p> <ul style="list-style-type: none"> - inserting definition ‘Agreed Detailed Area Plan” after the definition of ‘advertising device’.
7	28/3/06	Map updated		Rezones the portion of Lot 10 (275) Flynn Drive, Carramar that is zoned Urban under the Metropolitan Region Scheme from Special Rural Zone to Urban Development Zone; and modifies the Development Guide Plan for Special Rural Zone No. 1 by deleting Lot 10 (275) Flynn Drive, Carramar.
11	21/4/06	Map updated		Rezones Swan Location 8654 (8) High Road, Wanneroo from Local Scheme Reserve – Public Purpose to Residential zone with a density of R20.

52	16/6/06	26/6/06	DH	<p>Part 3 – modifying subclause 3.7.1 by inserting words 'or proposed' following words 'is intended to accommodate existing'.</p> <p>Part 3 – modifying subclause 3.7.2(a) by inserting the words 'or proposed' following words 'make provision for existing'.</p> <p>Part 4 – renumbering clause 4.8 to subclause 4.8.1.</p> <p>Part 4 – inserting new subclause 4.8.2.</p> <p>Part 4 – modifying subclause 4.23.3(b) by inserting the zone 'Special Residential,' before the zone 'Special Rural'.</p> <p>Part 6 – modifying subclause 6.10.1 by deleting ', or the Minister' and replacing the words 'Town Planning Appeal Tribunal' with the words 'State Administrative Tribunal'.</p> <p>Part 6 – modifying subclause 6.11 by deleting the words 'the Minister or' after the words 'given by' and 'imposed by' and replacing the words 'Town Planning Appeal Tribunal' with 'State Administrative Tribunal'.</p> <p>Part 9 – modifying subclause 9.12.3 by replacing the words 'Town Planning Appeal Tribunal' with words 'State Administrative Tribunal'.</p> <p>Part 9 – modifying subclause 9.12.2 by replacing '35' days with '60' days.</p> <p>Part 11 – modifying subclause 11.4.6.2 by replacing word 'must' with the word 'should'.</p> <p>Table 1 – modifying use class 'Pharmacy' from an 'X' use in the Mixed use and Business zones to a 'D' use.</p> <p>Table 1 – renaming use class 'Mast and Antenna' to 'Mast or Antenna'.</p> <p>Table 2 – modifying number of on-site car parking spaces in use class 'Primary School' to read "A minimum of 46 car bays for staff and visitor parking for the first 475 students and then ten (10) car bays for every 100 students or part thereof afterwards, plus fourteen (14) pickup/set down bays for every 100 students or part thereof which may be provided in the road reserve."</p> <p>Table 2 – modifying use class 'Secondary School'.</p> <p>Table 2 – modifying number of on-site car parking spaces from 'see Child Care Centre' for use class 'Kindergarten' to read "Provision of a drive-in pickup/set down facility plus eight (8) bays."</p> <p>Schedule 1 – deleting "(See "communications antenna".)" from definition of 'mast or antenna'.</p> <p>Schedule 1 – amending definition 'medical centre' by deleting the phrase 'and may include ancillary uses such as a pathologist, radiologist and pharmacy.'</p> <p>Schedule 1 – renaming definition of 'markets (retail)' to "market (retail)".</p> <p>Schedule 1 – renaming definition of 'motor vehicle repair' to 'motor vehicle repairs'.</p> <p>Modifying clauses and subclauses 1.9.1, 1.9.2, 1.9.3, 3.4.2, 4.2.1, 4.4, 4.4.1, 4.4.2, 4.4.3, 4.4.4, 4.4.6, 4.4.7, 4.5 and 4.21.1 by replacing the word 'Planning' before the word 'Codes' with the word 'Design'.</p> <p>Part 4 and 5 – modifying titles of Clauses 4.4 and 4.5 and titles in contents page of Clauses 4.4 and 4.5 by replacing the word 'Planning' before the word 'Codes' with the word 'Design'.</p>
52	16/6/06	26/6/06	DH	<p>Schedule 1 – replacing the word 'Planning' before the word 'Codes' with the word 'Design' in the definition of 'Residential building' and 'Codes'.</p> <p>Schedule 4 (a) – amending by replacing words 'provisions of the Signs Local Law' with 'requirements of the City's Signs Local Planning Policy'.</p> <p>Schedule 4 (c) – amending by replacing the figure '1.2m²' with '2m²'.</p> <p>Schedule 4 (g) – amending by inserting the words 'not exceeding 50% of the glazed area of any one window or 10m² in aggregate area per tenancy, whichever is the lesser,' after the word 'window'.</p> <p>Schedule 4 (m) – inserting words 'measuring up to 3m in height and 3m² in area,' after the words 'rural producer's sign'.</p> <p>Schedule 4 – adding additional exemptions (t) and (u).</p> <p>Schedule 13 – amending Special Provision 11 by adding the words 'with the exception of a post and wire boundary fence.' after the word 'zone'.</p> <p>Schedule 15 – modifying special provision No. 1.1.3 of Rural Community Zone No. 1 by inserting words 'Ancillary Accommodation,' after the phrase 'Home Business – Categories</p>

