



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:

- a) Rezoning Lots 16, 17 923 Grayswood Court, Lot 924, 925 & 926 Warradale Terrace, and Lot 927 Kevo Place, Landsdale from Special Residential to Urban Development;
- b) Deleting Special Residential 3 from Schedule 11; and
- c) Modifying the Scheme Map accordingly.

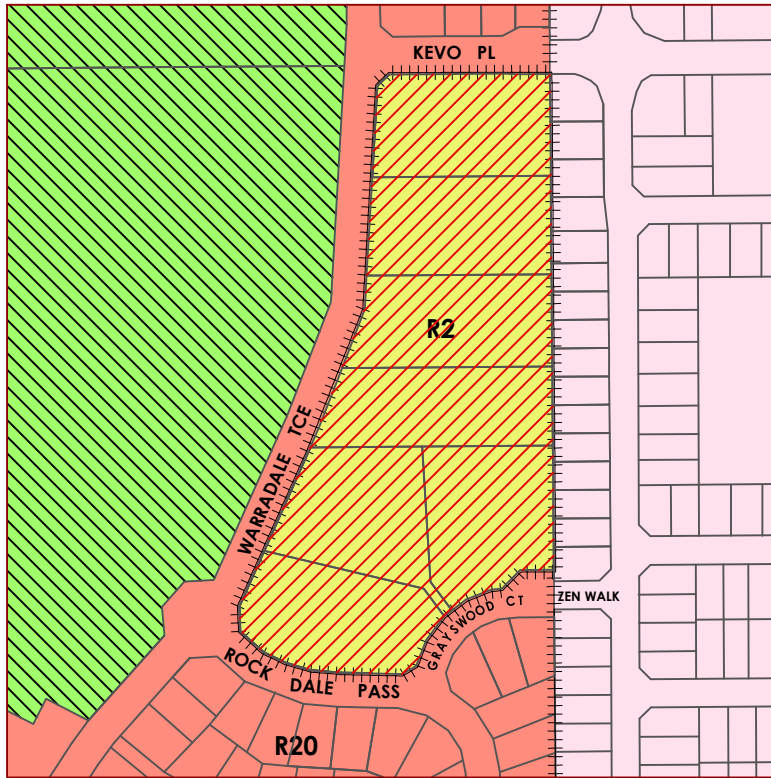
The Amendment is complex under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

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

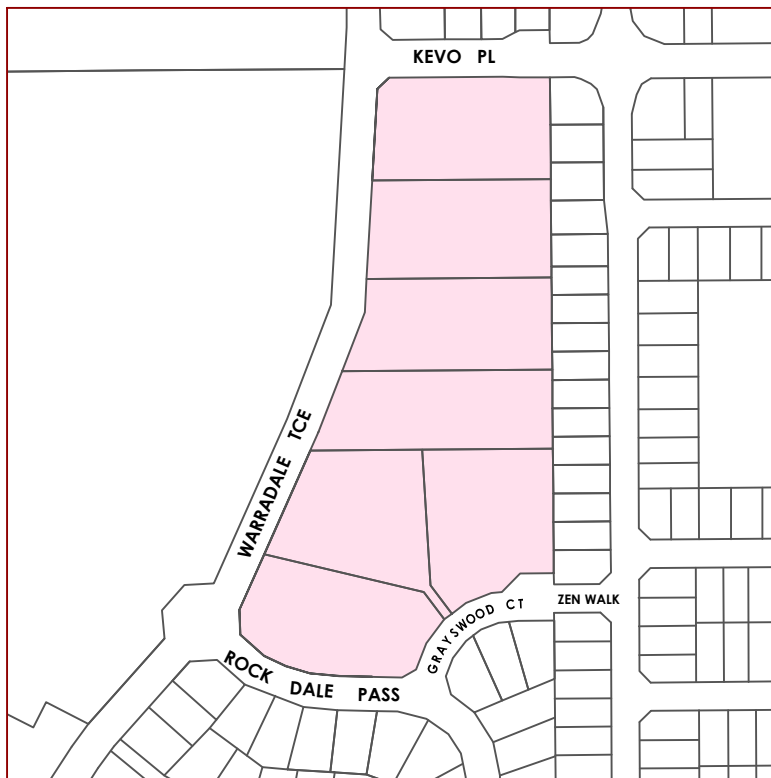
Date of Council Resolution.....

