



# **DISTRICT PLANNING SCHEME No. 2**

Amendment No. 193

*Planning and Development Act 2005***RESOLUTION TO ADOPT AMENDMENT TO  
LOCAL PLANNING SCHEME****CITY OF WANNEROO****DISTRICT PLANNING SCHEME NO. 2 - AMENDMENT NO. 193**

RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above local planning scheme to allow the use class Medical Centre as an Additional Use at Lot 1 (845) Wanneroo Road, Wanneroo and amends:

- a) Schedule 2 of the District Planning Scheme No. 2 as follows:

No	Street/Locality	Particulars of Land	Additional Use and Conditions (where applicable)
A43	1-43 845 Wanneroo Road, Wanneroo	Lot 1 on Diagram 55592	Medical Centre ('D' Use)

- b) The Scheme Map accordingly.

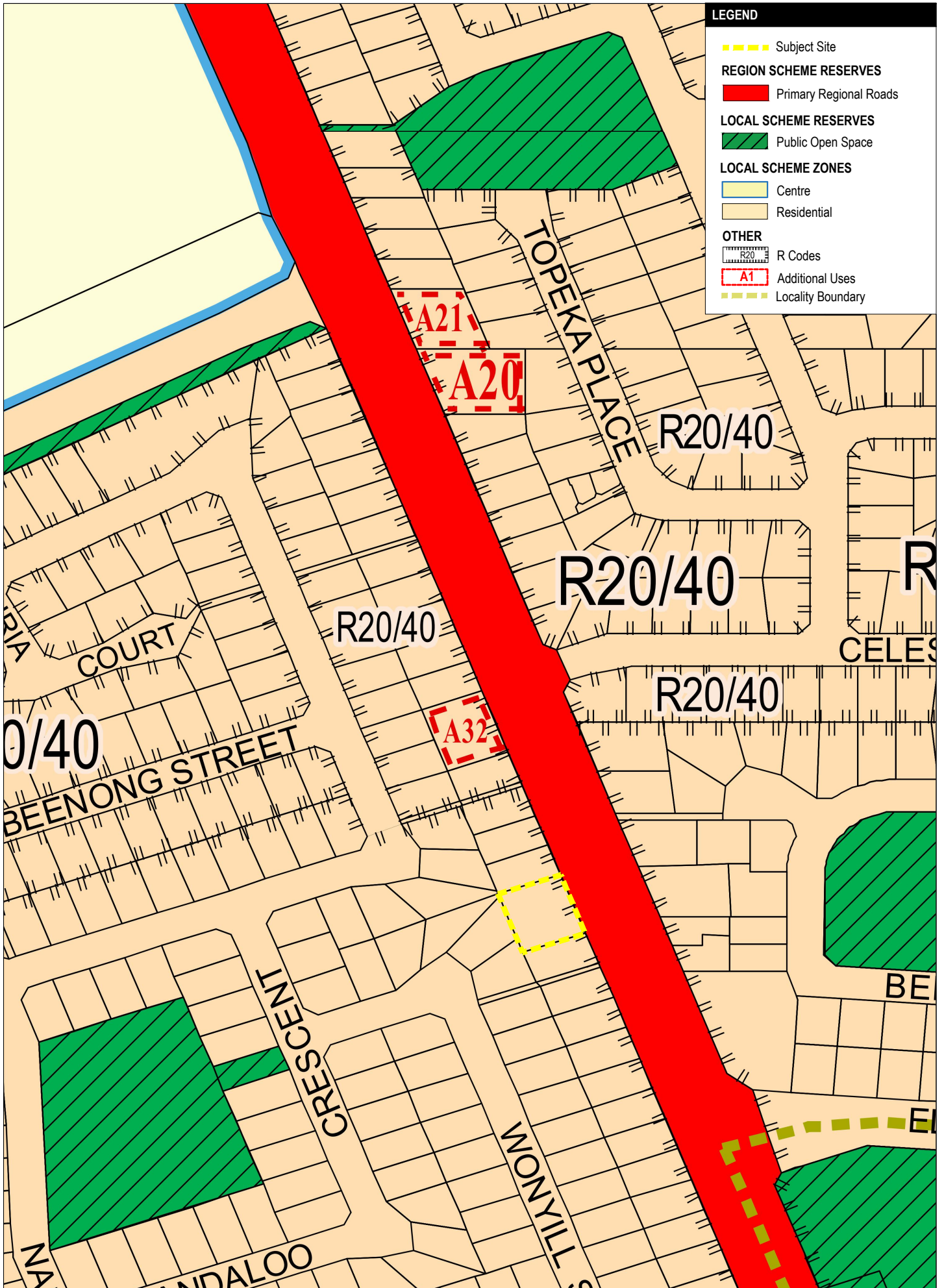
The Amendment is standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* for the following reason(s):

- a) The Amendment is consistent with the objectives identified in the scheme for the Residential zone; and
- b) The Amendment would have minimal impact on land in the scheme area that is not the subject of this amendment.

Date of Council Resolution: 13 July 2021

.....  
(Chief Executive Officer)

Dated this ..... day of ..... 20.....

