
AUTHORISATION

ADOPTED

REVIEW

FOLLOWING WESTERN AUSTRALIAN
PLANNING COMMISSION APPROVAL OF THE
EAST WANNEROO DISTRICT STRUCTURE
PLAN

Objective

To provide guidance on consideration of planning proposals¹ for urban or similar development, and applications for planning approval of a rural nature, received in respect to the East Wanneroo area².

Related Policies and Documents

- East Wanneroo Structure Plan (Department of Planning (DoP), Western Australian Planning Commission (WAPC), January 2011).
- North-West Sub-regional Planning Framework (DoP, WAPC, March 2018).

Policy Provisions

1. Consideration of Planning Proposals of an Urban or Similar Nature

Overriding Principle:

There shall be a general presumption against subdivision and development that may detrimentally impact on the orderly and proper planning of the area, specifically prior to the finalisation of a district structure plan, a local structure plan and development contribution schemes.

In applying the above principle, the City shall not support any planning proposals that may compromise the preparation of a planning framework which will enable urban development to occur in the East Wanneroo area in an orderly and proper manner. In particular:

- 1.1 The City shall not support any application made to the Western Australian Planning Commission (WAPC) for lifting of Deferment of any land zoned Urban Deferred under the Metropolitan Region Scheme (MRS) until:
 - a) A District Structure Plan (DSP) and associated supporting studies have been prepared and approved by the relevant approval agencies;
 - b) The MRS has been amended to reserve any regional reserves identified as required by the DSP for the subject land;

¹ 'Planning proposals' includes proposals for MRS amendments, DPS 2 amendments, Structure Plan approval and amendment, subdivision and development.

² 'East Wanneroo area' refers to the area within the 'study boundary' of the East Wanneroo Structure Plan (Department of Planning, Western Australian Planning Commission, January 2011)

- c) A Development Contribution Plan is in place to facilitate development contributions for regional and district-level infrastructure; and
 - d) Where relevant, sand extraction has been completed in adjacent areas, where such extraction would otherwise have unacceptable impacts on development of the subject land.
- 1.2 The City shall not support any application for amendment of City of Wanneroo District Planning Scheme No. 2 (DPS 2) that is intended to facilitate any form of urban or similar development unless the subject land has first been zoned Urban under the MRS, with the various pre-requisites for Urban zoning detailed in 1.1 having been satisfied.
- 1.3 The City shall consider that, pursuant to clause 15 of the deemed provisions of DPS 2, a Local Structure Plan may not be prepared and submitted to the City, unless the subject land has been rezoned under DPS 2 to facilitate urban or similar development. Where a Local Structure Plan has been submitted, and the subject land has been accordingly rezoned under DPS 2, then the City shall deal with the application in accordance with the provisions of Part 4 of the deemed provisions of DPS 2.
- 1.4 The City shall not support any application for subdivision or development for urban or similar purposes unless the subject land:
- a) Has been rezoned to Urban under the MRS pursuant to 1.1;
 - b) Has been rezoned under DPS 2 pursuant to 1.2;
 - c) Is subject to an approved Local Structure Plan under DPS 2; and
 - d) In the case of an application for subdivision, is subject to an approved Development Contribution Plan to facilitate development contributions for local-level infrastructure.
- 1.5 Notwithstanding clauses 1.1, 1.2 and 1.4, the City may consider supporting applications for lifting of Deferment under the Metropolitan Region Scheme (MRS), applications for amendment of DPS 2, and/or applications for sub-division or development prior to meeting of the various prerequisites referred to in those clauses, subject to the following criteria being met:
- a) the proposal mainly involves uses other than single house suburban residential development, and it is satisfactorily demonstrated that a need for these uses exists which justifies the progression of the planning and development of the subject land prior to approval of the relevant DSP, LSP, and district and local-level DCPs, which would otherwise be required under this policy.
 - b) the subject land adjoins existing developed urban land, or land that is proposed for future urban development under an approved Local Structure Plan, and represents a logical expansion of the urban area;
 - c) the subject land is within close proximity to the Wanneroo Town Centre;

- d) provision of plans showing the proposed form of development of the subject land, and it being satisfactorily demonstrated that this form of development will not compromise the orderly and proper planning and development of the area, including the subsequent preparation of a DSP and Local Structure Plan (LSP) for the relevant area, in the following respects:
 - i) the type of uses proposed;
 - ii) the pattern of development proposed, particularly movement networks (vehicular, cyclist and pedestrian); and
 - iii) future infrastructure provision.
- e) the provision of servicing infrastructure is logical and economically efficient, and written confirmation is provided by all key servicing agencies (in respect to water, wastewater, power, gas and communication) that arrangements are in place for the immediate provision of those services;
- f) the proposed development will be adequately served by public transport and written confirmation of this is provided by the relevant agencies;
- g) a binding legal agreement is in place between the landowner(s) and the City whereby the landowner(s) agree to pay all applicable development contributions, once the relevant district and local level DCPs take effect, and adequate security is provided to secure those obligations;
- h) the proposal will not result in land use conflict, and is not within any identified buffer area required for uses such as extractive industries, poultry farms and mushroom farms;
- i) the development of the area will not have significant impacts on the environment and natural resources which cannot be appropriately managed, including Federal government requirements for endangered species such as Carnaby's Cockatoo. (Applications are to be supported by any Federal environmental approvals which may be required);
- j) the subject land is accessible by public roads.

2. Consideration of Applications for Planning Approval of a Rural Nature

The City shall not support any application for planning approval of a rural nature submitted for land within the East Wanneroo area that may compromise the progressive development of that area for urban and similar uses. In particular:

- 2.1 a) In considering applications for planning approval of a rural nature which are submitted for land located within the East Wanneroo area and where the land is:
 - i) considered at that time to have future urban or similar potential, and
 - ii) zoned General Rural or Rural Resource under DPS 2;

the City shall have regard for the possibility of future urban or similar use of that area and the desirability of facilitating that possible future urban or similar use.

- b) Should the type of rural use proposed be a 'permitted' use under DPS 2 in the General Rural or Rural Resource zone, then the City shall consider the imposition of conditions of approval aimed at minimizing the impacts of the proposed use on possible future urban or similar use in the area concerned.

2.2 In considering applications for planning approval of the type referred to in 2.1 above, but where the zoning of the land concerned under DPS 2 is Urban Development, and a Local Structure Plan is still to be approved (and therefore a zoning plan with associated use permissibility provisions is not in effect) the City shall have regard for:

- a) the provisions of clause 27(2) of the deemed provisions of DPS 2, and
- b) the proposed future urban use of that area, and the desirability of facilitating that proposed future urban use.

2.3 In considering applications for planning approval of a rural nature which are submitted for land located within the Policy Area and which is considered at that time to not have future urban potential, the City shall have regard to whether the proposal may have any possible impacts on the possible future urban use of land in the general area which may be considered at that time to have future urban potential, and the desirability of mitigating those impacts.

2.4 In considering applications for planning approval of a rural nature under 2.1, 2.2 or 2.3 above, the City shall consider the possible impacts the proposal may have on possible future urban or similar use of land in the vicinity of the proposal, including:

- Odour
- Noise
- Chemical spray drift
- Vibration
- Light spill
- Traffic
- Any other impacts on possible future urban uses