



**DISTRICT
PLANNING
SCHEME No. 2**

Amendment No. 196

Planning and Development Act 2005

**RESOLUTION TO PREPARE AMENDMENT TO
LOCAL PLANNING SCHEME**

CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO. 2 – AMENDMENT NO. 196

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 the following land parcels from 'Urban Development' to 'Residential' (R30), as shown on Scheme (Amendment) Map 1:
- Lot 101 (187) Golf Links Drive, Carramar (on DP: 402016);
 - Lot 102 (189) Golf Links Drive, Carramar (on DP: 402016);
 - Lot 103 (191) Golf Links Drive, Carramar (on DP: 402016);
 - Lot 104 (193) Golf Links Drive, Carramar (on DP: 402016);
 - Lot 105 (U2/3) Willeroo Chase, Carramar (on DP: 402016); and
 - Lot 106 (U1/3) Willeroo Chase, Carramar (on DP: 402016);
- b) Rezoning various residential land parcels in the Banksia Grove locality from 'Urban Development' to 'Residential' (R20 or R30), as shown on Scheme (Amendment) Map 2;
- c) Reclassifying Lot 3789 (71) Abbey Green Road, Banksia Grove (on DP: 53382) from the Urban Development Zone to 'Local Schemes Reserve – Parks & Recreation', as shown on Scheme (Amendment) Map 2;
- d) Amending Schedule 3 of District Planning Scheme No. 2 to delete the following:

LOCALITY	DESCRIPTION OF CENTRE AND COMMERCIAL ZONES	NLA (m ²)
BANKSIA GROVE	Portion of Lot 9509 Lot 530 on Plan 23714 (2) Viridian Drive	4500 200

and replacing the above with the following:

LOCALITY	DESCRIPTION OF CENTRE AND COMMERCIAL ZONES	NLA (m ²)
BANKSIA GROVE	Lot 530 on Plan 23714 (2) Viridian Drive	200
CARRAMAR	Lot 2495 on Deposited Plan 49069 (7) Cheriton Drive	5500

- e) Amending the Scheme Map by applying the Restricted Uses (2.4) designation to Lot 1 (1) Balladong Loop and Lot 2 (3) Balladong Loop, Carramar, as shown on the Scheme (Amendment) Map 3;
- f) Amending Schedule 2 – Section 2 of District Planning Scheme No. 2 to insert the following:

NO		STREET/ LOCALITY	PARTICULARS OF LAND	RESTRICTED USE AND CONDITIONS (WHERE APPLICABLE)
R4	2-4	1 Balladong Loop, Carramar	Lot 1 on Deposited Plan 44568	Permissibility of land uses as per the Residential Zone, as outlined in Table 1, with exception of the following condition:
		3 Balladong Loop, Carramar	Lot 2 on Deposited Plan 44568	Corner Store excluding the preparation, sale and serving of food to customers in a form ready to be eaten without further preparation primarily off the premises.

Upon approval of Amendment No. 196 to District Planning Scheme No. 2, the City of Wanneroo's Carramar South/Tapping North Agreed Local Structure Plan No. 21B is to be amended by the Western Australian Planning Commission to the extent as follows:

- a) The plans contained within Part 1 of the City of Wanneroo's Carramar South/Tapping North Agreed Local Structure Plan No. 21B are to be amended as shown on the Structure Plan (Amendment) Maps; and
- b) The following is to be deleted from the City of Wanneroo's Carramar South/Tapping North Agreed Local Structure Plan No. 21B text:
 - The 'Corner Store' item from Schedule 1: Retail Floorspace Provisions (contained in Section 3.1), including the prescribed maximum net lettable area of 100m²; and
 - All of Section 5.6 pertaining to Additional Uses (including Schedule 3).

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

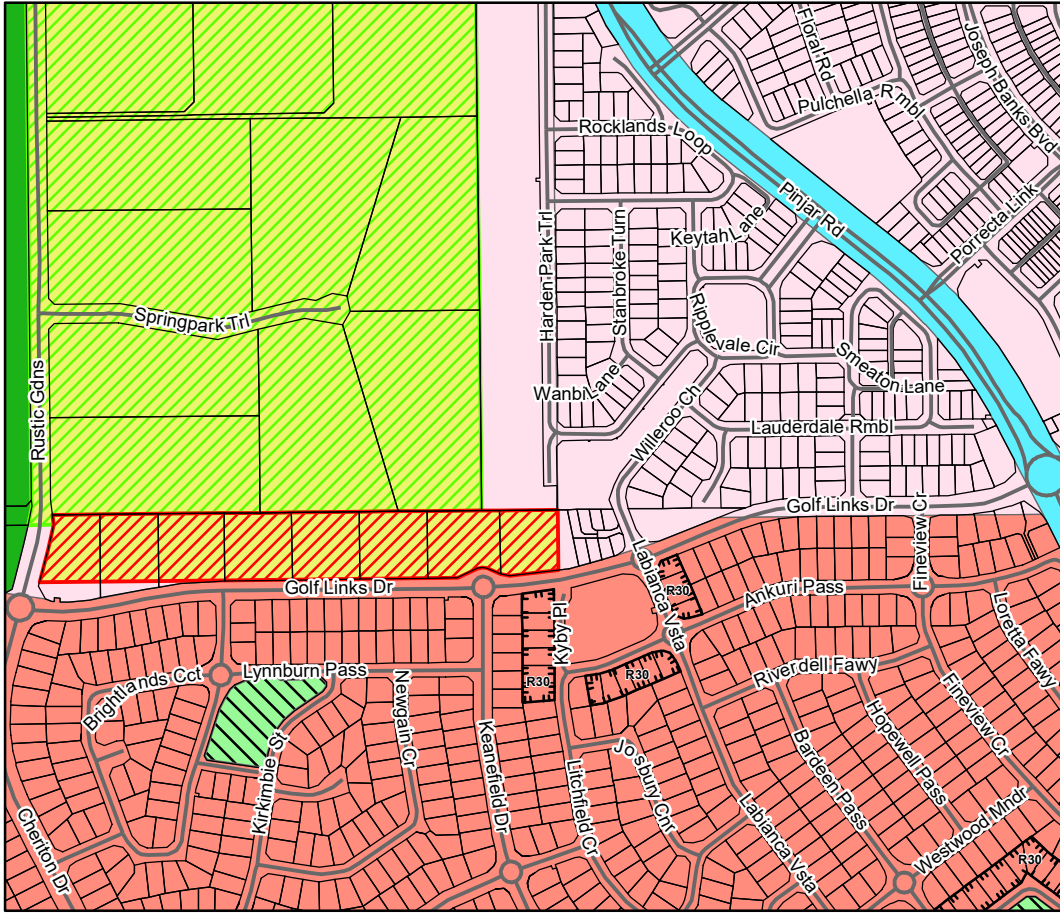
- a) An amendment to the scheme so that it is consistent with a region planning scheme that applies to the scheme area, other than an amendment that is a basic amendment.
- b) An amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment.

Date of Council Resolution: 11 October 2022

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(Chief Executive Officer)

Dated this day of 20.....

CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT No. 196



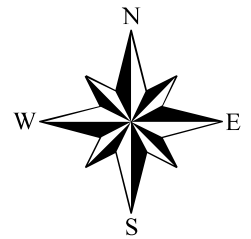
LEGEND

DPS2 ZONES & RESERVES

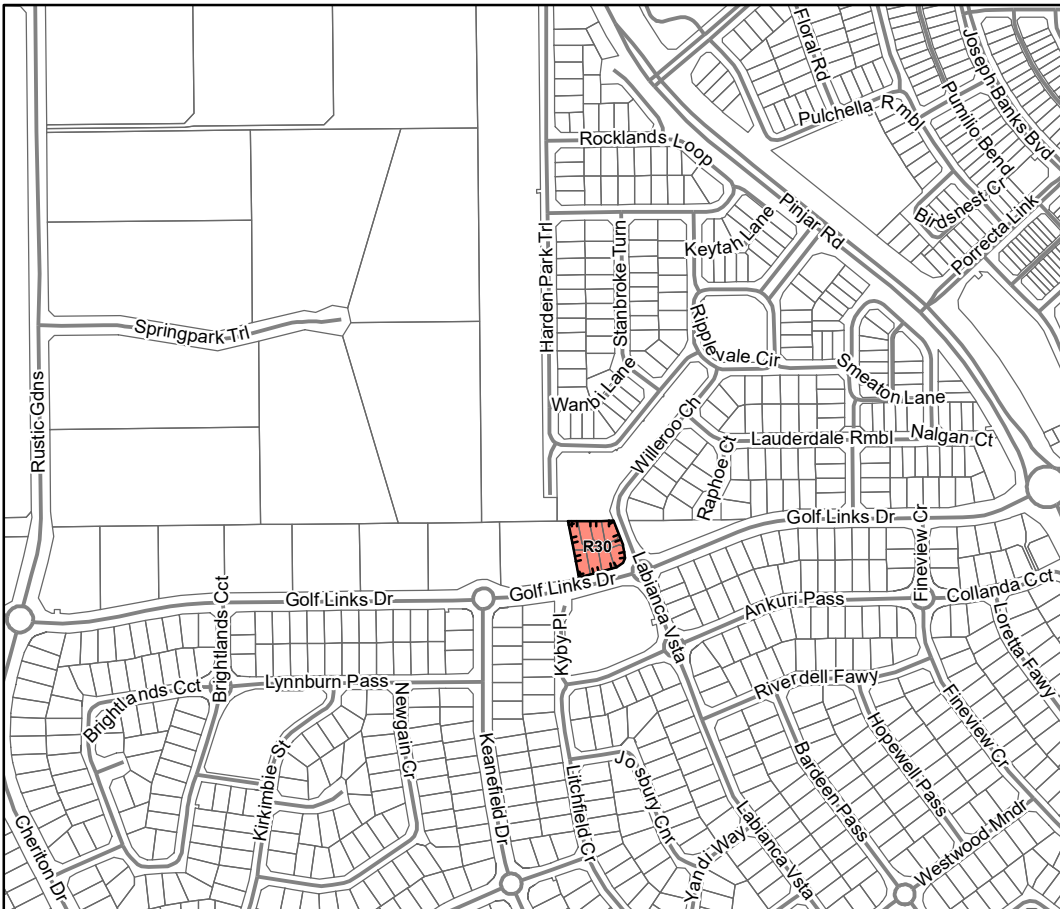
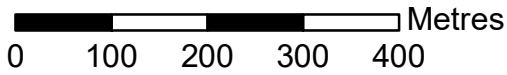
- PARKS & RECREATION
- RESIDENTIAL
- SPECIAL RESIDENTIAL
- SPECIAL RURAL
- URBAN DEVELOPMENT
- R-CODE

