



**DISTRICT
PLANNING
SCHEME No. 2**

Amendment No. 139

Planning and Development Act 2005

**RESOLUTION TO ADOPT AMENDMENT TO
LOCAL PLANNING SCHEME**

CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO. 2 - AMENDMENT NO. 139

RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above local planning scheme by:

- Rezoning Lots 16, 17 & 923 Grayswood Court, Lot 924, 925 & 926 Warradale Terrace and Lot 927 Kevo Place, Landsdale from Special Residential to Residential with a density coding of R40;
- Deleting Special Residential 3 from Schedule 11 and renumbering the remaining items of the Schedule; and,
- Modifying the Scheme Map accordingly.

The Amendment is complex under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason:

The Amendment is considered to be of a scale, or will have an impact, that is significant relative to development in the locality.

Dated this day of 20.....

.....
(Director, Planning & Sustainability)

PLANNING AND DEVELOPMENT ACT 2005

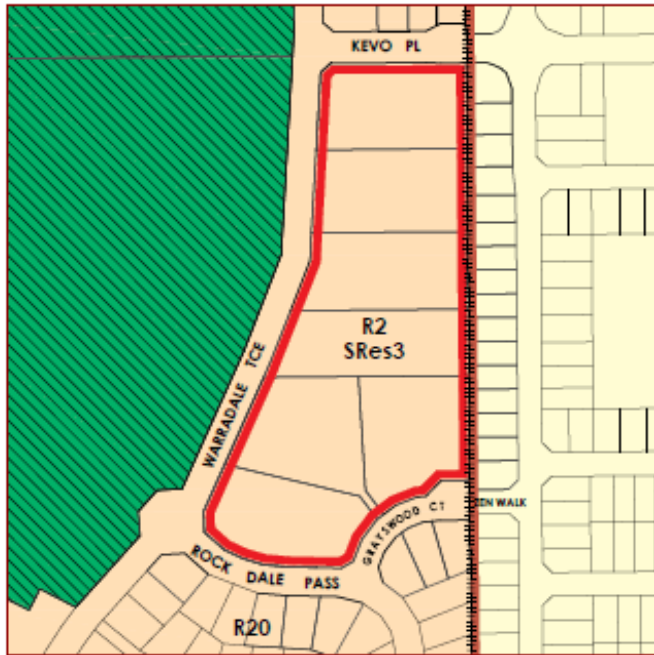
CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO. 2 - AMENDMENT NO. 139

The City of Wanneroo under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005 hereby amends the above local planning scheme by:

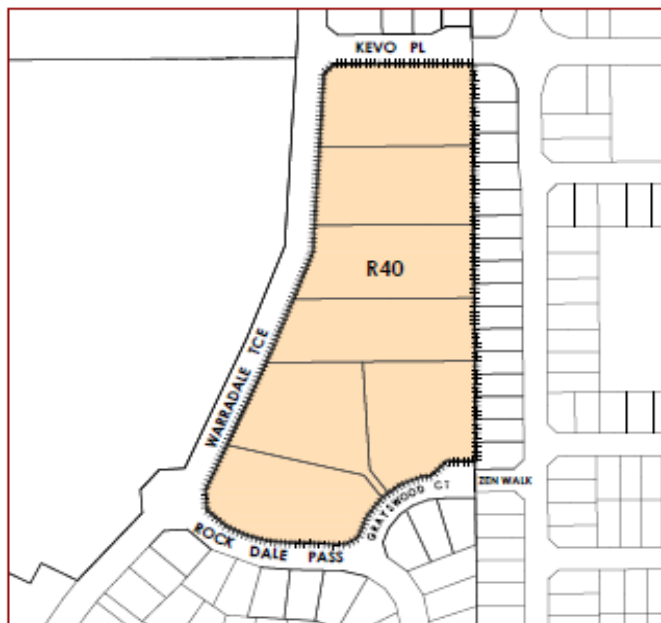
- Rezoning Lots 16, 17 & 923 Grayswood Court, Lot 924, 925 & 926 Warradale Terrace and Lot 927 Kevo Place, Landsdale from Special Residential to Residential with a density coding of R40;
- Deleting Special Residential 3 from Schedule 11 and renumbering the remaining items of the Schedule; and,
- Modifying the Scheme Map accordingly.

Existing Zoning under District Planning Scheme No. 2



EXISTING ZONING

Proposed Zoning under District Planning Scheme No. 2



PROPOSED ZONING

PLANNING AND DEVELOPMENT ACT 2005

CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO 2 - AMENDMENT NO. 139

SCHEME AMENDMENT REPORT

Issue 4: November 2016

Prepared for: Landowner Group

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Revision No: 4

Quality Assurance

Issue/Revision:	Date:	Author:	Reviewer:
1/1	July 2013	Kelley O'Neill	Jon Burgess
2	October 2016	Mitch Bisby	Jon Burgess
3	November 2016	Mitch Bisby	Jon Burgess
4	November 2016	Mitch Bisby	Jon Burgess

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1. SUMMARY

Landowner's:	Copies of the Certificates of Title for the subject lots are attached at Appendix A.
Property Description:	<p>The subject site comprises seven land holdings that can be legally described as:</p> <ol style="list-style-type: none">1. Lot 923 on Deposited Plan 22545 Vol: 2129 Fol:326 (Owned by Yemmy Effendi)2. Lot 924 on Deposited Plan 22545 Vol: 2129 Fol:327 (Peter Anthony Stokoe & Teresa Marie Stokoe)3. Lot 925 on Deposited Plan 22545 Vol:2129 Fol:328 (Owned by Peter John Huisman & Kaye Jessie Huisman)4. Lot 926 on Deposited Plan 22545 Vol:2129 Fol:329 (Owned by Lynne Amelia Nolan)5. Lot 927 on Deposited Plan 22545 Vol: 2129 Fol:330 (Colin Ivan Gibson)6. Lot 16 on Deposited Plan 22545 Vol:2129 Fol:324 (Owned by Michael John Francis & Doria Francis)7. Lot 17 on Deposited Plan 22545 Vol 2129 Fol"325 (Owned by Traian Stiube & Viorica Lenute Stiube) <p>The subject land forms part of the City of Wanneroo's Agreed Structure Plan No. 7 (East Wanneroo Cell 5). A Site and Location Plan is provided at Appendix B.</p> <p>An Aerial Plan is provided at Appendix C</p>
Site Area:	Approximately 3.5ha.
Current Zoning:	<p>'Urban' under the Metropolitan Region Scheme.</p> <p>'Special Residential' under the City of Wanneroo District Planning Scheme No.2, with a density coding of R2.</p>
Proposal:	<p>Rezoning the subject land from 'Special Residential' zone to 'Residential' zone with a density coding of R40. Remove SRes 3 from Schedule 11 of the District Planning Scheme. This is to facilitate subdivision and development of the land for residential purposes at medium residential densities.</p> <p>Modifying the Scheme Map accordingly.</p>

2. BACKGROUND

2.1 Introduction

This scheme amendment seeks to rezone the subject land from “Special Residential” to “Residential” and to apply a density coding of R40 to the site.