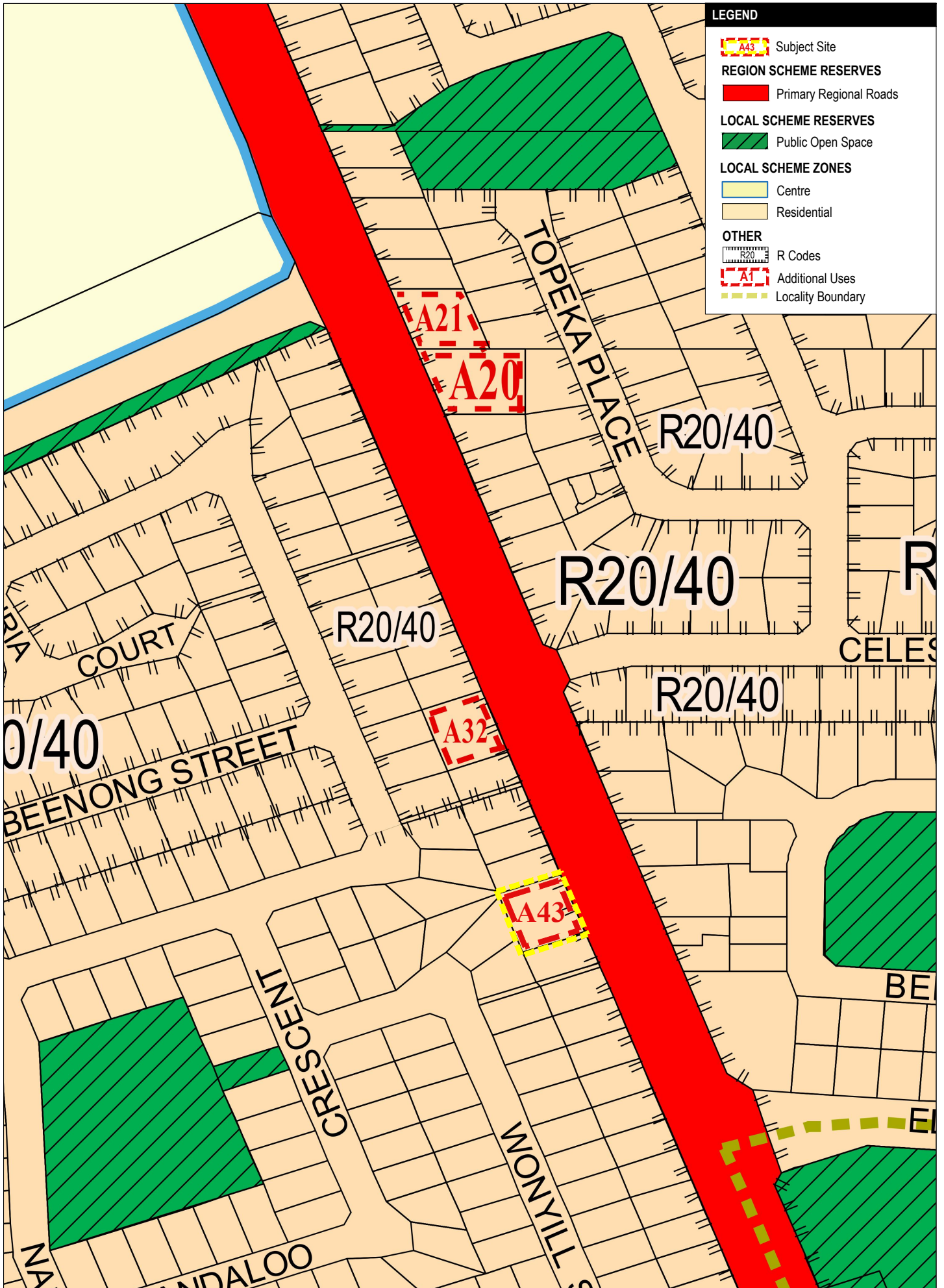


**LEGEND**

- Subject Site
- REGION SCHEME RESERVES**
- Primary Regional Roads
- LOCAL SCHEME RESERVES**
- Public Open Space
- LOCAL SCHEME ZONES**
- Centre
- Residential
- OTHER**
- R Codes
- A1 Additional Uses
- Locality Boundary

<p><b>PLANNING SOLUTIONS</b>   URBAN &amp; REGIONAL PLANNING   <b>PS</b></p>	<p>SCALE 1:3,000 @ A4          DATE 01 April 2021          FILE 210401 7375 Zoning Map.dwg          REVISION 1/RC/First Draft/01.04.2021</p>		<p><b>ZONING MAP</b></p> <p>LOT 1 (845) WANNEROO ROAD          WANNEROO, WESTERN AUSTRALIA</p>	<p>FIGURE 02</p>
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**LEGEND**

- A43 Subject Site
- REGION SCHEME RESERVES**
- Primary Regional Roads
- LOCAL SCHEME RESERVES**
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- Centre
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**CITY OF WANNEROO**  
**DISTRICT PLANNING SCHEME NO 2 - AMENDMENT NO. 193**  
**SCHEME AMENDMENT REPORT**

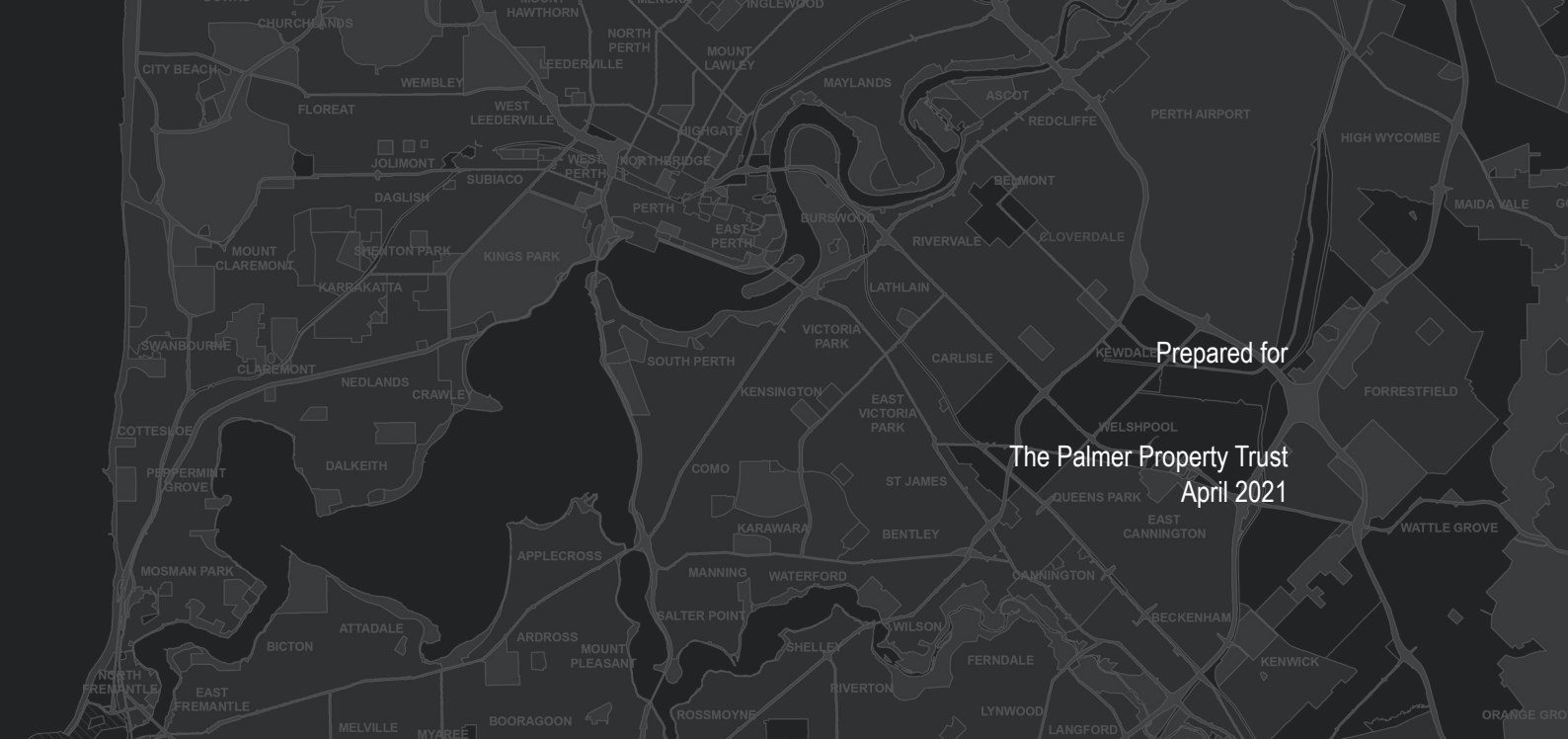
# Scheme Amendment Report

## Proposed Additional Use Classification (Medical Centre)

Lot 1 (845) Wanneroo Road,  
Wanneroo, WA

**PLANNING SOLUTIONS**  
URBAN & REGIONAL PLANNING

**PS**



Prepared for

The Palmer Property Trust  
April 2021

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## Project details

<b>Job number</b>	7375	
<b>Client</b>	The Palmer Property Trust	
<b>Prepared by</b>	Planning Solutions	
<b>Consultant Team</b>	Town Planning	Planning Solutions

## Document control

<b>Revision number</b>	<b>File name</b>	<b>Document date</b>
Rev 0	210412 7375 Scheme Amendment Report - Wanneroo Dental Centre	12 April 2021

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Figure 3:	Zoning map (proposed)

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# 1 Preliminary

## 1.1 Introduction

Planning Solutions act on behalf of The Palmer Property Trust with regard to the Wanneroo Dental Centre at Lot 1 (845) Wanneroo Road, Wanneroo (**subject site**).

Pursuant to section 75 of the *Planning and Development Act 2005*, we are pleased to present this request to amend the City of Wanneroo (**City**) District Planning Scheme No.2 (**DPS2**). The amendment seeks to modify the DPS2 map and Scheme text by applying a site-specific additional use classification to the subject site to make 'Medical Centre' a 'P' permitted use.