				1, 2 & 3, '.
55	25/8/06	31/8/06	DH	Schedule 3 - modifying description of land for "Lot 566, Lot 991 (127) and Lot 978 (21) The Broadview, Landsdale" to read "Lot 566, Lot 991 and Lot 978 the Broadview, Landsdale". Schedule 2 - Section 3 - adding Special use Zone "2-1 Portion of 9006, 154 Lagoon Drive, Yanchep" together with relevant conditions. Schedule 2 - Section 3 - Special use Zone "2-2 Lot 530, 2 Viridian Drive" together with relevant conditions. Schedule 3 - adding: Centre & Commercial zone "Lot 530 on Plan 23714 (2) Viridian Drive, Banksia Grove". Schedule 3 - adding Centre & Commercial zone "Portion of Lot 9018 (NE6)". Schedule 3 - adding Centre & Commercial zone "Portion of Lot 9509, Banksia Grove".
63	9/1/07	Map updated		Rezones a portion of Reserve 45553 Hidden Valley Retreat, Clarkson from Local Scheme Reserve – Parks and Recreation to Local Scheme Reserve – Public Use.
70	20/2/07	Map updated		Rezones Lots 1, 6, 21-23, 26-28, 32-36, 83, 90-91, 103 & 300 Wanneroo Road, Woodvale from General Rural zone to Urban Development zone.
57	1/5/07	Map updated		Rezones Lot 1 Yanchep Beach Road, Yanchep from Local Authority Reserve – Parks and Recreation to Urban Development zone.
64	4/12/07	10/12/07	DH	Schedule 2 - Section 1 (Additional uses) - inserting Additional use 32 "Lot 2 (857) Wanneroo road, Wanneroo" together with relevant additional uses and conditions.
72	4/12/07	Map updated		Recodes Lot 7 (12) Dimitrios Court, Hocking from R20 to R40.
69	18/12/07	Map updated		Recodes Lots 282 – 284 Clarkside Court, Wanneroo from R20 to R40.
68	16/5/08	Map updated		Rezones areas of Alkimos-Eglinton, Butler and Banksia Grove from Centre, General Rural, Private Clubs/Recreation and unzoned to Urban Development zone.
67	6/6/08	13/8/08	DH	Schedule 2 (Section 1) - including additional use "Lot 19 Welwyn Avenue"
78	3/10/08	Map updated		Recodes Lots 611, 700 & 701 Hadlow Place and Lots 612 & 702 Dover Court, Marangaroo from R20 to R40.
62	24/10/08	Map & text updated		Rezones Lot 51 (275) Flynn Drive, Carramar from General Rural Zone to Special Residential Zone and amends Schedule 14 to include Special Provisions for this area.
74	9/12/08	Map updated		Recodes Lot 1321 (2) Pannell Way, Girrawheen from R20 to R40.
83	9/12/08	Map updated		Rezones Lot 12 (2) Fowey Loop, Mindarie from Civic and Cultural to Residential R40.
25	31/3/09	21/4/09	DH	Rezones the land collectively known as "East Landsdale Precinct 64" to Urban Development and amends Part 10 and Schedule 9 as below: Part 10 delete number '8' and insert number '9' in title of Part 10, Clause 10.1 and Clause 10.11.3 and Table of contents to reflect change. Part 10 - modifying Clauses 10.5.1(a), 10.5.2(b), 10.6.1 to 10.6.3, 10.6.3(b) 10.6.4 and 10.11.2(a) and (b). Schedule 9 - delete number 8 in title and insert '9' and amend table of contents to reflect change. Schedule 9 - modify Section 1 by deleting number '8' and inserting '9' before the word 'inclusive' and delete 'eight (8)' and insert 'nine (9)' before the word 'Urban'. Schedule 9 - modify Section 2 by inserting 'and 9' after the words 'Cells 1 to 6' in Point 2, in point 8 insert the words 'and any Amendments to Part 10 and Schedule 9' after 'Scheme No. 1 and replacing word 'eight' with 'nine'. Schedule 9 - modify Section 2 by inserting new Point 6 and renumber existing points 6 to 10 as 7 to 11. Schedule 9 - insert references to 'Cell 9' at the end of section 3.0.