The subject land was zoned “Special Residential” within the Agreed Structure Plan No.7 (East Wanneroo Cell 5) which has now been partially adopted into the District Planning Scheme. The “Special Residential” zoning of the subject land was the result of a requirement from Telstra to provide a buffer area around the Perth International Telecommunications Centre (PITC) located to the east of the subject land. This buffer prevented development of land directly to the east of the site and imposed a requirement for low density development on the subject land due to its topography and proximity to the PITC.

Through negotiations with Telstra and with the formulation of the East Landsdale Cell 9 – Local Structure Plan (2012), located on the eastern boundary of the subject land, the restrictions of the Telstra buffer zone have been removed. Therefore the original reason behind the zoning of the subject land as “Special Residential” is now no longer applicable.

The East Landsdale Cell 9 – Local Structure Plan adjoins the subject land to the east, this area has now been zoned “Residential Precinct” with a base coding of R20-R30.

This Scheme Amendment will rationalise the zoning of the subject land so that it is in keeping with the surrounding land use zoning and more in line with up to date State and Local Government planning policy; which encourages greater residential density in the Perth Metropolitan Area.

The following report provides an overview of the site characteristics, local context and explains the rationale of the scheme amendment proposal.

2.2 Location and Site Particulars

The subject land is located approximately 15 kilometres north of the Perth Central Business District and approximately 10 kilometres from the Joondalup Regional Centre.

The subject land is bound by Kevo Place to the north, Warradale Terrace to the west and Grayswood Court to the south. The eastern boundary adjoins East Landsdale Cell 9 – Local Structure Plan Area, being Residential Precinct (R20-R30).

The subject land comprises 7 individual lots which are occupied by large residential dwellings with the exception of Lot 926 which remains undeveloped. The combined area of these lots is approximately 3.5 hectares.

2.3 Surrounding Land Use and Development

The subject land is located directly opposite a large area of Public Open Space (POS), Warradale Park, with only Warradale Terrace separating both areas. Raeside Drive adjoins the eastern boundary of the site which comprises lots which range from 450m² – 560m² in size, with a base coding of R20-R30. To the north of the site on the opposite side of Kevo Place are residential properties on lots that range from 700m² to 770m² in size, in an area zoned R20. To

the south of the subject land, beyond Rockdale Pass is an area of residential development on lot sizes ranging from 640m² – 750m², in an area zoned R20.

The site has good access to public transport with Transperth bus routes along Warradale Terrace and has a bus stop directly opposite the site along this roadway. Approximately 7 separate bus services operate from this bus stop.

To the west and south west of the site the following facilities are located:

- Warradale Park (directly opposite the site);
- Warradale Community Centre (Approx. 250m from the site);
- Landsdale Primary School (Between approx. 200-400m from the site);
- Brookview Park (400m from the site);
- Landsdale Childcare Centre (Approx. 700m from the site);
- Landsdale Medical Centre (Approx. 700m from the site);
- Landsdale Forum Shopping Village (Approx. 700m from the site);
- Landsdale Gardens Adventist School (Approx. 500 - 750m from the site).

3. PLANNING FRAMEWORK

3.1 Current Zoning

Under the Metropolitan Region Scheme the subject land is zoned “Urban”.

Under the City of Wanneroo’s District Planning Scheme (DPS) No.2 the subject land is zoned “Special Residential” SRes 3. The density coding for this land is R2.

The various purposes for which land may be used in Special Residential Zone are set out in Table 1 (Clause 3.2) – The Zoning Table of DPS No. 2.

Schedule 11 of the DPS No. 2 sets out the Special Residential Provision for SRes 3 as follows:

1. Subdivision is restricted to a minimum lot size of 5000m².
2. All storm water run-off shall be disposed of by means of drainage systems constructed within the adjacent Residential area to the satisfaction and specification of Council.
3. The Council may, as a condition of any approval granted under special provision (b) require the owner or occupier of the land to plant and maintain to its satisfaction mature trees and shrubs.

3.2 Future Zoning

It is proposed under this Scheme Amendment to rezone the subject land to “Residential” with a density coding of R40.

The Residential zone will allow the subject land to be developed in a way that is consistent with surrounding land uses in this area. This Scheme Amendment will rationalise the zoning of the subject land which was previously restricted to very low density development as the result of a historic Telstra buffer. Now that this buffer no longer applies to the subject land a positive opportunity is now available to introduce medium density lots in a very sustainable location.

The R40 coding is proposed in order to introduce a greater variety of lot densities in an area that is predominantly R20 and could benefit from increased density in order to take advantage of the sustainable location, and very high amenity, in line with State and Local Government Planning Policy.

The R40 coding will not generate the need for new roads and the subject land parcels can be developed as independent blocks of town houses.

3.3 Strategic Context

3.3.1 State Planning Policy

Directions 2031 and Beyond and Sub-Regional Strategy

The strategic plan for the outer metropolitan Perth and Peel area recognises the benefits of more consolidated development and increased densities.

Directions 2031 identifies the Connected City model as the preferred medium-density future growth scenario for the metropolitan Perth and Peel region. In particular it promotes the planning for an adequate supply of housing and land in response to population growth and changing community needs. It encourages the facilitation of increased housing density, adaptability, affordability and choice.

The Strategy also seeks a 50 per cent improvement on current infill residential development trends of 30 and 35 per cent. The aim of the increased infill target is to encourage a more effective use of existing developed areas as well as reducing the current pressure for new land to be released in the outer sub regions and reduce the subsequent cost of providing infrastructure on the urban fringe. The strategy states that in order to achieve the required housing targets higher R codes should be applied *“in schemes within areas that have close proximity to educational institutions, community facilities and services such as hospitals, medical centres and libraries.”*

The proposed Scheme Amendment to Residential R40 will better support the State Government’s strategy for this portion of the outer metropolitan area, in that it promotes a more efficient use of urban land for housing through the use of infill sites and increased residential density. It also increases the population catchment near existing educational institutions, community facilities and services.

The amendment provides the opportunity to introduce a mix of housing types in a highly sustainable area, which would benefit from higher density residential development.

State Planning Policy 3.1 – Residential Design Codes

The WA Residential Design Codes, or R-Codes, provide a basis for the control of residential development, in terms of built form and housing density, in Western Australia. The key objective of the R-Codes is to provide for a full range of housing types and densities that meet the various needs of the community whilst ensuring an appropriate standard of amenity. Importantly, the R-Codes stipulate the dwelling type and general site area requirements to which residential development shall comply.

