

Owner	Planning and Sustainability
Implementation	2010
Reviewed	Biannual
Next Review	Upon the earlier of 12 months from adoption by Council or the gazettal of any amendment to the Town Planning Regulations 1967 in respect of structure planning process or provisions.

POLICY OPERATION

Policy Development

This Policy has been prepared under the provisions of Part 9 of the City of Wanneroo District Planning Scheme No. 2.

Application and Purpose

This Policy expands and elaborates on the provisions of Part 9 of DPS 2, which deals with structure plans and detailed area plans. The Policy applies to all the land within the City of Wanneroo where DPS 2 requires a structure plan or detailed area plan.

Objectives

The objectives of this policy are to:

- 1) Establish a structure planning hierarchy that allows for different types of planning issues to be addressed at the appropriate stage of the planning process.
- 2) Detail the minimum requirements and assessment criteria for each type of structure plan in order to ensure a consistent approach to structure planning and improve planning outcomes in the City of Wanneroo.
- 3) Refine and clarify the structure plan and structure plan amendment process to provide a robust, streamlined and consistent assessment process.
- 4) Establish an agreed structure plan revocation process that allows for structure plans to be updated in a streamlined manner, providing for better planning outcomes in established areas.

GENERAL POLICY PROVISIONS

1. General Provisions

- 1.1 The following Policy Table provides (in the left hand column) a summary of various clauses under Part 9 of DPS 2 relating to structure plans and detailed area plans and (in the right hand column) the corresponding policy clauses that

- articulate the City of Wanneroo's position on the interpretation and application of these Scheme provisions.
- 1.2 Where the attached table omits a particular clause that exists under DPS 2 that shall be taken as meaning that this Policy provides no specific guidance on the interpretation and application of that Scheme clause.
 - 1.3 Any reference to a "Clause" under the Policy Provisions column of the Policy Table, shall be taken as meaning a clause of this Policy, unless otherwise stated as being a clause or provision of DPS 2.
 - 1.4 The Attachments to this Policy form part of the Policy and are referenced in the following Policy Table.

POLICY TABLE

<i>DPS 2 Clause No.</i>	<i>Summary of DPS 2 Clause or Subclause</i>	<i>Policy Clause No.</i>	<i>Policy Provision</i>
9.1	Council May Require Structure Plan	1.0	
9.1.1	<p>Council may require a Structure Plan as a prerequisite for Council to:</p> <ul style="list-style-type: none"> a) Support a proposal to rezone or reclassify land; b) Support an application to subdivide or amalgamate lots; or c) Consider an application for planning approval. 	1.1	<p>An Agreed Structure Plan is required for all zones requiring an Agreed Structure Plan under Part 3 of DPS 2, pursuant to subclause 9.11.1 of DPS2, and for all for all activity centres classified as a district centre or higher under the City of Wanneroo’s Centres Local Planning Policy as amended or superseded by Council.</p>
		1.2	<p>For land affected by Clause 1.1, an Agreed Structure Plan is required as a prerequisite to a), b) or c) of subclause 9.1.1 of DPS 2, unless Council, having regard to the matters listed under clause 9.11.2 of DPS 2, determines that the proposal or application is for one or more of the following:</p> <ul style="list-style-type: none"> a) The amalgamation of lots or part lots; b) The consolidation of land for “superlot” purposes to facilitate land assembly for future development; or c) The purpose of allowing access or the provision of services or infrastructure that would not prejudice future development outcomes.

<i>DPS 2 Clause No.</i>	<i>Summary of DPS 2 Clause or Subclause</i>	<i>Policy Clause No.</i>	<i>Policy Provision</i>
9.1.3	Council may require multiple Structure Plans to be prepared in relation to the same area.	1.3	There are three classifications of structure plans in the structure plan hierarchy that can apply to the same area, as follows: <ul style="list-style-type: none"> a) District; b) Local; and c) Centre.
		1.4	An Agreed District Structure Plan is required in the following areas illustrated in Attachment 1 : <ul style="list-style-type: none"> a) Butler-Jindalee; b) Alkimos-Eglinton; and c) Yanchep-Two Rocks
		1.5	An Agreed Local Structure Plan is required for land zoned Urban Development; Rural Community; or Industrial Development, under DPS 2 or an Agreed Structure Plan, pursuant to Part 3 of DPS 2.
		1.6	An Agreed Centre Structure Plan is required for the whole of an activity centre classified as a district centre or higher under the City of Wanneroo’s Centres Local Planning Policy as amended or superseded by Council, and for land zoned Marina or Centre under DPS 2 or an Agreed Structure Plan, pursuant to Part 3 of DPS 2.
9.3	Matters To Be Included	2.0	
9.3	Without limiting the generality of Schedule 7, Council may require any other matter to be included in a Structure Plan.	2.1	A Structure Plan shall consist of three parts: <ul style="list-style-type: none"> a) Part 1- Statutory Part

DPS 2 Clause No.	Summary of DPS 2 Clause or Subclause	Policy Clause No.	Policy Provision
			<ul style="list-style-type: none"> b) Part 2- Explanatory Part c) Part 3- Technical Supporting Documentation
		2.2	Part 1 shall contain the application area, statutory provisions, requirements and standards of the Structure Plan, and shall have effect as if included in the Scheme.
		2.3	Part 2 is for guidance and information purposes only and shall consist of background and explanatory information to support Part 1 of the Structure Plan.
		2.4	Part 3 is for guidance and information purposes only and shall consist of technical reports to support Part 1 and Part 2 of the Structure Plan.
		2.5	District Structure Plans shall address the matters outlined in Attachment 2 .
		2.6	Local Structure Plans and Centre Structure Plans shall address the matters outlined in Attachment 3 .
9.4	Submission of Structure Plan To Council	3.0	
9.4.1	The proponent should submit evidence to the City to demonstrate that adequate consultation with the City, relevant Government agencies and where appropriate, the community, affected and adjoining landowners has occurred, and how the issues have been incorporated and/ or addressed in the Structure Plan.	3.1	<p>A Structure Plan shall be lodged with the following:</p> <ul style="list-style-type: none"> a) Proof of consultation with the City, relevant government agencies and affected and adjoining landowners in accordance with subclause 9.4.1 of DPS 2; b) A summary of the consultation results and how the issues raised have been addressed in the lodged Structure Plan.
9.4.1	A Structure Plan shall be submitted to the Council in quadruplicate or such other quantity	3.2	A Structure Plan shall be lodged with the following:

<i>DPS 2 Clause No.</i>	<i>Summary of DPS 2 Clause or Subclause</i>	<i>Policy Clause No.</i>	<i>Policy Provision</i>
	specified by the Council.		a) Four hard copies of the complete Structure Plan including Part 1, Part 2 and Part 3 as separate documents; and b) A compact disc containing an electronic copy of the complete Structure Plan including a separate Part 1, Part 2 and Part 3 pdf file and the Part 1 Structure Plan Map represented as spatial data.
9.4.1	The Council in its consideration of a Structure Plan may do any of the following: a) determine that the Structure Plan is satisfactory, send a copy to the Commission, and advertise it under the provision of Clause 9.5. b) determine that the Structure Plan is satisfactory and shall be advertised subject to specified modifications being made by the proponent or the Council and/ or other specified matters being attended by the proponent; or	3.3	A Structure Plan will be deemed unacceptable, pursuant to sub-clause 9.4.1 c) of DPS 2, if in Council's opinion it does not and cannot reasonably comply with: <ul style="list-style-type: none"> • City of Wanneroo District Planning Scheme No. 2; • Any relevant higher order Agreed Structure Plan; and/or • Applicable local and state planning policies and strategies.
	c) determine that the Structure Plan should not be agreed to for stated reasons.	3.4	Council shall make a determination under subclause 9.4.1 of DPS 2 within 21 days following the lodgment of a Structure Plan, or such longer period as agreed in writing between the Council and the applicant.
		3.5	Within seven days of the determination under subclause 9.4.1, Council shall inform the proponent in writing of the decision.
		3.6	Advertising shall commence within 21 days of Council's determination under subclauses 9.4.1 a) of DPS 2.
9.4.1	a) Council may waive public notification of a Structure Plan under Clause 9.5, when it	3.7	For the purposes of Clause 9.4.1 a) of DPS 2, adequate publicity of a proposal is that which is undertaken in accordance with Clause 4.0.

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	considers adequate publicity of the proposal has already been undertaken.	3.8	<p>Public notification of a Structure Plan will only be waived where a modification is required to a Structure Plan after public notification by either the City, pursuant to subclause 9.6.1 b), or by the Commission, pursuant to subclause 9.6.3 c) of DPS 2, and where Council is satisfied that:</p> <ul style="list-style-type: none"> a) the modification(s) does not significantly or materially depart from the version of the Structure Plan that was advertised for public comment; b) the modification is in response to a submission(s) received during the advertising period; and c) readvertising of the modified structure plan would be unlikely to cause the modifications(s) to be reconsidered.
9.4.1	b) Council may determine that the Structure Plan is satisfactory and shall be advertised subject to specified modifications being made and/or other specified matters being attended to.	3.9	Any modifications required to be made or specified matters required to be attended to under 9.4.1 of DPS 2, shall be completed and accepted by Council prior to the commencement of Public Notification under Clause 9.5 of DSP 2.
9.5	Public Notice	4.0	
9.5.1	Council shall ensure that adequate publicity is given. Such publicity shall be undertaken by the proponent.	4.1	Advertising shall be for a period of 42 days, excluding any public holidays or the eight days from Christmas Day to New Years Day inclusive, if such days fall within the advertising period.
		4.2	<p>The following shall be carried out by the proponent or City during the advertising period:</p> <ul style="list-style-type: none"> a) The placement of an advertisement in the local newspaper;

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			<p>b) The placement of a sign displaying notice of the Structure Plan on site;</p> <p>c) Inclusion of the Structure Plan under the “Your Say” section of the City of Wanneroo website;</p> <p>d) Writing to all adjoining and affected landowners (as determined by Council);</p> <p>e) Writing to all relevant government agencies (as determined by Council) and providing each with a compact discs containing an electronic copy of the complete Structure Plan;</p> <p>f) The provision of eight hard copies of the complete Structure Plan including Part 1, Part 2 and Part 3 as separate documents and eight compact discs containing electronic copies of the complete Structure Plan including a separate Part 1, Part 2 and Part 3 pdf and word file and the Part 1 Structure Plan Map represented as spatial data; and</p> <p>g) The inclusion of one hard copy of the Structure Plan at each of the following locations:</p> <ul style="list-style-type: none"> • City of Wanneroo Civic Centre, • Wanneroo Library and • The closest City of Wanneroo library to the Structure Plan other than the Wanneroo library.