.....
(Chief Executive Officer)

Dated this day of 20.....



EXISTING ZONING



PROPOSED ZONING

LEGEND

LOCAL SCHEME RESERVES

 Parks and Recreation

ZONES

 Residential

 Special Residential

 Urban Development



NORTH



SCALE 1:4,000 (A4)

**PROPOSED SCHEME AMENDMENT
TOWN PLANNING SCHEME NO.2
WARRADALE TCE, LANDSDALE**

CITY OF WANNEROO
DISTRICT PLANNING SCHEME NO 2 - AMENDMENT NO.139
SCHEME AMENDMENT REPORT

BACKGROUND

Amendment No.139 was originally adopted by Council for the purposes of advertising at its meeting on 7 November 2016. At that time, Amendment No.139 proposed to rezone the Land from Special Residential to Residential R40 in response to changes to the buffer associated with the nearby Perth International Telecommunications Centre that had previously constrained the development potential of the Land.

After considering the submissions received, Council, at its meeting on 6 March 2018, resolved to support Amendment No.139 subject to the residential density code being modified from R40 to R20. Council also resolved to support Amendment No.15 to the East Wanneroo Cell 5 Approved Structure Plan No.7 to show the Land as Residential R20.

The Minister for Planning has now directed that Amendment No.139 be modified to show the land being rezoned from Special Residential to Urban Development, and be re-advertised for public comment.

An Urban Development zone generally requires that subdivision and development be undertaken in accordance with an approved Structure Plan. As mentioned above, Council has already resolved to support Amendment No.15 to the East Wanneroo Cell 5 Approved Structure Plan No.7 to depict a Residential R20 zone over the Land. Council is not being asked to reconsider its recommendation in regards to Amendment No.15.

DETAILS

SITE

The Land is approximately 3.5025ha in area and is bound by Kevo Place to the north, Warradale Terrace to the west, Rockdale Pass and Grayswood Court to the south, and the East Wanneroo Cell 9 (East Landsdale) Approved Structure Plan No.57 area to the east.

The Land encompasses 7 individual lots that each accommodate a single residential dwelling, except for Lot 926 which is vacant.

PROPOSAL

Existing Zoning

The City of Wanneroo District Planning Scheme No.2 (DSP2) zones the land Special Residential 3 and prescribes a minimum lot size of 5,000m².

Proposed Zoning

Amendment No.139 proposes to rezone the Land to 'Urban Development'.

DPS2 generally requires that subdivision and development within the 'Urban Development' zone is undertaken in accordance with an approved Structure Plan. Accordingly, this Amendment does not propose any specific development standards, as those are applied in the form of an approved structure plan.

Amendment No.15 to the East Wanneroo Cell 5 Approved Structure Plan No.7

At its meeting on 6 March 2018, Council resolved to support Amendment No.15 to the East Wanneroo Cell 5 Approved Structure Plan No.7 to show a Residential zone over the Land, subject to the density code being amended from R40 to R20.

Amendment No.15 also proposes to introduce provisions requiring the preparation of a Local Development Plan over the Land to guide built form outcomes relating to streetscape, setbacks, fencing requirements, and the pedestrian movement network.

Council is not being asked to reconsider its recommendation regarding Amendment No.15 to the East Wanneroo Cell 5 Approved Structure Plan No.7.

Perth International Telecommunications Centre Buffer

The Perth International Telecommunications Centre (PITC) is located approximately 2km east of the Land. Historically, there has been a buffer associated with this site that required the Land to be identified as Special Residential with a 5,000m² minimum lot size under DPS2.

The constraints imposed by this buffer were subsequently reviewed through the preparation of the adjoining East Wanneroo Cell 9 (East Landsdale) Approved Structure Plan No.57, permitting the development of low to medium density residential uses.

The purpose of this Amendment is to facilitate the development of the land for residential purposes in accordance with the revised buffer requirements.