Under the R-Codes, the proposed R40 density code is considered to provide for a medium residential density by allowing single house or grouped dwelling developments to be constructed on an average site area of 220m². Whilst this density is higher than the traditional R20 density of the area, it will allow for a greater diversity of housing stock to be introduced. This will provide a mix of housing to better accommodate all the housing needs of the local community.

Liveable Neighbourhoods

Liveable Neighbourhoods is the State Government’s operational policy for the design and assessment of structure plans and subdivisions for new urban and urban infill sites in Western Australia. Importantly, Liveable Neighbourhoods sets out the level of relevant information and details required to support and justify new developments. Given the subject land sits within an existing urban context, it cannot be planned in isolation and due consideration must be given to the integration of the site with surrounding land uses/development. Therefore the most relevant aspects of Liveable Neighbourhoods that apply to this proposal relate to the standards and objectives of the Community Design and Movement Network elements of the policy.

By providing for a higher residential density than traditionally afforded in this residential area, the site provides an opportunity to introduce some diversity of housing stock options whilst retaining and contributing to a safe, convenient and attractive neighbourhood. The subject land can be developed in a manner that will allow it to appropriately integrate with surrounding land uses without any adverse impacts.

Liveable Neighbourhoods acknowledges that the achievement of more sustainable outcomes will require higher residential densities in many urban areas.

Development Control Policy 2.2 Residential Subdivision

DC Policy 2.2 sets out the State Governments policy requirements for the subdivision of land into residential lots and aims to ensure land is capable of development in accordance with the relevant density code, in this case the proposed Residential R40 zoning. The proposed scheme amendment is justified against this policy given the following site characteristics:

- a) Located within an area which is suitable for subdivision in terms of its physical characteristics;
- b) Convenient to areas of passive and active open space;
- c) Lots will be provided with frontage to Public Roads;
- d) Served by a suitable level of community services, schools, retail facilities.

3.3.2 Local Planning Policy

Wanneroo Local Housing Strategy & Smart Growth Strategy

The Local Housing Strategy 2005 (LHS) is a key component of the City's Smart Growth Strategy 2005 (SGS). The objectives of the LHS are to ensure that an adequate supply of affordable housing is provided with the promotion of appropriate forms of housing close to existing and proposed community facilities. Both strategies promote a range of lots sizes and housing types in appropriate locations to meet current and future needs.

The Scheme Amendment supports the overall objectives and principles of the SGS and LHS in that it will introduce a variety of housing stock in sustainable locations close to existing and proposed facilities, more effectively using previously developed land without detriment to the environment.

The Local Housing Strategy concludes that:

- Established areas eg. roads, buildings and land with existing infrastructure should be considered for housing opportunities;
- In fill development that provides greater housing choice should be encouraged to revitalise established suburbs;

The Scheme Amendment to Residential R40, on mostly developed land within an established suburb, fully complies with the main aim of the Local Housing Strategy and the Smart Growth Strategy.

Within the LHS recommendations it is acknowledged that in order to achieve the strategy, amendments to the City of Wanneroo District Planning scheme are needed.

Local Planning Policy 3.1: Local Housing Strategy Implementation

Local Planning Policy (LPP) 3.1 provides a framework for implementing the City of Wanneroo Local Housing Strategy, 2005 (LHS) recommendations for land identified for increased residential density within the City of Wanneroo.

The subject land is not identified within the 'Housing Precincts' for increased residential density. However, the subject land is appropriate for increased residential density as it accords with the criteria for Housing Precinct boundaries and Proposed Residential Densities as follows:

Criterion 1 - Easy access/close proximity to retail and employment centres

The subject land accords fully with this policy criterion, the land is located between 400m and 800m north of the Landsdale Neighbourhood Centre. This centre provides a range of retail services including a supermarket and a number of other retail units. The subject land is located approximately 1.3km west of the Landsdale and Wangara industrial areas, which are large established employment areas, giving future residents of the subject land good access to potential employment.

The site provides excellent access and is closely located to retail and employment centres. Therefore in accordance with this LPP 3.1 criterion the subject land is suitable for R40 coding.

Criterion 2 – Easy access/close proximity to public transport with priority towards rail nodes and bus interchanges

The subject land is located directly opposite the Warradale Terrace/Rockdale Pass Timed Bus Stop.

High frequency bus services operate from this bus stop covering six routes –

- 376 – Landsdale –Mirrabooka Bus Station
- 377 – Maragaroo – Mirrabooka Bus Station
- 378 – Alexander Heights – Mirrabooka Bus Station
- 379 – Alexander Heights – Mirrabooka Bus Station
- 352 – Whitfords Station – Landsdale (Train connections)
- 450 – Warwick Station - Landsdale (Train connections)

Three school routes also operate from this bus stop to the John Septimus Roe Mirrabrooka Campus; Kingsway Christian College and the Mercy College.

The subject land is also located in close proximity to proposed bus routes within the East Landsdale Cell 9. The two proposed bus stops will be approximately 150m east and approximately 400m south east of the subject land.

The subject land is suitable for R40 coding in accordance with this LPP 3.1 criterion as it is located within 250m of main bus routes which are not high speed through traffic routes or designated primary freight routes. The site also has access to the North-West corridor train network via the bus network.

Criterion 3 – Easy access/close proximity to areas of high amenity including public open space (POS) and recreational facilities.

The subject land is located directly opposite Warradale Park, which is approximately an 11ha park and recreation area. This area of public open space (POS) accommodates an oval, BMX track, walking and cycle paths, children’s play park, community centre and a lake.

Brookview Park is located to the south of the subject land (approx. 400m); this park is approximately 3ha in size. There are also areas of proposed POS approximately 100m-200m east of the subject land within the East Landsdale (Cell 9) Local Structure Plan.

The subject land complies fully with this LPP 3.1 criterion in that it is located within 250m of a District POS and neighbourhood POS. The District POS has an active playing field, a community centre, landscaped passive recreation areas and a playground. It is considered that given this area benefits from high amenity the subject land is suitable for R40 coding.

Criterion 4 – Easy access/close proximity to major arterial routes, educational institutions (including primary, secondary and tertiary institutions), community facilities (including libraries and medical centres).

The subject land is located in close proximity to Gnangara Road and Alexander Drive with good access to Hepburn Avenue. All three roads are reserved as ‘Other Regional Roads’ and provide very good regional access to and from the subject land.

Landsdale Primary School is located approximately 200-400m south of the subject land and Landsdale Gardens Adventist High School is located approximately 500 – 750m south east of the subject land. Therefore the subject land, in line with the set criteria, is well served by and accessible to local schools.

The subject land is also in a good location to access community facilities; Warradale Community Centre is approximately 250m south west of the site. There is a Childcare Centre, Medical Centre and Retail Centre approximately 700m south of the subject land, therefore the site is well served and has easy access to community facilities.

