

## Centres

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<b>Policy Owner:</b>	Planning & Development
<b>Distribution:</b>	All Employees
<b>Implementation:</b>	08 August 2000
<b>Scheduled Review:</b>	14 December 2004 – Item No: PD01-12/04
<b>Next Review:</b>	December 2006

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### 1. Introduction

This Planning Policy\* has been adopted by Council under the provisions of clause 8.11 of the City of Wanneroo District Planning Scheme No 2. Council shall have regard to this policy in the determination of development proposals, structure plans and rezoning applications.

### 2. Policy Objectives:

To adopt a fresh approach to the distribution, size and nature of centres in the City of Wanneroo.

To promote retailing and commercial development throughout the City of Wanneroo, and particularly to encourage more diverse centres based on ‘main street’ planning principles.

### 3. Policy Principles:

#### *The Centres Hierarchy*

Promote and upgrade the existing Wanneroo Town Centre as the primary commercial, social and cultural centre for the City of Wanneroo district, and as the preferred location for city administration, major offices and retailing as well as a rich mix of leisure, entertainment, recreation and community facilities.

In the longer term (beyond the year 2006), promote future regional centres at Alkimos and Yanchep as significant regional nodes, and district centres at Butler and Eglinton. In the short term, promote a district centre at Clarkson to be developed along ‘main street’ principles for completion by or before the year 2006.

Promote the existing district centres at Madeley (Kingsway City), Alexander Heights and Girrawheen (Newpark).

More closely examine the potential of Jindalee, Banksia Grove, Two Rocks, Yanchep North and Yanchep South, to meet the weekly shopping and service needs of the community.

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\* **Note:** This document is a summary of the key elements of the full Planning Policy which is contained in the report “City of Wanneroo Centres Strategy, August 2000”, copies of which are available from the City’s Administration Offices.

Promote and provide for a system of neighbourhood centres and local shops.

Maintain the existing structure and distribution of neighbourhood centres for the period of the strategy. Subject to good urban design as envisaged by the Centre zone and structure plan provisions of the Town Planning Scheme, on a case by case basis, allow minor expansion and extensions as part of the redevelopment renewal process which some centres are now due.

#### ***Mixed Business Areas/Community Business Parks***

Promote initiatives to establish new mixed business areas and technology parks and community business parks.

Promote diversity and multiple ownership of smaller retail establishments, for example, by defining a shop, or shops, not exceeding 200 m<sup>2</sup> NLA on a separate lot as a mixed business.

#### ***The Nature and Form of Centres***

Promote evolutionary revitalisation and re-modelling of existing centres, where practicable, along 'main street' principles.

Promote, as the preferred model, new centres development and expansion or redevelopment of centres as 'main street centres'.

Promote greater diversity of land use and community activity in and close to centres at all levels in the hierarchy.

#### ***Employment***

Promote employment within the whole city. Much more emphasis must be placed on attracting employment generating uses to the regional, district and neighbourhood centres in Wanneroo.

Attract more commerce to Wanneroo.

#### ***Community Infrastructure***

Make the best use of existing and planned community infrastructure.

#### ***Attitude and Approach to Centre Development***

Promote a more flexible, open and innovative approach to centre development, providing for individual initiative and enterprise, wherever appropriate, and encouraging the emergence and implementation of new ideas.

#### **4. Policy Measures:**

##### **4.1 Hierarchy of Centres**

The hierarchy of centres in the City of Wanneroo is as follows:

###### ***Regional Centres (1):***

Alkimos

###### ***District Centres (8):***

Alexander Heights

Banksia Grove (Neerabup NE1)

Butler

Clarkson Town Centre

Eglinton

Girrawheen (Newpark)

Madeley (Kingsway City)

Wanneroo Town Centre

###### ***Neighbourhood Centres (32):***

Alexander Heights (Alinjarra Village)

Alkimos

Alkimos

Butler

Butler

Ashby (Cell 1)

Sinagra (Cell 2)

Hocking (Cell 4 north)

Pearsall (Cell 4 south)

Landsdale (Cell 5)

Darch (Cell 6 east)

Madeley (Cell 6 west)

Clarkson

Clarkson

Clarkson

Girrawheen (Marangaroo)