The proposed amendment will facilitate the ongoing operation of the Wanneroo Dental Centre on the subject site. The Wanneroo Dental Centre is a renowned family-orientated dental practice which has been providing quality dental care to the local community since 1979.

This report will discuss various matters pertaining to the proposal, including:

- Site details and context.
- The proposed amendment.
- Town planning considerations.
- Amendment classification.

Having regard for the nature of the proposed DPS2 amendment, its classification is considered to properly meet the criteria for a 'standard amendment' in accordance with the *Planning and Development (Local Planning Schemes) Regulations 2015*.

We respectfully request the support of the City of Wanneroo, Western Australian Planning Commission (**WAPC**) and Minister for Planning for the proposed amendment to DPS2.

## 1.2 Engagement with authorities

### 1.2.1 City of Wanneroo

On 5 March 2021, Planning Solutions and the proponent attended an initial meeting with a senior planning officer of the City to discuss the scheme amendment request.

The following particular considerations were discussed and confirmed to be required to be addressed in the scheme amendment request:

- A planning report providing an assessment against relevant town planning considerations.
- The operational characteristics of the existing Wanneroo Dental Centre.
- Local context and the type/nature of uses in the immediate locality.
- Potential offsite impacts resulting from operations of the Wanneroo Dental Centre.
- Demonstrated compliance/consistency with the objectives of the Residential zone.

The outcomes of the meeting have informed the refinement and finalisation of this scheme amendment request.

## 2 Site details and context

### 2.1 Land description

Refer to **Table 1** below for a description of the subject site.

**Table 1 - Lot details**

Lot	Diagram	Volume	Folio	Area (m <sup>2</sup> )
1	55592	2574	112	1,369

Refer to **Appendix 1** for a copy of the Certificate of Title and Diagram.

The subject site is not subject to any limitations, interests, encumbrances and/or notifications materially relevant to the proposed development.

### 2.2 Location

#### 2.2.1 Regional context

The subject site is located in the municipality of the City of Wanneroo and in the suburb of Wanneroo. The subject site is located approximately 22 kilometres north of the Perth city centre and approximately 1.1 kilometre south of the Wanneroo town centre.

The subject site adjoins Wanneroo Road at its eastern aspect, which acts as a main arterial route for Perth's north western corridor and a connection to the wider metropolitan region. Wanneroo Road connects the subject site to Joondalup Drive in the north and Ocean Reef Road, Whitfords Avenue, Hepburn Avenue and Reid Highway in the south, before terminating in Yokine.

The closest Transperth bus services (routes 389 and 468) are provided along Wanneroo Road, approximately 50m north of the subject site.

#### 2.2.2 Local Context, Land Use and Topography

The subject site adjoins Wanneroo Road to the east and residential properties to the north, west and the south. Wanneroo Road in proximity to the subject site is classified as a 'Primary Distributor' road under the Main Roads Western Australia Road Information Mapping System. Although comprising largely of single residential dwellings, Wanneroo Road is also characterised by a variety of non-residential uses, as is suitable for a Primary Distributor road. Commercial uses and services are commonly provided on these roads throughout the metropolitan region.




The following specific uses are in proximity to the subject site, located on Wanneroo Road:

- West Coast Skin Clinic, located approximately 100m north of the subject site.
- Wanneroo Total Health Care centre, located approximately 300m north of the subject site.
- Revitalize Physiotherapy, located approximately 400m north of the subject site.
- Vetwest Animal Hospitals, located approximately 400m south of the subject site.
- Wanneroo Physiotherapy, located approximately 700m south of the subject site.
- Timberlands Dental Clinic, located approximately 700m south of the subject site.
- Wanneroo Pharmacy, located approximately 750m south of the subject site.

Refer to **Refer to Figure 1 – Site context plan** depicting the context of the subject site and surrounds



**LEGEND**

-  Subject Site
-  500m Radius
-  1 Revitalize Physiotherapy
-  2 Wanneroo Total Health Care
-  3 West Coast Skin Clinic
-  4 Vetwest Animal Hospital
-  5 Wanneroo Physiotherapy
-  6 Wanneroo Pharmacy



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The subject site currently contains a single storey building of a residential nature, with the existing dental practice operating internally. The existing building is fitted out to include two dental surgery rooms, one reception area and patient waiting room, one staff kitchen / staff room, one storeroom and one bathroom.

Up to three dental practitioners, three dental nurses and one administration staff members are employed on site as part of the existing facility. In terms of numbers of appointments, there can be anywhere between eight to twenty per day. Appointments generally range from 20 minutes to 2 hours in length depending on whether the visit is for a check-up and clean or more substantive surgery.

A bitumen car park with 7 formalised parking bays is located south of the building, with informal staff car parking provided on the turf against the southern lot boundary. On average, up to four car parking bays are occupied by patients at any one time. Up to six staff cars are generally parked on the turf during opening hours, allowing customers to have uninhibited access to formal parking bays.

In terms of topography, the subject site slopes gently downwards from east to west. The property has access to all necessary utilities infrastructure, including power, water and reticulated sewer.

### **2.2.3 Historical use**

Although the development approval history is unknown, historical aerial imagery suggests the building has been on site since circa 1977. The dental practice commenced operation in 1979 and has provided essential dental care and health services to the Wanneroo community for the past 42 years.

## **2.3 Traffic and access considerations**

The portion of Wanneroo Road adjoining the subject site is a four lane, dual carriageway road, with each carriageway separated by a landscaped median.

The subject site contains an existing 7.3m wide crossover to Wanneroo Road, which would be retained and used as part of any future use of the site. The existing crossover provides left-in, left-out movements to Wanneroo Road, and facilitates efficient and safe traffic movements to/from the site and within the site.

A dental practice (by nature) generates relatively low levels of traffic, as appointments are appropriately staggered to ensure efficient timing and to avoid delays for patients. A dental practice differs from a typical medical centre or general practitioner/doctors' surgery, in that appointments are typically booked in advance. By comparison, a general practitioner may have patients booking appointments or arriving without appointments due to the nature of their symptoms or illness.

The WAPC Transport Impact Assessment Guidelines for Developments (August 2016) states that a Transport Impact Statement is required for those developments that would be likely to generate moderate volumes of traffic (i.e. 10 – 100 vehicle trips in the peak hour. The existing dental practice does not meet the threshold to warrant any additional traffic reporting, and has operated efficiently in terms of access and parking since 1979. The surrounding road network is entirely capable of accommodating vehicle movements generated by the existing development.

The proposal is satisfactory from a traffic and access perspective, and there will be an insignificant impact (if at all) on the surrounding road network with the continued operation of the dental practice.

## **2.4 Acoustic considerations**

The Wanneroo Dental Centre has been operating since 1979. To our knowledge, there have been no complaints made by adjoining properties regarding noise generated by the dental practice. The existing facility is required to generate noise levels lower than those prescribed by the *Environmental Protection (Noise) Regulations 1997* at all times of operation. No changes to the operation of the existing facility are proposed as part of this scheme amendment request. Therefore, the noise produced as a result of the ongoing operation is not expected to result in any adverse offsite acoustic impacts.

## 3 Proposed scheme amendment

### 3.1 Purpose of scheme amendment

The purpose of the proposed scheme amendment is to facilitate the ongoing operation of the Wanneroo Dental Centre on the subject site.

Under the City of Wanneroo (**City**) District Planning Scheme No. 2 (**DPS2**), the subject site is located within the 'Residential' zone.

The dental centre (as currently operating with more than 1 dental practitioner) is defined as a 'Medical Centre', meaning "*premises accommodating two or more consulting rooms*". In accordance with Table 1 – The Zoning Table of DPS2, a Medical Centre is an 'X' (prohibited) land use in the 'Residential' zone.