The subject land complies with this LLP 3.1 criterion as it is located in a highly sustainable area within an established residential suburb. The area benefits from existing infrastructure provision, in close proximity to regional roads, key community services and facilities; on an established public transport route. This low density residential area, along with its existing infrastructure and services, is readily able to cope with the minor increase in population and traffic arising from the medium density increase on this site.

Redevelopment of the subject land to R40 complies fully with all the Policy Criteria set out in LPP 3.1. Redevelopment of this site will adequately accommodate higher density R coding helping to sustainably deliver State and Local Planning Policy objectives for this area.

This Scheme Amendment is therefore sought to better facilitate the implementation of State and Local Government Policy.

4. PROPOSAL

This Amendment seeks to rezone the subject land from “Special Residential” zone to “Residential” zone to facilitate the development of the site for residential purpose with a density coding of R40.

The Amendment sought will provide for a greater variety of housing type and tenure in this area of Landsdale. This is a highly sustainable area that is well served by existing infrastructure, community facilities and local amenities. This area is predominantly made up of R20 low density residential development which would benefit from medium density R40 residential development that would better utilise this high amenity location.

Under the existing R2 density code the subject land is only capable of accommodating 7 lots, with a minimum site area of 5000m². At the proposed R40 density, the subject land could potentially provide for 7 multiunit sites yielding some 16-18 units each. This would be an efficient use of previously developed land which will deliver a variety of housing stock, in a sustainable location overlooking an area of high quality public open space.

Historically the density of the subject land was significantly restricted due to the controls imposed by the Telstra buffer. This restriction has now been removed which has resulted in the land to the east of the site being zoned Residential R20-30 under the East Landsdale Cell 9 - Local Structure Plan 2012.

With the lifting of this historical restriction the City of Wanneroo has been provided with the opportunity to support a Scheme Amendment for increased residential density in this area of Landsdale. The Scheme Amendment will facilitate better development of the subject land which will positively contribute to the State and Local Government requirements for higher density residential development in sustainable locations; in order to accommodate the projected population growth for the City of Wanneroo.

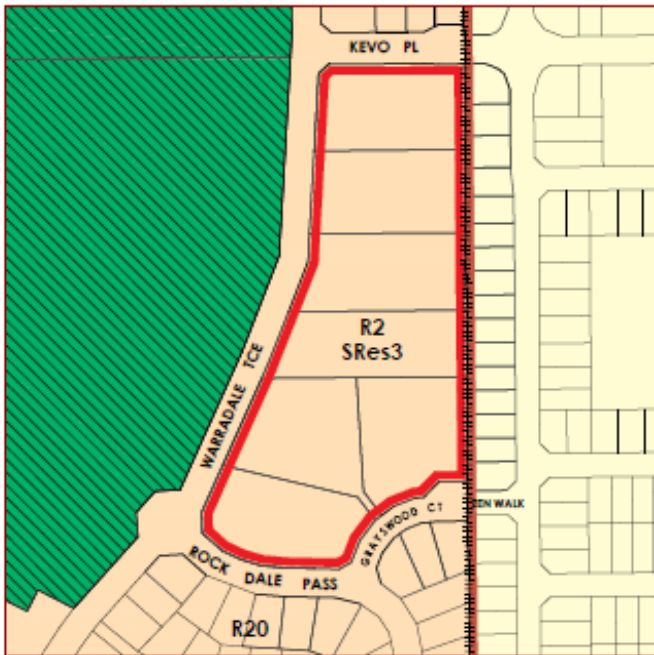
4.1 Scheme Map Modifications

- i. Rezone Lots 16, 17 & 923 Grayswood Court, Landsdale from “Special Residential Area (SRes 3)” to “Residential” zone;
- ii. Rezone Lots 924 -926 Warradale Terrace, Landsdale from “Special Residential Area (SRes 3)” to “Residential” zone;
- iii. Rezone Lot 927 Kevo Place, Landsdale from “Special Residential Area (SRes 3)” to “Residential” zone.

The rezoning will allow for medium density residential development on a sustainable ‘infill’ site.

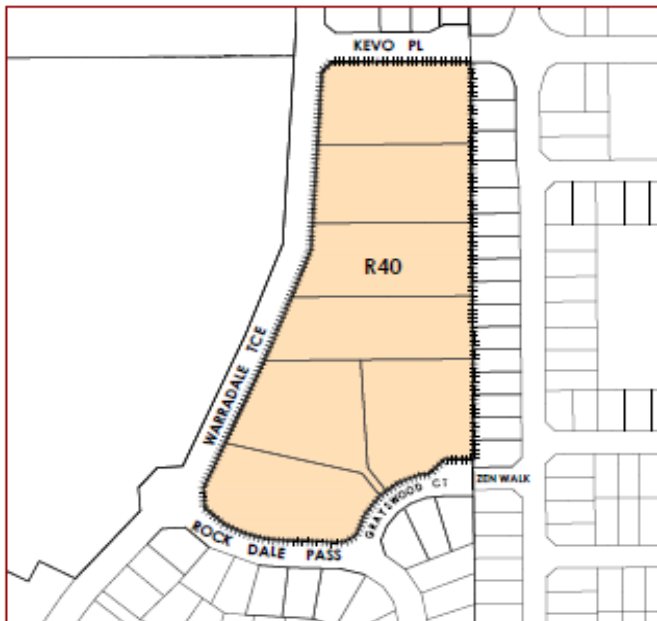
4.1.1 Existing and Proposed Zones

Existing Zoning under District Planning Scheme No. 2



EXISTING ZONING

Proposed Zoning under District Planning Scheme No. 2



PROPOSED ZONING

4.2 Scheme Text Modifications

The intent of the modification to the Scheme Text is to ensure that all references to the existing zoning of the subject land are removed.

The Amendment seeks to remove reference of the subject land from **Schedule 11 (Clause 3.19) – Special Residential Provision**, of the District Planning Scheme No.2. The subject land is referenced SRes3 within Schedule 11.

The following is to be removed from Schedule 11, page no. 126 of the District Planning Scheme:

<i>SRes3</i>	Portion Swan Location 1803 Queensway Road, Landsdale.	1) Subdivision is restricted to a minimum lot size of 5000m2.. 2) All stormwater run-off shall be disposed of by means of drainage systems constructed within the adjacent Residential area to the satisfaction and specification of Council. 3) The Council may, as a condition of any approval granted under special provision (b) require the owner or occupier of the land to plant and maintain to its satisfaction mature trees and shrubs.
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5. ENVIRONMENTAL CONSIDERATIONS

It is considered that the proposed Scheme Amendment to allow for rezoning from “Special Residential” to “Residential” does not give rise to any new environmental analysis and assessment. The subject land is urbanised and has already undergone environmental considerations when originally zoned suitable for Special Residential development.

