

## **PART 1 - PRELIMINARY**

### **1.1 CITATION**

- 1.1.1 The City of Wanneroo District Planning Scheme No. 2 (“the Scheme”) comes into operation on its Gazettal date.
- 1.1.2 Shire of Wanneroo Town Planning Scheme No. 1 – (Gazettal date 13 September, 1972) is hereby revoked.
- 1.1.3 The Scheme shall be cited as the City of Wanneroo District Planning Scheme No 2.

### **1.2 RESPONSIBLE AUTHORITY**

The authority responsible for implementing and enforcement of the Scheme is the Council of the City of Wanneroo hereinafter referred to as the “Council” except that where land is shown in the Scheme Map as “Regional Reserve” the responsible authority shall be deemed to be the Western Australian Planning Commission, and the provisions of the Metropolitan Region Scheme shall apply to such reservations.

### **1.3 THE SCHEME AREA**

The Scheme shall apply to the whole of the District as shown by the inner edge of the broken black line on the Scheme Map.

### **1.4 CONTENTS OF SCHEME**

The Scheme comprises:

- (a) this Scheme Text
- (b) the Scheme Map
- (c) Residential Density Code Maps.

### **1.5 ARRANGEMENT OF THE SCHEME TEXT**

PART 1	PRELIMINARY
PART 2	RESERVES
PART 3	ZONES
PART 4	GENERAL DEVELOPMENT REQUIREMENTS
PART 5	SPECIAL CONTROLS
PART 6	DEVELOPMENT AND USE OF LAND
PART 7	NON-CONFORMING USES
PART 8	FINANCE AND ADMINISTRATION
PART 9	STRUCTURE PLANS
PART 10	EAST WANNEROO PLANNING AND DEVELOPER CONTRIBUTION ARRANGEMENTS
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SCHEDULES	

## 1.6 SCHEME AIMS AND OBJECTIVES

The aims and objectives of the Scheme are:

- Regional planning framework:**
- (a) To facilitate a sustainable approach to development in accordance with the statutory provisions of the Metropolitan Region Scheme and the planning principles embodied in state and regional policies relevant to the City.
- Local planning framework:**
- (b) To encourage and facilitate development of the City in accordance with the City of Wanneroo Strategic Plan 1999/2002 and subsequent updates.
- (c) To provide an accountable planning framework appropriate to the needs of a rapidly developing City and its diverse lifestyle opportunities.
- (d) To facilitate the co-ordination and early provision of social and community facilities and other physical infrastructure in line with the needs of new development.
- (e) To promote the revitalisation of existing urban areas in order to meet the changing needs of the community.
- Land Use & Development**
- (f) To encourage development which will:
- provide high standards of amenity, safety and welfare,
  - strive to ensure that new developments are energy-efficient,
  - ensure permanent and easy access by the public to the ocean shore and recreation reserves,
  - promote the development of business which increases employment opportunities close to living places,
  - support a safe, efficient and effective transportation system.
- (g) To encourage urban design which is compatible with and appropriate to the natural, built and social environment of the City.
- Agriculture**
- (h) To protect and where appropriate, enhance the prospects of market gardening and other agricultural activity.

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| <b>Heritage Conservation</b>                         | (i) To encourage the conservation and continued use of identified places and objects of cultural heritage significance.  |
| <b>Environmental Protection</b>                      | (j) To provide the Council and landowners with appropriate mechanisms to protect identified places of landscape or environmental value within the City.<br><br>(k) To ensure that adequate regard is given to the protection of the natural environment in the determination of land use and development proposals in accordance with sustainable development principles.  |
| <b>Urban Development</b>                             | (l) To enable the Council to formulate arrangements for the sharing of costs on an equitable basis amongst landowners for the provision of infrastructure for urban, industrial and other development carried out in accordance with the Scheme.<br><br>(m) To promote planning, management and strategic control of development in a rational and systematic manner, taking into account the aspirations of residents, environmental capacity, and the costs and benefits of development. |
| <b>Development Assessment &amp; Approval Process</b> | (n) To provide guidance on the procedures to be followed in the lodgment, assessment and determination of applications for the development and use of land within the City.<br><br>(o) To ensure that proper regard is given to the needs of the community in the determination of land use and development proposals.   |

## **1.7 RELATIONSHIP WITH THE METROPOLITAN REGION SCHEME**

The Scheme is complementary to, and is not a substitute for, the Metropolitan Region Scheme, and the provisions of the Metropolitan Region Scheme, as amended, continue to have effect.

## **1.8 RELATIONSHIP OF SCHEME TO LOCAL LAWS**

Where a provision of the Scheme is inconsistent with any local law, the provisions of the Scheme shall prevail.

**1.9 INTERPRETATION**

- 1.9.1 Words and expressions used in the Scheme shall have the respective meanings given to them in Schedule 1 or elsewhere in the Scheme and the Residential Design Codes.
- 1.9.2 Where a word or term is defined in the Residential Design Codes then notwithstanding anything else in the Scheme that word or term when used in respect of residential development has the meaning given to it in the Residential Design Codes.
- 1.9.3 Words and expressions used in the Scheme but not defined in Schedule 1, elsewhere in the Scheme or in the Residential Design Codes shall have their normal and common meanings.