Accordingly, the proposed DPS2 amendment seeks to apply a site-specific additional use classification to the subject site which would make 'Medical Centre' a 'P' (permitted) use.

The intent is for the existing building on the subject site to be retained, providing the continuation of an essential community service, being dental care. The proposed scheme amendment does not seek to make any changes to the existing building containing the dental practice.

The preceding information demonstrates that the dental practice is operated in an efficient and coordinated manner, and as such, the nature of this use on the site limits the potential for adverse offsite impacts.

## 4 Strategic planning framework

### 4.1 Perth and Peel@3.5 million and North West Sub-regional Planning Framework

Perth and Peel@3.5 million expands upon the Directions 2031 and Beyond strategic plan and provides further detailed sub-regional planning frameworks to inform future rezoning, subdivision and development proposals.

The subject site is located within the North West sub-region, with a population expected to grow from 322,490 people in 2011 to over 740,000 people by 2050. The City of Wanneroo is projected to accommodate nearly three quarters of the sub-region's total population.

The proposed scheme amendment is broadly consistent with this strategic objective, as it will facilitate the continuation of an important health service that will cater for the targeted growth in population.

### 4.2 City of Wanneroo Strategic Community Plan 2017/18 – 2026/27

The City's Strategic Community Plan 2017/18 – 2026/27 (**Community Plan**) builds upon the previously prepared community plan and seeks to achieve key outcomes for the diverse and growing communities within the municipality.

The Community Plan identifies that there is an emerging need in the community for more accessible services and infrastructure, located closer to home. This is relevant, as by 2041, the City's population is expected to reach 410,000 people, requiring an additional 3,100 new dwellings per year to accommodate this population increase.

The continued use of the subject site as a dental practice will support this projection by providing an important community piece of infrastructure and a service that will ensure the ongoing wellbeing and health of the population.

### 4.3 City of Wanneroo Local Housing Strategy 2005

The City's Local Housing Strategy 2005 (**LHS**) was prepared with the aim of guide the future form and types of housing within the municipality.

Relevant objectives of the LHS include:

*(d) Promote appropriate forms of housing close to existing and proposed community facilities...*

*(f) Ensure that residential areas are designed for all people of all ages and abilities and that these areas are protected from inappropriate development.*

The proposed scheme amendment will not preclude the future development of residential land within the City. The dental practice provides a community benefit by means of health services and can by no means be considered inappropriate, especially given its historic operation on site.

At the time of writing this report, we understand the City is progressing with the preparation of a new Local Housing Strategy. We expect the new LHS will inform the preparation of the City's next Local Planning Strategy.

## 5 Statutory planning framework

### 5.1 Planning and Development Act 2005

This Scheme Amendment Report has been prepared on behalf of a landowner, in accordance with section 75 of the *Planning and Development 2005*.

The proposal seeks to amend the City of Wanneroo District Planning Scheme No. 2 (**DPS2**) by applying a site-specific additional use classification to "Lot 1 on Diagram 55592", Volume 2574 Folio 112 to make a 'Medical Centre' a 'P' permitted use.

The amendment is classified as a 'standard amendment' in accordance with the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* (as outlined in further detail in Section 6 of this report).

### 5.2 Metropolitan Region Scheme

The subject site is zoned 'Urban' under the provisions of the Metropolitan Region Scheme (**MRS**). Given the proposed scheme amendment will facilitate the ongoing operation of the Wanneroo Dental Centre on the subject site, the proposed amendment to DPS2 is consistent with the MRS.

The subject site has a 38.78m frontage to Wanneroo Road as its eastern boundary, which is reserved 'Primary Regional Roads' under the MRS.

### 5.3 City of Wanneroo District Planning Scheme No.2

#### 5.3.1 District Planning Scheme No.2 zoning

The subject site is zoned 'Residential' under the City's District Planning Scheme No.2 (**DPS2**), with an applicable density coding of R20/R40. Refer to **Figure 2 - Zoning Map** and **Figure 3 - Zoning Map (proposed)**.

#### 5.3.2 Zone objectives

Clause 3.4 of DPS2 provides the following zoning statement and objectives for the Residential zone:

Zoning Statement:

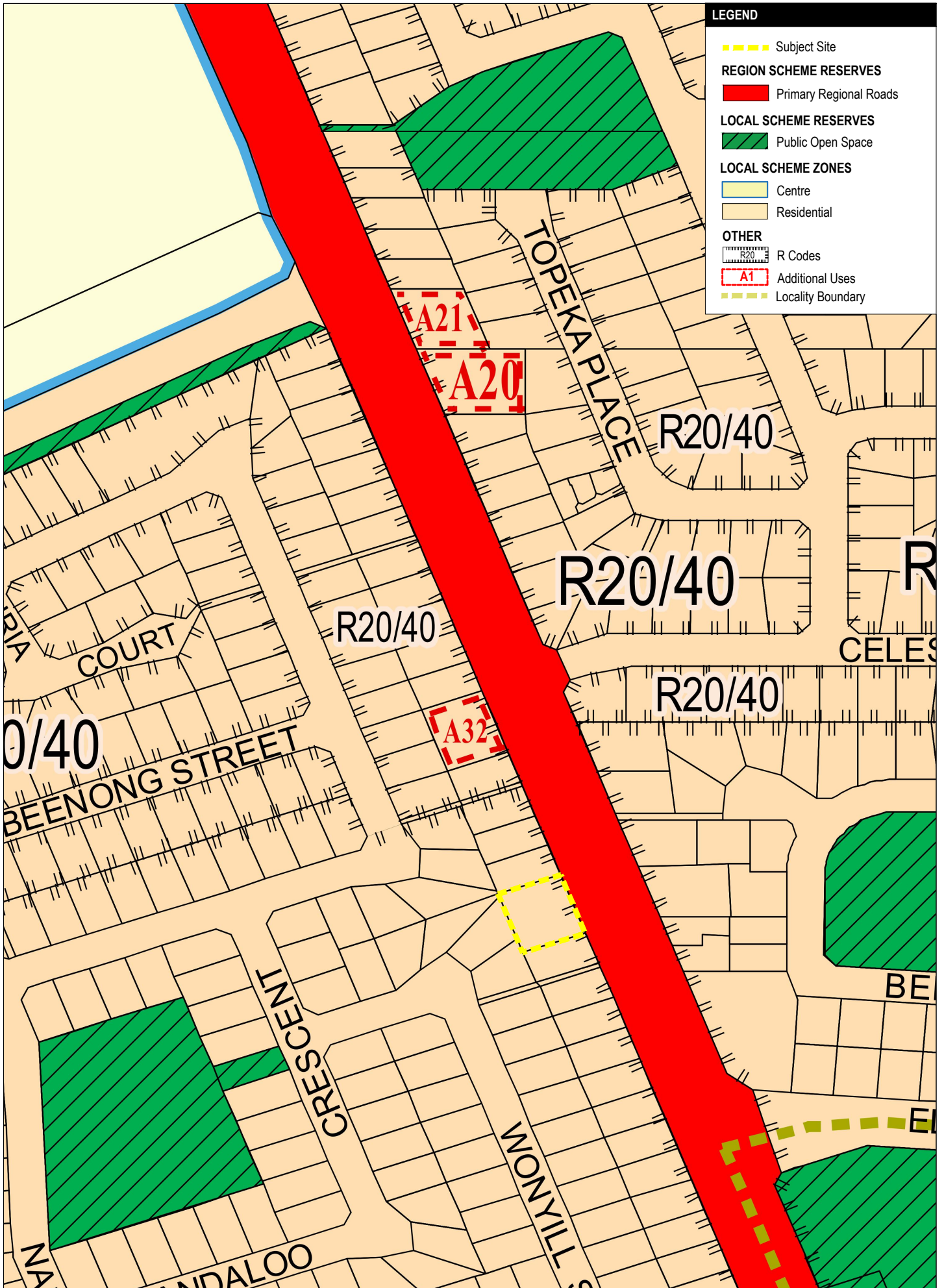
*"The Residential Zone is intended primarily for residential development in an environment where high standards of amenity and safety predominate to ensure the health and welfare of the population".*