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9.6	Consideration of Structure Plan	5.0	
9.6.1	<p>Council shall consider all submissions and within 60 days of the close of advertising do one of the following:</p> <p>a) refuse to adopt the Structure Plan;</p> <p>b) resolve that the Structure Plan is satisfactory with or without modifications which the Council may make or require the proponent to make and submit three copies to the Commission for adoption and certification.</p>	5.1	<p>Council shall refuse to adopt a Structure Plan and recommend the same to the Commission, pursuant to sub-clause 9.6.1 of DPS 2, where:</p> <p>a) A higher order structure plan required by DPS 2 or this policy for the land has been prepared but is not yet operational, pursuant to subclause 9.8.1 of DPS 2; and</p> <p>b) In Council's opinion, the Structure Plan does not and cannot comply with the proposed higher order structure plan or in Council's opinion, adoption of the Structure Plan would be premature or prejudicial to the outcome of the higher order structure plan.</p>
		5.2	<p>If Council resolves that the Structure Plan is satisfactory with modifications, the modifications are not required to be undertaken prior to Council forwarding the proposed Structure Plan to the Commission for adoption and certification. The advertised structure plan shall be forwarded to the Commission for adoption and certification along with the Council resolution; table of submissions; and list of modifications. Certification shall only occur once the required modifications have been undertaken to the satisfaction of the Commission and Council.</p>
9.6.3	<p>a) Commission should convey its decision to Council within 60 days.</p>	5.3	<p>Within seven days of receiving the Commission's decision under subclause 9.6.3 (a) of DPS 2, the Council shall inform the proponent of the Commission's decision.</p>
	<p>c) If the Commission requires modifications to the Structure Plan the proponent shall make the modifications in consultation with the Council or the Council may make the</p>	5.4	<p>The proponent shall make the modifications required by the Commission and resubmit the Structure Plan under Clause 9.4 of DPS 2. The Council will only consider making (but is not obliged to make) the modifications itself if it is satisfied that:</p>

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	modifications required by the Commission and resubmit the Structure plan for consideration under Clause 9.4.		a) The Structure Plan is required to facilitate development of numerous landholdings in multiple ownership; and b) Costs associated with the Council making the modifications required by the Commission can be recovered through a cost contribution arrangement.
		5.5	If the Commission requires modifications to the Structure Plan and the Structure Plan is resubmitted under Clause 9.4 of DSP 2, the Council shall consider whether the modifications require public notification in accordance with Clause 3.8.
9.7	Amendment or Revocation of Agreed Structure Plan	6.0	
9.7.2	Public notification of an amendment may be waived when 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.	6.1	Council, in deciding whether to waive public notification of an amendment, shall have regard to the degree to which the amendment: <ul style="list-style-type: none"> a) Proposes a more appropriate development outcome than that identified in the Agreed Structure Plan; b) Is in accordance with the stated principles, aims and/or objectives of the Agreed Structure Plan; c) Would achieve a development outcome which is the same or similar in principle to that of the Agreed Structure Plan; and d) detrimentally affects the following: <ul style="list-style-type: none"> • adjoining property;

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			<ul style="list-style-type: none"> • shape, size, function or location of public open space; • boundary and/or location of land use classifications and/or residential densities; • location or reorientation of proposed roads; and • a development contribution arrangement.
		6.2	<p>The following information is required at the time of lodgement of a structure plan amendment:</p> <ul style="list-style-type: none"> • The amendment, including the proposed amendments to the Part 1 text and map, Part 2, and Part 3; • An amendment report, including justification for the amendment; and • Supporting documentation in line with the requirements of a structure plan or detailed area plan.
		6.3	Notwithstanding Clause 6.2, structure plan amendments shall be processed in the same way as structure plans.
9.9	Compliance With Agreed Structure Plan and Agreed Detailed Area Plan	7.0	
9.9	Where land is subject to any obligation or liability under an Agreed Detailed Area Plan or an Agreed Structure Plan, the land shall not be subdivided or in any other way developed unless arrangements satisfactory to the Council have	7.1	Any obligation or liability under an Agreed Detailed Area Plan or an Agreed Structure Plan shall not be discharged until the Agreed Detailed Area Plan or an Agreed Structure Plan has been amended to discharge that obligation or liability, in accordance with Part 9 of DPS 2 and this policy.

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	first been made for the discharge of that obligation or liability.		
9.10	Copyright and Ownership	8.0	
9.10	A proponent shall transfer to the Council in writing all copyright ownership of Structure Plans and Detailed Area Plans together with supporting documentation submitted to Council and Agreed Detailed Area Plans and Agreed Structure plans adopted by Council.	8.1	A proponent shall transfer all copyright ownership, pursuant to Clause 9.10 of DPS 2, following Council adopting, signing and sealing a Structure Plan under subclause 9.6.5 of DPS 2 or a Detailed Area Plan under 9.14.3 d) of DPS 2.
9.14	Detailed Area Plans	9.0	
9.14.1 (a) (i)	The City or the Commission may, as part of a proposed or an Agreed Structure Plan, require a person to prepare and submit to the Council a Detailed Area plan within the time specified in the notice.	9.1	Agreed Structure Plans shall require the preparation and submission of a Detailed Area Plan for the following areas, prior to an application for subdivision being supported by the Council: <ul style="list-style-type: none"> a) Neighborhood and local centres; and b) Transit Oriented Developments, areas within 800 metres of railways stations.
		9.2	Notwithstanding Clause 9.1 above, detailed area plans shall only be required as a condition of subdivision where a site specific factor warrants further built form control not already controlled through an agreed structure plan or the Scheme.
9.14.1 (b)	A Detailed Area Plan shall be submitted to the Council in quadruplicate or such other quantity specified by the Council.	9.3	A Detailed Area Plan shall be lodged with the following: <ul style="list-style-type: none"> a) Four hard copies of the complete Detailed Area Plan; and b) A compact disc containing an electronic copy of the complete Detailed Area Plan as a pdf and word file and the Detailed Area

DPS 2 Clause No.	Summary of DPS 2 Clause or Subclause	Policy Clause No.	Policy Provision
			Plan Map represented as spatial data.
9.14.2	<p>A Detailed Area Plan may include details as to:</p> <ul style="list-style-type: none"> (a) building envelopes and setbacks; (b) distribution of land uses within a lot; (c) private open space; (d) services; (e) vehicular access, parking, loading and unloading areas, storage yards and rubbish collection closures; (f) the location, orientation and design of buildings and the space between buildings; (g) advertising signs, lighting and fencing; (h) landscaping, site and building levels and drainage; (i) protection of sites of heritage, conservation, flora or environmental significance; (j) special development controls and guidelines; and 	9.4	<p>Detailed Area Plans shall address matters (a) to (j) listed under subclause 9.14.3 of DSP 2 as well as the following matters:</p> <ul style="list-style-type: none"> i) Existing site context, including existing vegetation, landform levels, built form, infrastructure and land uses; ii) Interface between public and private domain; iii) Existing and retained vegetation; iv) Earth working; v) Specific land uses requirements; vi) Variations to Scheme Zones; vii) Variations to the R Codes; viii) Vehicular access; ix) Cyclist and pedestrian access; and x) Staging of development.