MRS RESERVES

- REGIONAL PARKS & RECREATION
- OTHER REGIONAL ROADS



EXISTING ZONE



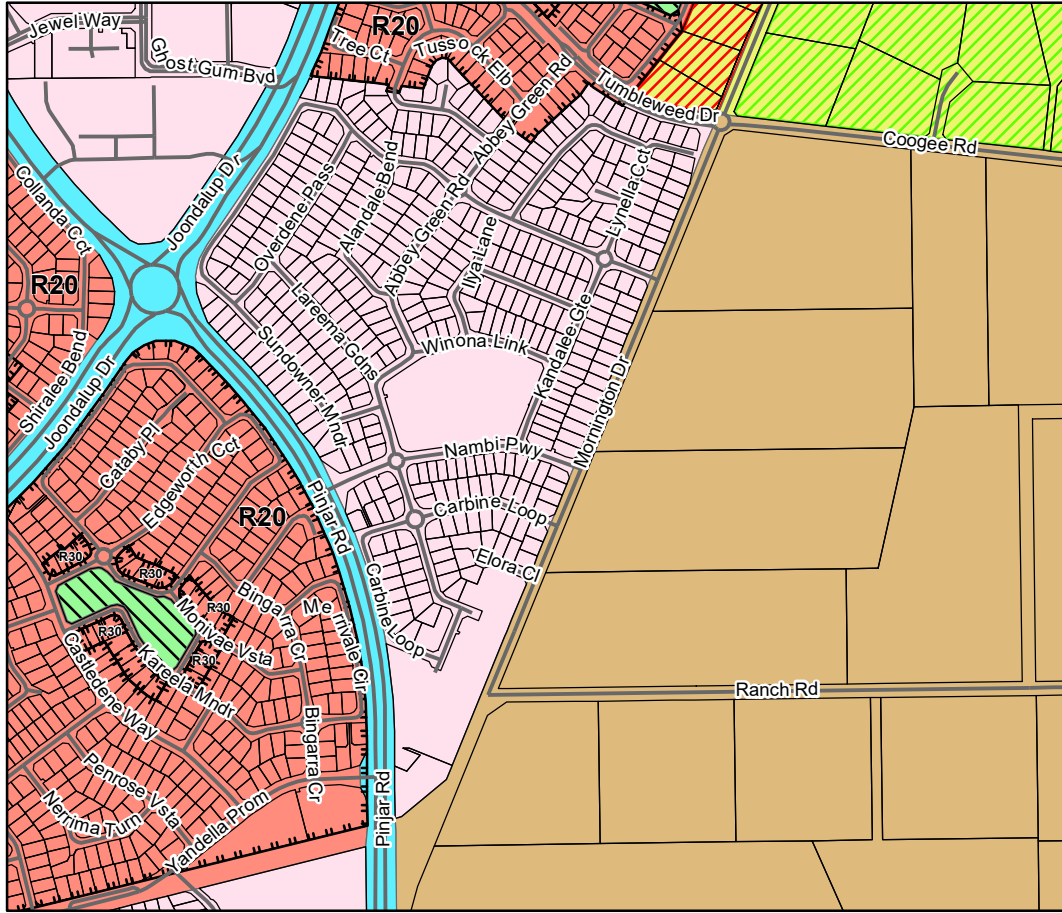
LEGEND

DPS2 ZONE

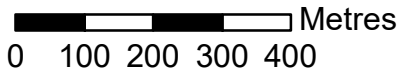
- RESIDENTIAL
- R-CODE

SCHEME (AMENDMENT) MAP 1

CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT No. 196



EXISTING ZONE



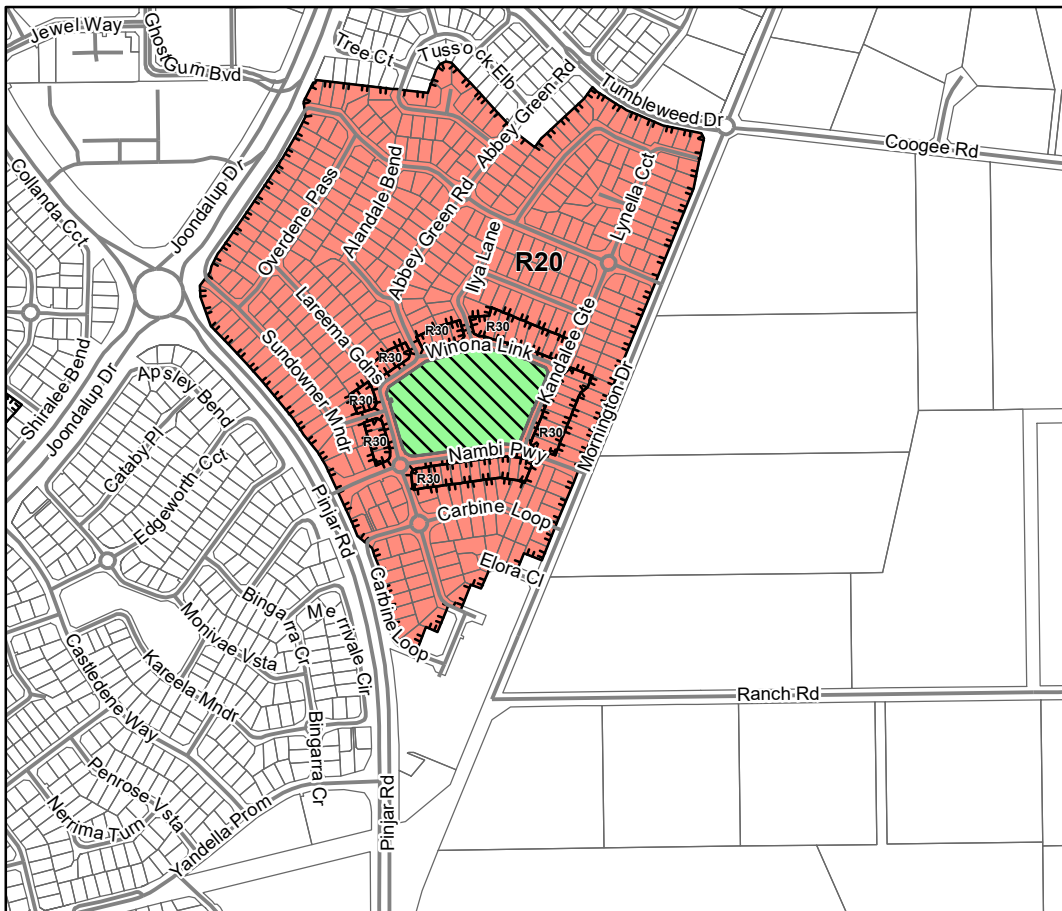
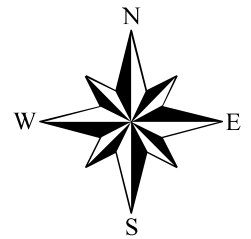
LEGEND

DPS2 ZONES & RESERVES

- RURAL RESOURCE
- PARKS & RECREATION
- RESIDENTIAL
- SPECIAL RESIDENTIAL
- SPECIAL RURAL
- URBAN DEVELOPMENT
- R-CODE

MRS RESERVE

- OTHER REGIONAL ROADS



SCHEME (AMENDMENT) MAP 2

LEGEND

DPS2 ZONES

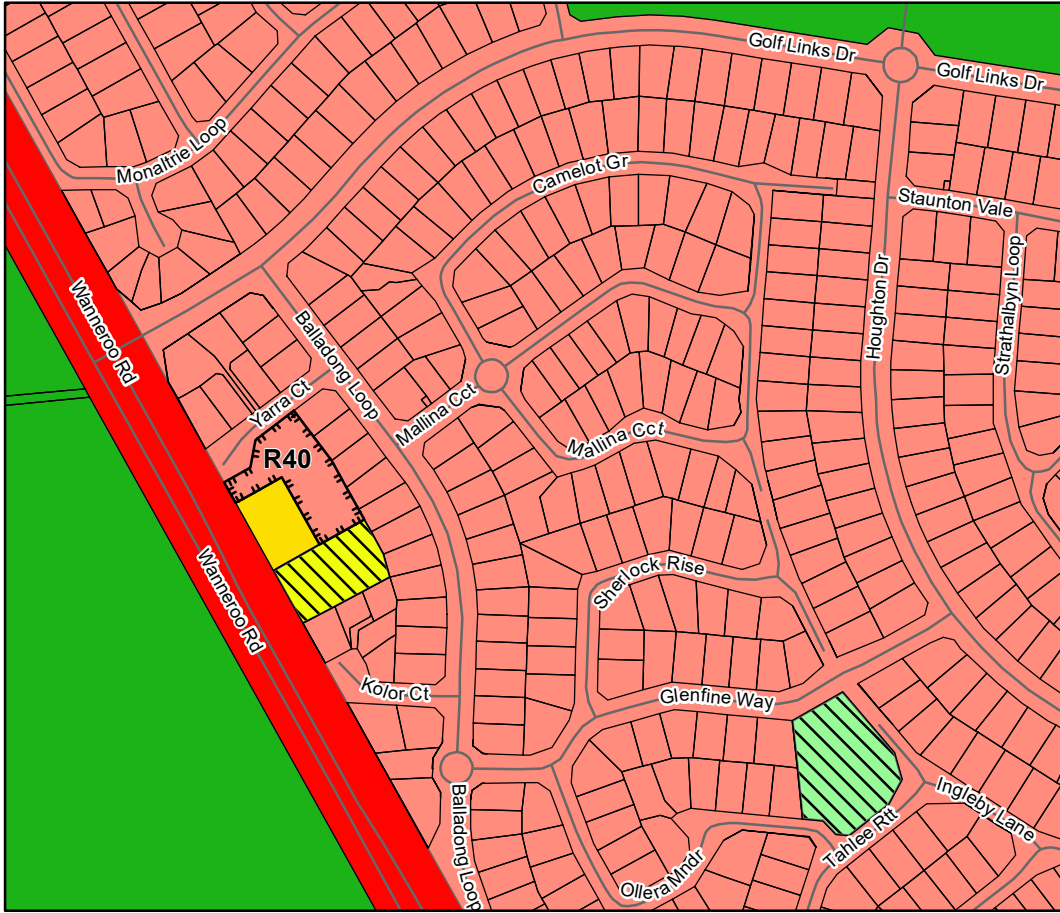
- RESIDENTIAL
- R-CODE

LOCAL SCHEME RESERVES

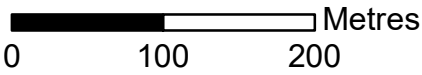
- PARKS & RECREATION



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT No. 196



EXISTING ZONE



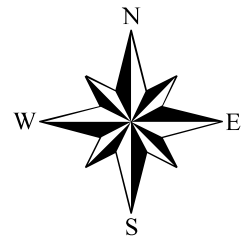
LEGEND

DPS2 ZONES & RESERVES

- RESIDENTIAL
- PARKS & RECREATION
- PUBLIC USE
- CIVIC & CULTURAL
- R-CODE

MRS RESERVES

- REGIONAL PARKS & RECREATION
- PRIMARY REGIONAL ROADS



SCHEME (AMENDMENT) MAP 3

LEGEND

- R24 RESTRICTED USE



STRUCTURE PLAN (AMENDMENT) MAPS

To support subsequent amendment to
ASP 21B should Amendment No. 196
be approved

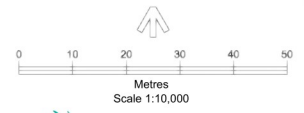


Land subject to this Structure Plan

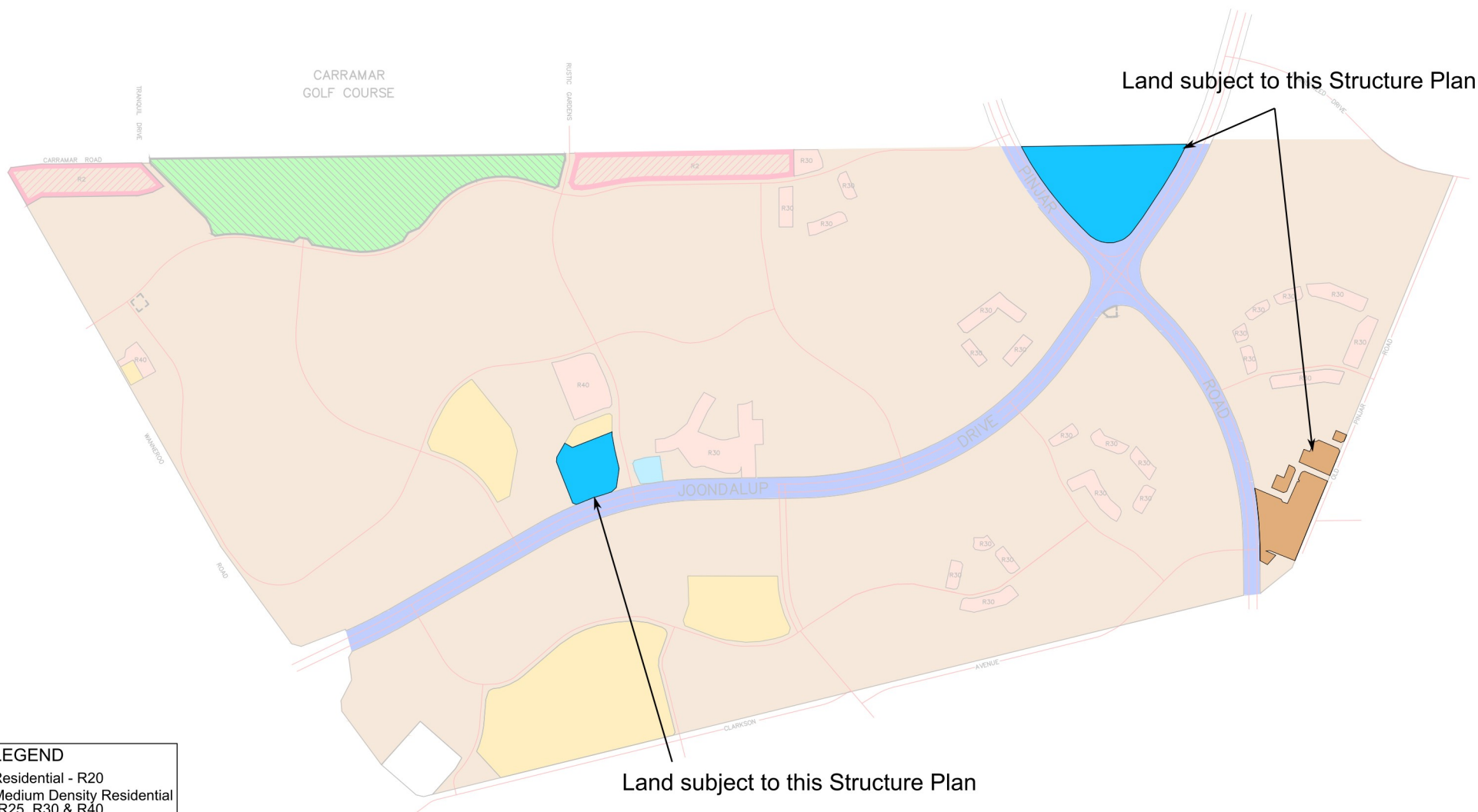
Land subject to this Structure Plan

LEGEND

	Residential - R20
	Medium Density Residential - R25, R30 & R40
	Special Residential - R2/R5
	Public Open Space
	Community Purposes
	Centre Zone
	School Use
	Telstra Site
	Drainage
	500m Poultry Farm Area of Influence



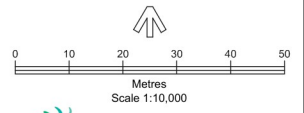
**Agreed Structure Plan No. 21B Carrarmar South/Tapping North
Structure Plan**



LEGEND

	Residential - R20
	Medium Density Residential -R25, R30 & R40
	Special Residential
	Centre Zone
	Civic & Cultural
	Parks & Recreation Reserve
	Other Regional Roads
	Additional Use

**Agreed Structure Plan No. 21 B Carramar South/Tapping North
Zoning Plan**





**SCHEME
AMENDMENT
REPORT**

**AMENDMENT NO. 196
TO DISTRICT PLANNING SCHEME NO. 2**

1.0 Introduction and Background

1.1 Background to the City's Normalisation Process

The City is currently undertaking a staged approach to normalising the zoning of land that has been the subject of structure plans for a number of years. The term “normalising” refers here to the process of converting the zonings and provisions from structure plans into zonings and provisions within the City's District Planning Scheme No. 2 (**DPS 2**). This is done via amendments to DPS 2 to introduce those zones and provisions – followed by amendment or revocation of the respective structure plan.

Many of the City's structure plans are necessary planning instruments to guide ongoing subdivision and development of land. However, the City has a growing number of structure plans where their subject land areas are or becoming substantially subdivided and built out, such as in the Carramar South/Tapping North Agreed Local Structure Plan No. 21B (**ASP 21B**), which features in this Report.