Girrawheen (Hainsworth Plaza)

Girrawheen (Summerfield)

Jindalee

Koondoola (Koondoola Plaza)

Merriwa

Merriwa (Ridgewood)

Merriwa

Mindarie

Banksia Grove (NE3)

Carramar (NE5)

Quinns Rocks

Quinns Rocks

Two Rocks  
Two Rocks (Atlantis Village)  
Yanchep  
Yanchep

***Local Shops (17):***

Alkimos  
Hocking (Cell 4)  
Landsdale (Cell 5 south)  
Jindalee  
Marangaroo (Banksia MiniMart)  
Merriwa

Banksia Grove (NE2)  
Banksia Grove (NE4)  
Tapping (NE6)  
Clarkson (Rail Station)  
Carramar (NE7)  
Carramar (NE8)  
Quinns Rocks (general store)  
Quinns Rocks  
Quinns Rocks  
Wangara  
Yanchep (The Village)

***Other Centres (15):***

Calabrese Ave, Wanneroo  
Club Capricorn, Yanchep  
Crisafulli Ave, Wanneroo  
Gnangara Road, Wangara  
Ocean View Tavern, Nowergup  
Queensway, Landsdale  
Quinns Road, Quinns Rocks  
Topeka Place, Wanneroo  
Various locations, Jindalee  
Wanneroo Road, Ashby  
Wanneroo Road, Madeley (Kingsway)  
Wanneroo Road, Madeley (Lushgro)  
Wanneroo Road, Madeley (Wildflower)  
Wanneroo Road, Neerabup  
Wanneroo Road, Wanneroo

***Industrial/Mixed Use/Business***

*Flynn Drive*  
*Landsdale*  
*Wangara*  
*Yanchep Beach Road/ Newman Road*

The characteristics and functions of centres in the hierarchy shall generally be as outlined in Table 5.1 – Centre Hierarchy and Functions.

#### **4.2 Measures for Specific Centres**

Policy measures for specific centres for the period to 2006 according to the hierarchy and including mixed business areas/community business parks, local shops, rail station precincts and marina and tourist leisure precincts are as outlined below (see Table 5.2 & Maps 1-3 also).

##### **Regional Centre**

###### *Alkimos:*

RM1. Council review the structure plan for Alkimos (and the entire Alkimos-Eglinton project area) when development is more imminent, by which time there should have been considerable experience in the application of ‘main street’ planning principles to commercial development.

##### **District Centres**

###### *Wanneroo:*

- DM1. Council shall commit itself to the long term and sustained promotion of development of the Wanneroo town centre.
- DM2. Council shall consider any proposals for expansion of the centre or the establishment of business in peripheral areas in the context of an approved structure plan based on ‘main street’ principles.
- DM3. The Wanneroo town centre shall be permitted to 30,000 m<sup>2</sup>.

###### *Madeley:*

- DM4. No expansion of Madeley Centre will be considered until it is demonstrated to the satisfaction of Council that the population of the centre’s primary trade area, and improvement in the trading performance of non-food shops for both this centre and nearby centres has reached a level that according to Council warrants expansion to an area commensurate with Council’s Centres Strategy. Any such expansion will not increase the total area above 20,000 m<sup>2</sup> nla. The balance of the site should be subdivided off from the shopping centre site for mixed business and service commercial uses.
- DM5. Any further development of the centre and adjoining mixed business uses shall be subject to an approved revised structure plan.

###### *Alexander Heights and Girrawheen (Newpark):*

- DM6. Applications for extensions or renewal shall be considered on their merits.
- DM7. Alexander Heights centre shall be permitted to the current limit of 12,000 m<sup>2</sup>.

DM8. Girrawheen centre shall be permitted to from the current limit of 10,500 m<sup>2</sup> .

***Banksia Grove:***

DM9. Council shall consider any proposals for expansion of the centre or the establishment of mixed business in peripheral areas in the context of an approved structure plan based on 'main street' principles.

DM10. The Ministry for Planning Urban Design Unit shall be consulted in the formulation of such a structure plan.

DM11. Any application for development approval of the Banksia Grove District Centre to over 10,500 m<sup>2</sup> before 2006 should be subject to an impact statement acceptable to the Council.