Objectives:

- (a) maintain the predominantly single residential character and amenity of established residential areas;
- (b) provide the opportunity for grouped and multiple dwellings in selected locations so that there is a choice in the type of housing available within the City;
- (c) provide the opportunity for aged persons housing in most residential areas in recognition of an increasing percentage of aged residents within the City; and
- (d) provide for compatible urban support services. [emphasis added]

In determining the merit of this scheme amendment proposal, a key consideration is whether the proposed additional use of 'Medical Centre' on the subject site is consistent with the zoning statement and objectives of the 'Residential' zone.



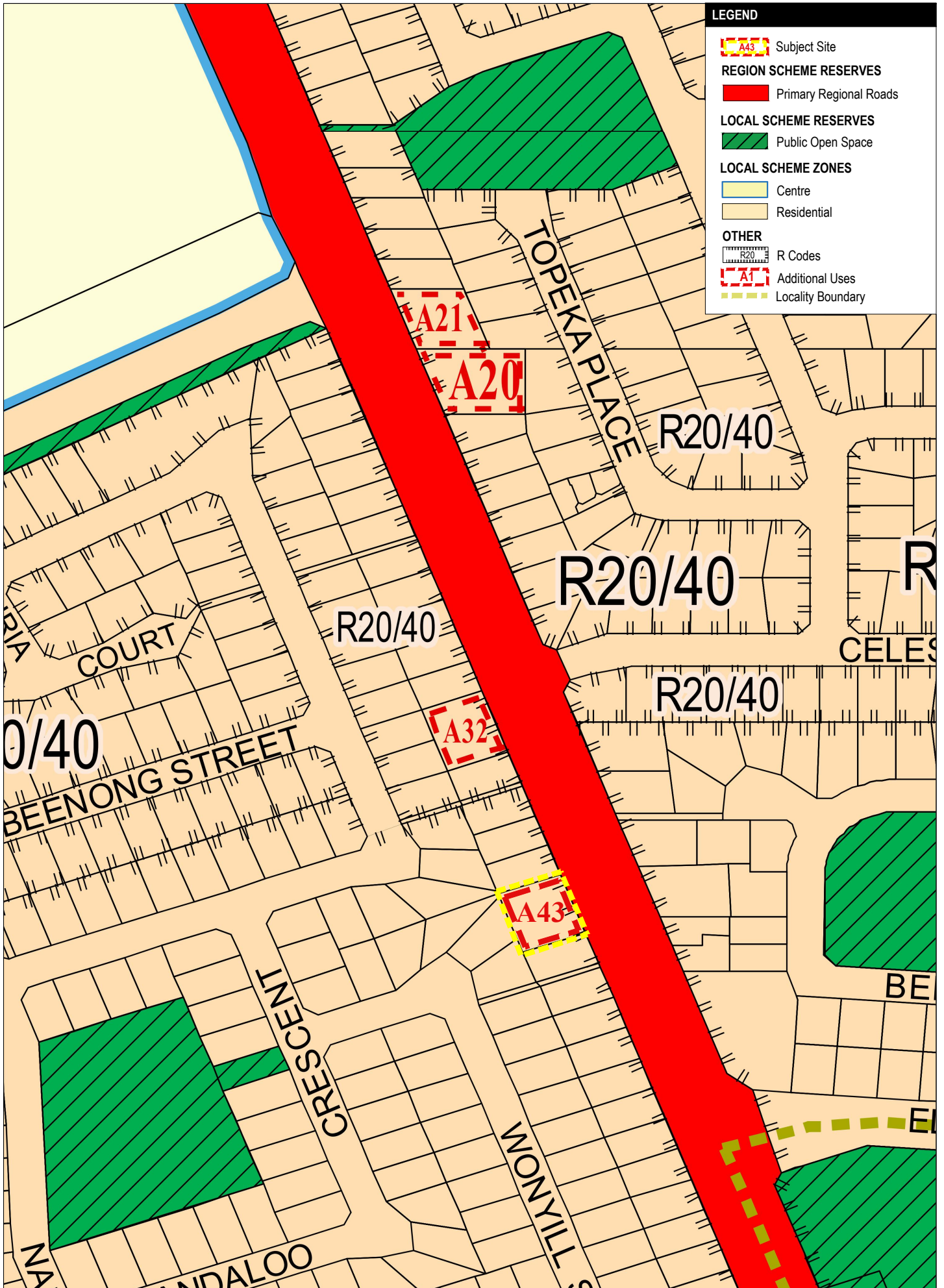


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- Primary Regional Roads
- LOCAL SCHEME RESERVES**
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- OTHER**
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<p><b>PLANNING SOLUTIONS</b>   <b>PS</b> URBAN &amp; REGIONAL PLANNING</p>	<p>SCALE 1:3,000 @ A4 DATE 01 April 2021 FILE 210401 7375 Zoning Map.dwg REVISION 1/RC/First Draft/01.04.2021</p>	<p>Scale Bar (m)</p>	<p><b>ZONING MAP</b> LOT 1 (845) WANNEROO ROAD WANNEROO, WESTERN AUSTRALIA</p>	<p><b>FIGURE</b> <b>02</b></p>
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### 5.3.3 Consistency with the objectives of the Residential zone

The Residential zone is intended to cater for compatible urban support services which ensure the health and welfare of the population. A Medical Centre (dental practice) is complementary in nature and can be co-located with residential uses without risk of land use conflict or unacceptable offsite impact.

The proposed scheme amendment to apply an additional use of 'Medical Centre' to the subject site is consistent with the zone statement and objectives of the Residential zone and the use has significant merit in this location.

The description of the facility's operations provided earlier in this report and its operation for the past 42 years demonstrates that it is capable of being (and will continue to be) conducted in a manner which is low-impact, unobtrusive and not detrimental to local amenity.

By nature, a small-scale Medical Centre is not an intrusive land use and is not expected to adversely affect adjoining residential dwellings. The land use does not produce high levels of noise and is typically not a high generator of traffic.

In terms of potential amenity impacts from noise generated by the dental practice, this is already governed by the *Environmental Protection (Noise) Regulations 1997*. The facility is required to comply with the prescribed noise levels under the Noise Regulations. Therefore, detrimental amenity impacts to the immediately adjoining properties is unlikely.

Furthermore, it is common to locate medical centres within / adjacent to residential zoned neighbourhoods. There are several examples of medical centres (and additional use classifications) within the City in close proximity to the subject site. Such examples are:

- Lot 2 (857) Wanneroo Road located 100m to the north of the subject site (comprising the West Coast Skin Clinic) has an additional use classification (A32) under DPS2. Although also zoned Residential, the additional use classification permits a Medical Centre to operate from the subject site.
- Lot 1 (876) Wanneroo Road located 300m to the north of the subject site (comprising the Wanneroo Total Health Care centre) has an additional use classification (A20) under DPS2. Although also zoned Residential, the Additional Use classification permits a Medical Centre, Pharmacy and Office to operate from the subject site.

