

---

OWNER	Planning and Sustainability
IMPLEMENTATION	April 2019
NEXT REVIEW	November 2021

---

## PART 1 – POLICY OPERATION

### Policy Development and Purpose

This policy has been prepared under the provisions of Schedule 2, Part 2 of the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* and is to be read in conjunction with the City of Wanneroo's (the City) District Planning Scheme No. 2 (DPS 2).

The purpose of this Policy is to provide guidance on the consideration of planning proposals within the East Wanneroo District Structure Plan (EWDSP) area.

### Objectives

1. To ensure any subdivision and development within the EWDSP area will not compromise the progression of development in accordance with the EWDSP.
2. Enable the continued lawful use of land in a manner that will not compromise development in accordance with the EWDSP.
3. Ensure the vision of the EWDSP and the City's Place Framework is achieved.

### Matters to be considered

In addition to the matters listed in Clause 67 of the Deemed Provisions, the following matters will also be considered in the assessment of any applications within the EWDSP area:

- a) The EWDSP;
- b) The relevant requirements under DPS 2, a state planning policy, development control policy, planning bulletin/position statement or a local planning policy;
- c) The objectives of this policy;
- d) The likely impact of the application on the existing surrounding area and the future surrounding context of the site as planning for under the EWDSP;

- e) The impact of the proposal on the EWDSP development stage and the likely timeframe for the planning and development of the related Precinct and surrounding areas to progress in accordance with the EWDSP.
- f) The likely impacts that the proposed development may have on progressive development of surrounding land in particular in relation to:
  - o Odour;
  - o Noise;
  - o Chemical spray drift;
  - o Vibration;
  - o Light spill;
  - o Traffic; and
  - o Any other impacts on potential future urban uses.
- g) The impact of urbanisation on existing rural land uses, particularly where urbanisation is proposed ahead of the staging plan outlined in the EWDSP. The City may require a minimum separation distance between existing rural uses and urban development, to ensure rural uses can continue without impacting on urban development.
- h) The City may impose a time limitation or other suitable condition where an approval in perpetuity is considered to have the potential to compromise the progression of development of the area in accordance with the EWDSP.

## PART 2 – GENERAL POLICY PROVISIONS

Section 2.2 of the EWDSP sets out the district and precinct level processes that must be prior to any subdivision and development in accordance with the EWDSP occurring within the area. Whilst it is possible for some of these processes to occur concurrently, there are some parts which must be sufficiently progressed prior to

### 1. Amendments to the Metropolitan Region Scheme (MRS)

- 1.1 The City will not support any applications to lift urban deferment or to rezone land to Urban or Industrial under the MRS until the following has occurred:
  - a) The district level developer contribution plan has substantially commenced (including public consultation) to facilitate contributions for regional and district level infrastructure;
  - b) The MRS has been amended to reserve any regional reserves identified as being required by the DSP for the subject land; and

- c) Where relevant, sand extraction has been completed in adjacent areas, where such extraction would otherwise have an unacceptable impact on development of the subject land.

2. Amendments to District Planning Scheme No. 2

2.1 The City will not support any applications to amend its District Planning Scheme No. 2 that are intended to facilitate any form of urban or similar development unless the land is zoned Urban under the MRS and all relevant requirements detailed in clause 1.1 have been met. Noting that the WAPC may concurrently rezone land under DPS 2 pursuant to section 2.2.7 of the EWDSP.

2.2 Any applications to amend DPS 2 must be accompanied by a statement outlining the likely impact of the proposed amendment on the progression of development in accordance with the EWDSP.

3. Local Structure Plans

3.1 The City will not accept any local structure plans for assessment until the district level development contribution scheme is substantially commenced (including public consultation) and a development zone has been gazetted under DPS 2.

3.2 Local structure plans are to be prepared in accordance with the requirements of the EWDSP including but not limited to sections 2.2.8 and 5 of the EWDSP and clause 16 of the Deemed Provisions.

3.3 In addition to the information set out in section 5 of the EWDSP, local structure plans submitted for assessment must include a Sense of Place Statement.

The Sense of Place Statement is to be prepared by the proponent, in consultation with the City and address the following:

- Context of the Precinct and wider district level elements outlined in the EWDSP;
- Place and Community vision
- Target Market – who will live in the Precinct
- Precinct design – key principles
- How the local structure plan has been informed by the following:
  - Cultural and heritage
  - Environmental features and character
  - Topography and landform
  - Health and wellbeing
  - Seasons and patterns

3.4 The City recognises that there are landowners within some precincts which are well advanced with preparation of local structure plans and would like to commence serious consultation with the City on planning proposals.

The City will support informal consideration of local structure plans in order to progress the resolution of planning issues subject to compliance with the following;

- The local structure plan is for the whole precinct as per EWDSPP;
- The local structure plan clearly demonstrates that it is consistent with City's vision and Place Framework;
- The majority of landowners within the precinct support the preparation of a local structure plan;
- Essential services are readily available, or there are agreements in place with servicing authorities for provision of services;
- The local structure plan is consistent with the planning framework in the EWDSPP;
- The local structure plan addresses infrastructure sharing arrangements, including DDCP costs;
- The local structure plan includes provisions which promotes best practice and sustainable development.

The City's agreement to the informal consideration of LSPs will not prejudice its formal consideration of a LSP as required under DPS2 and Clause 16 of the Deemed Provisions.

#### 4. Subdivision and development applications

4.1 The City will not support any applications for subdivision of an urban nature until a local structure plan has been approved for the precinct within which the land is situated.

4.2 All development applications must be accompanied by a statement outlining the likely impact of the proposed development (new or alteration/addition) on the surrounding area and progression of development in accordance with the EWDSPP.

4.3 Development applications must have due regard to Figure 1.1 of the EWDSPP, in particular the impact of proposed development on development of future roads and road widening, transport/transit corridors, parklands, parkland links and high school sites.

### PART 3 – INFORMATION TO BE SUBMITTED WITH APPLICATIONS

1. Impact Statement to accompany proposals within the East Wanneroo District Structure Plan area

All applications submitted to the City for development (including scheme amendments) within the East Wanneroo District Structure Plan area must include a statement containing the following information unless there is prior written confirmation from the City that such statement is not required:

- Location of proposed development;
- Description of proposed development (use and/or works, whether it is new or an alteration/addition to existing development on the site);
- Description of any existing development on the site;
- Precinct and stage of the land under the East Wanneroo District Structure Plan;
- Proximity of the land to any of the following under the East Wanneroo District Structure Plan (Figure 1.1):
  - Primary distributor, integrator arterial and/or neighbourhood connector roads;
  - Transit/transport corridor, including transit stations;
  - Parklands and parkland links;
  - High schools;
  - Public purpose reservations; or
  - Regional sporting fields;
- For commercial development (including horticulture, agriculture, stables etc) details on the following (for alterations and/or additions to existing commercial development please provide details on existing and proposed):
  - Production quantities;
  - Employee numbers;
  - Customers visiting the site;
  - Hours of operation;
  - Vehicle movements;
  - Activities which emit odour, noise, chemical spray drift, vibration or light spill;
- Any other impacts which may affect future urban land uses.

2. Development applications on land identified as 'Parklands (subject to confirmation)' must be accompanied by a flora and fauna survey identifying the type and quality of vegetation on the site.

NOTE: The City may require further information in order to assess the impact of your proposal on the progression of development in accordance with the EW DSP.