It has been demonstrated that the proposed R40 coding density on the subject land can be accommodated without adverse impact on the surrounding area. The area is well served by existing infrastructure (Roads, public transport etc.), local amenities and services which will not be adversely impacted upon as a result of medium density development on the subject land.

This area of Landsdale is dominated by low density development which can easily accommodate areas of medium density residential development without causing adverse environmental impact. This is an established area that will not have to undergo major infrastructural changes or improvements as a result of the rezoning or upcoding of the subject land.

6. CONCLUSION

The rezoning of the subject land (Lots 923, 924, 925, 926, 927, 16 & 17) from “Special Residential” to “Residential” with a coding of R40 is considered to be a suitable zoning and density within the existing urban context and local character. The Scheme Amendment will allow for sustainable redevelopment of an infill site, in close proximity to:

- Retail, amenity and community services;
- A large established employment area;
- High quality public open space and recreation;
- An established public transport network;
- Regional highway networks
- Other established infrastructure (Gas, Water, Underground Power, Deep Sewer etc)

Development of the subject land for medium density residential development will assist the City of Wanneroo in achieving its housing targets set out under the Directions 2031 Strategy.

The Scheme Amendment will provide a more efficient use of land and infrastructure in the locality and will introduce a variety of housing types and options in this area of Landsdale. It also provides a greater intensity of development in the locality. The medium density development of the subject land will:

- Provide a greater range of housing format;
- Increase the cost effectiveness of essential service infrastructure provision;
- Improve the efficiency of the public transport system; and
- Enhance viability of the local community and broader local economy.

COUNCIL ADOPTION

This Complex Amendment was adopted by resolution of the Council of the City of Wanneroo at the Ordinary Meeting of the Council held on the 7th day of November 2016

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

By resolution of the Council of the City of Wanneroo at the Ordinary Meeting of the Council held on the 7th day of November 2016, proceed to advertise this amendment.

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for [support with/without modification or not support] by resolution of the City of Wanneroo at the Ordinary Meeting of the Council held on the [number] day of [month], 20[year], 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

WAPC RECOMMENDATION FOR APPROVAL

.....
DELEGATED UNDER S.16 OF
PD ACT 2005

DATE

Approval Granted

.....
MINISTER FOR PLANNING

DATE

APPENDIX A:
Certificates of Title

WESTERN



AUSTRALIA

REGISTER NUMBER 926/P22545	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 13/7/2001

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **2129** FOLIO **329**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 926 ON PLAN 22545

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

LYNNE AMELIA NOLAN OF 26 VERBENA CRESCENT, DIANELLA
(T H799221) REGISTERED 3 JULY 2001

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. H199427 RESTRICTIVE COVENANT BURDEN. REGISTERED 19.8.1999.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 2129-329 (926/P22545).
PREVIOUS TITLE: 2129-319.
PROPERTY STREET ADDRESS: 56 WARRADALE TCE, LANDSDALE.
LOCAL GOVERNMENT AREA: CITY OF WANNEROO.

WESTERN



AUSTRALIA

REGISTER NUMBER 925/P22545	
DUPLICATE EDITION 2	DATE DUPLICATE ISSUED 15/9/2011

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **2129** FOLIO **328**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 925 ON PLAN 22545

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

PETER JOHN HUISMAN
KAYE JESSIE HUISMAN
BOTH OF 10 WREN STREET, DIANELLA
AS JOINT TENANTS

(T H181646) REGISTERED 30 JULY 1999

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. H181646 RESTRICTIVE COVENANT BURDEN. REGISTERED 30.7.1999.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.

* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.

Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 2129-328 (925/P22545).
PREVIOUS TITLE: 2129-319.
PROPERTY STREET ADDRESS: 50 WARRADALE TCE, LANDSDALE.
LOCAL GOVERNMENT AREA: CITY OF WANNEROO.

WESTERN



AUSTRALIA

REGISTER NUMBER 924/P22545	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **2129** FOLIO **327**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 924 ON PLAN 22545

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

PETER ANTHONY STOKOE
TERESA MARIE STOKOE
BOTH OF 11 WATERLOO COURT, ALEXANDER HEIGHTS
AS JOINT TENANTS

(T G947481) REGISTERED 10 NOVEMBER 1998

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. G947481 RESTRICTIVE COVENANT BURDEN. REGISTERED 10.11.1998.
2. G963756 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 30.1.1998.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
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Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 2129-327 (924/P22545).
PREVIOUS TITLE: 2129-319.
PROPERTY STREET ADDRESS: 46 WARRADALE TCE, LANDSDALE.
LOCAL GOVERNMENT AREA: CITY OF WANNEROO.

WESTERN



AUSTRALIA

REGISTER NUMBER 923/P22545	
DUPLICATE EDITION 4	DATE DUPLICATE ISSUED 22/9/2006

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **2129** FOLIO **326**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 923 ON PLAN 22545

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

YEMMY EFFENDI OF 18 YARINGA WAY, CITY BEACH

(T K547111) REGISTERED 27 MARCH 2008

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. H124043 RESTRICTIVE COVENANT BURDEN. REGISTERED 1.6.1999.
2. *K547112 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 27.3.2008.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
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Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 2129-326 (923/P22545).
PREVIOUS TITLE: 2129-319.
PROPERTY STREET ADDRESS: 5 GRAYSWOOD CT, LANDSDALE.
LOCAL GOVERNMENT AREA: CITY OF WANNEROO.

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING K547112

WESTERN



AUSTRALIA

REGISTER NUMBER 17/P22545	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **2129** FOLIO **325**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 17 ON PLAN 22545

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

TRAIAN STIUBE
VIORICA LENUTA STIUBE
BOTH OF 9 KOOKABURRA TERRACE, BALLAJURA
AS JOINT TENANTS

(T H340288) REGISTERED 19 JANUARY 2000

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. H340288 RESTRICTIVE COVENANT BURDEN. REGISTERED 19.1.2000.
2. H466612 MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD REGISTERED 8.6.2000.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.

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Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 2129-325 (17/P22545).
PREVIOUS TITLE: 2129-319.
PROPERTY STREET ADDRESS: 3 GRAYSWOOD CT, LANDSDALE.
LOCAL GOVERNMENT AREA: CITY OF WANNEROO.