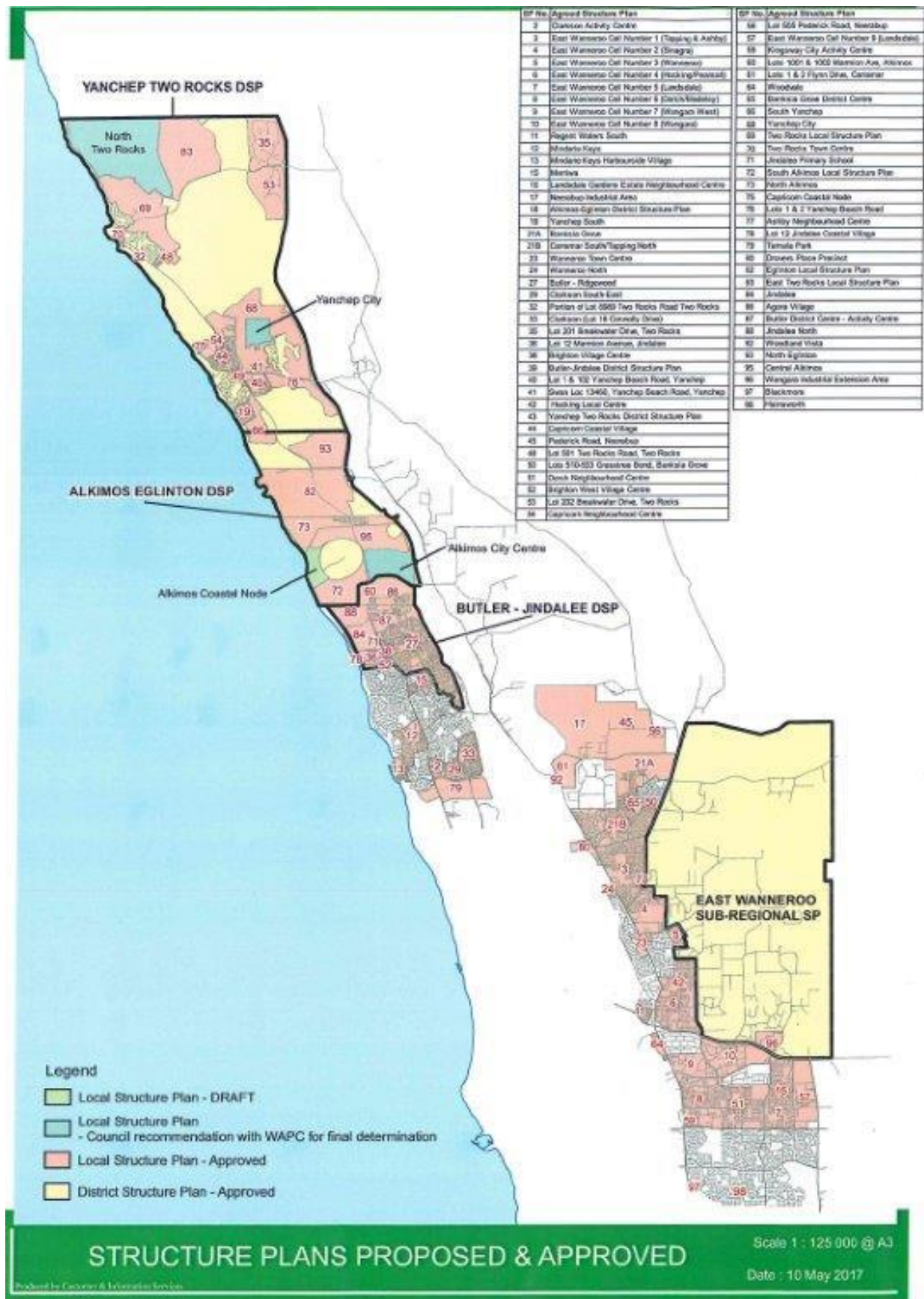
92	12/5/09	Map updated		Recodes Lot 8 (94) Greenfields Circle, Hocking from Residential R20 to R40.
88	12/5/09	2/6/09	DH	Schedule 3 - deleting description of land "Lot 1769 on Diagram 90122 (241) Baltimore Parade and Lot 1768 on Diagram 90121 (235) Baltimore Parade" and substituting with "Lot 1769 on Diagram 90122 (16) Hughie Edwards Drive and Lot 1768 on Diagram 90121 (22) Hughie Edwards Drive". Retaining allocation of 500m ² NLA for these properties in the third column. Schedule 3 - adding new additional description for the above reading "Lot 6 on Deposited Plan 48043 (12) Hughie Edwards Drive" and providing an allocation of 500m ² NLA in the third column.
89	29/5/09	9/6/09	DH	Schedule 2 - Section 1 - adding Additional use Area 1-33 "Lots 243 and 244 Dellamarta Road, Wangara".
43	20/11/09	14/12/09	DH	Schedule 15 - modifying Special Provision 1.1.1. Schedule 15 - modifying Special Provision 1.2.1. Schedule 15 - deleting Special Provision 1.3 (cluster Subdivision). Schedule 15 - modifying special Provisions 1.1.1, 1.1.2(f) and 1.1.3.
73	20/11/09	14/12/09	DH	Schedule 3 - amending to include Centre & Commercial Zone "Portion of Lot 478 Prestige Parade and Lot 479 Vision Street, Wangara".
81	20/11/09	14/12/09	DH	Schedule 3 - modifying locality and description of land relating to Pt Lot 614, Lagoon Drive by replacing with "Pt Lot 1126 (154) Lagoon Drive, Yanchep" with NLA (m ²) of "350".
97	8/12/09	Map updated		Recodes Lot 26 Brunswick Circuit, Banksia Grove from Residential R20 to Residential R40.
71	19/3/10	01/4/10	NM	Edited Subclause 3.19.1 and 3.19.3. Replaced all the special provisions relating to Special Residential Zone No. 5 with the following provision – "As per the provisions of the Lots 1 and 2 Flynn Drive, Carramar Agreed Structure Plan".
100	25/06/10	29/06/10	NM	Deleted "Tapping – Portion of Lot 9018 (NE6) – 200m ² NLA".
101	16/07/10	30/07/10	NM	Inserted "60 Seagrove Boulevard, Merriwa" into Schedule 2 – Section 3 (Clause 3.22) – Special Use Zone.
103	17/09/10	22/09/10	NM	Inserted "Higgins Road, Pinjar" into Schedule 2 – Section 1 – Additional Uses.
94	21/12/10	Map updated		Recodes the land bounded by Marangaroo Drive, Balgonie Avenue and Templeton Crescent in the locality of Girrawheen from Residential R20 to R60.
110	8/2/11	Map updated		Rezones Reserve 38075 (16) Harford Way, Girrawheen from Local Reserve – Public Use (Primary School) to Urban Development Zone.
112	8/3/11	Map updated		Rezones Lot 10460 (64) Allinson Drive, Girrawheen from Local Reserve – Public Use (Primary School) to Urban Development Zone.
116	2/9/11	Map updated		Rezones Lots 1 and 2 Flynn Drive, Carramar from Special Residential and Local Scheme Reserves – Parks and Recreation to Urban Development.
113	11/10/11	Map & text updated		Rezones Lot 3 Franklin Road, Wanneroo from Rural Resource Zone to Special Rural Zone and includes that lot in Special Rural Zone No. 3.
120	13/7/12	30/7/12	NM	Deleted 'Yanchep Beach Road' from the Street/Locality column within Additional Use 1-19 of Schedule 2. Deleted 'Portion of Lot 302' from the particulars of Land column within Additional Use 1-19 of Schedule 2.
82	2/11/12	Map updated		Rezones the lots within the Local Structure Plan No. 80 area that are zoned Urban under the Metropolitan Region Scheme to Urban Development zone (refer WAPC Amending plan no. 4.1580).
123	19/4/13	29/4/13	NM	Inserted Special provision No. 2 into Schedule 15. Inserted No. 2-3 into Schedule 2 – Section 2.