The additional use for 'Medical Centre' ensures local residents are provided with a health service which is convenient and accessible. It is evident that the dental practice is entirely capable of integrating with the residential uses which immediately adjoin the subject site, which it has done since 1979. Land use conflict will not occur as a result of this proposal.

Having regard for the above, the proposed scheme amendment to apply an additional use of 'Medical Centre' to the subject site is consistent with zone statement and objectives of DPS2 and the use has significant merit in this location.

## 6 Amendment classification

Section 34, Part 5 of the *Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations)* sets out various criteria for the classification of local planning scheme amendments. Amendments can be classified as either “basic”, “standard”, or “complex”.

The proposed amendment to DPS2, which seeks to apply an additional use of ‘Medical Centre’ to the subject site, is considered to be properly classified as a standard amendment in accordance with the Regulations. An assessment against the relevant criteria for a standard amendment is provided in **Table 2** below.

**Table 2 - Assessment against the relevant criteria for a standard amendment**

Type of Amendment	Comment	Compliance
a) <i>an amendment relating to a zone or reserve that is consistent with the objectives identified in the scheme for that zone or reserve;</i>	<p>Section 5.3 of this report demonstrates that the proposed site-specific additional use of ‘Medical Centre’ is entirely consistent with the objectives identified in the Scheme for the Residential zone, which is on the basis of:</p> <ul style="list-style-type: none"> <li>• The use is clearly compatible and is capable of integrating with the uses immediately adjacent the subject site without land use conflict or obtrusive impact. This is demonstrated by the operation of the dental practice for the past 42 years and by the low impact operational characteristics of a facility of this nature.</li> <li>• The ongoing operation of the facility does not generate levels of noise or traffic which would require or warrant an acoustic assessment or traffic reporting.</li> <li>• The scheme amendment proposal would facilitate the continuation of this important community health service.</li> <li>• There are other additional uses of a similar nature, within the residential zone and in proximity to the subject site on Wanneroo Road. This clearly demonstrates the suitability of compatible non-residential uses located in the Residential zone.</li> </ul>	✓
b) <i>an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;</i>	Refer to section 4 of this report for an assessment of the proposal against the relevant strategic planning framework.	<b>Refer to section 4</b>
c) <i>an amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment;</i>	The proposed scheme amendment is consistent with the Urban zoning of the MRS.	✓
d) <i>an amendment to the scheme map that is consistent with a structure plan or local development plan that has been approved under the scheme for the land to which the amendment relates if the scheme does not currently include zones of all the types that are outlined in the plan;</i>	N/A – Not applicable. The site is not subject to a structure plan or local development plan.	<b>N/A</b>
e) <i>an amendment that would have minimal impact on land in the</i>	The proposed amendment will demonstrably have minimal impact on land in the scheme area not subject of the	✓

Type of Amendment	Comment	Compliance
<i>scheme area that is not the subject of the amendment;</i>	<p>amendment (including adjoining residential properties), for the following reasons:</p> <ul style="list-style-type: none"> <li>• The amendment will apply an additional use to the subject site which will allow the existing dental practice to operate. This does not preclude or restrict the ability for other land in the scheme area where the 'Medical Centre' use is capable of approval from being developed for such a purpose. This is a longstanding use on the site.</li> <li>• It has been demonstrated that the offsite impacts associated with the proposed additional use are unlikely to be obtrusive, and that the use will integrate with existing development in the immediate area.</li> <li>• As demonstrated in the preceding sections of this report, the use will not result in any unacceptable impacts to the amenity of the adjoining uses or the locality generally.</li> </ul>	
f) <i>an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;</i>	<p>The dental practice will continue to operate from within the existing building on the subject site, as it has done since 1979.</p> <p>The proposed amendment will simply apply an additional use to the subject site. The nature of the additional use is demonstrably 'medical', and therefore complementary to other uses capable of approval in the Residential zone and existing residential dwellings.</p> <p>In terms of social and economic impact, the scheme amendment proposal is likely to result in net benefits, as it will continue the use of the site as a dental practice, a business which creates employment opportunities and provides important health services to the locality.</p> <p>It is evident that the proposed scheme amendment meets this criteria.</p>	✓
g) <i>any other amendment that is not a complex or basic amendment.</i>	The proposal is suitably classified as a standard amendment.	✓

In light of the above, the proposed amendment to DPS2, which seeks to apply an additional use classification of 'Medical Centre' to the subject site, is considered to be properly classified as a 'standard' amendment in accordance with the Regulations.

## 7 Conclusion

The proposed DPS2 scheme amendment seeks to apply a site-specific additional use classification to the subject site which would make a 'Medical Centre' a 'P' (permitted) use. The proposed amendment is considered appropriate given the context of the subject site and is suitable for approval for the following reasons:

- The Wanneroo Dental Centre has been providing essential dental care and health services to the Wanneroo community for the past 42 years.
- The Residential zone is intended to cater for compatible urban support services which ensure the health and welfare of the population. A Medical Centre is complementary in nature and can be co-located with residential uses without risk of land use conflict or unacceptable offsite impact.
- The proposed scheme amendment to apply an additional use of 'Medical Centre' to the subject site is consistent with the zone statement and objectives of the Residential zone and the use has significant merit in this location.
- The nature of the additional use is demonstrably low impact, and therefore non-obtrusive and complementary to the Residential zone. The site is also of a sufficient size to accommodate a Medical Centre, with no changes proposed to the existing built form as part of this proposal.
- The report has demonstrated that the offsite impacts associated with the proposed additional use are unlikely to be obtrusive and that the use will seamlessly integrate with existing development in the immediate area, which it has done since 1979. The Medical Centre use will not be detrimental to the local amenity.
- Lot 2 (857) Wanneroo Road located 100m to the north of the subject site (comprising the West Coast Skin Clinic) has an additional use classification (A32) under DPS2. Although also zoned Residential, the additional use classification permits a Medical Centre to operate from the subject site.
- Lot 1 (876) Wanneroo Road located 300m to the north of the subject site (comprising the Wanneroo Total Health Care centre) has an additional use classification (A20) under DPS2. Although also zoned Residential, the Additional Use classification permits a Medical Centre, Pharmacy and Office to operate from the subject site.

It is therefore requested that the City present the application to Council at the earliest opportunity to adopt the amendment. We respectfully request the opportunity to address any meeting of Council at which this matter is considered.

**Appendix 1**  
**Certificate of Title and Diagram**

---

WESTERN



AUSTRALIA

REGISTER NUMBER <b>1/D55592</b>	
DUPLICATE EDITION <b>3</b>	DATE DUPLICATE ISSUED <b>3/3/2011</b>

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

VOLUME 2574 FOLIO 112

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.

*BGRoberts*  
 REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 1 ON DIAGRAM 55592

**REGISTERED PROPRIETOR:**  
 (FIRST SCHEDULE)

DAVID JOHN PALMER OF 16 PIPESTONE PLACE, QUINNS ROCKS

(T J146452 ) REGISTERED 11/1/2005

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

- 1. L561483 MORTGAGE TO INVESTEC EXPERIEN PTY LTD REGISTERED 24/2/2011.

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.