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	(k) such other information considered relevant by the Council.		
		9.5	<p>A Detailed Area Plan shall be lodged with the following:</p> <ul style="list-style-type: none"> a) Proof of consultation with the City, relevant government agencies and affected and adjoining landowners in accordance with subclause 9.4.1 in DPS 2; b) A summary of the consultation and how the issues raised have been addressed in the lodged Detailed Area Plan.
9.14.3 (a)	Upon submission of a Detailed Area Plan to Council for consideration the Council is to assess the Detailed Area Plan within sixty (60) days if advertising is not required and ninety (90) days if advertising is required, or such longer period as may be agreed in writing between the proponent and the Council.	9.6	<p>Council, in determining whether advertising of a Detailed Area Plan is required, shall have regard to the degree to which the Detailed Area Plan:</p> <ul style="list-style-type: none"> a) Proposes a more appropriate development outcome than that identified in the Agreed Structure Plan; b) Is in accordance with the stated principles, aims and/or objectives of the Agreed Structure Plan; c) Would achieve a development outcome which is the same or similar in principle to that of the Agreed Structure Plan; and d) detrimentally affects the following: <ul style="list-style-type: none"> • adjoining property; • shape, size, function or location of public open space;

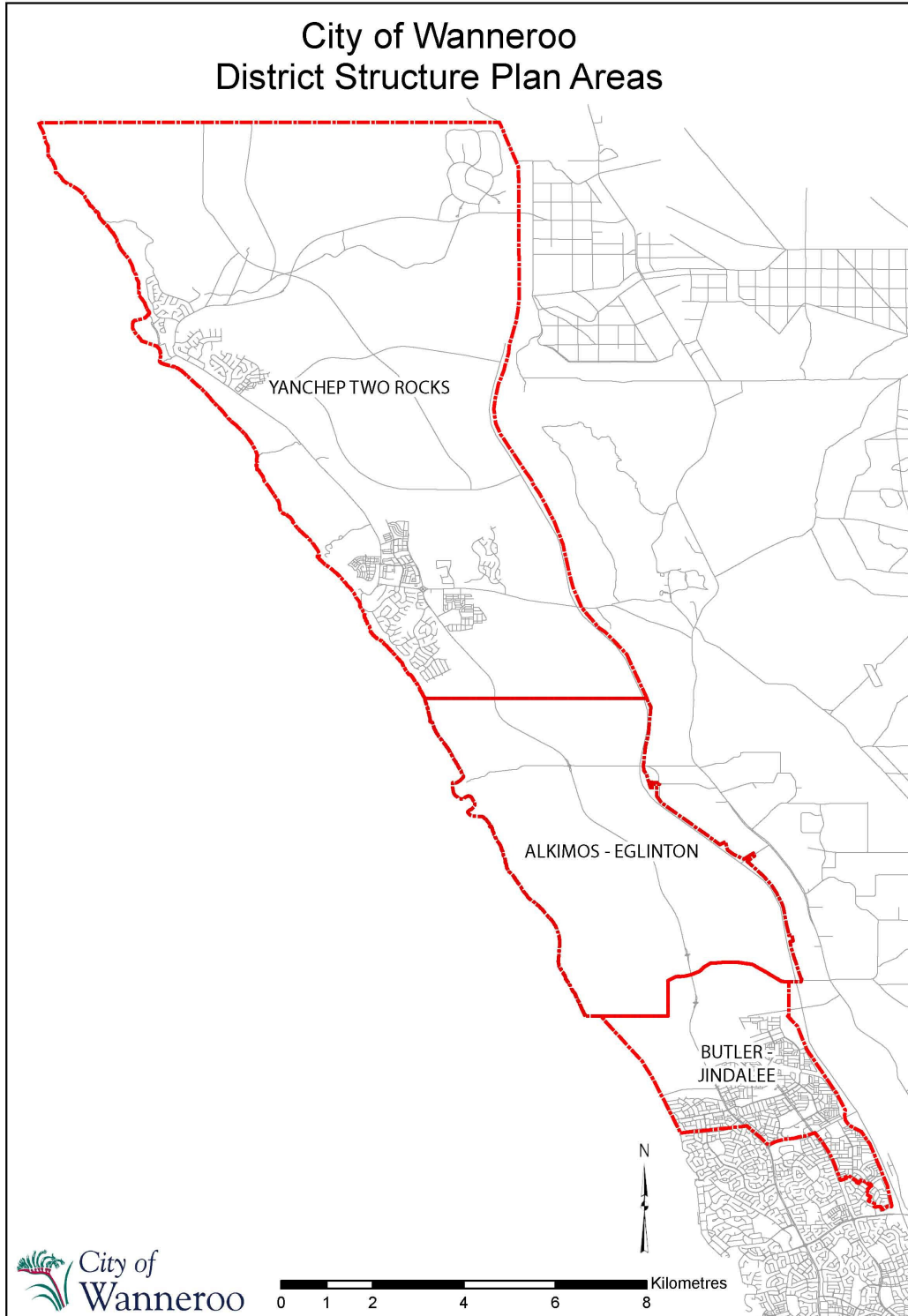
DPS 2 Clause No.	Summary of DPS 2 Clause or Subclause	Policy Clause No.	Policy Provision
			<ul style="list-style-type: none"> • boundary and/or location of land use classifications and/or residential densities; • location or reorientation of proposed roads; and • a development contribution arrangement.
9.14.3 (a)	Council is to assess the Detailed Area Plan and <ul style="list-style-type: none"> i) adopt the Detailed Area Plan with or without conditions and/or modifications; or ii) refuse to approve the Detailed Area Plan 	9.7	When making a determination under subclause 9.14.3 (a) of DPS 2, Council shall assess the information provided in a lodged Detailed Area Plan against the requirements of the following: <ul style="list-style-type: none"> • City of Wanneroo District Planning Scheme No. 2; • Any relevant higher order Agreed Structure Plan; • Applicable local and state planning policies and strategies; and • Any submissions received during the public notice period, if applicable.
9.14.3 (d)	Following the modifications required by the Council being made to the Detailed Area Plan, an officer authorised by Council should certify the Detailed Area Plan.	9.8	Within seven days of the determination under subclause 9.14.3 (a) of DPS 2, Council shall inform the proponent in writing of its decision.
9.14.3 (a)	Following the modifications required by the Council being made to the Detailed Area Plan, an officer authorised by Council should certify the Detailed Area Plan.	9.9	A Detailed Area Plan, modified as a result of a determination by Council under subclause 9.14.3 (a) of DPS 2, shall be assessed for certification within 21 days following its lodgment.
9.14.4 (a)	The Council may at its discretion require a Detailed Area Plan to be advertised with or without conditions and/or modifications, prior to	9.10	Any modifications required to be made or specified matters required to be attended to, shall be completed and accepted by Council prior to the commencement of Public Notification under Clause 9.14.4 of DSP 2.