The preparation and operation of the City of Wanneroo's structure plans is undertaken pursuant to the deemed provisions of DPS 2. The deemed provisions of DPS 2 (**deemed provisions**) are provided through Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the **Regulations**). The deemed provisions define and set out the purpose of a structure plan as follows:

***structure plan** means a plan for the coordination of future subdivision and zoning of an area of land*

Similarly, the provisions contained in the deemed provisions and the Regulations set out the process of normalising, amending and revoking structure plans.

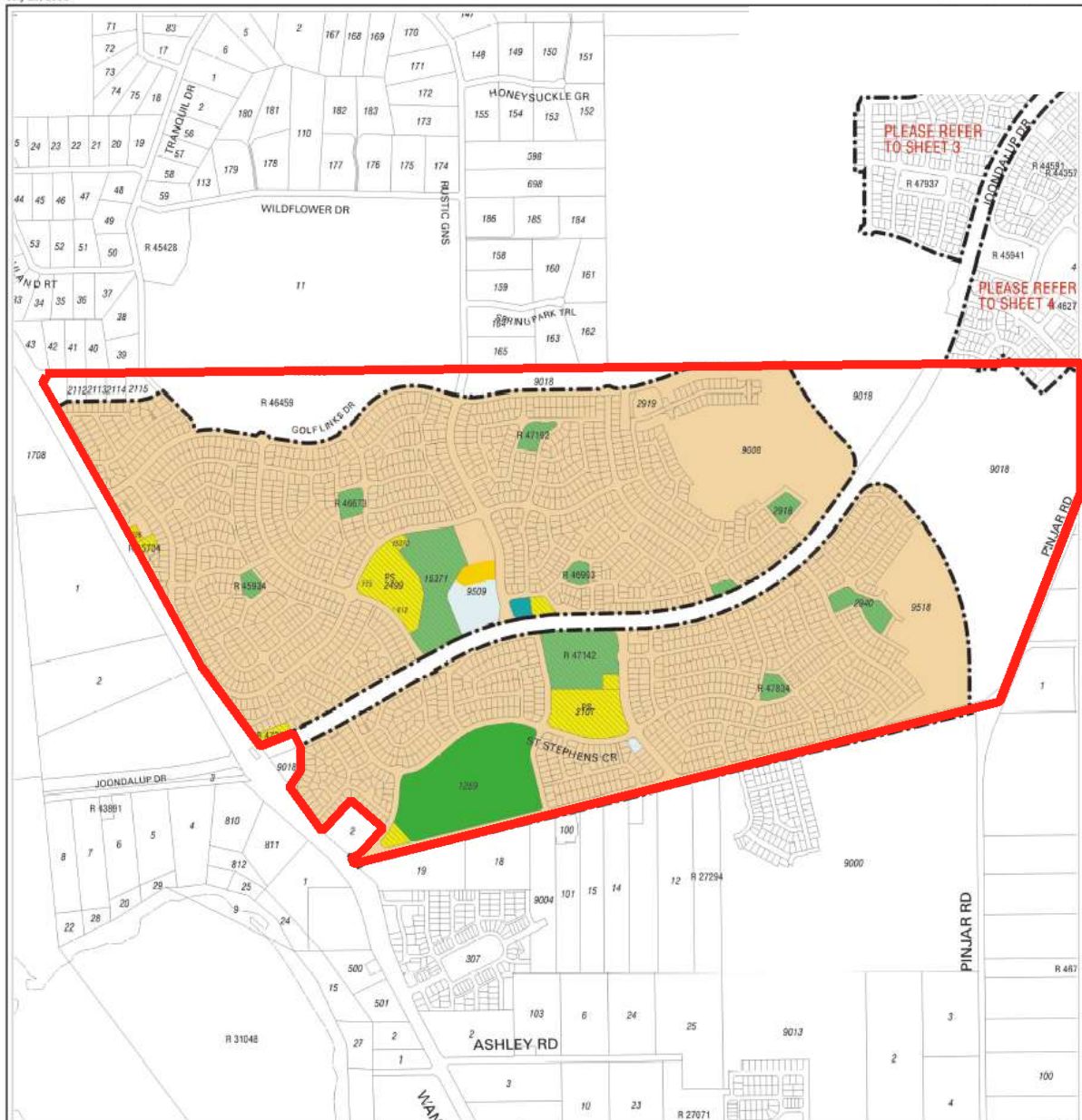
This normalising process removes unnecessary layers of the planning framework. Furthermore, the City has a further need to review the necessity of its 64 structure plans, as 55 of which are due to expire in October 2025 under the deemed provisions. The City foresees administrative consequences could arise if a vast array of structure plans were left to expire in October 2025 without establishing a staged and controlled process to review and/or normalise structure plans.

The City is also undertaking various initiatives prior to the preparation of a new Local Planning Scheme No. 3 (**LPS 3**). Firstly, the City's Council has resolved to prepare Amendment No. 172 to DPS 2 (**Amendment No. 172**), to align DPS 2 with the model provisions for local planning schemes, contained in Schedule 1 of the Regulations (**model provisions**). Amendment No. 172 has been 'prepared' by Council as a 'Complex' amendment in the content of the Regulations, and has now been advertised. An approved Amendment No. 172 would ease the future transition toward the future LPS 3. Reviewing and normalising zoning of land in current structure plan areas also streamlines the transition toward LPS 3.

FIGURE 1

Amendment No. 55 Proposal as it affects the ASP 21B area









July 25, 2005



Scale 1:12500
PROPOSED ZONING

CITY OF WANNEROO

DISTRICT PLANNING SCHEME No.2 - Amendment No.55

-  Amendment Boundary
-  Local Scheme Reserve
Parks & Recreation
-  Local Scheme Reserve
Public Use
-  Residential
-  Centre
-  Business
-  Civic & Cultural
-  Land subject to ASP 21B

1.2 Background and Purpose of Amendment No. 196

The purpose of this Report is to provide detail to support a proposed amendment to DPS 2 (Amendment No. 196) relating to land affected by ASP 21B.

A previous amendment to DPS 2 affecting the ASP 21B area (**Amendment No. 55**) was approved by the Minister for Planning in 2006, which has already normalised zonings, local scheme reserves and residential density codes over a substantial portion of the ASP 21B area. However, Amendment No. 55 left numerous anomalies on the DPS 2 map, did not affect areas that have been subdivided and developed since 2006 and did not amend ASP 21B to exclude the areas normalised at that time. The extent of normalising that occurred through Amendment No. 55 is shown in **Figure 1**.

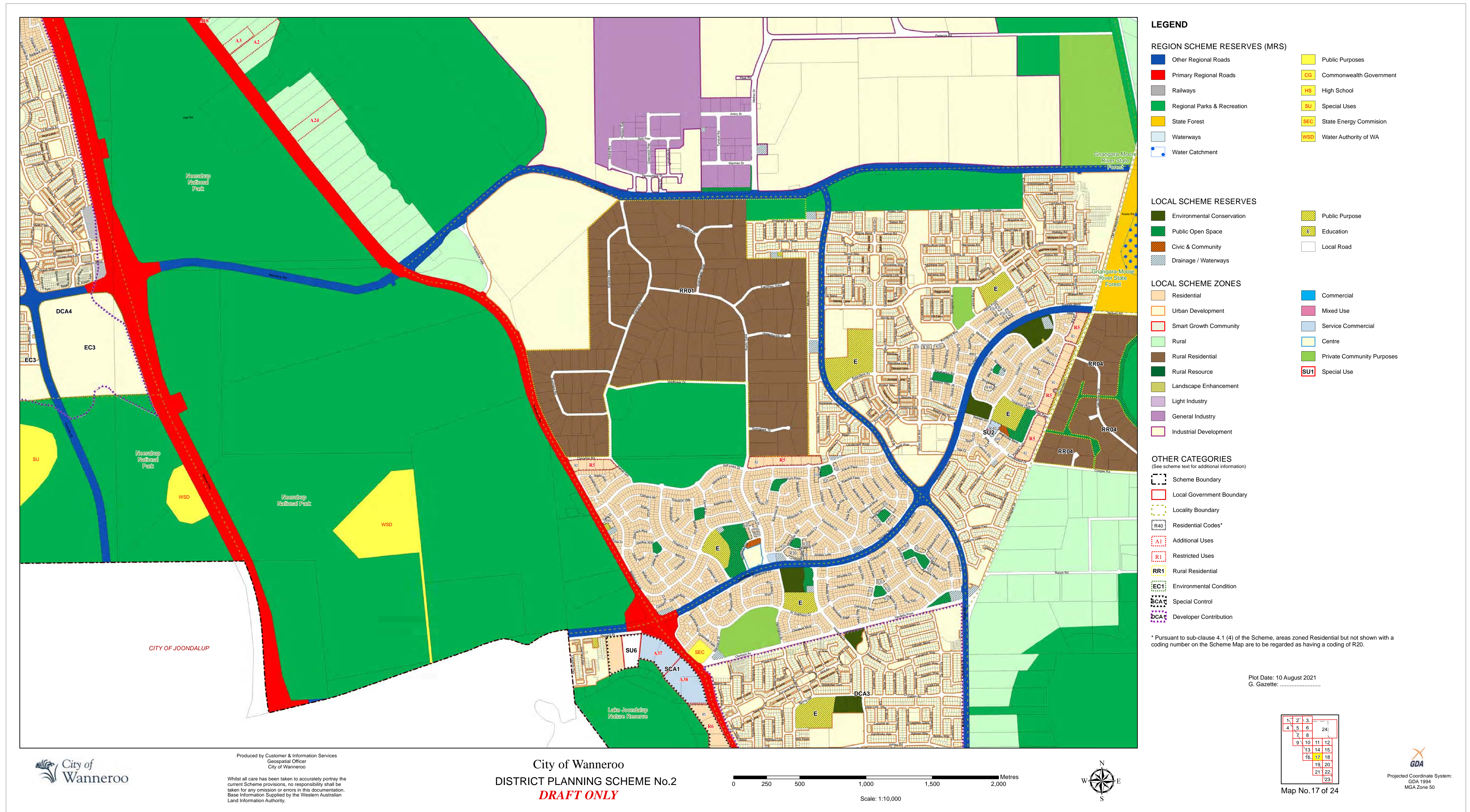
Amendment No. 172 will address many of the anomalies that resulted from Amendment No. 55 – with Amendment No. 196 seeking to address the remaining anomalies not resolved through Amendment No. 172. An extract of the Scheme (Amendment) mapping to support Amendment No. 172, and relative to the ASP 21B area, is provided as **Figure 2**. Details of the anomalies resolved through both Amendment No. 172 and Amendment No. 196 are provided later in this Report.

The City will also be requesting the Western Australian Planning Commission (**WAPC**) amend the ASP 21B plans and text to correspond with Amendment No. 196 if approved. This Report can also be read to inform WAPC's consideration in undertaking that subsequent amendment to ASP 21B.

As a separate action, the City will also seek the WAPC's to consider extending the approval duration for ASP 21B from 19 October 2025 to 19 October 2030. This request will be made following the advertising of Amendment No. 196.

FIGURE 2

Extract of Scheme (Amendment) Mapping from Amendment No. 172



2.0 Detail of the Amendment and the Subject Land

2.1 Summary of Changes to the Zoning Map through Amendment No. 196

ASP 21B was adopted by the WAPC in August 2001, and prepared to guide the subdivision and zoning of approximately 380 hectares of land in parts of the Carramar, Tapping and Banksia Grove localities. Most of the ASP 21B area is now fully established and/or no longer requires the structure plan to guide development of the land. There are approximately 3450 lots located within ASP 21B that will be normalised following approval of Amendment No. 196, of which less than ten remain vacant.

The purpose of Amendment No. 196 is to:

1. Further normalise the zoning of developed areas (not affected by Amendment No. 55 or Amendment No. 172) – the extent of which is outlined in the Scheme (Amendment) Maps. In particular, Amendment No. 196 proposes modifications to the Scheme Map that mirror what is currently imposed through ASP 21B:
 - a) Rezoning of eight residential freehold and survey-strata lots from Urban Development to Residential (R30) – located adjacent to the northwestern corner of Golf Links Drive and Willeroo Chase, Carramar. The scheme amendment detail in Council's resolution refers to parent freehold lots in which the survey-strata lots were created from.
 - b) Rezoning of approximately 420 residential freehold lots from Urban Development to Residential (R20 and R30) – located in the Banksia Grove locality.
 - c) To classify Delamare Park, Banksia Grove (Lot 3789 Abbey Green Road) from the Urban Development Zone to 'Local Scheme Reserve – Parks and Recreation'.
 - d) Identify the location of lots subject to Restricted Uses on corner store activities, as discussed in (2)(b) below.
2. Transfer relevant provisions from ASP 21B into DPS 2, particularly in relation to:
 - a) Resolving an inconsistency in the maximum retail floorspace for the Carramar Village Shopping Centre. While ASP 21B prescribes a 5,500m² maximum retail floorspace for this centre, DPS 2 prescribes only a maximum retail floorspace of 4,500m². Amendment No. 196 proposes to prescribe a maximum retail floorspace of 5,500m² in DPS 2, consistent with ASP 21B.
 - b) Adding into DPS 2 the restrictions on the activities that can be conducted for corner store development on Balladong Loop, Carramar. These restrictions are to be included in Schedule 2 – Section 2 of DPS 2 (relating to Restricted Uses) to exclude the preparation, sale and serving of food to customers in a form ready to be eaten without further preparation primarily off the premises. This is discussed later in the Report.

