

AMENDMENTS TO CITY OF WANNEROO AGREED STRUCTURE PLANS

A Structure Plan is a document consisting of maps and text which identifies how land is intended to be developed or is being developed. The preparation of a Structure Plan is usually one of the first steps in the development of new areas zoned Urban Development, Industrial Development, Centre or Marina zone in the City's District Planning Scheme No. 2 (DPS2). In addition to illustrating details such as road configuration and the location of retail and community facilities such as shops, schools and public open space, a Structure Plan can also show details such as housing density, land use classifications and zones. A Structure Plan provides a broad framework to guide Council when it considers subdivision and development proposals.

The City's Agreed Structure Plans are available for viewing at the City's website
www.wanneroo.wa.gov.au.

When is an Amendment to an Agreed Structure Plan required?

An amendment to an Agreed Structure Plan may be requested by a landowner or at the initiative of a local government. A landowner may request an amendment for an additional or more intensive use of land or to create opportunities for subdivision.

How do I request an Amendment to an Agreed Structure Plan?

Four copies of the amendment proposal, using the template format available on the City's website, should be submitted to the City together with an electronic copy. Please refer to Local Planning Policy 4.2: Structure Planning for guidelines.

Upon receipt of the proposal the City will provide an estimate of the fees required in accordance with the Planning and Development Regulations 2009 (Part 7 Local Government Charges). Should Council decide to discontinue the preparation or adoption of the Structure Plan proposal then the portion of the fees which have not been expended by the City will be refunded to the applicant

What is the Structure Plan Amendment process?

• Initial Assessment

Following the City's assessment, Council may determine that the amendment is satisfactory for the purpose of advertising or waive public notification if the amendment is considered by Council to be of a minor nature such as not to materially alter the intent of the Agreed Structure Plan or cause any significant detriment to land within or abutting the Structure Plan area. If public notification is waived the City will forward the Amendment documents to the Western Australian Planning Commission (WAPC) for final consideration.

• Advertising

Following Council's determination to advertise the amendment the City will arrange advertising in accordance with Clause 9.5 of District Planning Scheme No. 2, which includes advertising in a newspaper circulating in the locality, display on the City's website, letters to owners of adjoining properties and relevant government agencies, and the applicant erecting a sign on site detailing the proposed amendment. The advertising period is 42 days during which time any person may lodge a submission, providing comments for or against the proposed amendment

• Council Determination

Council will consider the Amendment and any submissions received. Should Council resolve that the Amendment is satisfactory with or without modifications, the City is required to forward Council's comments and recommendations to the WAPC for final consideration.

• Final Determination

The WAPC considers the submissions and recommendations by the City and makes its recommendations. The WAPC may adopt and certify the amendment with or without modifications or refuse the amendment. The final decision rests with the WAPC. Following final approval of the amendment the applicant is required to make the changes to the Agreed Structure Plan text and maps.

Enquiries: Planning Implementation 9405 5000

Note: A Structure Plan Amendment template is available on the City's website.