117	11/6/13	24/6/13	NM	Inserted 'Hardware Store' into Schedule 1 – interpretations, Land Use definitions. Inserted 'no. 1-35' into Schedule 2 – Additional uses and Conditions.
115	23/7/13	30/7/13	NM	Deleted '1-26' '2-1' and '2-2' from Schedule 2. Inserted 'Smart Growth Community' into subclause 3.1.1. Inserted clause 3.25 'Smart Growth Community Centre'. Modified clauses 6.1.3 and 9.11.1. Inserted '3.25 The Smart Growth Community Zone' to the list at the end of table 1. Inserted Table 3 – Transect Zone Descriptions. Inserted the following to Schedule 1 – Interpretations; <ul style="list-style-type: none"> • Calibration • Civic space • Control plan • Smart code • Special district • Transect • Transect based code • Transect plan • Transect zone Inserted Schedule 16 – Smart Growth Community Zone Special Provisions.
127	7/2/14			Rezoned Lots 134 and 135 Village Row, Yanchep from 'Centre' to 'Commercial'; Rezoned Lot 133 Village Row, Yanchep from 'Residential' to 'Commercial'; Applies a residential density code of R40 to Lots 133, 134 & 135 Village Row, Yanchep; and Modifies Schedule 3 – Centre & Commercial Zones.
125	26/8/14	Map updated		Zones portion of Lot 9474 (48) Casserley Avenue, Girrawheen (Crown Reserve 34068 – Casserley Park) from 'Local Scheme Reserve – Parks and Recreation' to 'Private Clubs/Recreation'.
134	26/8/14	12/2/15	MLD	Amend Scheme Map to rezone Lot 478 Prestige Parade and Lot 479 Vision Street and a portion of the Gnaragara Road and Prestige Parade reservations, Wangara from 'Centre' zone to 'General Industrial' zone. Delete text – Schedule 3
122	9/09/14		CH	Incorporate Development Contribution Plans for the Alkimos Eglinton and Yanchep Two Rocks localities to collect cost contributions towards the construction of future community facilities.
114	12/9/14	Map updated		Zones two portions of Lot 9502 (formerly Lot 9003) Marmion Avenue, Alkimos, as Centre Zone.
126	12/9/14	15/12/14	MD	Delete – Special Provisions No. 1 – Special Rural Zone No. 18 within Schedule 13 – insert new text Delete text – Special Provision No. 7 of Special Rural Zone No. 18.
131	28/11/14	Map updated		Recodes Lots 141 (no. 14), 142 (no. 15) and Lot 143 (no. 7) Clyde Court, Wanneroo from Residential R5 to R20.
133	5/12/14	Map updated		Rezoned Lot 9001 Mullingar Way, Darch from Urban to Industrial and rezoned a portion of Lot 1 Franklin Road, Jandabup from MRS Parks and Recreation reservation to General Rural.
137	30/01/15	31/03/15	MLD	Amending Schedule 2 - Section 3 (Clause 3.22) - Special Use Zone No 2-3, 60, Seagrove Boulevard, Merriwa, Part Lot 1803, Land uses to include Educational Establishment and Place of Worship.
130	22/05/15	25/05/15	MLD	Insert into Schedule 2 - Section 3 (Clause 3.22) - Special Use Zones: 2-4 Lot 435 (263) Gibbs Road, Nowargup.