2.2 Areas to Remain under ASP 21B

Given there are portions of the ASP 21B area still to undergo development, it is not yet time to revoke the structure plan entirely. Therefore, Amendment No. 196 (and the subsequent amendment to ASP 21B) will not alter the planning framework affecting sites as detailed below:

- Lot 2495 (7) Cheriton Drive, Carramar – being the Carramar Village Shopping Centre site. Lot 2495 is zoned Centre under DPS 2, which is not proposing to change. Amendment No. 10 to

ASP 21B, approved in October 2019 by the WAPC, envisages and guides an expansion of this centre.

More recently, the City has received a development application for a Child Care Centre and Recreation Centre (gym) on the south-western corner of the shopping centre site, which will be determined by the Outer Metro Joint Development Assessment Panel.

- Lot 3801 (1001) Joondalup Drive, Banksia Grove – being the southern portion of the Banksia Grove District Centre. Lot 3801 is zoned Urban Development under DPS 2, which is not proposing to change. Not altering the planning framework means that the Banksia Grove District Centre Precinct Plan No. 65 will continue to have effect over this still developing District Centre. Provisions in the ASP 21B text will also remain that requires the delivery of a 5,000m² community purpose site, which is yet to be provided in the District Centre.
- Lot 9033 Mornington Drive, Banksia Grove – which is currently vacant and pending urban development once a buffer is lifted surrounding a poultry farm located at Lot 39 (294) Pinjar Road, Mariginiup. ASP 21B remains necessary to guide a future residential (R20 density) subdivision of this area. The zoning of this land under DPS 2 will remain Urban Development, as a result of Amendment No. 196.

These areas are identified in the Scheme (Amendment) Maps as ‘Land subject to this Structure Plan’.

2.3 Amendments Required to ASP 21B

Amendments to ASP 21B will need to be undertaken pursuant to Clause 29(A)(2) of the deemed provisions, should Amendment No. 196 be approved by the Minister for Planning. The WAPC will need to also consider amendments to ASP 21B mapping to ‘exclude’ areas that are no longer required to be in ASP 21B (as shown on the Structure Plan (Amendment) Maps).

Similarly, consideration should be made to removing redundant text from the ASP 21B provisions. The extent of text that the City is recommending the WAPC consider removing from ASP 21B is shown in **Attachment 1**.

To facilitate the structure plan amendments, Amendment No. 196 to DPS 2 includes the following statement, pursuant to Regulation 35A(b) of the Regulations:

Upon approval of Amendment No. 196 to District Planning Scheme No. 2, the City of Wanneroo’s Carramar South/Tapping North Agreed Local Structure Plan No. 21B is to be amended by the Western Australian Planning Commission to the extent as follows:

- a) The plans contained within Part 1 of the City of Wanneroo’s Carramar South/Tapping North Agreed Local Structure Plan No. 21B are to be amended to the extent shown on the Structure Plan (Amendment) Maps; and*
- b) The following is to be deleted from the City of Wanneroo’s Carramar South/Tapping North Agreed Local Structure Plan No. 21B text:*
 - The ‘Corner Store’ item from Schedule 1: Retail Floorspace Provisions (contained in Section 3.1), including the prescribed maximum net lettable area of 100m²; and*
 - All of Section 5.6 pertaining to Additional Uses (including Schedule 3).*

2.4 DPS 2 Amendment Type

The City's Council has resolved that proposed Amendment No. 196 to DPS 2 meets the following criteria for 'Standard Amendments' in the context of Regulation 34 of the Regulations:

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.

An amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment.

3.0 Consultation

Following Council's resolution to 'prepare' (or initiate) Amendment No. 196, the amendment will need to be referred to the Environmental Protection Authority (EPA) pursuant to Section 81 of the *Planning and Development Act 2005*. The EPA will assess the environmental impacts of the proposal and to determine whether any formal environmental assessment is necessary.

Once the referral process with the EPA is completed, the amendment will then be advertised for public comment for a period of at least 42 days. Advertising of Amendment No. 196 to DPS 2 would occur in the following manner, pursuant to Regulation 47 and 76A of the Regulations:

- Publish a notice of the amendment on the City's website – and upload the amendment documentation;
- Make a copy of the amendment document available for public inspection at a place within the district during normal business hours (City's Civic Centre);
- Where appropriate, publish a notice in a newspaper circulating in the relevant locality;
- Notify public authorities likely to be affected by the amendment; and
- Advertise the amendment as directed by the WAPC and in any other way the local government considers appropriate.

In addition to the above, the City considers it appropriate to write to landowners and occupiers of land that it considers could be most affected by Amendment No. 196.

Submissions received during the advertising period will be considered by the City pursuant to Regulation 50 of the abovementioned Regulations. A schedule of submissions will later be forwarded to the WAPC pursuant to Regulation 53(1)(a).

The deemed provisions do not specifically outline a consultation procedure for the amendments to ASP 21B, to be undertaken by the WAPC after the Minister for Planning's approval of Amendment No. 196. However, when Amendment No. 196 is advertised, the City will ensure that potential submitters are made aware that a subsequent amendment to ASP 21B is also proposed.

4.0 Planning Comment Relative to the Proposal

Further planning comment to justify what is proposed through Amendment No. 196, and the required amendment to ASP 21B, is provided below:

4.1 Reason for Amendment No. 196 to DPS 2 and Further Normalising ASP 21B

Subdivision has been completed on substantial portions of land within the ASP 21B area; and as such, further normalisation of this structure plan can occur. The City has nominated to undertake further normalisation of ASP 21B for the following reasons:

- The normalisation of land within ASP 21B through Amendment No. 55 to DPS 2 in 2006 only responded to subdivided and developed land at that time. Since then, further areas of ASP 21B have since been subdivided and built out, which now need normalisation as well.
- Amendment No. 55 left numerous anomalies to the DPS 2 map which require addressing separate to the City's processing of Amendment No. 172 to DPS 2 and the preparation of the new Local Planning Scheme No. 3.
- The Amendment No. 55 process did not include a coinciding structure plan amendment to 'shade out' or exclude normalised areas of ASP 21B. Amendment No. 196 will be accompanied by a subsequent structure plan amendment that will complete this process.
- To address the inconsistency with the retail floorspace cap for the Carramar Village Shopping Centre site, between what is prescribed in ASP 21B and DPS 2.
- There are numerous other structure plans that require a partial or complete normalisation of zonings, but contain significant built form variations to the provisions of the Residential Design Codes (R-Codes). The City is deferring normalising those structure plans whilst the DPLH undertakes a major review of low and medium density standards of the R-Codes. Amendment No. 196 and normalisation of ASP 21B is not impacted by the pending R-Codes review.

4.2 Detail on Amendment No. 196 Proposals and Effect on Land in ASP 21B

The amendments to the DPS 2 zoning are shown on the Scheme (Amendment) Maps; and amendments to the text are detailed on the 'resolution page' of this document.

Further detail of the extent the DPS 2 map and text is being modified through Amendment No. 196, in respect to land parcels in the ASP 21B area, is outlined in the table overleaf:

Locations within the ASP 21B Area	Discussion of Proposal through Amendment No. 196 to DPS 2
<ul style="list-style-type: none"> • Lot 101 (187) Golf Links Drive, Carramar (on DP: 402016); • Lot 102 (189) Golf Links Drive, Carramar (on DP: 402016); • Lot 103 (191) Golf Links Drive, Carramar (on DP: 402016); • Lot 104 (193) Golf Links Drive, Carramar (on DP: 402016); • Lot 105 (U2/3) Willeroo Chase, Carramar (on DP: 402016); and • Lot 106 (U1/3) Willeroo Chase, Carramar (on DP: 402016). 	<p>The land which the listed lots are situated on was vacant in 2006, and therefore excluded from Amendment No. 55 when it was prepared. As a result, the 'Urban Development' zoning of the land has not been amended since the gazettal of DPS 2 in 2001.</p> <p>These land parcels were subject to Amendment No. 9 to ASP 21B, which changed the zoning designation from Special Residential to Residential (R30). Amendment No. 9 was approved in June 2013.</p> <p>Amendment No. 196 proposes a modification to the DPS 2 map to rezone these residential land parcels from 'Urban Development' to 'Residential (R30)'. What is proposed is consistent with what is prescribed in ASP 21B and existing residential development on the land. No change is proposed to the DPS 2 text in relation to these lots.</p>
<p>Various residential land parcels in the Banksia Grove locality currently zoned 'Urban Development'.</p>	<p>Approximately 420 residential lots situated in the Banksia Grove locality (and within ASP 21B) are currently zoned 'Urban Development'. This land was not subject to Amendment No. 55, as it was not developed in 2006.</p> <p>Amendment No. 196 to DPS 2 proposes to rezone these land parcels 'Residential' (R20 or R30), consistent with ASP 21B. This will require a modification to the DPS 2 map, but no modification to the DPS 2 text.</p>
<p>Lot 3789 (71) Abbey Green Road, Banksia Grove (on DP: 53382).</p>	<p>Lot 3789 is a Crown Land parcel known as Delamare Park, and is zoned 'Urban Development'. This land was not subject to Amendment No. 55, as it was not developed in 2006. ASP 21B identifies a 'public open space' at this location.</p> <p>Amendment No. 196 proposes to classify the land as 'Local Scheme Reserve – Parks & Recreation' under DPS 2, consistent with the use of the land. This will require a modification to the DPS 2 map, but no modification to the DPS 2 text.</p>
<p>Lot 3801 (1001) Joondalup Drive, Banksia Grove.</p>	<p>Lot 3801 provides for development that comprises of the southern portion of the Banksia Grove District Centre. Lot 3801 is also situated within the Banksia Grove District Centre Precinct Plan No. 65.</p> <p>DPS 2 currently zones Lot 3801 'Urban Development', with ASP 21B designating a 'Centre' zone. This will not change as a result of Amendment No. 196.</p>
<p>Lot 9033 (76K) Mornington Drive, Banksia Grove (on DP: 65568).</p>	<p>Lot 9033 is vacant land for future residential development, zoned 'Urban Development' under DPS 2. It is understood that development has not occurred on this land, given it is within a poultry farm buffer.</p> <p>Amendment No. 196 will retain the 'Urban Development' zoning of this land, so that ASP 21B can guide subdivision of this land when it is ready for further development. Therefore, there is no change to the DPS 2 map and text proposed pertaining to this land parcel.</p>

Locations within the ASP 21B Area	Discussion of Proposal through Amendment No. 196 to DPS 2
<p>Lot 2495 (7) Cheriton Drive, Carramar (on DP: 49069).</p>	<p>This site is shown as being zoned 'Centre' in the DPS 2. The Centre zoning of the land will be affirmed through what is proposed in Amendment No. 172.</p> <p>Keeping the land zoned 'Centre' will also allow ASP 21B to remain in place to guide future development of the centre, as envisaged through Amendment No. 10 to ASP 21B (as approved by the WAPC in October 2019). Amendment No. 10 added design objectives, criteria and an urban design plan applicable to this lot.</p> <p>Amendment No. 10 also allowed an increase of retail floorspace for the centre from 4,500m² to 5,500m². However, that amendment did not consider the 4,500m² retail floorspace limit imposed in Schedule 3 of DPS 2, which is still currently in place. Amendment No. 196 will resolve this inconsistency, by modifying the retail floorspace cap in Schedule 3 of DPS 2 for this centre to 5,500m².</p>
<ul style="list-style-type: none"> • Lot 1 (1) Balladong Loop, Carramar (on DP: 44568); and • Lot 2 (3) Balladong Loop, Carramar (on DP: 44568) 	<p>Land that is zoned 'Residential (R20)' under DPS 2, which will not change through Amendment No. 196.</p> <p>ASP 21B imposes restrictions relating to the corner store use on (former) Lot 485, which is now subdivided into Lot 1 and Lot 2. The restrictions for the corner store use in ASP 21B exclude the preparation, sale and serving of food to customers in a form ready to be eaten without further preparation primarily off the premises.</p> <p>Amendment No. 196 seeks to impose the same Restricted Use provisions from ASP 21B, and place them into Schedule 2, Section 2 of DPS 2. Amendment No. 196 also proposes an amendment to the Scheme Map to identify Lot 1 and Lot 2 as being subject to the Restricted Use provisions.</p> <p>Despite the restrictions currently in ASP 21B, the owner of the corner store has previously applied to the City to also prepare and sell food from this site through the development application process. Although the City has approved the 'corner store' use, it refused the ability to conduct activities that would fall under 'take-away food outlet' or 'lunch bar' (involving the preparation of food onsite). The State Administrative Tribunal has also affirmed the City's decisions in this regard.</p> <p>The City is also aware that food preparation, sale and serving of food is currently being carried out from the premises, despite not having an approval to do so. Further compliance considerations or actions are pending the outcome of Amendment No. 196.</p>

4.3 Effect of Local Development Plans in Normalised ASP 21B Area

The City has previously approved two Local Development Plans on land within the ASP 21B area. LDP's affect former Lot 2497 Millendon Street, Carramar (now subdivided into 26 lots) – as well as the eight residential lots near the corner of Golf Links Drive and Willeroo Chase (which are subject to Amendment No. 196). All lots in the LDP areas have established residential dwellings.

Notwithstanding any amendments made to DPS 2 and ASP 21B as proposed, the LDP's will continue to have effect until 19 October 2025; which is the expiry date of Local Development Plans approved prior to October 2015 under the Regulations.

4.4 WAPC Consideration of Amendment to ASP 21B

The Regulations (r. 35A) make provision for when an amendment to a local planning scheme affects a structure plan area, the amendment includes either of the following as a statement, that when the amendment takes effect:

the approval of the structure plan is to be revoked; or
the structure plan is to be amended in accordance with the statement; or
the approval of the structure plan is not affected.

Normalising the zoning of most of the ASP 21B area would make the structure plan redundant for those areas. However, the structure plan cannot yet be revoked, as it is needed to guide subdivision and development of land parcels identified in Section 2.2 of this Report.

