

TOWN PLANNING AND DEVELOPMENT ACT, 1928



DISTRICT PLANNING SCHEME NO. 2

(As amended)

SCHEME TEXT

Note:

THIS DOCUMENT REPRESENTS SCHEME NO. 2
INCORPORATING ALL AMENDMENTS GAZETTED TO
17 SEPTEMBER 2010

CITY OF WANNEROO
DISTRICT PLANNING SCHEME NO. 2

NOTICE

This document has been prepared as a convenient working document. Although care has been taken to ensure that it is up-dated to include all amendments at the time of printing and that it has been accurately compiled, **THE CITY OF WANNEROO ACCEPTS NO LIABILITY FOR ERRORS OR OMISSIONS IN THIS TEXT.**

TOWN PLANNING AND DEVELOPMENT
ACT 1928 (AS AMENDED)

CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO. 2 TEXT

Published in the GOVERNMENT GAZETTE on the sixth day of July 2001 and subsequently amended as follows:

Amendment No.	Date of Publication	Description
2	7.5.2002	Modifies Schedule 3 to increase the net lettable area of the Hocking Local Centre from 500m ² to 700m ² .
6	5.7.2002	Recodes lot 49 (56) St Andrews Drive, Yanchep, from R20 to R40 and rezones the lot from Residential to Residential, Additional Use, to accommodate a shop not exceeding 44 square metres NLA.
1	15.11.2002	Rezones lot 23 Badgerup, Gnanagara, from Rural Resource zone to Special Rural zone; Changes the building envelope figure in the Special Provisions relating to Special Rural Zone 17 from 1200m ² to 1600m ² ; and Modifies the Development Guide Plan for Special Rural Zone 17 to show new building envelope locations
8	18.02.2003	Rezones Pt lot 962 Anchorage Drive, Mindarie from Commercial, Business and Civic and Cultural to Residential Zone.
4	4.03.2003	Rezones portion of Lot 1010 (65) Yanchep Beach Road, Yanchep from Residential R20 to Centre Zone.
16	21.03.2003	Recodes Lot 645 (40) Greville Way, Girrawheen from R20 to R30.
22	31.10.2003	Modifies Clauses 4.23.1 to 4.23.3 and 4.23.6 in relation to Commercial Vehicle Parking.
24	4.11.2003	Rezones a portion of Lot 1 Flynn Drive, Carramar from Local Reserve for Parks and Recreation to Special Residential Zone No. 5; and

Amendment No.	Date of Publication	Description
		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	7.11.2003	<p>Rezones portion of Lot 8002 and Lot 482 Santa Barbara Parade, Quinns Rocks from Centre Zone to Residential Zone on the Scheme Map except for approximately 1790 m² of the subject land situated to the immediate north of the adjoining existing drainage sump; and</p> <p>Changes Schedule 3 of the Scheme Text by replacing,</p> <p>under the 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</p> <p>under the Column 'NLA (m²)' the number '3500' with '500'.</p>
31	25.11.2003	Modifies the Additional Use permitted for Lot 8 Mangano Place, Wanneroo from "Restaurant and Function Centre" to Child Care Centre"
28	17.2.2004	<p>Rezones a portion of the road reserve of Old Yanchep Road in Carabooda to Rural Resource.</p> <p>Rezones and recodes a portion of the Quinns Rocks Foreshore to Residential R20.</p> <p>Rezones portions of the Orchid Road road reserve, Pt Lot 4 Mather Drive and Pt Lot 2692 Orchid Road in Neerabup to Industrial Development.</p> <p>Rezones Lot 6 corner Gnangara and Sydney Roads, Wangara from General Rural to Industrial Development.</p>
36	14.5.2004	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	20.7.2004	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.