128	11/09/15		CH	<p>Rezones Lots 4, 5 and 888 Prindiville Drive, Wangara and Lots 897 and 898 Irwin Road, Wangara to 'Special Use'.</p> <p>Modifies Schedule 2 – Section 1 by deleting Additional Use No. 1-17 relating to Lot 5 and eastern portion of Lot 888 Prindiville Drive for Market use.</p> <p>Modifies Schedule 3 by deleting the entry relating to Lot 4 Prindiville Drive, Wangara.</p> <p>Modifies Schedule 2 – Section 3 by including Special Use and Conditions for Lots 4, 5 and 888 Prindiville Drive Wangara and Lots 897 and 898 Irwin Road, Wangara</p>
138	15/09/15	14/12/15	CH	Amends Schedule 2 – Section 1 by including Additional Use and Conditions for Lot 908 (869) Connolly Drive, Merriwa
109	11/12/15	14/12/15	CH	Introduces a new local reserve classification titled 'Conservation' and applies the 'Conservation' reserve classification to various local reserves throughout the City of Wanneroo, as depicted on the Scheme (Amendment) Maps.
151	1/4/16	4/4/16	CH	Rezones Lot 5483 (41) Park Lane, Alexander Heights from Civic and Cultural zone to Parks and Recreation Reserve in accordance with the Scheme (Amendment) map.
119	29/4/16	3/5/16	CH	<p>Amends the Scheme maps to recode lots in the Wanneroo and Girrawheen-Koondoola housing precincts to R20/R40 and R20/R60; and</p> <p>Inserts the following new clauses:</p> <p>4.5.4 Split Density Code – Development</p> <p>4.5.5 Split Density Code – Subdivision</p> <p>4.5.6 Provision for land with a split density code directly abutting Wanneroo Road or Mirrabooka Avenue</p>
121	31/5/2016	2/6/2016	CH	<p>Amends 3.1.1 to include 'Landscape Enhancement' zone</p> <p>Inserts a new clause '3.26 Landscape Enhancement Zone'</p> <p>Inserts the Landscape Enhancement zone in Table 1 (Zoning Table) with corresponding permissibility's.</p> <p>Applies the Landscape Enhancement zone to areas of Carabooda and Nowergup as shown on the Scheme Amendment map.</p>
132	15/7/2016	18/7/2016	CH	<p>Aligns DPS 2 with the deemed provisions contained in Schedule 2 of the <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>.</p> <p>Deletes those scheme provisions that ceased to have effect from 19 October 2015 due to them being inconsistent with deemed provisions that took effect on that date.</p> <p>Inserts a new Schedule A – Supplemental Provisions, which supplements the new deemed provisions and re-numbers the various parts and clauses of the Scheme to account for the above changes.</p>
102	6/9/2016	20/9/2016	CH	Amends Part 9 (<i>previously Part 10</i>) and Schedule 6 (<i>previously Schedule 9</i>) to include some provisions relating to East Wanneroo Cell 9 – East Landsdale.
158	21/10/2016	24/10/2016	CH	<p>Recodes 11 Hawley Place, Marangaroo, 71 Mirrabooka Avenue, Girrawheen and 14 Dallas Crescent, Wanneroo from R20 to R20/40; and</p> <p>Amends Clause 4.5.4(b) to provide for an additional vehicle access point on corner lots in split coded areas.</p>