***Clarkson:***

DM12. Council shall promote the development of the Clarkson centre, including the establishment of mixed business in peripheral areas, in the context of an approved structure plan based on 'main street' principles.

DM13. The Clarkson Centre shall be permitted to 28,800 m<sup>2</sup> by 2006.

DM14. The Clarkson Centre shall not be permitted to expand to the point which it threatens future prospects for Alkimos.

***Butler-Jindalee:***

DM15. Council shall review the whole commercial structure of Butler-Jindalee with a view to incorporating the objectives and principles espoused in the Jindalee 'Enquiry by Design' Charrette.

DM16. Council shall promote the development of the centre, including the establishment of mixed business in peripheral areas, in the context of an approved structure plan based on 'main street' principles.

***Eglinton:***

DM17. Council shall review the structure plan for Eglinton (and the entire Alkimos-Eglinton project area) when development is more imminent, by which time there should have been considerable experience in the application of 'main street' planning principles to commercial development.

**Neighbourhood Centres**

***General Principles:***

NM1. Council shall consider any proposals for expansion of a centre or the establishment of mixed business in peripheral areas in the context of an approved structure plan based on 'main street' principles.

***East Wanneroo:***

- NM2. For purposes of the policy to the year 2006, the sizes of neighbourhood centres in the Cells in East Wanneroo and Banksia Grove/Carramar /Tapping shall be as shown in the Centres Floorspace Guide (see Table 5.2).
- NM3. That sizes of neighbourhood centres in the structure planning cells in East Wanneroo shall be considered flexible and subject to review - at least by 2006, in response to development initiatives in the cells.
- NM4. The structure plans for neighbourhood centres should be reviewed with a view to facilitating 'mainstreet' expansion. The identification of single site commercial centres in structure plans, as a matter of course, is not conducive to 'mainstreet' principles or incremental expansion.
- NM5. The proposal to relocate the neighbourhood centre in Carramar to the intersection of Joondalup Drive and Wanneroo Road shall not be supported.
- NM6. The Council in conjunction with the Ministry for Planning shall review the possibilities for combining and/or relocating neighbourhood centres to more strategic locations, based on 'main street' planning principles.

***Clarkson-Butler-Alkimos Area:***

- NM7. Council in conjunction with the Ministry for Planning shall review the possibilities for combining and/or relocating neighbourhood centres to more strategic locations, based on 'main street' planning principles.
- NM8. The introduction of mixed business uses adjacent to neighbourhood centres should be investigated in the context of 'main street' principles and be subject to an approved structure plan.

**Local Shops**

- LM1. A new definition for local shops shall be inserted in District Planning Scheme No 2 consistent with Table 5.1 – Centre Hierarchy and Functions. Local shops shall be permitted as outlined in Table 5.2 – Retail Net Lettable Area for Centres Table. No expansion should be permitted without the preparation of an acceptable centre plan.

**Mixed Business Areas**

- MM1. Council shall facilitate provision of mixed business areas at all regional, district and neighbourhood centres in the City of Wanneroo.
- MM2. In Wangara, Council shall facilitate mixed business use generally, and business uses on land with Wanneroo Road exposure. Council shall retain Landsdale for industry.
- MM3. Council shall retain the Flynn Drive Industrial Area generally for industry but retain future option of providing a mixed business area on the proposed new east-west spine road.
- MM4. Council shall promote and provide for technology parks and community business parks:

- within or adjacent to centres at all levels in the functional hierarchy;
- on appropriate freestanding sites which:
- are located within 500m of rail stations and public transport termini;
- are located on major arterial roads which are easily accessible and benefit from good exposure;
- have good road access, other services and a high quality physical environment;
- are located so as not to adversely affect the amenity and character of existing residential areas by way of privacy, traffic generation or other consequences incompatible with residential development;
- have minimum and maximum site areas of 4 hectares and 10 hectares respectively.


### **Rail Station Precincts**

SM1. The Council shall co-operate with Westrail to maximise commercial and other employment generating opportunities at railway stations.

### **Marina and Tourist Leisure Centres**

TLM1. The Council shall consider any proposals for expansion of the marina complexes or the establishment of additional leisure orientated commercial business at the Mindarie and Two Rocks marina precincts, and at other locations in the future, in the context of approved structure plans based on 'main street' principles.