As a result, a statement within the Amendment No. 196 proposal is needed prescribing that an amendment to ASP 21B will need to be undertaken pursuant to Regulation 35A(b). The amendment to ASP 21B will modify the plan to exclude areas that the structure plan is no longer required to guide. Similarly, an amendment to ASP 21B can remove the redundant text provisions. The wording of the statement which the Regulations require is discussed in Section 2.3 above.

The amendment would then be undertaken by the WAPC pursuant to Clause 29A(2) of the deemed provisions.

4.5 Extension of the ASP 17 Approval Duration Period

Under Clause 28 of the deemed provisions, a structure plan has effect for a period of ten years, unless another period of time is determined by the WAPC. For structure plans approved prior to 19 October 2015 (which ASP 21B was), the approval duration under the deemed provisions is set to expire on 19 October 2025.

Both the deemed provisions and the WAPC's Structure Plan Framework outline the possibility for the duration of a structure plan to be extended. In this case, the City will seek the WAPC's approval for the approval duration of ASP 21B to be extended by a further five years, to 19 October 2030. This will allow additional time for the subdivision of the undeveloped areas to occur, as well as for further development of the Carramar Village Shopping Centre and Banksia Grove District Centre sites.

4.6 Effect on Amendment No. 172 on Land in ASP 21B Area

Amendment No. 196 has been prepared on the basis that Amendment No. 172 is more advanced in the process, and will be determined first.

As outlined earlier in this Report, Amendment No. 172 does have an effect on land in the ASP 21B area. Although it is not the purpose of Amendment No. 172 to normalise or significantly alter the zoning of structure plan areas, Amendment No. 172 still seeks to modify zonings and reservations in the ASP 21B area, such as (but not limited to):

Locations within the ASP 21B Area	Proposed in Amendment No. 172
<p>Portions of the following lots:</p> <ul style="list-style-type: none"> • Lot 3186 (121) Golf Links Drive, Carramar (on DP: 67757); • Lot 3187 (129) Golf Links Drive, Carramar (on DP: 67757); • Lot 3188 (137) Golf Links Drive, Carramar (on DP: 67757); • Lot 3189 (145) Golf Links Drive, Carramar (on DP: 67757); and • Lot 3193 (177) Golf Links Drive, Carramar (on DP: 67757). 	<p>The zoning boundaries in DPS 2 do not match those of the cadastral and street boundaries of the listed lots. This has resulted in the listed lots being partly zoned 'Urban Development' and partly 'Special Residential'. Previous amendments (Amendment No. 17 and Amendment No. 55 to DPS 2) have adjusted the area zoned 'Special Residential', but not to align zoning boundaries with cadastral and street boundaries.</p> <p>The listed lots are of at least 5,000m² in area – with Lot 3189 and Lot 3193 still vacant. Lot sizes are consistent with those found in the Special Residential Zone.</p> <p>Amendment No. 172 proposes the following:</p> <ul style="list-style-type: none"> • The deletion of the Special Residential Zone, and for the subject land to be zoned 'Residential'; • To ensure that the entire land parcel areas of the listed lots are zoned 'Residential' (R2) on the DPS 2 Map; and • Restricted Use provisions will be introduced into the DPS 2 text to replicate (as much as practicable) land use permissibility and built form provisions currently applicable to the Special Residential Zone under DPS 2.
<p>Lot 3793 (191) Golf Links Drive, Carramar (on DP: 65575)</p>	<p>Lot 3793 is a drainage sump site that is currently zoned 'Urban Development' under DPS 2 and 'Residential (R20)' under ASP 21B.</p> <p>Amendment No. 172 proposes to modify the DPS 2 map by imposing a Local Scheme Reserve for the purpose of 'Drainage' over this site.</p>
<p>Lot 2919 (63) Litchfield Crescent, Carramar (on DP: 43212)</p>	<p>Lot 2919 is a Crown Land parcel known as Litchfield Park. Although the land parcel was created before Amendment No. 55 was approved, it was not classified as a Local Scheme Reserve through that amendment – but rather the land was zoned 'Residential (R20)'. ASP 21B identifies a public open space at this location.</p> <p>Amendment No. 172 proposes to modify the DPS 2 map to classify the land as 'Local Scheme Reserve – Parks & Recreation'; consistent with the use of the land and with what is prescribed in ASP 21B.</p>
<p>Portions of the following lots:</p> <ul style="list-style-type: none"> • Lot 2909 (220) Golf Links Drive, Carramar (on DP: 54223); • Lot 2910 (222) Golf Links Drive, Carramar (on DP: 54223); and • Lot 101 (11) Collandra Circuit, Carramar (on DP: 62742). 	<p>The previously approved Amendment No. 55 to DPS 2 resulted in an anomaly in which the zoning boundary between the 'Urban Development' and 'Residential' zones did not align well with the Golf Links Drive road reserve boundary. This has resulted in the listed lots being partly zoned 'Residential (R20)' and partly zoned 'Urban Development'.</p> <p>Amendment No. 172 to DPS 2 seeks to modify the DPS 2 map to realign the boundary of the 'Residential' zone, so that it aligns with the Golf Links Drive road boundaries of these lots. This will mean the entire area of the listed lots will be zoned 'Residential (R20)' under DPS 2.</p>

Locations within the ASP 21B Area	Proposed in Amendment No. 172
<p>Lot 105 (9) Abbey Green Road, Banksia Grove (on DP: 65572)</p>	<p>Lot 105 is a drainage sump site that is currently zoned 'Residential (R20)' under both DPS 2 and ASP 21B. The DPS 2 zoning over Lot 105 has been in place since the approval of Amendment No. 55 in 2006.</p> <p>To coincide with the use of the land, Amendment No. 172 proposes to modify the DPS 2 map to impose a Local Scheme Reserve for the purpose of 'Drainage' over this site.</p>
<p>Lot 3771 (120) Mornington Drive, Banksia Grove (on DP: 65568)</p>	<p>Lot 3771 is a drainage sump site that is currently zoned 'Urban Development' under DPS 2. ASP 21B also identifies this land as a 'Drainage Sump'.</p> <p>To coincide with the use of the land, Amendment No. 172 proposes to modify the DPS 2 map to impose a Local Scheme Reserve for the purpose of 'Drainage' over this site.</p>
<p>Lot 3180 (94) Yandella Promenade, Tapping (on DP: 47664)</p>	<p>Although Lot 3180 is a heavily vegetated vacant site with no drainage features, it is a reserve for drainage. The land is currently zoned 'Residential (R20)' under DPS 2, and has been since Amendment No. 55 was approved in 2006. ASP 21B also identifies this land as a 'Drainage Sump'.</p> <p>Amendment No. 172 proposes to modify the DPS 2 map to impose a Local Scheme Reserve for the purpose of 'Drainage' over Lot 3180.</p>
<p>Lot 3178 (76) Yandella Promenade, Tapping (on DP: 47664)</p>	<p>Lot 3178 is a Crown Land parcel forming part of Da Vinci Park. Although ASP 21B identifies a public open space at this location, the land was zoned 'Residential (R20)' through Amendment No. 55. The land was not yet ceded to the Crown when Amendment No. 55 was approved in 2006.</p> <p>Amendment No. 196 proposes to modify the DPS 2 map and classify the land as a 'Local Scheme Reserve – Parks & Recreation' under DPS 2. No change is proposed to the DPS 2 text in relation to this lot.</p>
<p>Lot 15569 (10) Shiralee Bend, Carramar (on DP: 40569)</p>	<p>Lot 15569 is designated and used for drainage purposes, and has been even prior to the approval of Amendment No. 55. Amendment No. 55, however, designated the land as 'Local Scheme Reserve – Parks & Recreation'. ASP 21B also designates the site as a 'Drainage Sump'.</p> <p>Amendment No. 172 proposes to modify the DPS 2 map to reclassify the DPS 2 local scheme reserve over Lot 15569 from 'Parks & Recreation' to 'Drainage'. This is consistent with ASP 21B the drainage function of the lot.</p>

Other changes proposed in Amendment No. 172 that could affect land in the ASP 21B area are discussed below:

- Amendment No. 172 seeks to introduce a 'Service Commercial' zone, as derived from the model provisions; and remove the 'Business' Zone from DPS 2. Applicable for the area affected by ASP 21B, Amendment No. 172 proposes to rezone the Business Zone site at Lot 1386 (2) Innesvale Way, Carramar (the Duke Tavern site) to 'Service Commercial'.

- Amendment No. 172 seeks to remove the Special Residential zone from DPS 2, and rezone 'Special Residential' areas to 'Residential' with a low density code (e.g. R2 and R5). This will impact the Special Residential zone in the northernmost extent of the ASP 21B area.
- There are two sites within the ASP 21B area that are currently zoned 'Civic and Cultural' under DPS 2 – being the sewer pump station site at Lot 326 (1490) Wanneroo Road and the Carramar Community Centre site located at Lot 2496 (5) Rawlinna Parkway, Carramar. The 'Civic and Cultural' zone is not a zone in the model provisions, and therefore Amendment No. 172 will be removing this zone from DPS 2. As a result, Amendment No. 172 is proposing that Lot 326 be classified as a 'Local Schemes Reserve' for Public Use. Lot 2496 to be classified as a 'Local Schemes Reserve' for the purpose of 'Civic & Community', which is also a new form of local scheme reserve being introduced under Amendment No. 172.
- The St. Stephens private school site situated on Lot 1259 (50) St. Stephens Crescent, Tapping is currently zoned Private Clubs/Recreation under DPS 2. The closest equivalent to that zone in the model provisions is the Private Community Purposes zone, which Amendment No. 172 seeks to rezone Lot 1259 to.

It is not anticipated that the processing of Amendment No. 196 to DPS 2 will affect any of the changes outlined above from occurring through Amendment No. 172.

4.7 Modifications to Amendment No. 196 Following Approval of Amendment No. 172

It is likely that Amendment No. 172 will be approved by the Minister for Planning (**Minister**), whilst the assessment of Amendment No. 196 is ongoing.

The City notes that the approval of Amendment No. 172 will change naming conventions for zones and reserve types, as well as the format of the DPS 2 text. Therefore, it is expected that Amendment No. 196 will be subject to modifications during the assessment process, to align with the changes to DPS 2 introduced through an approved Amendment No. 172.

Attachment 2 of this Report provides suggestions as to how the Amendment No. 196 proposal could be modified, should Amendment No. 172 be approved by the Minister as advertised. The modifications to the Amendment No. 196 proposal could occur at the following points in the assessment process – but after the approval of Amendment No. 172:

- In the event that Amendment No. 172 is approved during the advertising of Amendment No. 196, the City's Council could potentially support Amendment No. 196 subject to modifications needed as a result of Amendment No. 172. This could occur pursuant to r. 41(3)(b) of the Regulations; or
- The Minister can require the City to modify the Amendment No. 196 proposal pursuant to Section 87(2)(b) of the *Planning and Development Act 2005* – following the advertising, Council consideration and WAPC's assessment of the amendment proposal.

5.0 Conclusion

Amendment No. 196 has been prepared as a 'standard' amendment in the context of the *Planning and Development (Local Planning Schemes) Regulations 2015*. Amendment No. 196 seeks to normalise the zoning of land within the City's Carramar South/Tapping North Agreed Local Structure Plan No. 21B (ASP 21B) area, and move relevant provisions from the ASP 21B text and into DPS 2. Normalisation through Amendment No. 196 will occur addition to that which has occurred (or is occurring) over developed land within the ASP 21B area through previously-initiated Amendment No. 55 and Amendment No. 172 to DPS 2.

The Amendment No. 196 proposal also utilises recently-introduced provisions from the Regulations, by including a statement prompting an subsequent amendment to ASP 21B to be undertaken by the WAPC. The amendment to ASP 21B will remove text that will shift into DPS 2, as well as to amend the ASP 21B map to exclude areas which are (or will become) zoned or reserved under DPS 2.

The City is hopeful that this Report assists the local community in explaining the purpose and detail of Amendment No. 196 – and assists the WAPC in undertaking a prompt and favourable consideration of what is proposed.



APPENDIX 1

Extent of text modification required
through amendment to ASP 21B

CARRAMAR SOUTH/TAPPING NORTH

LOCAL STRUCTURE PLAN

(AS AMENDED)

Structure Plan No. 21B

Adopted: 12.8.01

**This Structure Plan was prepared under the Provisions of Part 9 of the City of
Wanneroo District Planning Scheme No. 2**

This structure plan is prepared under the provisions of the City of Wanneroo District Planning Scheme No. 2.

IT IS CERTIFIED THAT THIS STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

24 August 2001

In accordance with Schedule 2, Part 4, Clause 28 (2) and refer to Part 1, 2. (b) of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Date of Expiry: 19 October 2025

**RECORD OF AMENDMENTS MADE TO AGREED STRUCTURE PLAN
NO. 21B**

CARRAMAR SOUTH/TAPPING NORTH

Amendment No.	Description of Amendment	Finally Endorsed Council	Finally Endorsed WAPC
1	Redesign of NE5 Local Centre [<i>now Neighbourhood Centre refer Amd. 10</i>] land uses and General updating of Structure Plan	23.7.02	11.9.03
4	To indicate Lot 3169, Apsley Bend, Carramar 'Special Zone - Additional Use (Telephone Exchange)'	23.3.04	2.6.04
7	Regularise the ASP to accord with subdivision approvals granted by the WAPC and to code lots fronting the POS area to R30.	25.10.07	13.6.08
8	Rezone Lot 1334 (106) St Stephens Crescent, Tapping from Centre to Residential R20 and Amend Schedule 1 accordingly	15.12.09	22.6.10
9	Rezoning portion Lot 9036 Joondalup Drive, Carramar from 'Special Residential R2/R5' to 'Medium Density Residential – R30'	17.5.13	6.6.13
10	Increase retail floor space for NE5 Neighbourhood Centre to 5500m ² , add design objectives, design criteria and an urban design plan to section 3.5, with the permissibility of uses to be in accordance with the Commercial zone in DPS 2.	15.3.19	25.10.19

PART 1

IMPLEMENTATION

This Structure Plan has been endorsed by the Western Australian Planning Commission as a general guide to future subdivision, zoning and development of the land included in the Neerabup (now portions of Carramar, Tapping and Banksia Grove) Urban Cell.