148	28/10/2016	31/10/2016	CH	Amends "Table 1 (Clause 3.2) – The Zoning Table" by modifying the use class 'Liquor Store' to a discretionary use requiring advertising ('A') in the Commercial and Business Zones, and modifying the use class 'Tavern' to a discretionary use requiring advertising ('A') in the Business, Commercial and Private Clubs/Recreation Zones.
156	12/5/2017	Map Updated		Rezones a portion of Lot 886 (4) St Andrews Drive, Yanchep from Public Use (Local Reserve) to Residential with a density coding of R40.

APPENDIX 3



APPENDIX 4

Preliminary approval - Number of lots

Financial year	Residential	Rural	Commercial	Industrial	Rural residential & Special residential	Other	Total
2001/02	4,500	9	4	87	12	16	4,628
2002/03	4,246	2	9	26	317	7	4,607
2003/04	6,988	6	22	193	4	5	7,218
2004/05	4,481	12	12	170	171	1	4,847
2005/06	4,036	33	100	128	5	4	4,306
2006/07	1,684	4	7	135	5	15	1,850
2007/08	2,047	16	6	206	7	6	2,288
2008/09	2,387	21	12	79	168	6	2,673
2009/10	4,560	6	3	64	464	60	5,157
2010/11	5,031	4	19	50	1	3	5,108
2011/12	3,933	11	7	104	8	16	4,079
2012/13	5,082	6	5	59	4	16	5,172
2013/14	6,799	7	13	141	14	2	6,976
2014/15	6,079	138	14	101	2	0	6,334
2015/16	3,538	2	19	44	2	22	3,627
2016/17	1,241	5	15	40	19	59	1,379
TOTAL	66,632	282	267	1,627	1,203	238	70,249