Amendment No.	Date of Publication	Description
33	3.8.2004	<p>Rezones portion of Lot 2 (510) Two Rocks Road, Yanchep from Private Clubs/Recreation to Urban Development Zone.</p> <p>Inserts 'Portion of Lot 2' under Environmental Condition 2 (EC2), Location of Land in Schedule 12.</p> <p>Inserts 'EC2' on portion of Lot 2 Two Rocks Road, Yanchep on the Scheme Map.</p>
39	20.8.2004	<p>Rezones a portion of Pt Lots 11 and 31 Connolly Drive, Ridgewood from Civic & Cultural, Residential, Commercial and Business zones to Urban Development</p> <p>Deletes the R20, R30 and R40 R-Codes on Pt Lots 11 and 31 Connolly Drive, Ridgewood.</p> <p>Deletes 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.</p>
21	31.8.2004	<p>Shows the western portion (of area 15,000 sq m) of lot 27 Wanneroo Road, Neerabup as Additional Use on the Scheme Map;</p> <p>Includes the following in Section 1 of Schedule 2 of District Planning Scheme No. 2:</p> <ul style="list-style-type: none"> • Number: 1 – 29 • Street/Locality: Wanneroo Road, Neerabup • Particulars of Land: Portion of lot 27 • Additional Use and Conditions (Where Applicable): <p>Additional Use:</p> <p>Sale of vegetable and flower seeds; Sale of stockfeed; Sale of fertiliser, fungicides and insecticides; Sale and repair of farm machinery, farming implements and irrigation equipment; Showroom and hardware area for the display and sale of items related to the agricultural industry, with a maximum area open to the public of 2,000 square metres; Warehouse for storage of the above items (not open to the public for sale of goods).</p>

Amendment No.	Date of Publication	Description
		Conditions:
		(i) Development to include provision to Council's satisfaction of facilities for farmer advice and education;
		(ii) Development to be designed to be complementary to the rural character of the broader surrounding area.
26	10.9.2004	Modifies the Structure Planning provisions in Part 9 by inserting new Clauses 9.1.3, 9.6.8, 9.7.1, 9.7.2, 9.7.3, 9.7.4 and modifying Clauses 9.4.1, 9.4.1(a), 9.4.1(b), 9.4.2, 9.6.1(b), 9.6.1(b)(i), 9.6.3(b), 9.5.3(c), 9.6.5, 9.7, 9.8.1, 9.8.3(b), 9.8.3(f), 9.11.1, 9.12.3. Modifies Schedules 7 and 8. Modifies Clauses 3.10.3(a), 3.13.3, 3.14.3, 3.15.3, 3.23.2 and 6.1.3.
41	3.12.2004	Rezones portions of lots 118 and 807 and 'A' Class Reserve 27575 Clarkson from unzoned and General Rural to Urban Development Rezones portions of land abutting the Mitchell Freeway reservation at Clarkson, Ridgewood, Butler and Alkimos from unzoned and General Rural to Urban Development. Rezones 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. Amends Schedule 12 to include Environmental Conditions relating to Lots 118 and 807 and 'A' Class Reserve 27575, Clarkson.
47	3.12.2004	Recodes Lot 279 Penola Court, Clarkson from R20 to R40
44	24.12.2004	Rezones Lot 500 Prindiville Drive, Wangara from 'Service Industrial' to 'Service Industrial and Additional Use' Modifies Schedule 2 by listing "Office" as an additional use permitted for Lot 500 Prindiville Drive, Wangara.

Amendment No.	Date of Publication	Description
40	31.12.04	<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	Omnibus Amendment implementing 42 separate proposals, including various amendments to the Scheme Text and Maps.
45	3.5.05	Recodes Lot 3 (60) Hainsworth Avenue, Girrawheen from R20 to R40
38	21.10.05	Includes a new Clause 4.24 – Protection and Relocation of Native Fauna.
49	11.11.05	Amends Table 1 by modifying the permissibility of 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	Rezones a portion of Lot 34 Lancaster Road, Wangara from Business to Service Industrial zone.
54	6.1.06	Rezones Lot 5 Villanova Street, Wanneroo from Service Industrial, Additional Use (Restaurant and Take-Away) to Commercial
46	7.2.06	Designates a portion of Lot 6278 Wanneroo Road, Nowergup as being subject to Additional Uses.
56	17.2.06	Rezones a portion of Lot 34670 Wanneroo Road, Wangara from Local Reserve – Parks and Recreation to Service Industrial.
35	17.2.06	Modifies Part 10 and Schedule 9 relating to the East Wanneroo Planning and Development Contributions Arrangements.
37	14.3.06	Includes a new Clause 9.14 which incorporates provisions for the preparation, consideration and adoption of Detailed Area Plans.
7	28.3.06	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