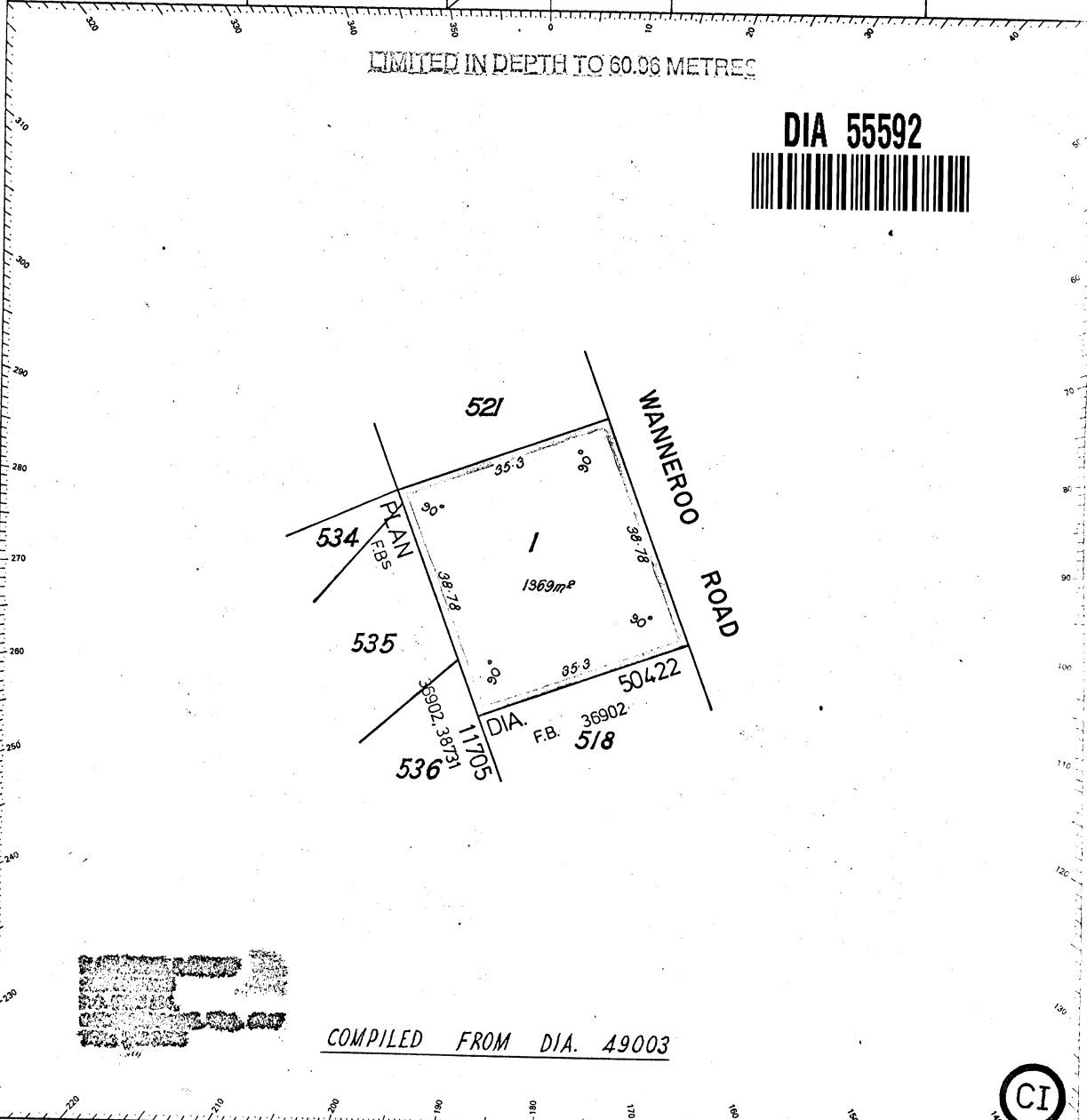
SKETCH OF LAND: D55592  
 PREVIOUS TITLE: 1415-615, 1415-616  
 PROPERTY STREET ADDRESS: 845 WANNEROO RD, WANNEROO.  
 LOCAL GOVERNMENT AUTHORITY: CITY OF WANNEROO



Town or District.	Number of Lot or Location.	Field Book.	Scale.	Certificate in which Land is Vested.	Area
WANNEROO ESTATE	LOTS 519 & 520 OF LOT 12		1:750	Vol. 1415 1415	Fol. 615... 616

LIMITED IN DEPTH TO 60.96 METRES

DIA 55592



COMPILED FROM DIA. 49003

<p align="center">CERTIFICATE</p> <p>I hereby certify that this survey was performed by me personally (or under my own personal supervision, inspection and field check) in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations, 1961.</p>		<p align="center">Approved by Town Planning Board</p> <p align="center">TOWN PLANNING DEPARTMENT</p> <p align="center">24 OCT 1978</p> <p align="center">FILE 50164</p> <p align="center">Date 21.10.78</p> <p align="center"><i>David Can</i> Chairman</p>	
<p>Date.....</p> <p align="center">COMPILED</p> <p align="center">Licensed Surveyor</p>		<p>Approved <i>B. E. Campbell</i></p> <p>On</p> <p>Registered <i>922.0</i></p> <p>Diagram No. <b>55592</b></p>	
<p>Examined <i>Dkt</i></p> <p>Date <i>15.11.78</i></p> <p><i>Dkt Dia 22656</i></p>		<p>Plan.....</p> <p>Diagram 49003</p> <p>Index Plan SWAN 2000</p> <p>10-06</p>	

69314/8/77-4M-L/2/1

**PLANNING AND DEVELOPMENT ACT 2005**

**CITY OF WANNEROO**

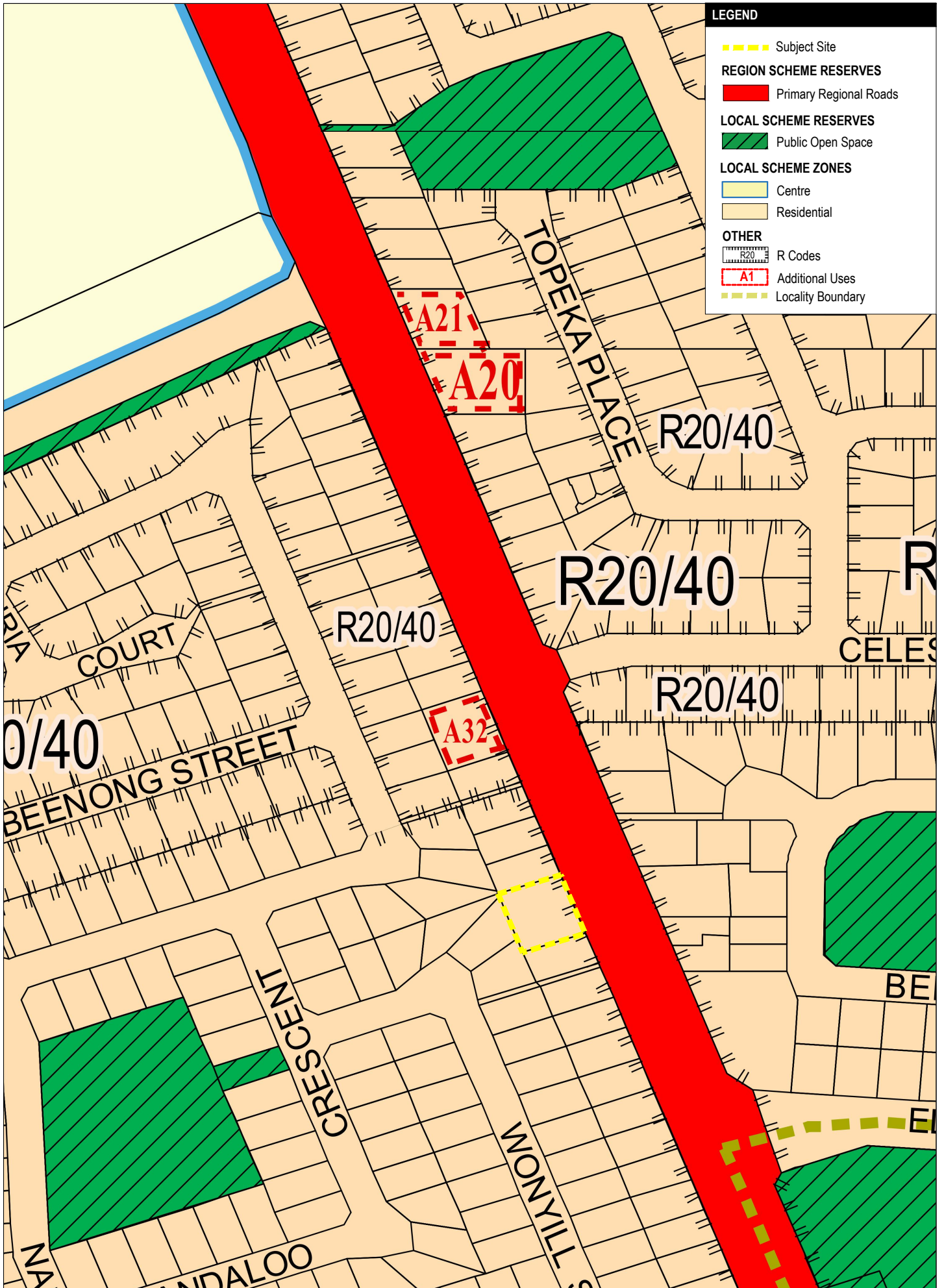
**DISTRICT PLANNING SCHEME NO. 2 - AMENDMENT NO. XX**