**TABLE 5.1: CENTRE HIERARCHY AND FUNCTIONS**

	<b>REGIONAL CENTRES</b>	<b>DISTRICT CENTRES</b>	<b>NEIGH'HOOD CENTRES</b>	<b>LOCAL SHOPS &amp; CENTRES</b>	<b>CENTRES ADOPTING 'MAIN STREET' PRINCIPLES</b>
<b>PRIMARY FUNCTIONS</b>	Multi-purpose centres for retail, commercial, community, leisure and entertainment facilities.	Centres for weekly retail, service and community facilities	Low key centres for convenience shopping, small offices and local services and community facilities within easy access from residential neighbourhood.	Daily consumables and services.	As for centres in the hierarchy.
<b>PREFERRED LOCATION</b>	Primary road, rail station and major public transport services.	Major distributor road, and public transport services.	District distributor road intersection and bus route, on the edge of the catchment area.	Main local distributor road intersection.	As for centres in the hierarchy
<b>Office and Community Uses</b>	Office development, professional offices and entertainment facilities.	District level offices such as professional, sales and service offices.	Small offices and other low impact employment premises.	Not encouraged	As for centres in the hierarchy
<b>Retail Types</b>	Discount department stores, supermarkets, specialty stores and convenience stores.	Minor discount department stores, supermarkets, specialty stores and convenience stores.	Supermarkets, convenience stores and local shops.	Daily convenience goods only.	As for centres in the hierarchy
<b>Licensed Premises*</b>	Hotels, motels, restaurants, liquor store, café, amusement & recreational facilities.	Hotel, taverns, restaurants and cafés.	Low key café.	Small licensed café, less than 100 m <sup>2</sup>	As for centres in the hierarchy
<b>Fast Food Outlet</b>	Free-standing appropriate	Free-standing appropriate	Low key in centre	Not permitted	As for centres in the hierarchy
<b>Cinemas screens</b>	Major multi screen cinema complexes	Maximum of two local cinemas screens.	Maximum of one cinema screen.	Not permitted	As for centres in the hierarchy
<b>Shopping Floorspace Guide</b>	Up to 50,000 m <sup>2</sup>	Up to 15,000 m <sup>2</sup>	Up to 3,000 m <sup>2</sup> , or 5000 m <sup>2</sup> where siting criteria is satisfied.	200 m <sup>2</sup> max for each shop, aggregate less than 1,000 m <sup>2</sup>	Up to 100,000 m <sup>2</sup> depending on the hierarchy and MCP qualifications.
<b>Plans</b>	Structure Plan	Structure Plan	Structure Plan	Outline Plan	Structure Plan
<b>Other Retail/ Commercial**</b>	To be provided adjacent to main centre.	To be encouraged.	Permitted subject to siting criteria.	Not permitted	As for centres in the hierarchy
<b>Per Capita n/a Rate</b>	0.62 m <sup>2</sup>	0.41m <sup>2</sup>	0.55 m <sup>2</sup>	Not applicable	
<b>Other Design Criteria</b>				Designed to service 200 homes.	Main Street principles.

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Approvals subject to licenses granted under the provisions of the Liquor Licensing Act, 1988.

