

East Wanneroo Structure Plan

Information about the Structure Plan

The Western Australian Planning Commission (WAPC) released the final East Wanneroo Structure Plan (EWSP) on 27 January 2011. The EWSP is a WAPC document, not a City of Wanneroo document.

Whilst questions about the EWSP should be directed to the Department of Planning, this information sheet aims to address some of the questions you might have about the document and to clarify the City of Wanneroo's position on the plan.

The EWSP is available on the WAPC website (www.planning.wa.gov.au) under 'publications'. Copies are also available from the Department of Planning (140 William Street, Perth) and the City of Wanneroo Civic Centre (23 Dundee Road, Wanneroo).

What does the EWSP propose?

It is important that you carefully read the EWSP yourself to properly understand what it is proposing for the East Wanneroo area (Figure 11). Some of its main proposals include:

- identification of 'potential urban' areas;
- identification of areas to remain rural;
- two industrial areas (subject to further planning);
- an 'employment purposes' area within part of the existing state forest reserve (subject to further planning);
- identification of important natural environmental areas; and
- a network of proposed major roads.

Does the EWSP rezone my land?

No. The EWSP will not change the existing zoning of land in the area. An amendment will be required to the Metropolitan Region Scheme (MRS) and subsequently, the City's District Planning Scheme to change the existing zoning of land.

What does the EWSP propose should happen next?

The EWSP includes an 'implementation plan' (section 6.2) that focuses on the 'potential urban' areas. There are criteria that need to be met before the WAPC will consider initiating an amendment to rezone land to Urban. Detailed studies will need to be done to show that the criteria have been met. A District Structure Plan will also need to be prepared in support of any amendment to the MRS.

Who will do the detailed studies and prepare the District Structure Plan required as a precursor to rezoning to Urban?

Under the EWSP, landowners that wish to develop their property will be required to undertake the necessary detailed studies, in conjunction with the City of Wanneroo, in order to prepare the required District Structure Plan.

Is it certain that land shown as 'potential urban' will be rezoned so that urban development can occur?

No. This will depend on the outcome of the studies that need to be done as part of the rezoning process. These studies include:

- detailed environmental studies;
- district water management strategies;
- infrastructure staging strategies; and
- Federal Government environmental approvals.

Successful rezoning will also depend on the necessary approvals being given by the WAPC, the Minister for Planning and the Federal Government. State Parliament may also be involved in the approval process.

Urban areas include non-residential uses such as public open space (parks) and school sites. The location of these uses and the properties affected will only be known as more detailed planning occurs through preparation of District and Local Structure Plans. Affected landowners will be consulted in the preparation of these plans.