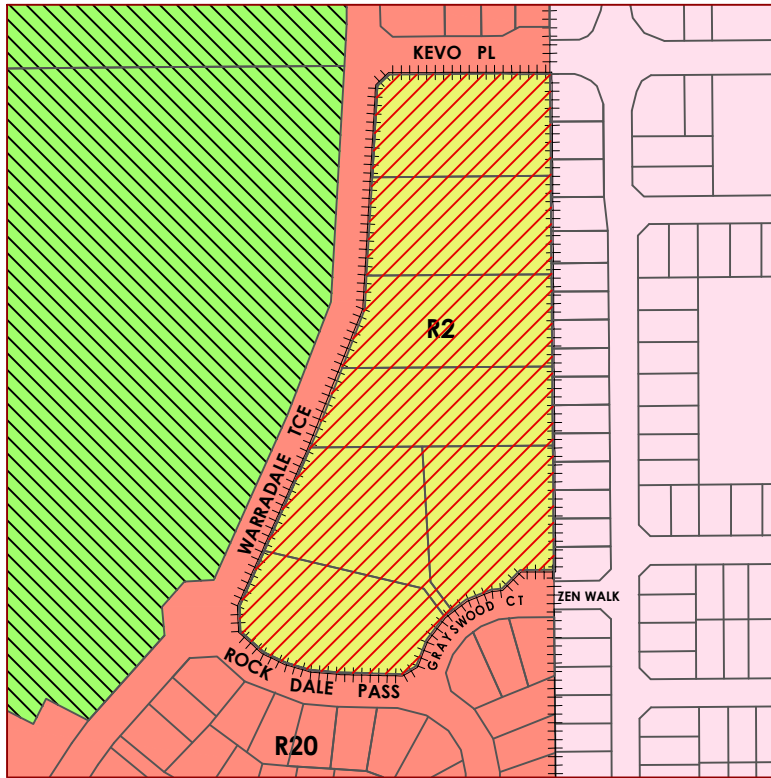
PLANNING AND DEVELOPMENT ACT 2005

CITY OF WANNEROO

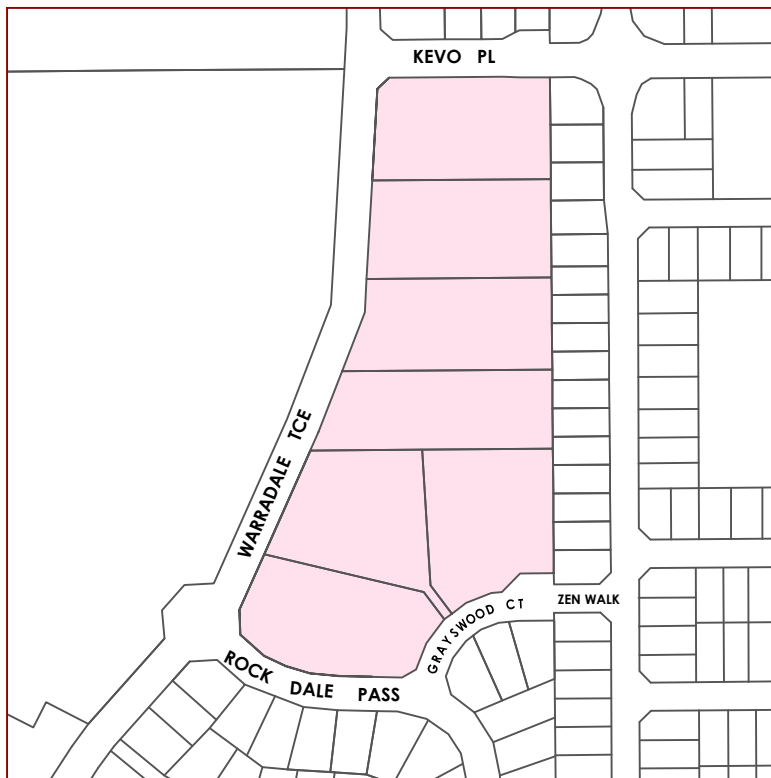
DISTRICT PLANNING SCHEME NO. 2 - AMENDMENT NO.139

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:

- a) Rezoning Lots 16, 17 923 Grayswood Court, Lot 924, 925 & 926 Warradale Terrace, and Lot 927 Kevo Place, Landsdale from Special Residential to Urban Development;
- b) Deleting Special Residential 3 from Schedule 11; and
- c) Modifying the Scheme Map accordingly.



EXISTING ZONING



PROPOSED ZONING

LEGEND

LOCAL SCHEME RESERVES

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 Residential

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NORTH



SCALE 1:4,000 (A4)

**PROPOSED SCHEME AMENDMENT
TOWN PLANNING SCHEME NO.2
WARRADALE TCE, LANDSDALE**

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 [number] day of [month], 20[year]

.....
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 [number] day of [month], 20[year], 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, LANDS AND
HERITAGE

DATE