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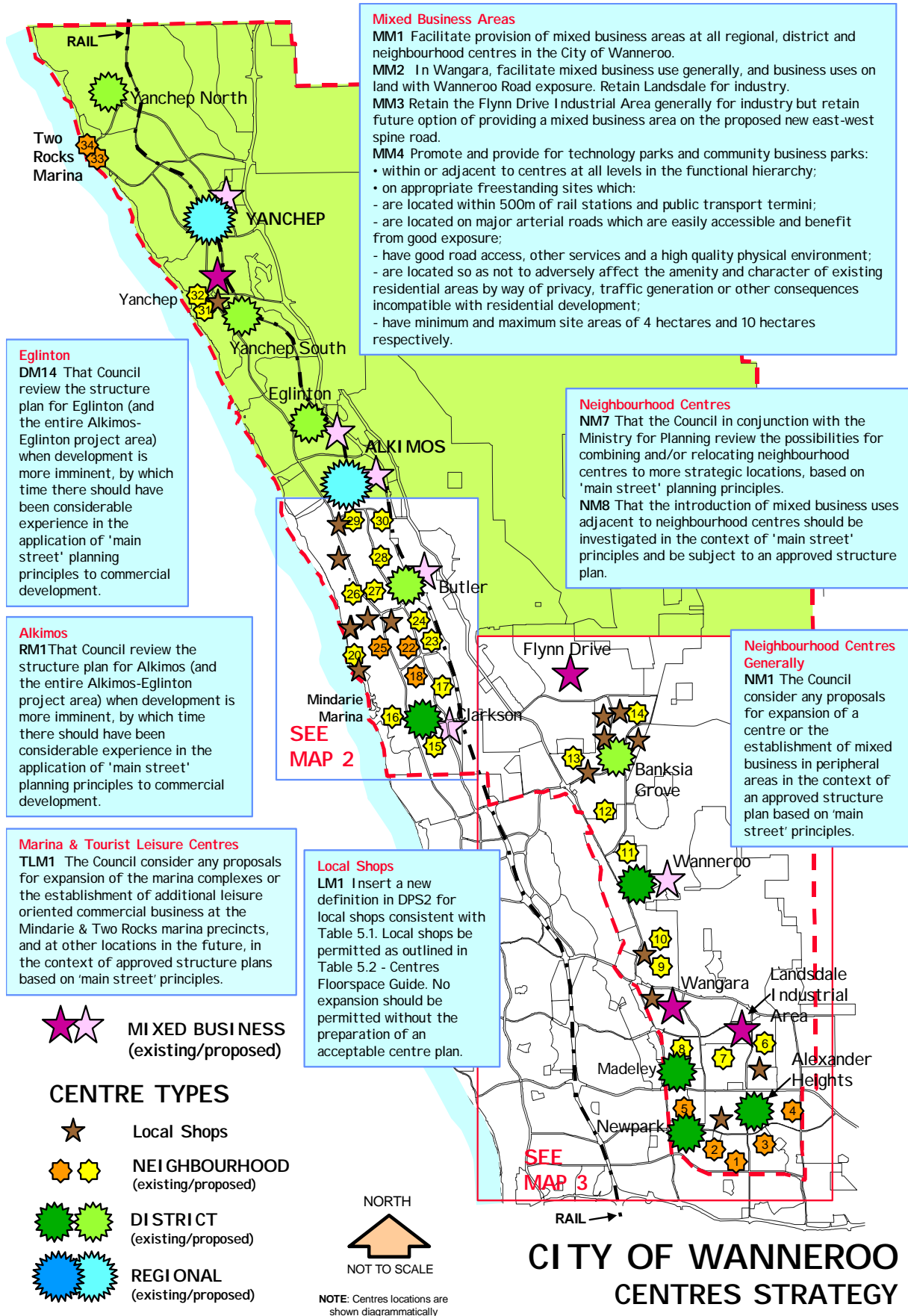
Any commercial use which is harmonious in its context with surrounding uses.