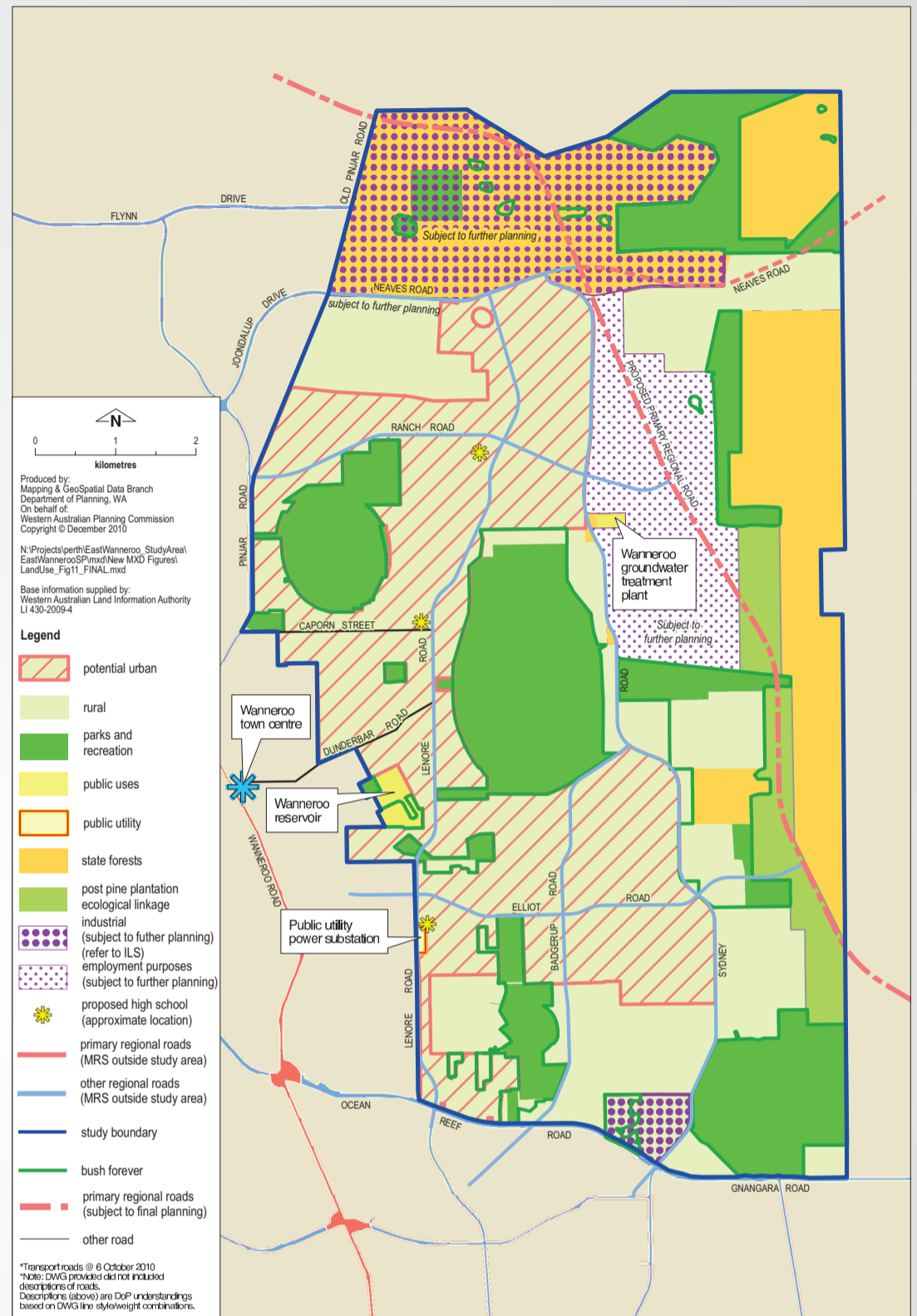


Figure 11 from East Wanneroo Structure Plan (WAPC)

When will I be able to apply to subdivide my land for residential use?

The WAPC is responsible for making decisions on applications to subdivide land. The City will only support subdivision applications once:

- the land concerned is appropriately zoned for residential use under the MRS and the City of Wanneroo's District Planning Scheme No. 2;
- structure plans have been prepared for the area; and
- development contribution arrangements are in place. Further information about development contributions is available from the WAPC's "State Planning Policy 3.6: Development Contributions for Infrastructure".

It is not possible to give a precise timeframe for when the above conditions might occur, as this could vary throughout the East Wanneroo area. However, it should be noted that even if the required actions are undertaken in a timely manner, it could be several years before residential subdivision can occur in the area.

Who will prepare Local Structure Plans?

The EWSP proposes that Local Structure Plans will generally need to be prepared by landowners who wish to develop their land.

Do I have to develop or subdivide my land?

No. There is no obligation on a landowner to develop or subdivide their land.