WESTERN



AUSTRALIA

REGISTER NUMBER 16/P22545	
DUPLICATE EDITION 2	DATE DUPLICATE ISSUED 9/1/2006

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME
2129 FOLIO
324

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 16 ON PLAN 22545

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

MICHAEL JOHN FRANCIS
DORIA FRANCIS
BOTH OF 9 GRAYSWOOD COURT, LANDSDALE
AS JOINT TENANTS

(T I587208) REGISTERED 12 AUGUST 2003

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. H164309 RESTRICTIVE COVENANT BURDEN. REGISTERED 12.7.1999.
2. *L409407 MORTGAGE TO BANK OF WESTERN AUSTRALIA LTD REGISTERED 24.8.2010.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 2129-324 (16/P22545).
PREVIOUS TITLE: 2129-319.
PROPERTY STREET ADDRESS: 9 GRAYSWOOD CT, LANDSDALE.
LOCAL GOVERNMENT AREA: CITY OF WANNEROO.

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING L409407

WESTERN



AUSTRALIA

REGISTER NUMBER 927/P22545	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 23/8/2005

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **2129** FOLIO **330**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

REGISTRAR OF TITLES



LAND DESCRIPTION:

LOT 927 ON PLAN 22545

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

COLIN IVAN GIBSON OF 2 KEVO PLACE, LANDSDALE

(T J393436) REGISTERED 12 AUGUST 2005

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. G964412 RESTRICTIVE COVENANT BURDEN. REGISTERED 30.11.1998.
2. *K170743 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 27.4.2007.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
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Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 2129-330 (927/P22545).
PREVIOUS TITLE: 2129-319.
PROPERTY STREET ADDRESS: 2 KEVO PL, LANDSDALE.
LOCAL GOVERNMENT AREA: CITY OF WANNEROO.

NOTE 1: DUPLICATE CERTIFICATE OF TITLE NOT ISSUED AS REQUESTED BY DEALING K170743

APPENDIX B:
Location Plan

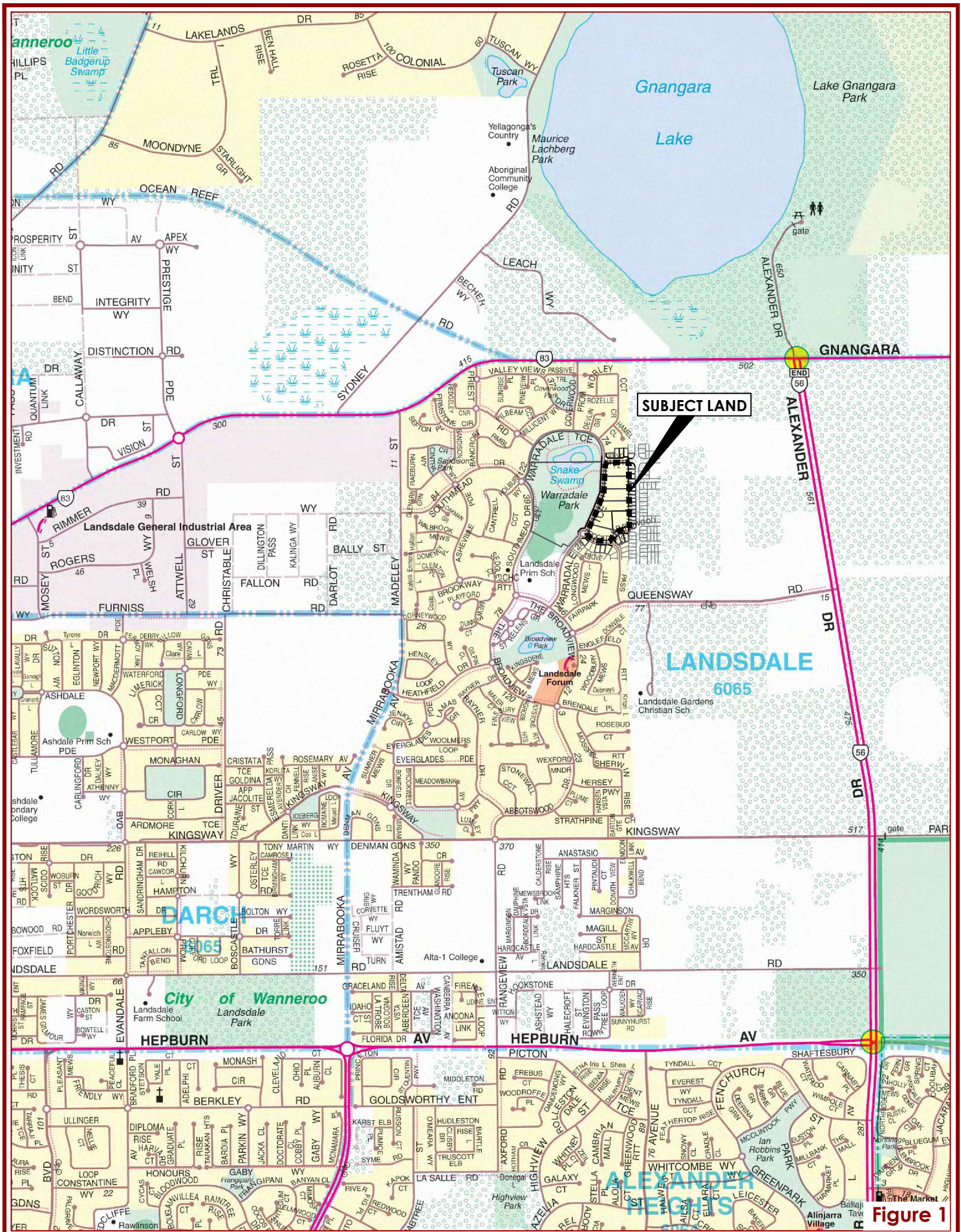


Figure 1



NORTH

0 200 400 600 800 1000m

SCALE 1:20,000 (A4)