**TABLE 5.2: RETAIL NET LETTABLE AREA FOR CENTRES <sup>1</sup>**

MAP REF NO	LOCALITY	CENTRE TYPE	DESCRIPTION OF CENTRE	MAXIMUM NLA (m <sup>2</sup> )
	Alkimos	R	Lot 102 Marmion Avenue	Up to 50,000
	Alexander Heights	D	Lots 1-5 (200) Mirrabooka Avenue	12,000
	Banksia Grove (Neerabup)	D	Pt Lot 2000 (131) Clarkson Avenue Pt Lot 2001 (129) Flynn Drive (NE1)	15,000
	Butler	D	Lot 32 Connolly Drive	23,500
	Clarkson Town Centre	D	Area subject of Clarkson Town Centre Structure Plan	28,800
	Eglinton	D	Lot 11 Marmion Avenue	15,000
	Girrawheen (Newpark)	D	Lot 501 (64) Marangaroo Drive	10,500
	Madeley (Kingsway City)	D	Lots 161, 168, 888 & 1168 (168-190) Wanneroo Rd	15,000
	Wanneroo Town Centre	D	Area subject of Wanneroo Town Centre Structure Plan	30,000
1	Girrawheen (Hainsworth Plaza)	N	Lot 10 (1) Tonkin Place	1,000
2	Girrawheen (Summerfield)	N	Lot 4 (3) Wade Court	5,500
3	Koondoola (Koondoola Plaza)	N	Lot 252 (34) Koondoola Avenue	3,000
4	Alexander Heights (Alinjarra Vill)	N	Lot 5484 (40) Greenpark Road	1,000
5	Girrawheen (Marangaroo)	N	Lot 503 (70) Marangaroo Drive	2,000
6	Landsdale	N	Lots 307 & 978 The Broadview (Cell 5)	3,000
7	Darch	N	Cell 6 east	2,800
8	Madeley	N	Cell 6 west	3,000
9	Pearsall	N	Cell 4 south	2,100
10	Hocking	N	Cell 4 north	2,500
11	Sinagra	N	Cell 2	2,400
12	Ashby	N	Cell 1	2,200
13	Carramar	N	Pt Lot 2000 (131) Clarkson Avenue (NE5)	4,500
14	Banksia Grove	N	Pt Lot 2001 (129) Flynn Drive(NE3)	5,000
15	Clarkson	N	Lot 17 Marmion Ave	2,000
16	Mindarie	N	Lots 1 & 2 (36) Anchorage Drive	2,000
17	Clarkson	N	Lot 16 (650) Connolly Drive	3,000
18	Clarkson	N	Lot 1 (30) Ainsbury Parade	3,000
20	Quinns Rocks	N	Lot 21 (23) Beverley Crescent	1,500
22	Merriwa	N	Pt Lot 1384 (44) Baltimore Parade	4,000
23	Merriwa (Ridgewood)	N	Pt Lot 31 (870) Connolly Drive	3,050
24	Merriwa	N	Pt Lot 11 Connolly Drive	2,000
25	Quinns Rocks	N	Lot 80 (121) Quinns Road	2,100
26	Jindalee	N	Lot 10 (2469) Marmion Avenue	3,000
27	Butler	N	Lot 7 Marmion Avenue	2,250
28	Butler	N	Lot 32 Connolly Drive	2,250
29	Alkimos	N	Lot 3 Romeo Road	2,600
30	Alkimos	N	Lot 3 Romeo Road	1,200
31	Yanchep	N	Pt Lot 614 (124) Lagoon Drive	1,000
32	Yanchep	N	Lot 12 (3) Newman Road	1,500
33	Two Rocks (Atlantis Village)	N	Lot 51 (8) Enterprise Avenue	1,500
34	Two Rocks	N	Pt Lot 50 (10) Enterprise Avenue	2,500
	Alkimos	LS	Lot 3 Romeo Road	500
	Banksia Grove	LS	Pt Lot 2001 (129) Flynn Drive (NE2)	200
	Banksia Grove	LS	Pt Lot 2001 (129) Flynn Drive (NE4)	200
	Carramar	LS	Pt Lot 2001 (129) Flynn Drive (NE7)	200
	Carramar	LS	Pt Lot 2001 (129) Flynn Drive (NE8)	200
	Clarkson (Rail Station)	LS	Lot 16 (650) Connolly Drive	500
	Hocking	LS	Lot 179 (21) East Road (Cell 4)	700
	Jindalee	LS	Lot 12 (2359) Marmion Avenue	500
	Landsdale	LS	Cell 5 south	650
	Marangaroo (Banksia MiniMart)	LS	Lot 417 (50) Highclere Boulevard	500
	Merriwa	LS	Lots 1768 & 1769 (241) Baltimore Parade	500
	Quinns Rocks (general store)	LS	Lot 119 (80) Ocean Drive	250
	Quinns Rocks	LS	Lot 292 (8) Duncombe Grove	500
	Quinns Rocks	LS	Pt Lot 1001 (164) Tapping Way	500
	Tapping	LS	Pt Lot 2000 (131) Clarkson Avenue (NE6)	200
	Wangara	LS	Lot 4 (35) Prindiville Drive	500
	Yanchep (The Village)	LS	Pt Lot 1010 (65) Yanchep Beach Road	550