Amendment No.	Date of Publication	Description
11	21.4.06	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	Omnibus Amendment implementing 17 separate proposals, including various amendments to the Scheme Text and Maps.
55	25.8.06	Omnibus Amendment rezoning and applying density codes to the land contained within Structure Plan Areas 16 (Landsdale Gardens Estate Neighbourhood Centre), 19 (Yanchep South), 21A (Banksia Grove), 21B (Carramar South/Tapping North) and 24 (Wanneroo North).
63	9.1.07	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	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	Rezones Lot 1 Yanchep Beach Road, Yanchep from Local Authority Reserve – Parks and Recreation to Urban Development zone.
64	4.12.07	Allows the use class “Medical Centre” as an additional use on Lot 2 (857) Wanneroo Road, Wanneroo.
72	4.12.07	Recodes Lot 7 (12) Dimitrios Court, Hocking from R20 to R40.
69	18.12.07	Recodes Lots 282 – 284 Clarkside Court, Wanneroo from R20 to R40.
68	16.5.08	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	Rezones portion of Lot 302 Yanchep Beach Road to Service Industrial zone Extends the ‘Additional Uses – Area 1-19’ Amends Schedule 2 – Additional Uses to include Lot 19 Welwyn Avenue & portion of Lot 302 Yanchep Beach Road.

Amendment No.	Date of Publication	Description
78	3.10.08	Recodes Lots 611, 700 & 701 Hadlow Place and Lots 612 & 702 Dover Court, Marangaroo from R20 to R40.
62	24.10.08	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	Recodes Lot 1321 (2) Pannell Way, Girrawheen from R20 to R40
83	9.12.08	Rezones Lot 12 (2) Fowey Loop, Mindarie from Civic and Cultural to Residential R40.
25	31.3.09	Rezones the land collectively known as "East Landsdale Precinct 64" to Urban Development and amends Part 10 and Schedule 9.
92	12.5.09	Recodes Lot 8 (94) Greenfields Circle, Hocking from Residential R20 to R40.
88	12.5.09	Rezones Lot 6 (12) Hughie Edwards Drive, Merriwa from Business to Commercial and amends Schedule 3 for the Merriwa Local Centre.
89	29.5.09	Amends Schedule 2 to allow the use class "Office" as an Additional Use on Lots 243 and 244 Dellamarta Road, Wangara.
43	20.11.09	Modifies Schedule 15 (clause 3.23)
73	20.11.09	Rezones Lot 251 Motivation Drive, Wangara from Centre Zone to General Industrial Zone. Rezones a portion of Lots 478 Prestige Parade and Lot 479 Vision Street, Wangara from General Industrial Zone to Centre Zone and amends Schedule 3 accordingly
81	20.11.09	Rezones a portion of Lot 1126 (154) Lagoon Drive, Yanchep from Special Use Zone to Residential R20 and modifies Schedule 3 relating to Pt Lot 614
97	8.12.09	Recodes Lot 26 Brunswick Circuit, Banksia Grove from Residential R20 to Residential R40
71	19.3.10	Amends the general provisions of the Special Residential Zone and the special provisions of Special Residential Zone No. 5 relating to Lots 1 and 2 Flynn Drive, Carramar and the Scheme Map.

Amendment No.	Date of Publication	Description
100	25.6.10	Rezones Lot 1334 (106) St Stephens Crescent, Tapping to Residential R20 and Amends Schedule 3 by deleting the centre described as 'Tapping – Portion of Lot 9018 (NE6) – 200m ² NLA'.
101	16.7.10	Recodes a portion of Lot 1803 (60) Seagrove Boulevard, Merriwa from Residential R20 to Residential R40; rezones the remaining portion from Residential zone to Special Use Zone and modifies Schedule 2, Section 3 accordingly.
103	17.9.10	Applies an Additional Use zone over Lot 2295 (149) Higgins Road, Pinjar for the purpose of a Solar Power Precinct and amends Schedule 2 accordingly.