burgess design group
TOWN PLANNING + URBAN DESIGN

PO Box 8779, Perth Business Centre 6849
www.burgessdesigngroup.com.au

P (08) 9328 6411
F (08) 9328 4062

Planner: KO/MB
Client: SRL

Date: 19.07.13
Plan No: SRL LAN 1-01_1

**LOCATION PLAN
WARRADALE TCE**

LANDSDALE

CITY OF WANNEROO

APPENDIX C:
Aerial Plan



Figure 2



NORTH



burgess design group
TOWN PLANNING + URBAN DESIGN

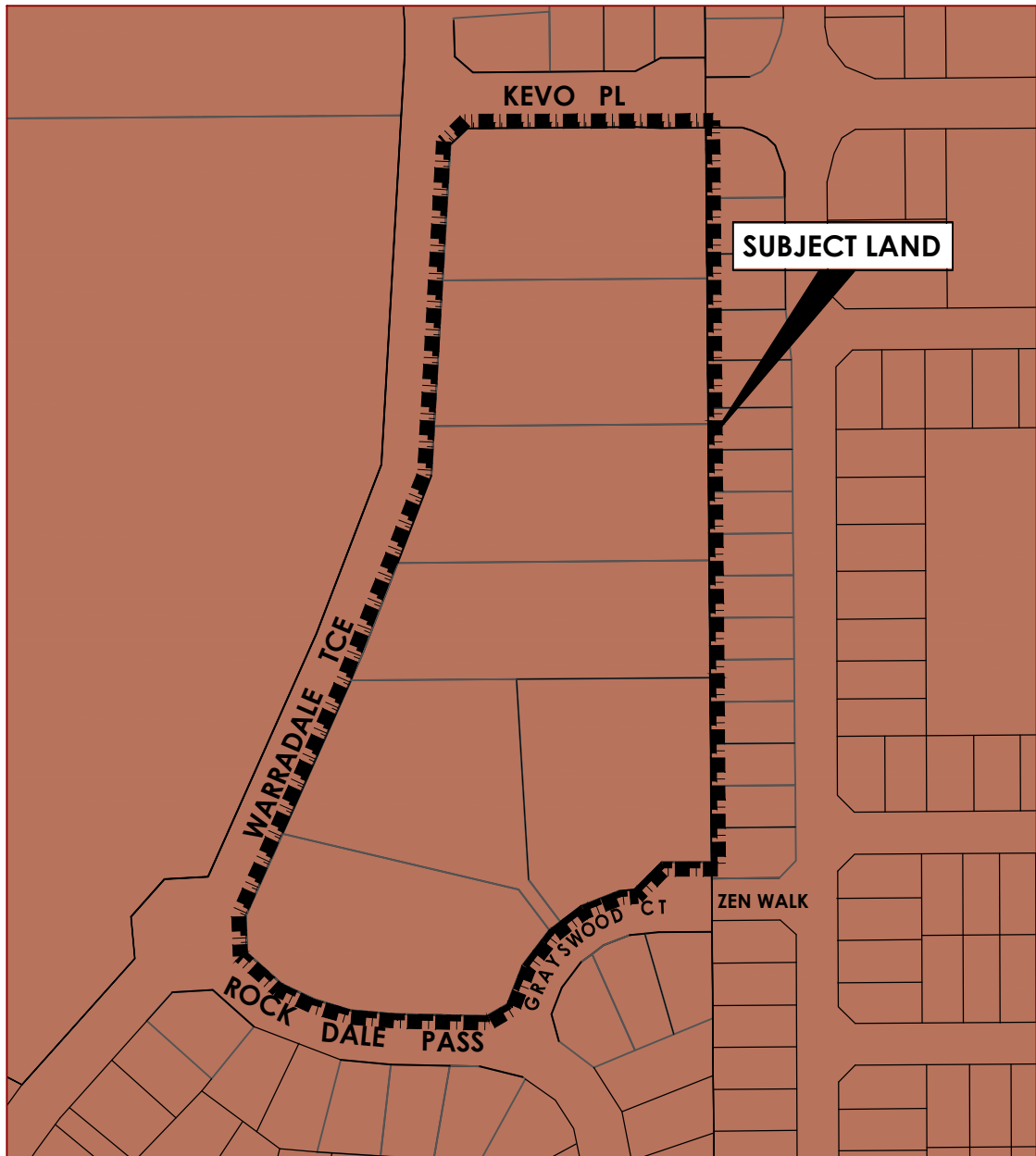
PO Box 8779, Perth Business Centre 6849
www.burgessdesigngroup.com.au

