

AMENDMENTS TO CITY OF WANNEROO DISTRICT PLANNING SCHEME NO. 2 (DPS2)

The City's District Planning Scheme No. 2 (DPS2) is a statutory document which provides the framework for the planning and development of land. DPS2 sets out the way land is to be used and developed by classifying various land uses into appropriate zones, for example residential and commercial. DPS2 also includes controls to ensure long-term planning objectives are achieved.

The City's DPS2 is available for viewing at the City's website www.wanneroo.wa.gov.au.

When is an Amendment to DPS2 required?

An amendment to DPS2 may be requested by a landowner or at the initiative of the City. A landowner may request an amendment for an additional or more intensive use of land or to create opportunities for subdivision. The City may propose an amendment to bring the scheme into line with changes to state planning policies, or to reflect changes to the Metropolitan Region Scheme (MRS), which sets out the broad pattern of land use for the whole of the Perth Metropolitan Region.

How do I request an Amendment to DPS2?

A written submission must be submitted to the City which should include details of the subject site, the amendment and purpose for which it is sought and justification for the application. In this regard you may want to engage a town planning consultant to prepare your submission.

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 resolve not to initiate the amendment, the applicant will be refunded that portion of the fee that has not been used during Council's assessment of the proposal.

What is the Scheme Amendment process?

• Initial Assessment

Following the City's assessment of the proposal a report will be presented to Council for initial determination. If Council resolves to initiate a formal Scheme Amendment for the purpose of advertising, the City will request the applicant to

prepare the amendment documents comprising an amendment report, coloured plans depicting existing and proposed zoning and/or text changes. The amendment documents will be referred to the Environmental Protection Authority (EPA) to determine whether there is a need for an environmental assessment and preliminary approval to advertise. In some circumstances the City is required to seek approval to advertise the amendment from the Western Australian Planning Commission, particularly where the proposal is contrary to the MRS.

• Advertising

On receipt of approval to advertise the amendment the City will arrange advertising in accordance with Town Planning Regulations, 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 usually 42 days during which time any person may lodge a submission, providing comments for or against the proposed amendment.

• Council Determination

The City will prepare a report on any submissions for Council's consideration. Should Council resolve to adopt the scheme amendment with or without modifications, the City is required to forward the submissions together with Council's comments and recommendations to the WAPC. Should Council resolve not to adopt the Amendment it is still required to forward the documents to the WAPC.

• Final Determination

The WAPC considers any submissions and recommendations by the City and makes its recommendations to the Minister for Planning who may approve the amendment with or without modifications or refuse the amendment. The final decision rests with the Minister. Following final approval the amendment is published in the Government Gazette and a notice published in the Wanneroo Times. The City then makes the required changes to the scheme text and maps.

Enquiries: Planning Implementation 9405 5000

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

Disclaimer: This information sheet may be subject to alteration without notification.
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