DPS 2 Clause No.	Summary of DPS 2 Clause or Subclause	Policy Clause No.	Policy Provision
	Council considering the Detailed Area Plan under Clause 9.14.3(a).		
9.14.4 (b)	The Council may at its discretion require an Amendment to an Agreed Detailed Area Plan to be advertised with or without conditions and/or modifications, prior to Council considering the Amendment to the Agreed Detailed Area Plan under Clauses 9.14.3(a) and 9.14.6.	9.11 9.12 9.13	<p>The following information is required at the time of lodgement of a detailed area plan amendment:-</p> <ul style="list-style-type: none"> • The amendment, including the proposed amendments to the Part 1 text and map, Part 2, and Part 3; • An amendment report, including justification for the amendment; and • Supporting documentation in line with the requirements of a structure plan or detailed area plan. <p>Notwithstanding Clause 9.11, detailed area plan amendments shall be processed in the same way as detailed area plans.</p> <p>Council, in deciding whether to waive public notification of an amendment, shall have regard to the degree to which the amendment:</p> <ol style="list-style-type: none"> a) Proposes a more appropriate development outcome than that identified in the Agreed Detailed Area Plan; b) Is in accordance with the stated principles, aims and/or objectives of the Agreed Detailed Area Plan; c) Would achieve a development outcome which is the same or similar in principle to that of the Agreed Detailed Area Plan; and

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			d) detrimentally affects the following: <ul style="list-style-type: none"> • adjoining property; • shape, size, function or location of public open space; • boundary and/or location of land use classifications and/or residential densities; • location or reorientation of proposed roads; and • a development contribution arrangement.
9.14.4 (c)	Public Notice of a Detailed Area Plan shall be undertaken by the proponent in accordance with the provisions of Clause 6.7 as may be directed by the Council.	9.13	Advertising shall be for a period of 28 days, excluding any public holidays or the eight days from Christmas Day to New Years Day inclusive, if such days fall within the advertising period.
		9.14	The following shall be carried out during the advertising period: <ul style="list-style-type: none"> a) The placement of an advertisement in the local newspaper; b) The placement of a sign displaying notice of the Detailed Area Plan on site; c) Inclusion of the Detailed Area Plan under the “Your Say” section of the City of Wanneroo website; d) Writing to all adjoining and affected landowners (as determined by Council);

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			<p>e) Writing to all relevant government agencies (as determined by Council) and providing each with a compact disc containing an electronic copy of the complete Detailed Area Plan;</p> <p>f) The provision of eight hard copies of the complete Detailed Area Plan and eight compact discs containing electronic copies of the complete Detailed Area Plan in pdf and word file format and the Part 1 Structure Plan Map represented as spatial data; and</p> <p>g) The inclusion of one hard copy of the Detailed Area Plan at each of the following locations:</p> <ul style="list-style-type: none"> • City of Wanneroo Civic Centre, • Wanneroo Library and • The closest City of Wanneroo library to the Structure Plan other than the Wanneroo library.
9.14.5	An Agreed Detailed Area Plan may vary the design standards and requirements applicable to R Codes.	9.15	A Detailed Area Plan may vary R Code standards and requirements to the extent that City of Wanneroo Local Planning Policy 2.1: Residential Development allows in assessment against the policy's established standards for Performance Criteria (column B in the Policy Table).