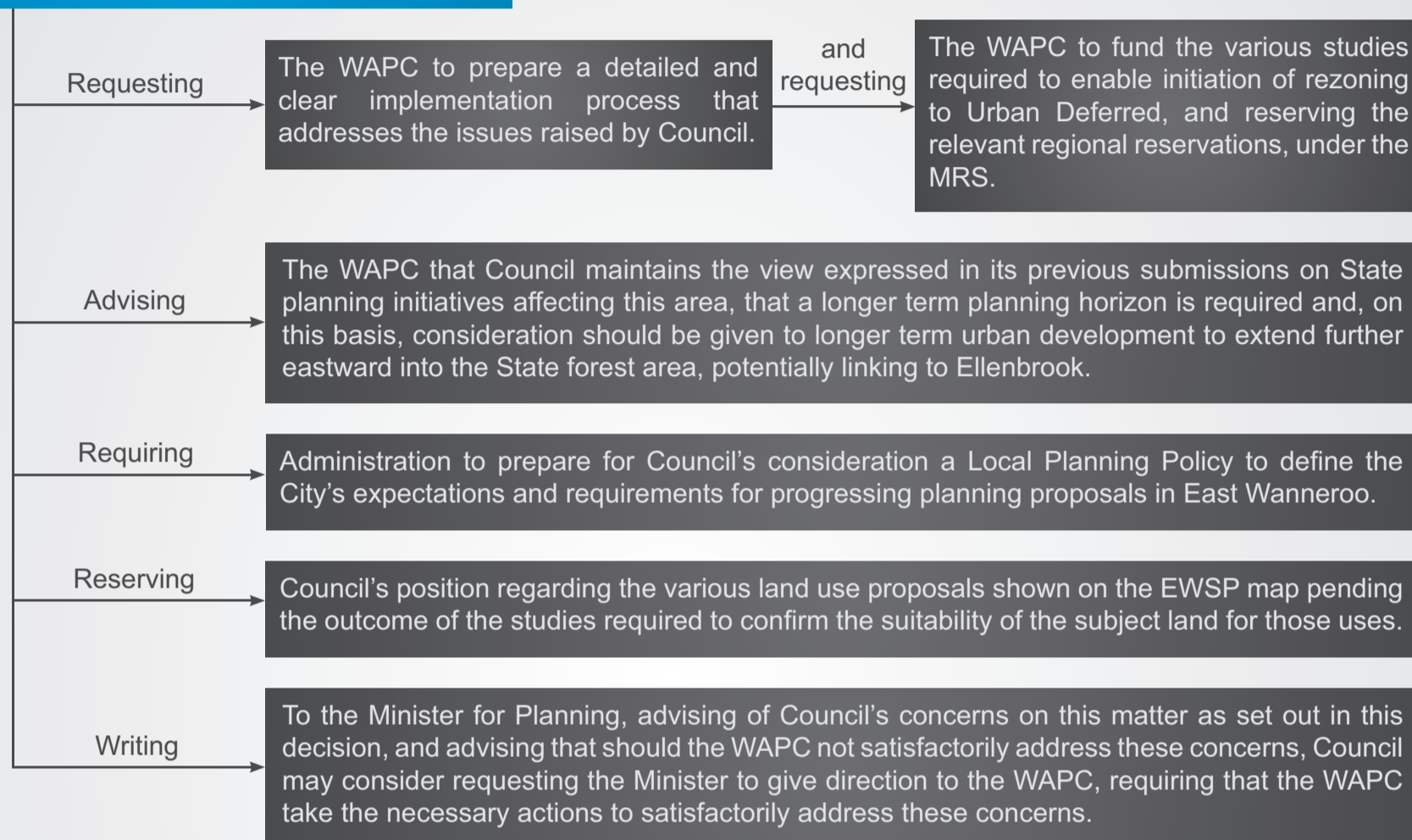
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Information about City of Wanneroo Position on the Structure Plan

What is Council's Position on the East Wanneroo Structure Plan?

The EWSP sets out how the WAPC and Department of Planning (DoP) consider the planning of the East Wanneroo area should be progressed. Council considered the EWSP at its meeting of 5 April 2011 and formed its own position on the EWSP, as outlined below.

The main points of Council's decision relate to:



Council's position

In summary, Council's position based on its decision of 5 April 2011, relates to the following key matters:

- Council does not support the EWSP's requirement for many issues to be addressed now (eg detailed plans for infrastructure provision, staging, activity centres), which are not necessary for providing certainty for landowners as to whether they will remain rural, or one day be able to become urban.
- Council does not support the EWSP's requirement that landowners (and the City of Wanneroo), rather than the relevant State Government agencies, be responsible for doing most of the work and studies now required to confirm future urban use of parts of this area. The scale of many or all of these studies will undoubtedly be beyond the scope of any individual landowner to complete and potentially beyond the resources and capacity of the City to undertake in a timely and coordinated manner.
- Council considers that the next stage of planning should provide certainty regarding future urban use as soon as possible. For this to occur, Council sees that the relevant State Government agencies need to play a greater role in the undertaking of the work and studies which will be involved in this next stage of planning.

Further information

Please refer to the Administration Report on this subject, which was considered at Council's meeting of 5 April 2011. This report is available on the City's website under "Council>Council Meeting Information and Dates >Agendas and Minutes 2011".

What is the City now doing to progress the planning of this area?

The City has written to the WAPC advising of its position on these matters. The City is also preparing a Local Planning Policy that will aim to clarify how the City believes the planning of this area should be progressed. It will provide local level guidance (from the City's perspective) on what further studies need to be undertaken, by whom and at what stage of the planning and development process. It is intended that the proposed policy will be released as a draft for public comment in the later part of 2011.

Who do I contact for more information about the EWSP?

The Department of Planning.

Contact details:

- 140 William Street, Perth 6000.
- Telephone: 6551 9000
- Website: www.planning.wa.gov.au

Who do I contact for information about Council's position on the EWSP?

City of Wanneroo Administration.

Contact details:

- Telephone: 9405 5000
- 23 Dundobar Road, Wanneroo, WA 6065
- Website: www.wanneroo.wa.gov.au