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 allowing the use class Medical Centre as an Additional Use at Lot 1 (845) Wanneroo Road, Wanneroo and amends:

- a) Schedule 2 of the District Planning Scheme No. 2 as follows:

No	Street/Locality	Particulars of Land	Additional Use and Conditions (where applicable)
A43	1-43 845 Wanneroo Road, Wanneroo	Lot 1 on Diagram 55592	Medical Centre ('D' Use)

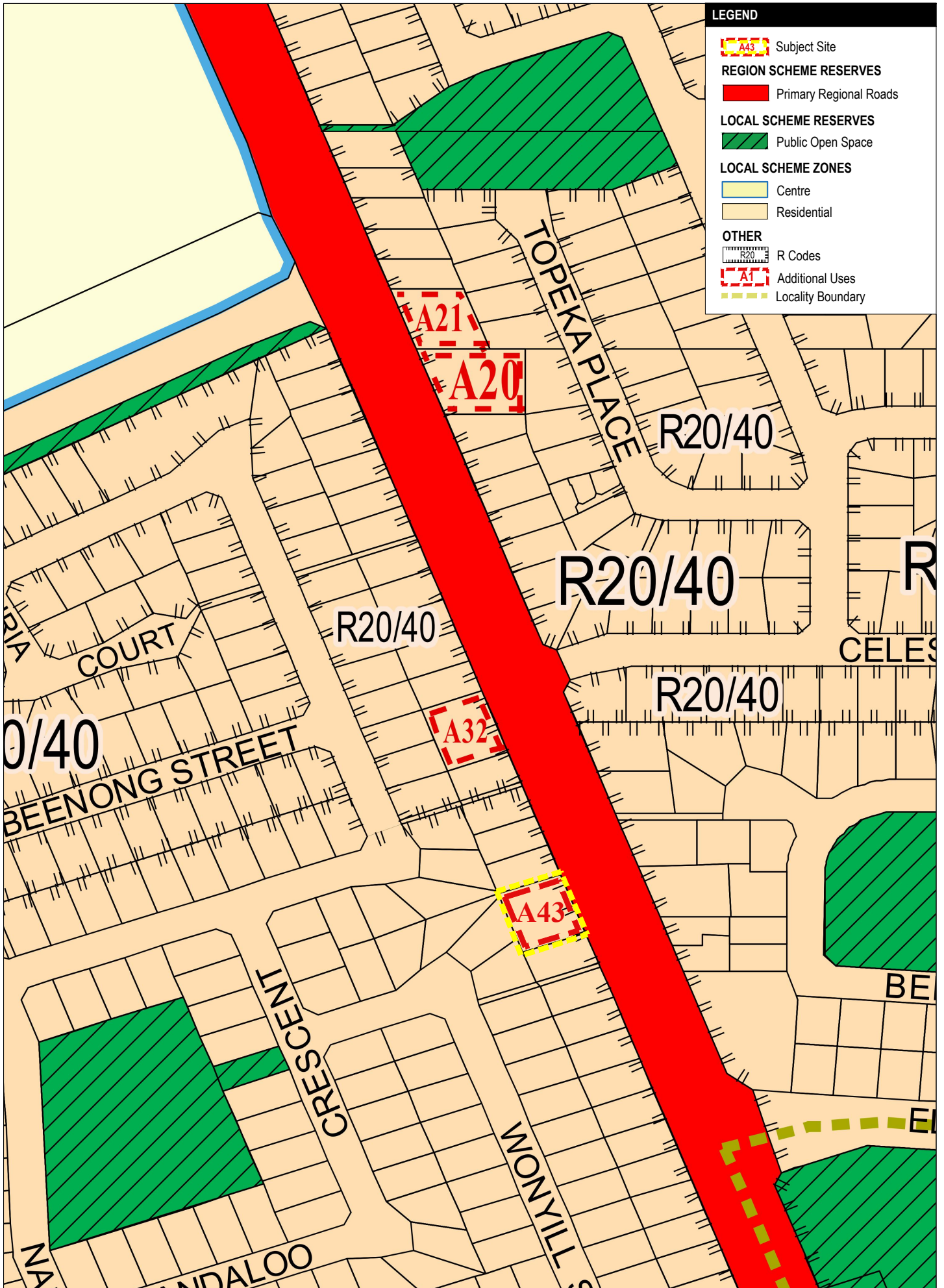
- b) The Scheme Map accordingly.



**LEGEND**

- Subject Site
- REGION SCHEME RESERVES**
- Primary Regional Roads
- LOCAL SCHEME RESERVES**
- Public Open Space
- LOCAL SCHEME ZONES**
- Centre
- Residential
- OTHER**
- R Codes
- A1 Additional Uses
- Locality Boundary

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**LEGEND**

- A43 Subject Site
- REGION SCHEME RESERVES**
- Primary Regional Roads
- LOCAL SCHEME RESERVES**
- Public Open Space
- LOCAL SCHEME ZONES**
- Centre
- Residential
- OTHER**
- R Codes
- A20 Additional Uses
- Locality Boundary

**PLANNING SOLUTIONS** | URBAN & REGIONAL PLANNING | **PS**

SCALE 1:3,000 @ A4  
 DATE 12 April 2021  
 FILE 210412 7375 Proposed Zoning Map.dwg  
 REVISION 1/RC/First Draft/12.04.2021

Scale Bar (m)  
 0 75

**ZONING MAP (PROPOSED)**

LOT 1 (845) WANNEROO ROAD  
 WANNEROO, WESTERN AUSTRALIA

**FIGURE**  
**03**

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**COUNCIL ADOPTION**

This standard Amendment was adopted by resolution of the Council of the City of Wanneroo at the Ordinary Meeting of the Council held on the 13th day of July 2021

.....  
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 13th day of July 2021, proceed to advertise this amendment.

.....  
MAYOR

.....  
CHIEF EXECUTIVE OFFICER

**COUNCIL RECOMMENDATION**

This Amendment is recommended for \_\_\_\_\_ by resolution of the City of Wanneroo at the Ordinary Meeting of the Council held on the \_\_\_\_\_ day of \_\_\_\_\_ 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 .....