Final approval - Number of lots

Financial year	Residential	Rural	Commercial	Industrial	Rural residential & Special residential	Other	Total
2001/02	2,142	8	10	20	0	5	2,185
2002/03	2,898	20	6	29	36	2	2,991
2003/04	2,832	8	13	32	112	3	3,000
2004/05	3,921	2	3	6	2	9	3,943
2005/06	4,057	3	57	33	0	13	4,163
2006/07	3,081	6	21	33	2	5	3,148
2007/08	1,828	6	26	37	10	0	1,907
2008/09	1,228	7	10	129	0	11	1,385
2009/10	1,470	12	0	40	5	4	1,531
2010/11	2,118	2	2	29	1	7	2,159
2011/12	1,802	2	2	41	34	4	1,885
2012/13	2,408	6	2	18	30	34	2,498
2013/14	3,236	5	6	23	23	17	3,310
2014/15	3,907	91	3	51	5	23	4,080
2015/16	2,109	87	13	42	16	65	2,332
2016/17	1,041	6	15	32	10	58	1,162
TOTAL	40,078	271	189	595	286	260	41,679

Source: DPLH State Lot Activity

APPENDIX 5

Population summary

City of Wanneroo	Forecast year							Change between 2011 and 2041	
Area	2011	2016	2021	2026	2031	2036	2041	Total change	Avg. annual % change
City of Wanneroo	160,262	198,689	238,730	280,886	324,289	368,089	411,006	+250,744	+3.19
Alexander Heights	8,171	7,956	7,973	8,138	8,217	8,322	8,431	+260	+0.10
Alkimos	100	7,910	18,051	26,627	33,574	38,610	39,221	+39,120	+21.99
Ashby - Sinagra	4,407	5,419	6,290	7,633	8,925	9,920	10,828	+6,421	+3.04
Banksia Grove	4,926	9,398	12,564	13,544	13,386	13,084	12,902	+7,976	+3.26
Butler	10,120	14,606	16,136	17,644	18,246	18,078	17,847	+7,727	+1.91
Carramar	6,775	7,327	7,345	8,166	8,389	8,266	8,160	+1,385	+0.62
Clarkson	12,290	14,144	16,827	19,117	19,380	19,103	18,871	+6,581	+1.44
Darch	6,488	7,135	7,544	8,161	8,796	8,690	8,569	+2,082	+0.93
Eglinton	62	2,365	6,983	11,973	18,853	26,735	31,469	+31,407	+23.07
Girrawheen	8,774	8,885	9,323	10,152	11,018	11,874	12,709	+3,935	+1.24
Gnangara - Jandabup - Mariginiup	2,477	2,599	2,392	5,108	12,540	20,915	31,863	+29,386	+8.88
Hocking - Pearsall	8,519	10,276	11,452	12,483	12,358	12,191	12,067	+3,548	+1.17
Jindalee	1,207	2,806	5,968	8,385	9,338	9,495	9,237	+8,030	+7.01
Koondoola	4,147	4,108	4,197	4,395	4,644	4,907	5,154	+1,007	+0.73
Landsdale	7,888	12,668	16,766	18,339	17,920	17,551	17,256	+9,368	+2.64
Madeley - Wangara - Woodvale	5,687	6,472	7,405	7,761	7,794	7,661	7,576	+1,889	+0.96
Marangaroo	11,208	11,011	10,920	11,075	11,281	11,529	11,773	+565	+0.16
Merriwa	5,848	5,880	5,907	5,923	5,921	5,908	5,903	+55	+0.03
Mindarie - Tamala Park	7,819	8,192	8,346	8,806	9,343	9,784	9,760	+1,941	+0.74
Neerabup - Pinjar - Nowergup - Carabooda	839	862	1,048	1,290	1,431	1,461	1,449	+610	+1.84
Quinns Rocks	9,419	9,202	9,249	9,397	9,582	9,787	10,007	+588	+0.20
Ridgewood	4,210	4,621	4,774	5,312	5,502	5,426	5,355	+1,145	+0.80
Tapping	9,430	9,822	9,711	9,562	9,281	9,086	8,956	-474	-0.17
Two Rocks	2,242	3,146	4,734	6,693	9,094	12,990	20,092	+17,849	+7.58
Wanneroo	12,559	12,659	13,332	17,036	24,594	32,539	40,235	+27,676	+3.95
Yanchep	4,649	9,220	13,490	18,163	24,881	34,177	45,316	+40,666	+7.88

Population and household forecasts, 2011 to 2041, prepared by [.id](#), the population experts, August 2016.

APPENDIX 6

Local Planning Scheme No. 3 Preparation - Model Scheme Text (MST) Alignment