Attachment 1: District Structure Plan Areas



Attachment 2: District Structure Plans

1. The following plans and tables shall be included in Part 1 of a District Structure Plan and shall form part of the statutory provisions of the Structure Plan:
 - a) Structure Plan Map including the following:
 - i) The area covered by the Structure Plan
 - ii) The general location of:
 - land use types planned for the Structure Plan area
 - secondary and tertiary education institutions;
 - hospitals;
 - servicing infrastructure classified as district or above;
 - open space classified as district or above under the City of Wanneroo's Public Open Space Local Planning Policy, as amended or superseded by Council;
 - centres classified as district or above and coastal activity centres under the City of Wanneroo's Centres Local Planning Policy, as amended or superseded by Council;
 - significant social/pedestrian/cycle linkages;
 - roads classified as District Distributor B or above under Liveable Neighbourhoods;
 - coastal roads;
 - indicative location of high frequency public transport routes and stations; and
 - beaches and access to other public places of public enjoyment.
 - b) Clause and tables stating the statutory provisions, requirements and standards that shall apply to the Structure Plan area or parts of the Structure Plan area, including:
 - i) The vision and objectives for public spaces, the environment, transportation, residential density, built form, employment and economic development; and

- ii) How the Structure Plan Map and its components are to be applied and implemented.
 - c) Developer contribution arrangements for district level infrastructure and services.
- 2. Part 2 of a district structure plan shall provide a summary of how the Structure Plan addresses the following matters, pursuant to Clause 3.3:
 - a) Historic context of the structure plan area;
 - b) Current site description including existing environmental attributes, zoning, land use, population, density, and land ownership;
 - c) Regional, subregional and district planning context;
 - d) Statutory planning and environmental context;
 - e) Strategic planning context;
 - f) Federal, state and local government laws, policies and strategies;
 - g) Background and supporting information to the Part 1 provisions and summary of Part 3 reports;
 - h) Indicative dwelling and population yields;
 - i) Land allocation table;
 - j) “Plans illustrating the location of primary schools; neighbourhood level public open space and neighbourhood activity centres
 - k) Implementation and proposed planning process through to development;
 - l) Proposed District Planning Scheme No. 2 Amendment including indicative DPS 2 amendment map;
 - m) Proposed Metropolitan Region Scheme amendment including indicative MRS amendment map; and
 - n) Indicative staging of development.
- 3. Part 3 of a district Structure Plan shall include the following technical reports to support Part 2 and Part 1 of the Structure Plan, pursuant to Clause 3.4:
 - a) District Environmental Impact Assessment and Management Strategy
Including the following elements:

- Level 1 Fauna Survey in accordance with *EPA Guidance Statement 56*;
 - Level 1 Flora Survey in accordance with *EPA Guidance Statement 51*;
 - Wetland Assessment in accordance with City of Wanneroo Local Planning Policy;
 - Arboricultural Assessment if Significant Trees are present;
 - Geomorphology assessment;
 - Bushfire assessment in accordance with State Planning Policy;
 - Coastal Hazard Setback Assessment if reduced coastal setbacks are proposed;
 - Desktop Karst Survey;
 - Acid Sulphate Soil Assessment; and
 - Environmental Management Strategy detailing the process for addressing the findings of the District Environmental Impact Assessment.
- b) District Water Management Strategy
- In accordance with *Better Urban Water Management*.
- c) District Engineering Infrastructure Strategy
- Including the following elements:
- District heritage; environment; water; and transportation context, as described in the above plans, strategies and assessments;
 - Site works;
 - Drainage Infrastructure;
 - Transportation Infrastructure;
 - Wastewater Infrastructure;
 - Water Reticulation;
 - Electricity Supply and System;

- Telecommunication Services; and
 - Gas.
- d) District Transportation Strategy
- Including the following elements:
- Existing regional and district movement network context;
 - District transportation modeling addressing public transport, walking, cycling and traffic trips; and
 - Transportation strategies addressing regional and district:
 - Public transport;
 - Road network (including roads classified as District Distributors under Liveable Neighborhoods);
 - Traffic management;
 - Intersection treatments and controls;
 - Road reserves and cross sections (including roads classified as District Distributors under Liveable Neighborhoods); and
 - Cycling and walking infrastructure
- e) District Economic Strategy
- Including the following elements:
- Demographic, economic, infrastructure and land use context;
 - Floorspace modeling to neighbourhood centre level, including shop retail, industrial and public purpose floorspace, including health, education and leisure, as defined by the Western Australian Planning Land Use Categories
 - Economic strategies detailing floorspace distribution, broad land uses, infrastructure, employment density, employment self sufficiency and staging.
- f) District Community Development and Facilities Strategy
- Including the following elements:
- Existing regional and district demographic context;

- Existing community facilities and services;
 - Demographic population projections;
 - Community consultation and vision;
 - Regional and district facilities and services; and
 - Governance and implementation.
4. Following the assessment of the Structure Plan, the City may require other information to also be provided. The City will provide guidance on any further requirements.

Attachment 3: Local and Centre Structure Plans

1. Part 1 of a local or centre Structure Plan shall include the text contained in **Appendix 1**, pursuant to Clause 3.2.
2. The following plans and tables shall be included in Part 1 of a local or centre Structure Plan and shall form part of the statutory provisions of the Structure Plan:
 - a) Structure Plan Map including the following:
 - i) The area covered by the Structure Plan
 - ii) The precise location of:
 - proposed local DPS 2 zones and existing MRS reserves; and
 - residential design codings or ranges.
 - iii) The general indicative location of
 - tertiary, secondary and primary education institutions;
 - hospitals;
 - community purpose sites;
 - Indicative location, boundary and type of strategic local open space;
 - all activity centres;
 - roads classified as local distributors or above under Liveable Neighbourhoods;
 - indicative public transport routes and stations;
 - principle shared paths; and
 - beaches and access to other public places of public enjoyment.
 - b) Clauses and tables stating the statutory provisions, requirements and standards that shall apply to the Structure Plan area or parts of the Structure Plan area, including:
 - i) The vision and objectives for public spaces, the environment, transportation, residential density, built form, employment and economic development;