Subject Area

Prior to commencement of development, the Structure Plan area comprised a singular private landholding (Swan Loc 2579) which included approximately 380 hectares of land. This balance landholding has now been rationalised and comprises Pt Lot 9001.

1. ZONING MAP

Plan 1: 'The Zoning Map'

2. AGREED STRUCTURE PLAN

Plan 2: The 'Agreed Structure Plan'.

3. RETAIL DEVELOPMENT

3.1 Retail Floorspace (NLA)

Retail floorspace (NLA) for the Structure Plan will be in accordance with Schedule 1.

SCHEDULE 1: RETAIL FLOORSPACE PROVISIONS

Centre	Maximum Net lettable area (rounded to the nearest 50m ²)
District Centre*	15,000m ²
Neighbourhood Centre NE5	5,500m ²
Corner Store	100m ²

*The District Centre is to be developed partly within the adjoining landholding which is the subject of Structure Plan No. 21A.

3.2 Neighbourhood Centre NE5 - Design Objectives & Design Criteria

The permissibility of uses is to be in accordance with the provisions of the Commercial zone as specified under the Scheme.

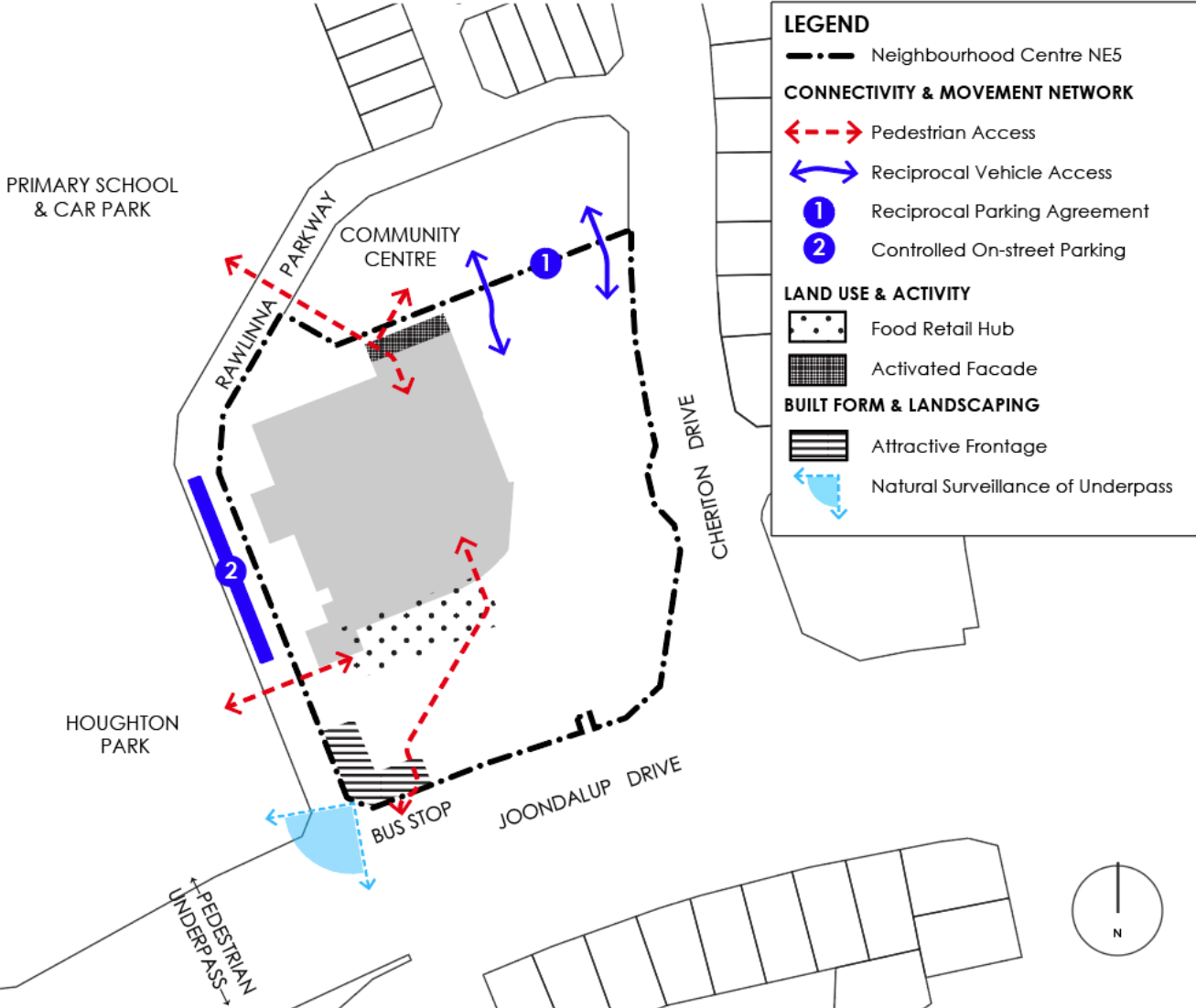
The following provisions apply to Neighbourhood Centre NE5, in addition to the Urban Design Elements Plan set out in **Plan 3**. Administrative decisions of the City relating to Neighbourhood Centre NE5, subsequent development, shall be assessed against the ability to progress the following Design Objectives and Design Criteria contained within Table 1.

TABLE 1: DESIGN OBJECTIVES & DESIGN CRITERIA

Element	Provisions
Connectivity & Movement Network	<p><u>Objective</u> Efficient and integrated parking supply and encourage alternative transport access to reduce private vehicle dependency.</p> <p><u>Criteria</u></p> <ul style="list-style-type: none"> a) Improve upon or create direct, safe, and legible pedestrian routes between the Neighbourhood Centre and its internal uses; the community centre and its forecourt; POS; school; pedestrian underpass; bus stop; and pedestrian network. b) Efficient car parking provision by integrating supply through improved connectivity via easements in gross to facilitate reciprocal access. c) Encourage reciprocal parking agreements between individual ownership. d) Create controlled on street parking on Rawlinna Parkway.
Land Use & Activity	<p><u>Objective</u> Create an iconic and vibrant village atmosphere by promoting land use diversity and activity over a longer period of the day.</p> <p><u>Criteria</u></p> <ul style="list-style-type: none"> a) Create a focused food retail offering. b) Activate north façade of centre to orient toward community centre creating a natural meeting place capable of supporting community events and programmed activities.

<p>Built Form & Landscaping</p>	<p><u>Objective</u> Ensure built form is scaled and designed to respond to existing development context, and deliver a consistent experience for users the public realm between landholdings.</p> <p><u>Criteria</u></p> <ul style="list-style-type: none"> a) Built form compatibility between existing residential and commercial land uses achieved through appropriate setbacks height and scale. Development exceeding single storey shall be sited where compatible to establish a sense of arrival, with upper floors design to promote CPTED principles. b) With reference to the intersection of Joondalup Drive and Rawlinna Parkway, buildings located on street corners shall address both street frontages and shall demonstrate a high level of architectural merit and contribute visual amenity to the shopping centre. c) Deck parking or associated vehicle access ramps visible from the surrounding movement network shall be visually appealing through the use architectural treatments and landscaping screening, or physical concealment by design. d) Where appropriate, buildings shall address the street, internal movement network and public spaces shall promote vibrancy. e) Built form shall promote wayfinding. Entryways to the centre and other key locations to be easily identified, visible, and easily recognisable from street level and on approach. f) Integration with adjoining development and open space utilising Best Practice Design Principles aimed at minimising opportunities for crime and anti-social behaviour. Encourage natural surveillance with particular emphasis on Houghton Park and the western pedestrian approach from the pedestrian underpass. g) Significant signage additional to monopole signage shall be incorporated architecturally into built form to reduce the proliferation of advertising. h) Landscaping theme shall be visually consistent and integrated with surrounds, and promote pedestrian amenity and crime prevention objectives.
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PLAN 3: URBAN DESIGN ELEMENTS PLAN – NEIGHBOURHOOD CENTRE NE5



4. LOCAL PUBLIC OPEN SPACE

Local public open space within the Structure Plan will be in accordance with Schedule 2.

SCHEDULE 2: LOCAL PUBLIC OPEN SPACE DISTRIBUTION

Location	Area of POS	Provided to Date	
		Lot Number	Crown Res.
Public Open Space Area A	13.3755 ha	Lot 642	Plan 23284
Public Open Space Area B	0.6645 ha	Lot 760	Diagram 97214
Public Open Space Area C	0.4660 ha	Lot 309	Diagram 89917
Public Open Space Area D	5.1580 ha	-	-
Public Open Space Area E	0.7000 ha	-	-
Public Open Space Area F	0.4974 ha	Lot 1709	Plan 30968
Public Open Space Area G	0.6800 ha	-	-
Public Open Space Area H	3.5600 ha	-	-
Public Open Space Area I	1.2780 ha	-	-
Public Open Space Area J	0.6080 ha	-	-
Public Open Space Area K	0.5980 ha	-	-
Public Open Space Area L	0.8120 ha	-	-
Public Open Space Area M	2.4349 ha	-	-
Public Open Space Area N	0.5000 ha	-	-
Neighbourhood Centre Community Purpose Sites (1)	0.5000 ha	-	-
District Centre Community Purpose Site (part)	0.5000 ha	-	-
POS to be provided	32.3323 ha		

The District Centre and Neighbourhood Centre community purpose sites identified above will be ceded to the Crown free of cost as Community Purpose Sites.

5. PROVISIONS

5.1 Residential Zone

The permissibility of uses is to be in accordance with the provisions of the Residential Zone as specified under the Scheme. The residential density codings applicable are R20, R30 and R40 as depicted on Plan 2, “The Agreed Structure Plan”.

Objective: To encourage residential development of a high standard and the creation of associated amenities.

5.2 Special Residential Zone

The permissibility of uses and the general provisions is to be in accordance with the provisions of the Special Residential Zone under the Scheme. The density coding applicable is R2 as depicted on Plan 2, "The Agreed Structure Plan". Lot sizes are to be a minimum of 5,000m².

Objective: To provide for a low density residential development, serving as an effective buffer between the Special Rural Zone in the north and residential areas in the south and encouraging compatible development.

5.3 Centre Zone

In accordance with the provisions of the Centre Zone under the Scheme, no subdivision or other development shall be commenced or carried out in a Centre Zone until a Structure Plan for the whole area covered by the zone has been prepared and adopted under the provisions of the Scheme. The permissibility of use in the Centre Zone shall be determined in accordance with the provisions of that Agreed Structure Plan.

Objective: To encourage commercial and associated community infrastructure development of a high standard.

5.4 Civic and Cultural Zone

Development within this zone shall be subject to determination by the Council and will comprise buildings and infrastructure for the occupation and use primarily by local social and sporting groups and as educational establishments.

Objective: To provide for the development of regional recreation facilities.

5.5 Parks and Recreation Reserve

Development within this zone shall comprise the Carramar Golf course, associated infrastructure and club facilities only.

Objective: To provide for the development of regional recreation facilities.

5.6 Additional Use (Corner Store)

In addition to any uses permissible in the Residential Zone wherein the land is situated, the land specified in Schedule 3 may be used for the specific use(s) that are listed in addition to any uses permissible in the zone in which the land is situated subject to the conditions set out in Schedule 3 with respect to this land.

Objective: To provide for the development of local retail facilities commensurate with the predominant residential use of the area.

SCHEDULE 3: ADDITIONAL USES

Street/Locality	Particulars of Land	Additional Uses Permitted
Corner Golf Links Drive and Balladong Loop, Carramar	Lot 485	Corner store excluding the preparation, sale and serving of food to customers in a form ready to be eaten without further preparation primarily off the premises.
Apsley Bend, Carramar	Lot 3169	Telstra Exchange



APPENDIX 2

Suggested modifications to Amendment
No. 196 to DPS 2

Should Amendment No. 172 to DPS 2 be
approved as advertised

**Suggested Modifications for Amendment No. 196 for WAPC Consideration
Should Amendment No. 172 to DPS 2 be Approved as Advertised**

- a) Rezoning the following land parcels from 'Urban Development' to 'Residential' (R30), as shown on Scheme (Amendment) Map 1:
- Lot 101 (187) Golf Links Drive, Carramar (on DP: 402016);
 - Lot 102 (189) Golf Links Drive, Carramar (on DP: 402016);
 - Lot 103 (191) Golf Links Drive, Carramar (on DP: 402016);
 - Lot 104 (193) Golf Links Drive, Carramar (on DP: 402016);
 - Lot 105 (U2/3) Willeroo Chase, Carramar (on DP: 402016); and
 - Lot 106 (U1/3) Willeroo Chase, Carramar (on DP: 402016);

- b) Rezoning various residential land parcels in the Banksia Grove locality from 'Urban Development' to 'Residential' (R20 or R30), as shown on Scheme (Amendment) Map 2;

- c) Reclassifying Lot 3789 (71) Abbey Green Road, Banksia Grove (on DP: 53382) from the Urban Development Zone to 'Local Schemes Reserve – **Public Open Space**', as shown on Scheme (Amendment) Map 2;

- d) Amending **Schedule 7** of District Planning Scheme No. 2 to delete the following:

LOCALITY	DESCRIPTION OF CENTRE AND COMMERCIAL ZONES	NLA (m ²)
BANKSIA GROVE	Portion of Lot 9509 Lot 530 on Plan 23714 (2) Viridian Drive	4500 200

and replacing the above with the following:

LOCALITY	DESCRIPTION OF CENTRE AND COMMERCIAL ZONES	NLA (m ²)
BANKSIA GROVE	Lot 530 on Plan 23714 (2) Viridian Drive	200
CARRAMAR	Lot 2495 on Deposited Plan 49069 (7) Cheriton Drive	5500

- e) Amending the Scheme Map by applying the Restricted Uses (**R7**) designation to Lot 1 (1) Balladong Loop and Lot 2 (3) Balladong Loop, Carramar, as shown on the Scheme (Amendment) Map 3;

- f) Amending **Schedule 3** of District Planning Scheme No. 2 to insert the following:

NO	DESCRIPTION OF LAND	RESTRICTED USE	CONDITIONS
R7	Lot 1 (1) Balladong Loop, Carramar (on Deposited Plan 44568); and Lot 2 (3) Balladong Loop, Carramar (on Deposited Plan 44568)	Permissibility of land uses as per the Residential Zone, as outlined in the Conditions	Corner Store excluding the preparation, sale and serving of food to customers in a form ready to be eaten without further preparation primarily off the premises.

