



DISTRICT PLANNING SCHEME No. 2

Amendment No. 202

PLANNING AND DEVELOPMENT ACT 2005

CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO. 2 – AMENDMENT NO. 202

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:

1. Rezoning the following land from 'Industrial Development' to 'General Industrial', to the extent shown on the Scheme (Amendment) Map:
 - Portion Lot 801 (410) Flynn Drive, Neerabup (on DP: 415725);
 - Portions of Lot 9009 (370) Flynn Drive, Neerabup (on DP: 423704);
 - Portion Lot 1031 (24) Hemisphere Street, Neerabup (on DP: 405727);
 - Portion Lot 1030 (18) Greenwich Parade, Neerabup (on DP: 405727);
 - Portion Lot 1029 (22) Greenwich Parade, Neerabup (on DP: 405727);
 - Portion Lot 1019 (26) Greenwich Parade, Neerabup (on DP: 61212);
 - Portion Lot 1018 (30) Greenwich Parade, Neerabup (on DP: 61212);
 - Portion Lot 800 (34) Greenwich Parade, Neerabup (on DP: 415111);
 - Lot 1024 (15) Longitude Avenue, Neerabup (on DP: 409191);
 - Lot 1023 (11) Longitude Avenue, Neerabup (on DP: 409191);
 - Lot 1026 (7) Longitude Avenue, Neerabup (on DP: 409191);
 - Lot 1022 (20) Hemisphere Street, Neerabup (on DP: 409191);
 - Lot 1035 (12) Hemisphere Street, Neerabup (on DP: 409191);
 - Lot 1034 (6) Longitude Avenue, Neerabup (on DP: 409191);
 - Lot 1033 (12) Longitude Avenue, Neerabup (on DP: 409191);
 - Lot 40 (26) Mather Drive, Neerabup (on D: 78186);
 - Lot 9100 (60) Mather Drive, Neerabup (on DP: 411322);
 - Lot 44 (64) Mather Drive, Neerabup (on D: 83582);
 - Lot 2004 (69) Mather Drive, Neerabup (on DP: 70103);
 - Lot 9003 (85) Mather Drive, Neerabup (on DP: 70103);
 - Lot 2001 (240) Pederick Road, Neerabup (on DP: 60745);
 - Lot 1001 (220) Pederick Road, Neerabup (on DP: 37249);
 - Lot 1000 (190) Pederick Road, Neerabup (on DP: 37249);
 - Lot 100 (45) Trandos Road, Neerabup (on DP: 63371);
 - Lot 9000 (140) Pederick Road, Neerabup (on DP: 63371);
 - Lot 1506 (1) Trandos Road, Neerabup (on DP: 407752);
 - Lot 101 (141) Pederick Road, Neerabup (on DP: 413173);
 - Lot 102 (123) Pederick Road, Neerabup (on DP: 413173);
 - Lot 103 (125) Pederick Road, Neerabup (on DP: 413173);
 - Lot 104 (127) Pederick Road, Neerabup (on DP: 413173);
 - Lot 801 (109) Pederick Road, Neerabup (on DP: 57533);
 - Portion Lot 5 (190) Flynn Drive, Neerabup (on D: 91435);
 - Portion Lot 900 (170) Flynn Drive, Neerabup (on DP: 50843); and
 - Portion Lot 901 (150) Flynn Drive, Neerabup (on DP: 50843).
2. Rezoning portions of Lot 9009 (370) Flynn Drive, Neerabup (on DP: 423704) from 'General Industrial' to 'Service Industrial', to the extent shown on the Scheme (Amendment) Map.
3. Rezoning the following land from 'Industrial Development' to 'Service Industrial', to the extent shown on the Scheme (Amendment) Map:

- Portion Lot 801 (410) Flynn Drive, Neerabup (on DP: 415725);
 - Portions of Lot 9009 (370) Flynn Drive, Neerabup (on DP: 423704);
 - Lot 1000 (45) Hemisphere Street, Neerabup (DP: 423704);
 - Portion Lot 1001 (11) Greenwich Parade, Neerabup (on DP: 61212);
 - Portion Lot 1021 (10) Greenwich Parade, Neerabup (on DP: 61212);
 - Lot 2 (19) Hemisphere Street, Neerabup (on DP: 413473);
 - Lot 1 (13) Hemisphere Street, Neerabup (on DP: 413473);
 - Lot 1057 (5) Ring Street, Neerabup (on DP: 420872);
 - Lot 1058 (11) Ring Street, Neerabup (on DP: 420872);
 - Lot 1060 (11) Pinnacle Drive, Neerabup (on DP: 420872);
 - Portion Lot 1059 (1) Pinnacle Drive, Neerabup (on DP: 420872);
 - Portion Lot 1064 (2) Pinnacle Drive, Neerabup (on DP: 420872);
 - Lot 1063 (10) Pinnacle Drive, Neerabup (on DP: 420872);
 - Portion Lot 5 (190) Flynn Drive, Neerabup (on D: 91435);
 - Portion Lot 900 (170) Flynn Drive, Neerabup (on DP: 50843);
 - Portion Lot 901 (150) Flynn Drive, Neerabup (on DP: 50843).
4. Reclassifying Lot 8002 (270) Flynn Drive, Neerabup (on DP: 411322) from the 'Industrial Development' zone to 'Local Scheme Reserve – Public Use', as shown on the Scheme (Amendment) Map.
 5. Reclassifying Lot 8001 (250) Flynn Drive, Neerabup (on DP: 411322) from the 'Industrial Development' zone to 'Local Scheme Reserve – Conservation', as shown on the Scheme (Amendment) Map.
 6. Insert the following under Part IV of the Scheme:

4.25 Additional site and development requirements for areas covered by a structure plan or local development plan

4.25.1 Table 4 sets out requirements relating to development that are included in precinct structure plans, structure plans approved before 19 October 2015 and local development plans that apply in the Scheme area.

Table 4 – Additional requirements that apply to land covered by structure plan or local development plan

NO.	DESCRIPTION OF LAND	REQUIREMENT
1	Neerabup Industrial Area Bound by Lot 801 on DP 415725, Lot 502 on DP 409677, Lot 1 on D 12751, Lot 9003 on DP 70103, Lot 100 on DP 63371, Lot 1506 on DP 407752, Lot 801 on DP 57533, Lot 902 on DP 50843 and Flynn Drive	Subdivision and development of the subject land shall be in accordance with an approved structure plan.

7. Applying the Additional Uses (A50) designation to various land parcels in the Neerabup locality, as shown on the Scheme (Amendment) Map.
8. Amending Schedule 2 – Section 1 of the Scheme text to insert the following:

NO		STREET/ LOCALITY	PARTICULARS OF LAND	ADDITIONAL USE AND CONDITIONS (WHERE APPLICABLE)
A50	1-50	Neerabup locality	Multiple land parcels zoned General Industrial.	<ul style="list-style-type: none"> • Intensive Agriculture • Data Storage Premises • Education Establishment

				<p><u>Conditions:</u></p> <ol style="list-style-type: none"> All the 'Additional Uses' shall be dealt with as "D" uses, pursuant to Clause 6.2.2. Land uses referred to above, but which are not defined in Schedule 1, are defined below: <p>Data Storage Premises – means premises that provide computer servers or other devices for the storage or retention of electronic data, and may include the provision of ancillary infrastructure and offices.</p> Conditions and parameters for the carrying out of land uses listed above are provided for below: <p>Education Establishment: Activities shall be limited to establishments that provide education or training relating to activities consistent with Clause 3.11.2 – objectives of the General Industrial Zone.</p> <p>Intensive Agriculture: The cultivation and harvesting of produce shall only occur within a building, enclosed by walls and a roof (excluding greenhouses). Cultivation of produce shall not occur where exposed to the open natural environment.</p>
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9. Applying the Additional Uses (A51) designation to the following land parcels, as shown on the Scheme (Amendment) Map:

- Portion Lot 801 (410) Flynn Drive, Neerabup (on DP: 415725);
- Portions of Lot 9009 (370) Flynn Drive, Neerabup (on DP: 423704);
- Lot 1000 (45) Hemisphere Street, Neerabup (DP: 423704);
- Lot 2 (19) Hemisphere Street, Neerabup (on DP: 413473);
- Lot 1 (13) Hemisphere Street, Neerabup (on DP: 413473);
- Lot 1057 (5) Ring Street, Neerabup (on DP: 420872);
- Lot 1058 (11) Ring Street, Neerabup (on DP: 420872);
- Lot 1060 (11) Pinnacle Drive, Neerabup (on DP: 420872);
- Portion Lot 1059 (1) Pinnacle Drive, Neerabup (on DP: 420872);
- Portion Lot 1064 (2) Pinnacle Drive, Neerabup (on DP: 420872);
- Lot 1063 (10) Pinnacle Drive, Neerabup (on DP: 420872);
- Portion Lot 5 (190) Flynn Drive, Neerabup (on D: 91435);
- Portion Lot 900 (170) Flynn Drive, Neerabup (on DP: 50843); and
- Portion Lot 901 (150) Flynn Drive, Neerabup (on DP: 50843).