**AGREED STRUCTURE PLANS APPROVED UNDER THE PROVISIONS
OF PART 9**

No.	Description/Locality
2	Clarkson District Centre
3	East Wanneroo Cell Number 1 (Tapping/Ashby)
4	East Wanneroo Cell Number 2 (Sinagra)
5	East Wanneroo Cell Number 3 (Wanneroo)
6	East Wanneroo Cell Number 4 (Hocking/Pearsall)
7	East Wanneroo Cell Number 5 (Landsdale)
8	East Wanneroo Cell Number 6 (Darch/Madeley)
9	East Wanneroo Cell Number 7 (Wangara West)
10	East Wanneroo Cell Number 8 (Wangara)
11	Regent Waters South
12	Mindarie Keys
13	Mindarie Keys Harbourside Village
15	Merriwa (Seagrove Estate)
16	Landsdale Gardens Estate Neighbourhood Centre
17	Neerabup Industrial Area
19	Yanchep South
21A	Banksia Grove
21B	Carramar South/Tapping North
23	Wanneroo Town Centre
24	Wanneroo North
27	Butler/Ridgewood
29	Clarkson South East
30	Two Rocks Northern Precinct
32	Portion of Lot 8989 Two Rocks Road, Two Rocks
33	Lot 16 Connolly Drive, Clarkson
35	Lot 201 Breakwater Drive, Two Rocks
36	Lot 12 Jindalee
38	Brighton Village Centre
39	Butler-Jindalee District Structure Plan
40	Lot 1 & Lot 102 Yanchep Beach Road, Yanchep
41	Swan Location 13460 Yanchep Beach Road, Yanchep
42	Hocking Local Centre Structure Plan
44	Capricorn Coastal Village
45	Pederick Road
47	Drovers Place Precinct
48	Lot 501 Two Rocks Road, Two Rocks
49	Yanchep Village Structure Plan
50	Lots 510-533 Grasstree Bend, Banksia Grove
51	Darch Neighbourhood Centre
52	Brighton West Village Centre
54	Capricorn Neighbourhood Centre
56	Lot 505 Pederick Road, Neerabup
60	Lots 1001 and 1002 Marmion Avenue, Alkimos
61	Lots 1 and 2 Flynn Drive, Carramar
62	Lots 282-284 Clarkside Court, Wanneroo

CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO. 2

Adopted by resolution of the Council of the City of Wanneroo at the Ordinary meeting of the Council held on the 27th day of March 1991.

Modified by resolution of the Council of the City of Wanneroo at the Special meeting of the Council held on the 22nd day of August 1996.

Modified by resolution of the Council of the City of Wanneroo at the Special meeting of the Council held on the 10th day of September 1997.

On July 1, 1998, the City of Wanneroo ceased to exist. In its place, the City of Joondalup and the Shire of Wanneroo were created, with both municipalities coming into existence on the same date, July 1, 1998.

Adopted for final approval by resolution of the Shire of Wanneroo at the Ordinary Meeting of the Council held on the 22nd day of September 1998.

Modified and adopted for final approval by resolution of the Shire of Wanneroo at the Special Meeting of the Council held on the 17th May 1999.

On July 1, 1999 the Shire of Wanneroo became the City of Wanneroo, notice of which was published in the Government Gazette on 18 June 1999.

Adopted for final approval by the Council of the City of Wanneroo at the Ordinary meeting held on the 6th day of February 2001 and the Common Seal of the City of Wanneroo was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

Recommended/Submitted for final approval

.....
CHAIRPERSON, WESTERN AUSTRALIAN
PLANNING COMMISSION

DATE

Final Approval Granted 27 June 2001
Gazettal 6 July 2001

.....
MINISTER FOR PLANNING &
INFRASTRUCTURE

DATE

THE CITY OF WANNEROO DISTRICT PLANNING SCHEME NO. 2

The City of Wanneroo Council, under and by virtue of the powers conferred upon it in that behalf by the Town Planning and Development Act, 1928 (as amended), hereunder referred to as The Act, hereby makes the following Town Planning Scheme for the purposes laid down in the Act.