PLANNING AND DEVELOPMENT ACT 2005

CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO. 2 – AMENDMENT NO. 196

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 the following land parcels from 'Urban Development' to 'Residential' (R30), as shown on Scheme (Amendment) Map 1:
- Lot 101 (187) Golf Links Drive, Carramar (on DP: 402016);
 - Lot 102 (189) Golf Links Drive, Carramar (on DP: 402016);
 - Lot 103 (191) Golf Links Drive, Carramar (on DP: 402016);
 - Lot 104 (193) Golf Links Drive, Carramar (on DP: 402016);
 - Lot 105 (U2/3) Willeroo Chase, Carramar (on DP: 402016); and
 - Lot 106 (U1/3) Willeroo Chase, Carramar (on DP: 402016);
- b) Rezoning various residential land parcels in the Banksia Grove locality from 'Urban Development' to 'Residential' (R20 or R30), as shown on Scheme (Amendment) Map 2;
- c) Reclassifying Lot 3789 (71) Abbey Green Road, Banksia Grove (on DP: 53382) from the Urban Development Zone to 'Local Schemes Reserve – Parks & Recreation', as shown on Scheme (Amendment) Map 2;
- d) Amending Schedule 3 of District Planning Scheme No. 2 to delete the following:

LOCALITY	DESCRIPTION OF CENTRE AND COMMERCIAL ZONES	NLA (m ²)
BANKSIA GROVE	Portion of Lot 9509 Lot 530 on Plan 23714 (2) Viridian Drive	4500 200

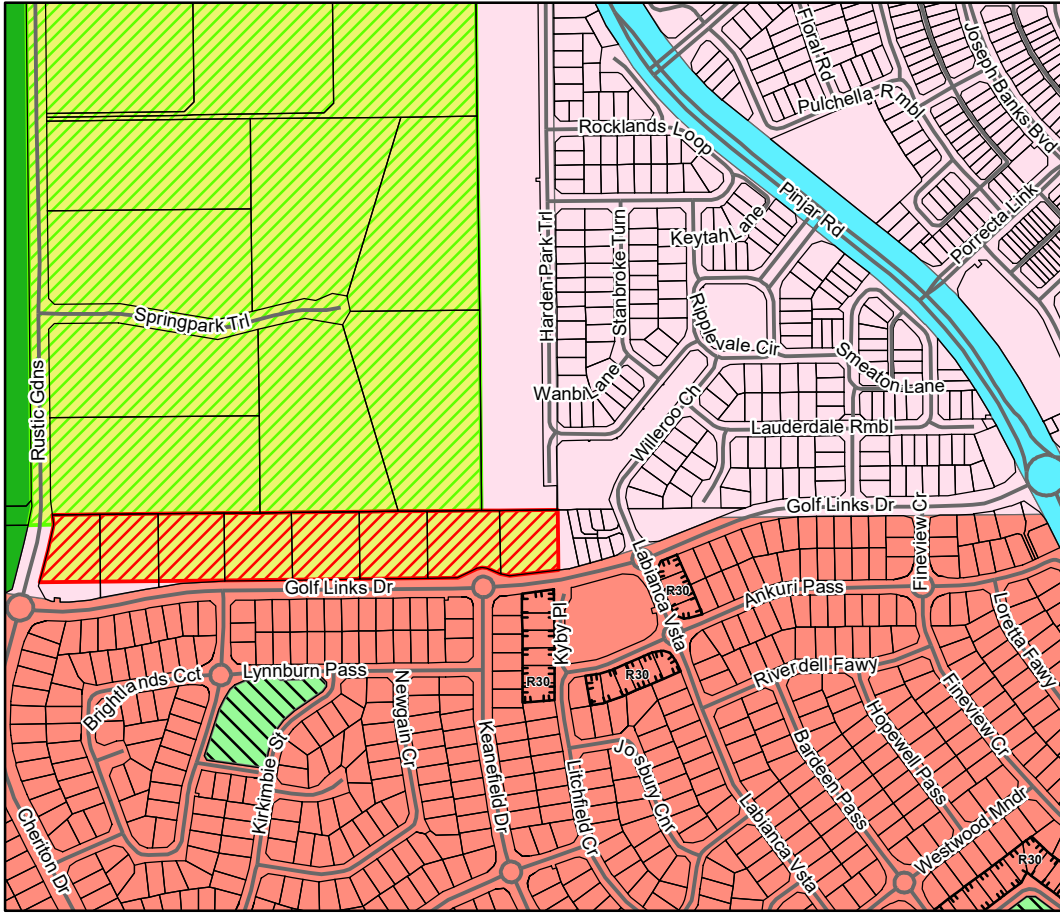
and replacing the above with the following:

LOCALITY	DESCRIPTION OF CENTRE AND COMMERCIAL ZONES	NLA (m ²)
BANKSIA GROVE	Lot 530 on Plan 23714 (2) Viridian Drive	200
CARRAMAR	Lot 2495 on Deposited Plan 49069 (7) Cheriton Drive	5500

- e) Amending the Scheme Map by applying the Restricted Uses (2.4) designation to Lot 1 (1) Balladong Loop and Lot 2 (3) Balladong Loop, Carramar, as shown on the Scheme (Amendment) Map 3;
- f) Amending Schedule 2 – Section 2 of District Planning Scheme No. 2 to insert the following:

NO		STREET/ LOCALITY	PARTICULARS OF LAND	RESTRICTED USE AND CONDITIONS (WHERE APPLICABLE)
R4	2-4	1 Balladong Loop, Carramar	Lot 1 on Deposited Plan 44568	Permissibility of land uses as per the Residential Zone, as outlined in Table 1, with exception of the following condition:
		3 Balladong Loop, Carramar	Lot 2 on Deposited Plan 44568	Corner Store excluding the preparation, sale and serving of food to customers in a form ready to be eaten without further preparation primarily off the premises.

CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT No. 196

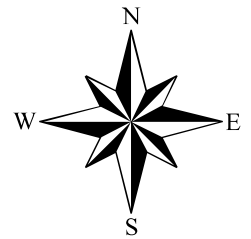


LEGEND DPS2 ZONES & RESERVES

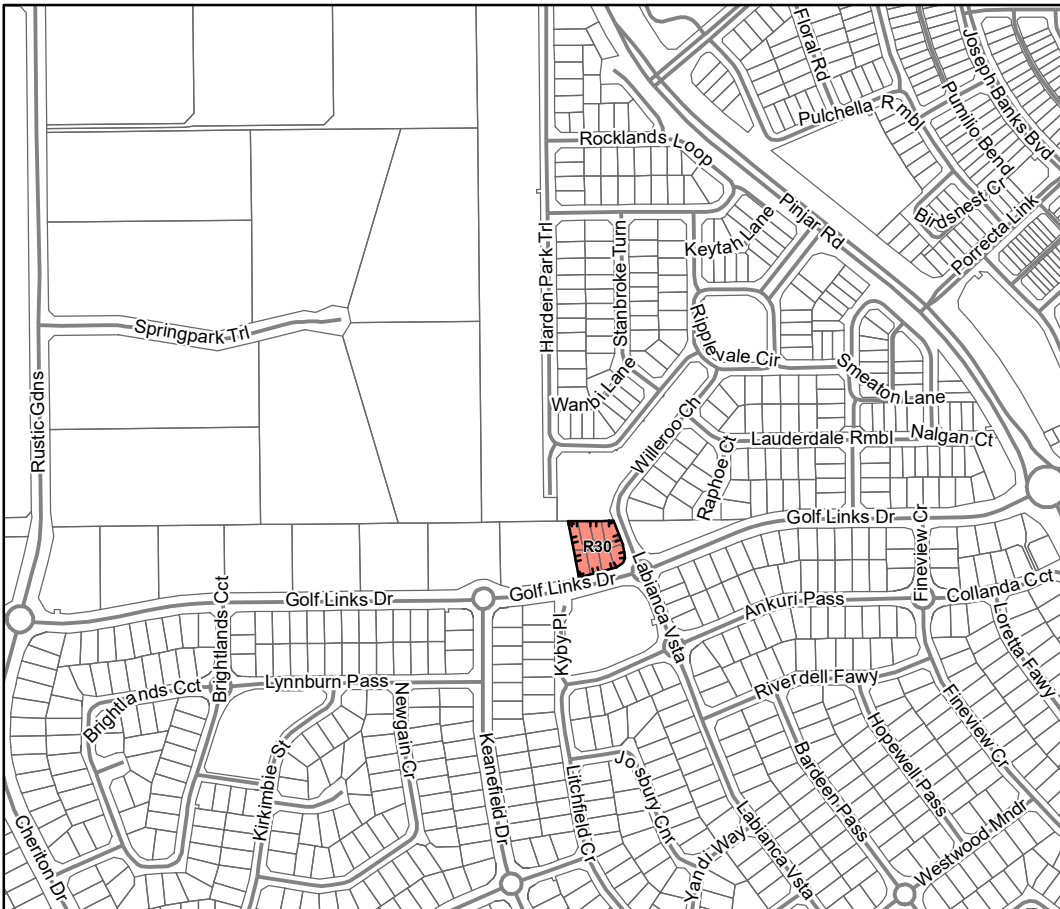
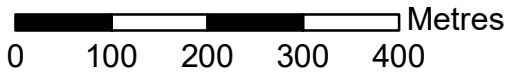
- PARKS & RECREATION
- RESIDENTIAL
- SPECIAL RESIDENTIAL
- SPECIAL RURAL
- URBAN DEVELOPMENT
- R-CODE