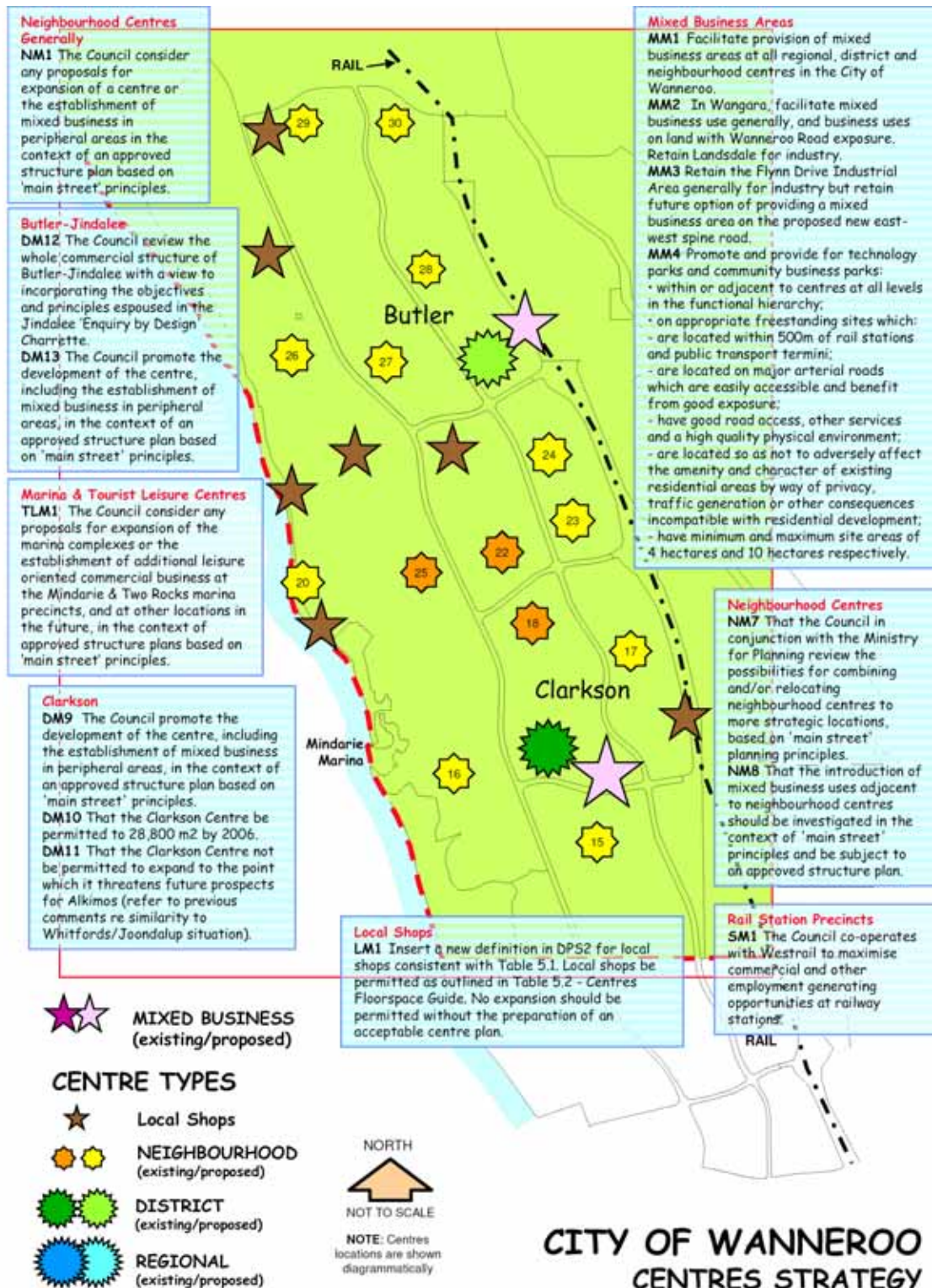
**NOTES** – <sup>1</sup> This Table should be read in conjunction with Strategy Measures for specific centres (see Section 5.4 & Maps).

**CLASSIFICATION OF CENTRES:** R = Regional; D = District; N = N'hood; LS = Local Shops.



## CITY OF WANNEROO CENTRES STRATEGY

### MAP 1



**Mixed Business Areas**

**MM1** Facilitate provision of mixed business areas at all regional, district and neighbourhood centres in the City of Wanneroo.