- ii) Residential Design Code ranges, locational criteria, and the process detailing how the coding of land in the Structure Plan area is to be facilitated;
 - iii) Minimum dwelling densities per hectare for strategic areas; and
 - iv) How the Structure Plan Map and its components are to be applied and implemented;
 - v) Developer contribution arrangements.
3. Part 2 of a local or centre Structure Plan shall provide a summary of how the Structure Plan addresses the following matters, pursuant to Clause 3.3:
- a) Historic context of the Structure Plan area
 - b) Current site description including existing environmental attributes, zoning, land use, population, density, infrastructure and land ownership;
 - c) Regional, subregional, district and local planning context;
 - d) Statutory planning and environmental context;
 - e) Strategic planning context
 - f) Background and supporting information to the Part 1 provisions
 - g) Summary of Part 3 reports
 - h) Masterplan
 - i) Land allocation table
 - j) Public open space masterplan and schedule including type, indicative size, location and function
 - k) Indicative dwelling and population yields
 - l) Implementation and proposed planning process through to development
 - m) Proposed Metropolitan Region Scheme amendment including indicative MRS amendment map
 - n) Proposed District Planning Scheme No. 2 Amendment including indicative DPS 2 amendment map
 - o) Federal, state and local government laws, policies and strategies.
 - p) Indicative staging of development

4. Part 3 of a local or centre Structure Plan shall include the following technical reports to support Part 2 and Part 1 of the Structure Plan, pursuant to Clause 3.4:

a) Local Environmental Impact Assessment and Management Strategy

Including the following elements:

- Level 1 Fauna Survey in accordance with *EPA Guidance Statement 56*;
- Level 1 Flora Survey in accordance with *EPA Guidance Statement 51*;
- Level 2 Fauna Survey in accordance with *EPA Guidance Statement 56* if remnant vegetation in Very Good or better condition is present;
- Level 2 Flora Survey in accordance with *EPA Guidance Statement 51* if remnant vegetation in Very Good or better condition is present;
- Wetland Assessment;
- Significant Tree and Vegetation Survey;
- Arboricultural Assessment if Significant Trees are present;
- Geomorphology assessment;
- Bushfire assessment;
- Coastal Hazard Setback Assessment if reduced coastal setbacks are proposed;
- Desktop Karst Survey;
- Acid Sulphate Soil Assessment; and
- Environmental Management Strategy detailing the process for addressing the findings of the Local Environmental Impact Assessment

b) Local Water Management Strategy

In accordance with *Better Urban Water Management*

c) Local Engineering Infrastructure Report

Including the following elements:

- District engineering infrastructure context;

- Local heritage; environment; water; and transportation context, as described in the above plans, strategies and assessments;
 - Site works;
 - Drainage Infrastructure;
 - Transportation Infrastructure;
 - Wastewater Infrastructure;
 - Water Reticulation;
 - Electricity Supply and System;
 - Telecommunication Services; and
 - Gas.
- d) Local Transportation Strategy
- Including the following elements:
- Existing movement network context;
 - Transportation modeling addressing public transport, walking, cycling and traffic trips;
 - Transport Assessment in accordance with Transport Assessment Guidelines Volume 2 – Structure Plans (WAPC August 2006);
 - Land Use Development Audit in accordance with Part 6: Road Safety Audit of Guide to Road Safety (AustRoads 2009)
 - Transportation strategies addressing:
 - Public transportation;
 - Road network;
 - Parking;
 - Traffic management;
 - Intersection treatments and controls;
 - Road reserves and cross sections (including roads classified as District Distributors under Liveable Neighborhoods);

- Road Safety; and
 - Cycling and walking infrastructure
- e) Local Economic Strategy
- Including the following elements:
- Demographic, planning, economic, infrastructure and land use context;
 - Floorspace modeling addressing shop retail, industrial and public purpose floorspace, including health, education and leisure, as defined by the Western Australian Planning Land Use Categories; and
 - Economic strategies detailing floorspace distribution, land uses, infrastructure, employment density, employment self sufficiency targets and employment staging
- f) Local Community Development Strategy
- Including the following elements:
- Existing local demographic context;
 - Existing community facilities and services;
 - Demographic population projections;
 - Community consultation and vision;
 - Local facilities and services;
 - Programs and initiative; and
 - Governance and implementation.
- g) Local Heritage Strategy
- Including the following elements:
- Desktop Indigenous Heritage Assessment;
 - Consultation with Department of Indigenous Affairs; and

- Heritage Survey Report if an Aboriginal site is present, in accordance with requirements of Department of Indigenous Affairs.

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Following the assessment of the Structure Plan, the City may require other information to also be provided. The City will provide guidance on any further requirements.

Appendix 1: Part 1 Framework

Part 1 – Statutory

1.0 APPLICATION

- 1.1 This Part applies to the ... Structure Plan, being Lots ... and/or Part Lots ... and consisting of all land contained within the inner edge of the line denoting the Structure Plan boundary on the Structure Plan Map.
- 1.2 Unless otherwise specified in this part, the words and expressions used in this Structure Plan shall have the respective meanings given to them in the City of Wanneroo District Planning Scheme No. 2.
- 1.3 Pursuant to subclauses 9.8.2 and 9.8.3 of the Scheme, the provisions of this part shall apply to land contained within the Structure Plan as follows:
- a) the objectives, standards and requirements applicable to zones and residential design codings under the Scheme shall apply to the same extent to the areas having corresponding designations under the Structure Plan, unless specific provision is made to the contrary in this part.
 - b) any other provision, standard or requirement of this part that is not otherwise contained in the Scheme, shall apply to the land as though it is incorporated into the Scheme, and shall be binding and enforceable to the same extent as if part of the Scheme;
 - c) Part 2 and 3 of this Structure Plan are for explanatory purposes only, to provide a descriptive analysis of the Structure Plan.
- 1.4 In accordance with subclause 9.8.1 of the Scheme, this Structure Plan shall come into operation on the later date when it is either certified by the Western Australian Planning Commission (WAPC) pursuant to subclause 9.6.3 of the Scheme or adopted, signed and sealed by the Council.

2.0 OBJECTIVES

- 2.1 The objectives of this Structure Plan are to:
- a) ...