MRS RESERVES

- REGIONAL PARKS & RECREATION
- OTHER REGIONAL ROADS



EXISTING ZONE



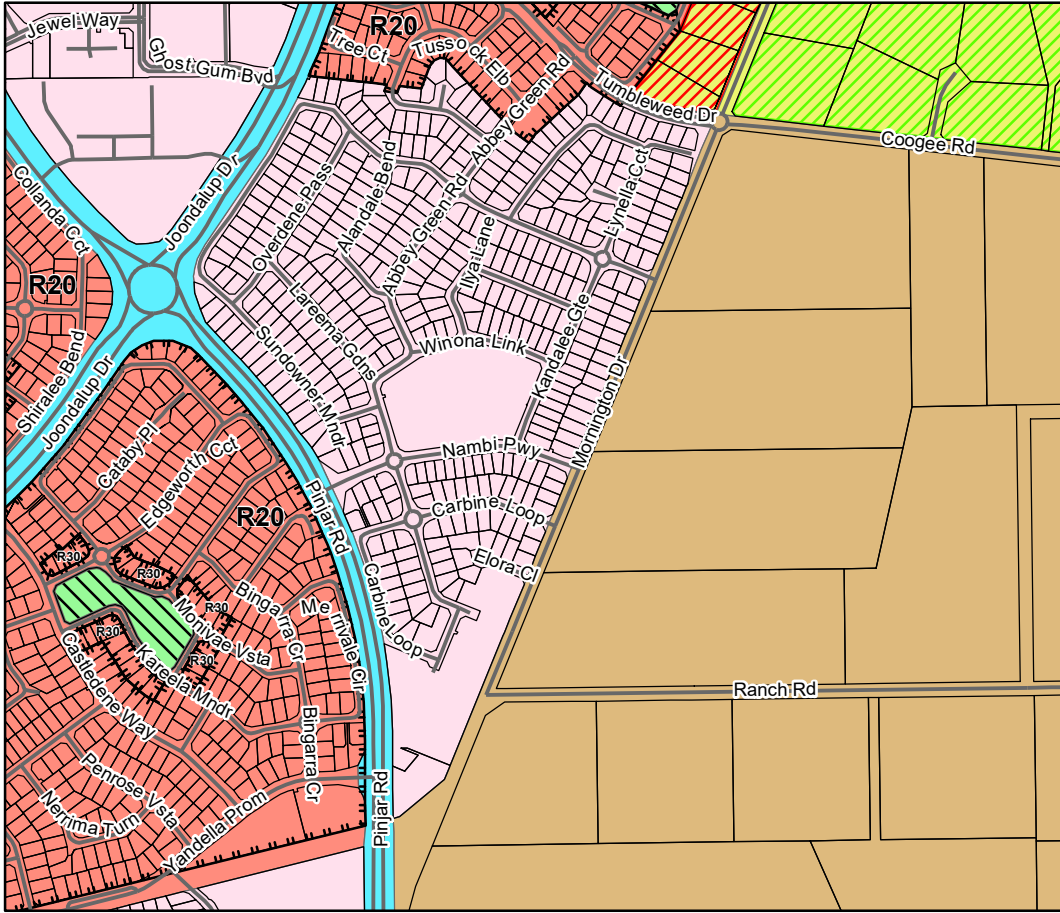
LEGEND

DPS2 ZONE

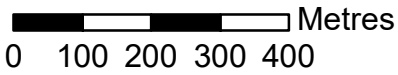
- RESIDENTIAL
- R-CODE

SCHEME (AMENDMENT) MAP 1

CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT No. 196



EXISTING ZONE



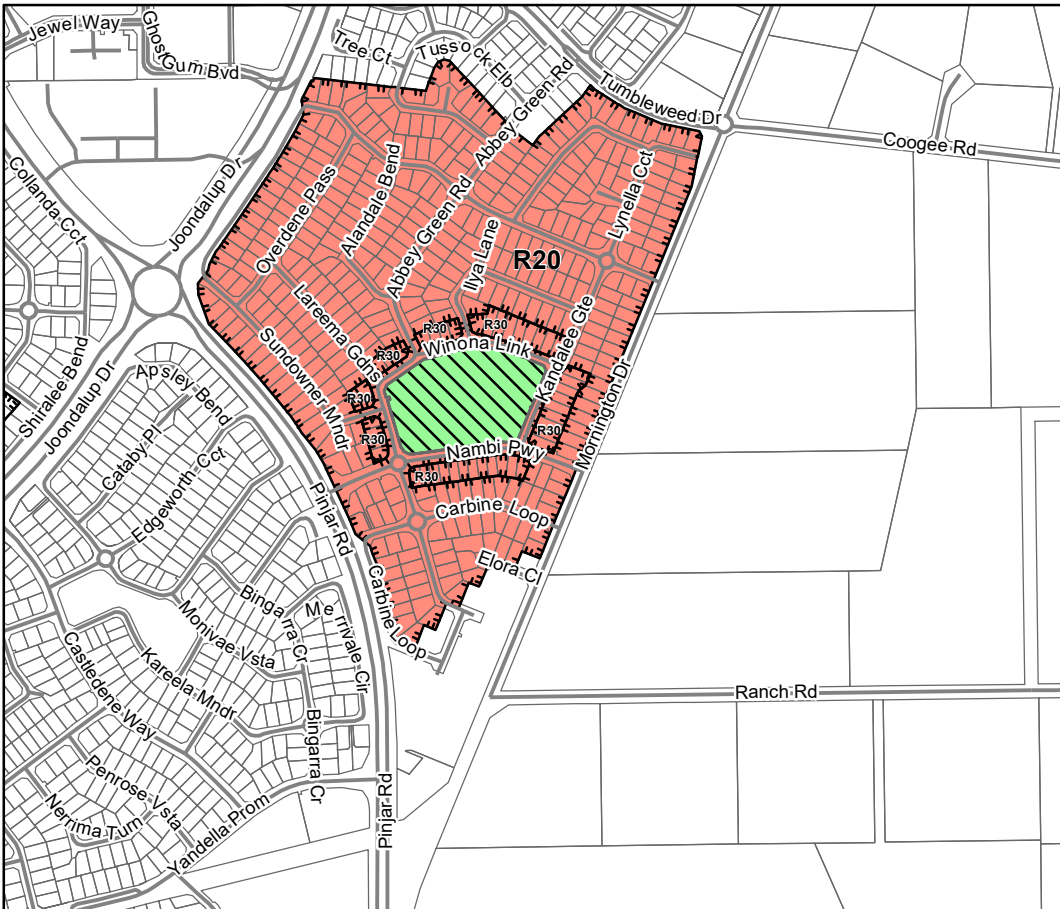
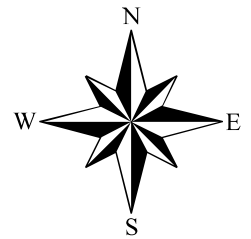
LEGEND

DPS2 ZONES & RESERVES

- RURAL RESOURCE
- PARKS & RECREATION
- RESIDENTIAL
- SPECIAL RESIDENTIAL
- SPECIAL RURAL
- URBAN DEVELOPMENT
- R-CODE

MRS RESERVE

- OTHER REGIONAL ROADS



SCHEME (AMENDMENT) MAP 2

LEGEND

DPS2 ZONES

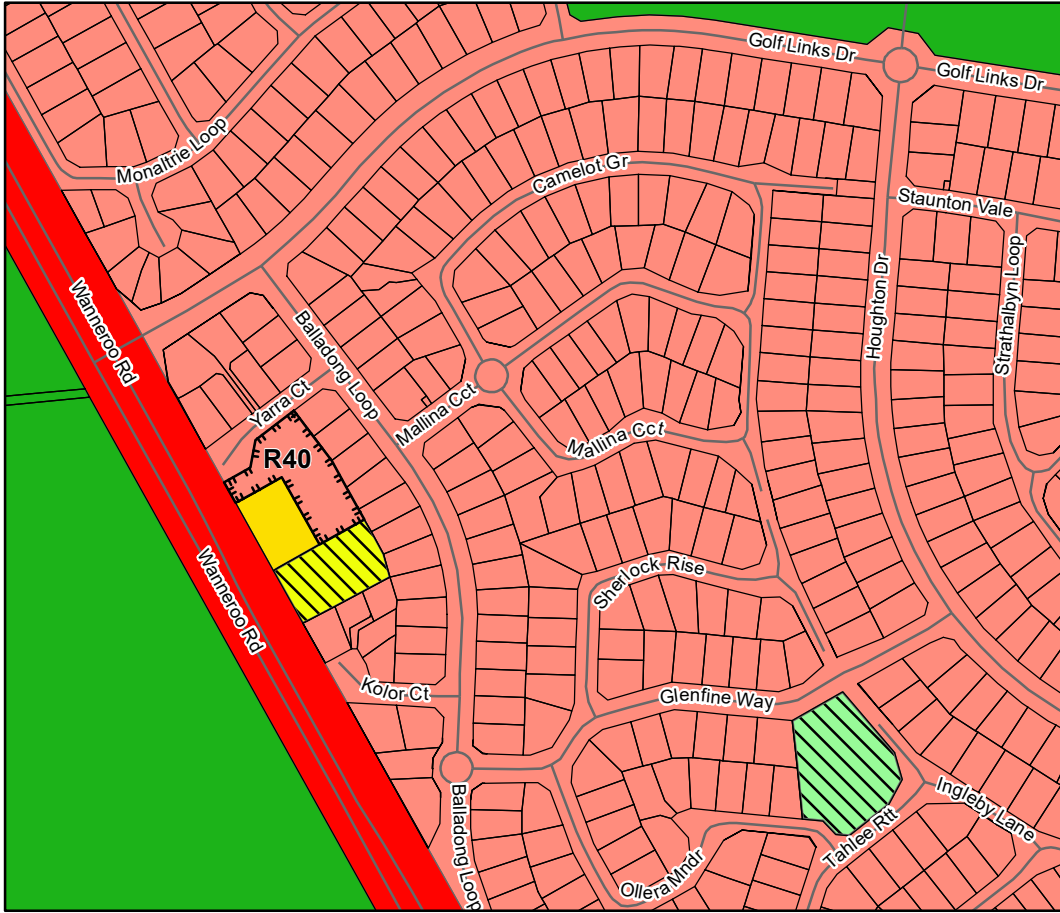
- RESIDENTIAL
- R-CODE

LOCAL SCHEME RESERVES

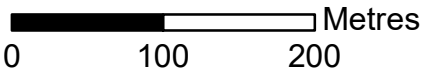
- PARKS & RECREATION



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT No. 196



EXISTING ZONE



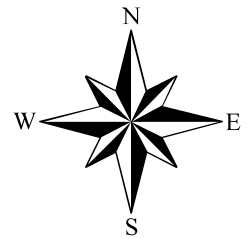
LEGEND

DPS2 ZONES & RESERVES

- RESIDENTIAL
- PARKS & RECREATION
- PUBLIC USE
- CIVIC & CULTURAL
- R-CODE

MRS RESERVES

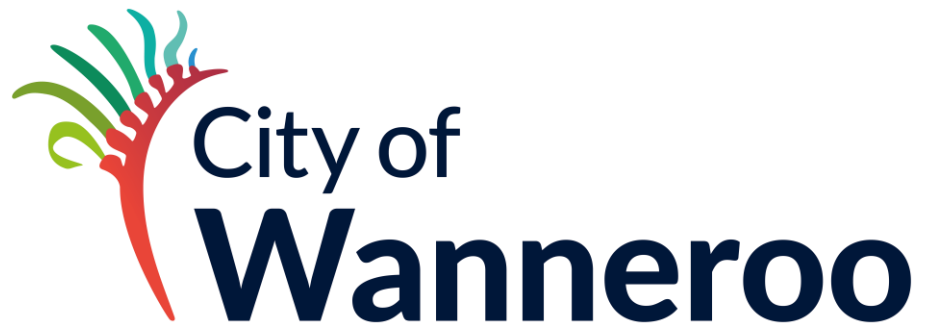
- REGIONAL PARKS & RECREATION
- PRIMARY REGIONAL ROADS



SCHEME (AMENDMENT) MAP 3

LEGEND

- R24 RESTRICTED USE



STRUCTURE PLAN (AMENDMENT) MAPS

To support subsequent amendment to
ASP 21B should Amendment No. 196
be approved



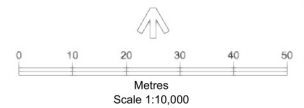
LEGEND

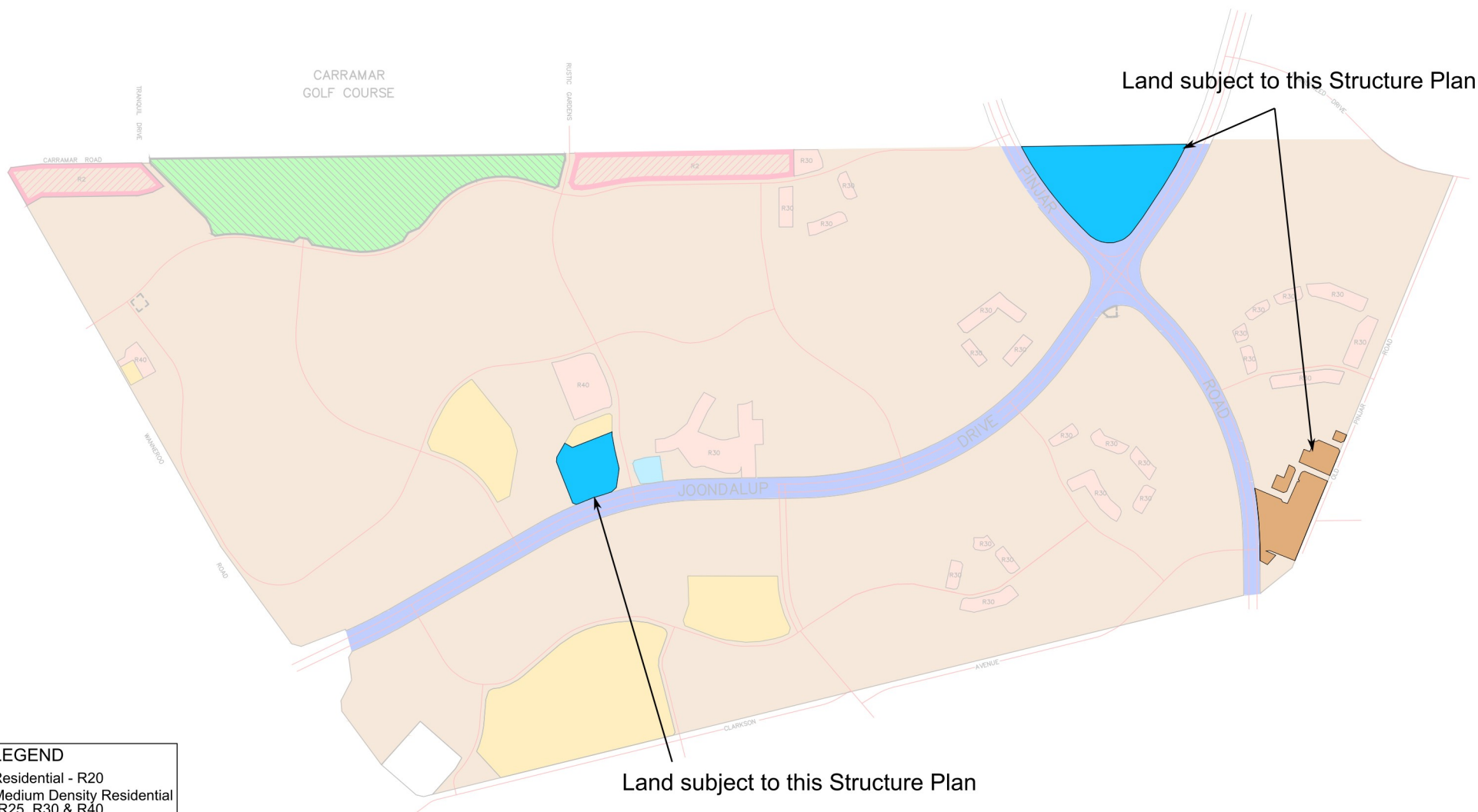
- Residential - R20
- Medium Density Residential -R25, R30 & R40
- Special Residential - R2/R5
- Public Open Space
- Community Purposes
- Centre Zone
- School Use
- Telstra Site
- Drainage
- 500m Poultry Farm Area of Influence

Land subject to this Structure Plan

Land subject to this Structure Plan

**Agreed Structure Plan No. 21B Carrarmar South/Tapping North
Structure Plan**

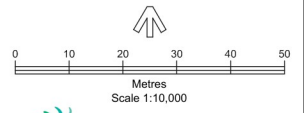




LEGEND

	Residential - R20
	Medium Density Residential -R25, R30 & R40
	Special Residential
	Centre Zone
	Civic & Cultural
	Parks & Recreation Reserve
	Other Regional Roads
	Additional Use

**Agreed Structure Plan No. 21 B Carramar South/Tapping North
Zoning Plan**



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 11th day of October, 2022.

.....
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 11th day of October, 2022, 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