**MM2** In Wangara, facilitate mixed business use generally, and business uses on land with Wanneroo Road exposure. Retain Landsdale for industry.

**MM3** Retain the Flynn Drive Industrial Area generally for industry but retain future option of providing a mixed business area on the proposed new east-west spine road.

**MM4** Promote and provide for technology parks and community business parks:

- within or adjacent to centres at all levels in the functional hierarchy;
- on appropriate freestanding sites which:
  - are located within 500m of rail stations and public transport termini;
  - are located on major arterial roads which are easily accessible and benefit from good exposure;
  - have good road access, other services and a high quality physical environment;
  - are located so as not to adversely affect the amenity and character of existing residential areas by way of privacy, traffic generation or other consequences incompatible with residential development;
  - have minimum and maximum site areas of 4 hectares and 10 hectares respectively.

**Banksia Grove**

**DM9** The Council consider any proposals for expansion of the centre or the establishment of mixed business in peripheral areas in the context of an approved structure plan based on 'main street' principles.

**DM10** The Ministry for Planning Urban Design Unit is consulted in the formulation of such a structure plan.

**DM11** Any application for development approval of Banksia Grove District Centre to over 10,500 m<sup>2</sup> before 2006 should be subject to an impact statement acceptable to the Council.

**Wanneroo**

**DM1** The Council commit itself to the long term & sustained promotion of development of the Wanneroo town centre.

**DM2** The Council consider any proposals for expansion of the centre or the establishment of mixed business in peripheral areas in the context of an approved structure plan based on 'main street' principles.

**DM3** The Wanneroo town centre be permitted to 30,000 m<sup>2</sup>.

**Local Shops**

**LM1** Insert a new definition in DPS2 for local shops consistent with Table 5.1. Local shops be permitted as outlined in Table 5.2 – Retail NLA for Centres Table. No expansion should be permitted without the preparation of an acceptable centre plan.

**Neighbourhood Centres in East Wanneroo**

**NM2** That for purposes of the Centres Strategy to the year 2006, the sizes of neighbourhood centres in the Cells in East Wanneroo and Banksia Grove/Carramar/Tapping are as shown in the Centres Floorspace Guide.

**NM3** That sizes of neighbourhood centres in the structure planning cells in East Wanneroo are considered flexible and subject to review - at least by 2006, in response to development initiatives in the cells.

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**NM5** That the proposal to relocate the neighbourhood centre in Carramar to the intersection of Joondalup Drive and Wanneroo Road is not supported.

**NM6** That the Council in conjunction with the Ministry for Planning review the possibilities for combining and/or relocating neighbourhood centres to more strategic locations, based on 'main street' planning principles.

**Alexander Heights & Girrawheen:**

**DM6** Applications for extensions or renewal are considered on their merits.

**DM7** Alexander Heights centre be permitted to current limit of 12,000 m<sup>2</sup>.

**DM8** Girrawheen centre be permitted to current limit of 10,500 m<sup>2</sup>.

**Madeley Centre**

**DM4** No expansion of Madeley Centre will be considered until it is demonstrated to the satisfaction of Council that the population of the centre's primary trade area, and improvement in the trading performance of non-food shops for both this centre and nearby centres has reached a level that according to Council warrants expansion to an area commensurate with Council's Centres Strategy. Any such expansion will not increase the total area above 20,000 m<sup>2</sup> nla. The balance of the site should be subdivided off from the shopping centre site for mixed business and service commercial uses.

**DM5** Any further development of the centre and adjoining mixed business uses shall be subject to an approved revised structure plan.

**Neighbourhood Centres Generally**

**NM1.** The Council consider any proposals for expansion of a centre or the establishment of mixed business in peripheral areas in the context of an approved structure plan based on 'main street' principles.



**MIXED BUSINESS**  
(existing/proposed)

**CENTRE TYPES**



**Local Shops**



**NEIGHBOURHOOD**  
(existing/proposed)



**DISTRICT**  
(existing/proposed)



**REGIONAL**  
(existing/proposed)



**NORTH**

**NOT TO SCALE**

**NOTE:** Centres locations are shown diagrammatically

**CITY OF WANNEROO  
CENTRES STRATEGY**

**MAP 3**