3.0 SUBDIVISION AND DEVELOPMENT

- 3.1 Plan A and Tables A-J form part of the statutory provisions of this Structure Plan and prescribe the standards, requirements and prerequisites for subdivision and development in the corresponding precincts designated on the Structure Plan Map. Where any variation arises between any provision of these plans and/or tables and

a provision of the Scheme, then the provision of the plan and/or table shall prevail to the extent of that variation and shall apply as an intended variation to the Scheme for the purposes of subclause 9.8.3 (f).

3.2 Prior to any subdivision or development being supported, the City will require:

- a) The preparation and approval of the reports, surveys, strategies and plans listed in Table I at the stage specified in that table; and
- b) A report accompanying any application for subdivision or development that outlines the manner in which the findings and recommendations of the plans and strategies listed in Tables I and appended to this Structure Plan will be incorporated into or addressed by the proposed subdivision or development.

Plan A	... Local Structure Plan Map
Table A	General Planning Requirements for Structure Plan Area
Table B-C	Planning Requirements for Precincts
Table D-E	Residential Design Code Variations
Table F-G	Centre Floor Space Allocations
Table H	Strategic Public Open Space Schedule
Table I	Reports, Surveys, Strategies and Plans
Table J	Developer Contribution Arrangements

Plan A - ... Structure Plan Map

Table A – General Planning Requirements for Structure Plan Area

1. Structure Plan Map	1.1 Subdivision and development of land shall be in accordance with the Structure Plan Map.
2. Use Class Permissibility	2.1 Land Use permissibility within the Structure Plan area shall be in accordance with the corresponding zone or reserve under the Scheme except as follows: a)
3. Residential Design Requirements	3.1 Residential design codes shall be in accordance with the ranges shown on Plan A, the Structure Plan Map, and are to be located in accordance with the following: a) 3.2 Subdivision and development within the Structure Plan area shall be in accordance with a Residential Design Code Plan endorsed by the WAPC.

	<p>3.3 A Residential Design Code Plan (three copies) shall be lodged with the WAPC for its endorsement in conjunction with any application for subdivision, unless the WAPC determines that the subdivision is for one or more of the following:</p> <p>3.2.1 The amalgamation of lots or part lots;</p> <p>3.2.2 The consolidation of land for “superlot” purposes to facilitate land assembly for future development;</p> <p>3.2.3 The purpose of allowing access; and/or</p> <p>3.2.4 The facilitation and provision of services or infrastructure.</p> <p>3.4 A Residential Design Code Plan shall show the specific Residential Design Coding of all lots proposed to be created by a subdivision, in accordance with the Clause 3.1 of this Table.</p> <p>3.5 Following WAPC endorsement of the Residential Design Code Plan, the Residential Design Code Plan shall become part of Part 1 of this Structure Plan; one copy shall be retained by the WAPC, one copy shall be provided to the City for retention with the Structure Plan, and one copy shall be provided to the proponent.</p>
<p>4. Public Open Space</p>	<p>4.1 Public Open Space (POS) shall be distributed generally in accordance with Plan A; Table H; City of Wanneroo Local Planning Policies; and State Planning Policies. A minimum of ten per cent of the gross subdivisible area shall be provided as POS, either as a ten per cent land component, or as a cash in lieu provision for the development of POS in the Structure Plan area, subject to the approval of the WAPC and the Minister for Planning.</p>
<p>5. General Subdivision and Development Requirements</p>	
<p>6. Detailed Area Plans</p>	<p>6.1 Prior to any subdivision being supported for a particular area, the City will require:</p> <p>a) Detailed Area Plans (DAPs) for the following areas in accordance with Clause 10.1 of Local Planning Policy 4.2: Structure Planning, consisting of all land contained within the inner edge of the line denoting the areas boundary on the Structure Plan Map:</p> <p>i) ...</p> <p>6.2 The City will not consider planning approval within a precinct, as illustrated on the Structure Plan Map, in the absence of a DAP, agreed by the City</p>

	<p>pursuant to clause 9.14 of the Scheme, for the whole of each Precinct ..., unless the City is satisfied that the development is of a scale and permanence that would not prejudice the:</p> <ul style="list-style-type: none"> a) design of the DAP; b) timely provision of infrastructure and services to the area; or the c) development of the surrounding area in line with the Agreed Structure Plan. <p>6.3 The City will not accept a DAP for any area that is geographically smaller than a precinct, as illustrated on the Structure Plan Map.</p> <p>6.4 A DAP shall be advertised for a period of 28 days prior to its consideration under subclause 9.14.3 of the Scheme.</p> <p>6.5 In addition to any general matters required to be included within a Detailed Area Plan under subclause 9.14.2 of the Scheme, and the specific matters required to be included in each DAP under Tables B-C, all DAPs shall incorporate provisions and design elements addressing the following:</p> <ul style="list-style-type: none"> a) ... <p>...</p>
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Tables B-C – Planning Requirements for Precinct ...:

1. Detailed Area Plan	<p>1.1 In addition to any general matters required to be included within a DAP under Table A of this Structure Plan and subclause 9.14.2 of the Scheme, a DAP for Precinct ... shall incorporate provisions and design elements addressing the following:</p> <ul style="list-style-type: none"> a) ... <p>...</p>
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Table D-E – Variations to the ‘Acceptable Development’ Requirements of the Residential Design Codes for R...

Item	Relevant R Code Clauses	Variations

Table F-G – Centre Floorspace Allocation for ... Centre

	Minimum Net Lettable Area to be demonstrated (square metres)	Maximum Net Lettable Area (square metres)

Retail	N/A	
Mix of landuse		N/A

Table H – Strategic Public Open Space Schedule

Strategic Site	POS	Size in hectares
A		...
...		

Table I – Reports, Surveys, Strategies and Plans

Documentation	Approval Stage	Approving Authority

Table J – Developer Contribution Arrangements