

Amendment to Local Planning Policy 3.1 – Local Housing Strategy Implementation

What is Local Planning Policy 3.1 – Local Housing Strategy Implementation?

In order to implement the recommendations of the City's Local Housing Strategy (2005), the City adopted Local Planning Policy 3.1 – Local Housing Strategy Implementation (LPP 3.1). LPP 3.1 provides the framework to guide the planning and development of increased housing density, and outlines the assessment criteria for determining the suitability of proposals seeking to increase the residential density for an area or lot(s) within the City.

What are the proposed amendments to LPP 3.1?

The City is proposing to remove Old Quinns Rocks as a 'housing precinct', as identified in LPP 3.1. This means that the City is no longer proposing to recode Old Quinns Rocks from its current R20 residential coding. Additional amendments to the policy include updating associated density tables, maps and renumbering subsequent sections to facilitate the amendment accordingly.

A minor amendment to Part 2, Table 3 has also been proposed to provide clarity in the interpretation and use of Table 3. The minor amendment clarifies that proposals are required to comply with one or more of the Table 3 criteria. All other elements of LPP 3.1 remain unchanged.

Why is Old Quinns Rocks proposed to be removed from LPP 3.1?

Following completion of the Old Quinns Rocks Landform and Recoding Study, the City sought advice from the Department of Planning, Lands and Heritage (DPLH).

The DPLH advised that it would be unlikely to support an increase to the residential coding of Old Quinns Rocks as the area does not comply with the State Government's criteria for increased densities. Quinns Rocks is not an identified activity centre, located along a transit corridor, nor is the area situated within or near a station precinct and as such would not have sufficient justification for density increase.

The DPLH further advised the City that it would not support the increase to the residential coding to land that is identified within the City's CHRMAP as being at risk of coastal hazards such as inundation, erosion or sea-level rise. Due to the advice received from the DPLH, the City is no longer in the position to progress with the residential recoding of Old Quinns Rocks as proposed in LPP 3.1. To ensure alignment with the State's current policies and strategies, the City now proposes to amend LPP 3.1 to remove reference to Old Quinns Rocks as a designated housing precinct.

What does this mean for my property?

The residential coding for Old Quinns Rocks is proposed to remain unchanged at R20. This means properties may still undergo subdivision in accordance with the densities permitted under R20, subject to compliance with the State Planning Policy 7.3 Residential Design Codes (R-Codes). The R-Codes can be viewed [here](#).

How can I have my say?

You can submit your comments on the proposed amendment to LPP 3.1 via the City's [Your Say page](#) or by sending an email to CommunityEngagement@wanneroo.wa.gov.au.

A community information drop-in session is scheduled for Thursday, 10 September 2020 between 5pm-7pm, at the Quinns Mindarie Community Centre, for any residents wishing to discuss the proposed amendment, and are unable to access details of the proposed amendment available on the City's Your Say webpage. To minimise the community's risk, it is recommended that any queries regarding the proposed amendment be made via telephone or email, where possible.

Due to Covid 19 restrictions there is a need to limit on the number of 'drop-in' attendees at any given time. Drop-in sessions will be 10 minutes each with time between sessions to allow cleaning. Each individual resident wishing to attend must be registered, regardless of whether residents are from the same household, for example for couples wishing to attend; both are required to register.

Should you wish to attend, please call the Strategic Land Use Planning team on 08 9405 5063. Every effort will be made to accommodate your preferred time-slot; however, registrations will be assigned as they are received, therefore early registration is highly recommended.

Senior Project Planner, Zyra Knight can be contacted on 9405 5063, should you have any questions regarding the proposed amendment.

To keep up-to-date and find more information on this project, visit the project webpage on the City's 'Your Say' Community Engagement Hub (<https://www.wanneroo.wa.gov.au/yoursay>).