P (08) 9328 6411
F (08) 9328 4062

Planner: KO/MB
Client: SRL
Date: 19.07.13
Plan No: SRL LAN 1-01_1

**AERIAL PHOTOGRAPH
WARRADALE TCE
LANDSDALE
CITY OF WANNEROO**

APPENDIX D:
Metropolitan Region
Scheme Plan



LEGEND

ZONES

 Urban

Figure 3

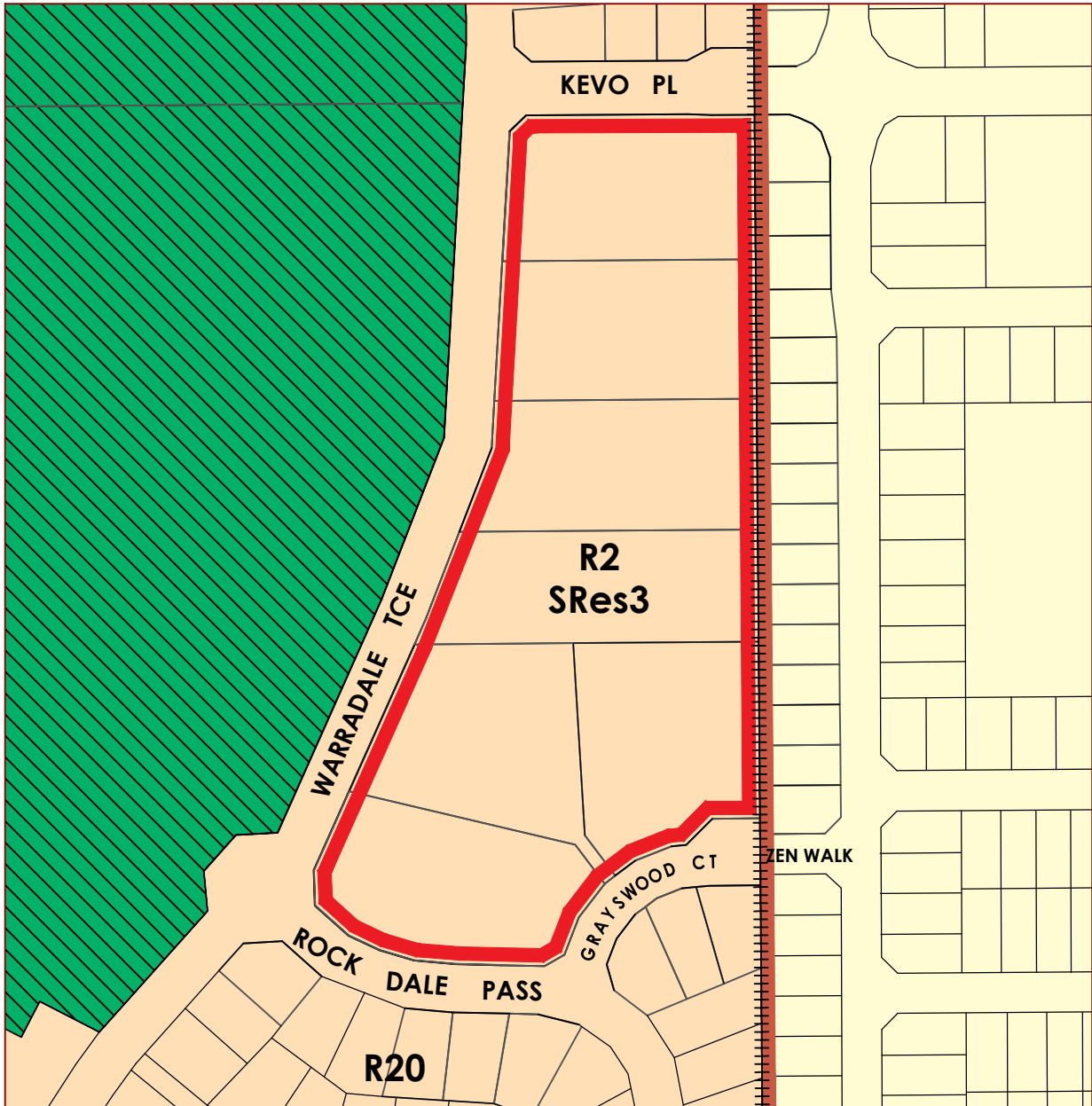


NORTH



**METROPOLITAN REGION SCHEME
WARRADALE TCE
LANDSDALE**

APPENDIX E:
Existing Zoning –
Town Planning
Scheme No. 2



LEGEND

LOCAL SCHEME RESERVES

 Parks and Recreation

ZONES

 Residential

 Special Residential

 Urban Development

OTHER

 R Codes

 Special Residential Area
(See Scheme Text)

Figure 4



NORTH



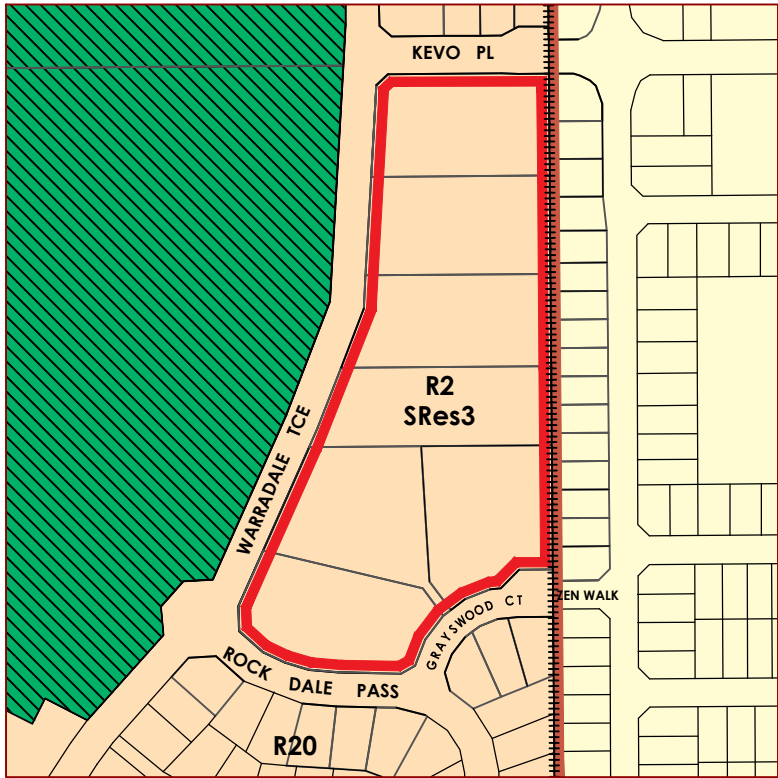
TOWN PLANNING SCHEME No.2

WARRADALE TCE

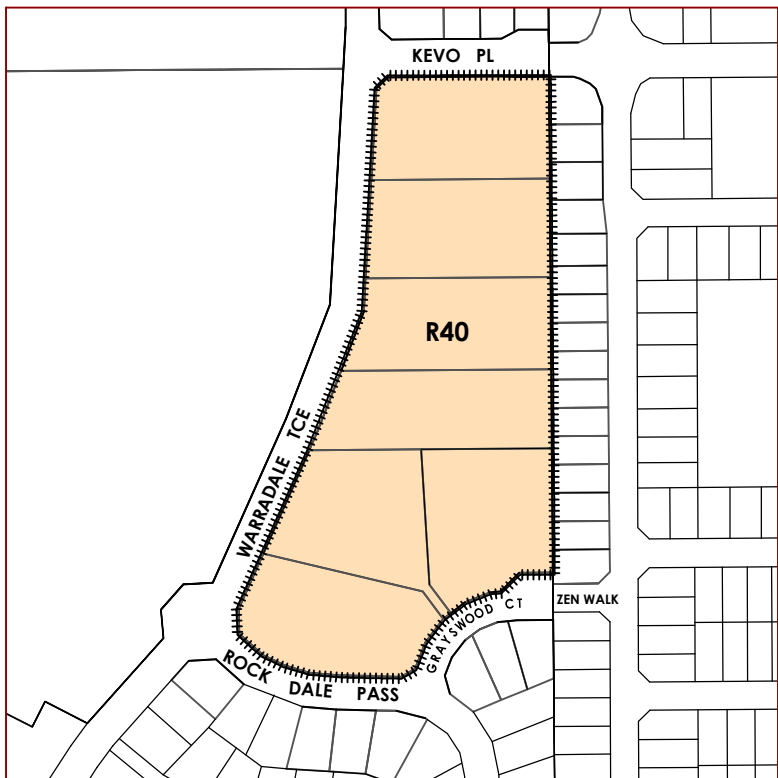
LANDSDALE

CITY OF WANNEROO

APPENDIX F:
Proposed Zoning –
Scheme Amendment



EXISTING ZONING



PROPOSED ZONING



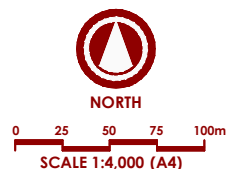
- LEGEND**
- LOCAL SCHEME RESERVES**
 -  Parks and Recreation
 - ZONES**
 -  Residential
 -  Special Residential
 -  Urban Development
 - OTHER**
 -  R Codes
 -  Special Residential Area (See Scheme Text)

Figure 5



**PROPOSED SCHEME AMENDMENT
TOWN PLANNING SCHEME No.2**

WARRADALE TCE, LANDSDALE

CITY OF WANNEROO

APPENDIX G:
Schedule of
Modifications

1. SCHEME TEXT MODIFICATION

The following textual modifications are proposed to Town Planning Scheme No.2 under this Scheme Amendment:

Delete from:

SCHEDULE 11 (CLAUSE 3.19) – SPECIAL RESIDENTIAL PROVISIONS (Page No. 165)

SRes3

Portion Swan Location 1803
Queensway Road, Landsdale.

1) Subdivision is restricted to a minimum lot size of 5000m².

2) All stormwater run-off shall be disposed of by means of drainage systems constructed within the adjacent Residential area to the satisfaction and specification of Council.

3) The Council may, as a condition of any approval granted under special provision (b) require the owner or occupier of the land to plant and maintain to its satisfaction mature trees and shrubs.