10. Amending Schedule 2 – Section 1 of the Scheme text to insert the following:

NO		STREET/ LOCALITY	PARTICULARS OF LAND	ADDITIONAL USE AND CONDITIONS (WHERE APPLICABLE)
A51	1-51	<ul style="list-style-type: none"> • 410 Flynn Drive • 370 Flynn Drive • 45 Hemisphere Street • 19 Hemisphere Street • 13 Hemisphere Street • 5 Ring Street • 11 Ring Street • 11 Pinnacle Drive • 1 Pinnacle Drive • 2 Pinnacle Drive • 10 Pinnacle Drive • 190 Flynn Drive • 170 Flynn Drive • 150 Flynn Drive <p>All in the Neerabup locality.</p>	<ul style="list-style-type: none"> • Portion Lot 801 (on DP: 415725); • Portions of Lot 9009 (on DP: 423704); • Lot 1000 (on DP: 423704); • Lot 2 (on DP: 413473); • Lot 1 (on DP: 413473); • Lot 1057 (on DP: 420872); • Lot 1058 (on DP: 420872); • Lot 1060 (on DP: 420872); • Portion Lot 1059 (on DP: 420872); • Portion Lot 1064 (on DP: 420872); • Lot 1063 (on DP: 420872); • Portion Lot 5 (on D: 91435); • Portion Lot 900 (on DP: 50843); • Portion Lot 901 (on DP: 50843) 	<ul style="list-style-type: none"> • Data Storage Premises • Industry – Extractive <p><u>Conditions:</u></p> <ol style="list-style-type: none"> 1. Data Storage Premises shall be dealt with as a “D” use and Industry – Extractive as an “A” use pursuant to Clause 6.2.2. 2. Land uses as referred to above, but which are not defined in Schedule 1, are defined below: <p>Data Storage Premises – means premises that provide computer servers or other devices for the storage or retention of electronic data, and may include the provision of ancillary infrastructure and offices.</p>

11. Amending the Scheme Map by applying the Additional Uses (A52) designation to the following land parcels, as shown on the Scheme (Amendment) Map:

- Portion Lot 1001 (11) Greenwich Parade, Neerabup (on DP: 61212);
- Portion Lot 1021 (10) Greenwich Parade, Neerabup (on DP: 61212);
- Portion Lot 5 (190) Flynn Drive, Neerabup (on D: 91435); and
- Portion Lot 900 (170) Flynn Drive, Neerabup (on DP: 50843).

12. Amending Schedule 2 – Section 1 of the Scheme text to insert the following:

NO		STREET/ LOCALITY	PARTICULARS OF LAND	ADDITIONAL USE AND CONDITIONS (WHERE APPLICABLE)
A52	1-52	<ul style="list-style-type: none"> • 11 Greenwich Parade • 10 Greenwich Parade • 190 Flynn Drive • 170 Flynn Drive <p>All in the Neerabup locality.</p>	<ul style="list-style-type: none"> • Portion Lot 1001 (on DP: 61212); • Portion Lot 1021 (on DP: 61212); • Portion Lot 5 (on D: 91435); • Portion Lot 900 (on DP: 50843) 	<ul style="list-style-type: none"> • Data Storage Premises • Office • Restaurant • Shop • Take-Away Food Outlet <p><u>Conditions:</u></p> <ol style="list-style-type: none"> 1. In addition to Conditions 2-5 below, all the relevant conditions that are

				<p>specified for Additional Use area A51 also apply to A52.</p> <p>2. All the 'Additional Uses' shall be dealt with as "D" uses, pursuant to Clause 6.2.2.</p> <p>3. The maximum floorspace for the 'Office' land use is limited to no more than:</p> <p>a) 700m² net lettable area (NLA) across both subject portions of Lots 1001 and 1021; and</p> <p>b) 700m² NLA across both subject portions of Lot 5 and Lot 900.</p> <p>4. The maximum floorspace for the 'Restaurant' and 'Take-Away Food Outlet' land uses are limited to no more than:</p> <p>a) 1,000m² NLA across both subject portions of Lots 1001 and 1021; and</p> <p>b) 1,000m² NLA across both subject portions of Lot 5 and Lot 900; and</p> <p>Individual premises shall not exceed 500m².</p> <p>5. The maximum floorspace for the 'Shop' land use are limited to no more than</p> <p>a) 750m² NLA across both subject portions of Lots 1001 and 1021; and</p> <p>b) 750m² NLA across both subject portions of Lot 5 and Lot 900; and</p> <p>Individual premises shall not exceed 300m² NLA.</p>
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13. Amending Table 1 (Clause 3.2 – The Zoning Table) by:

- a) Depicting the land use permissibility for the 'Showroom' and 'Vehicle Sales/Hire Premises' in the Service Industrial Zone as 'P*'; and
- b) Adding a notation at the end of Table 1 as follows:

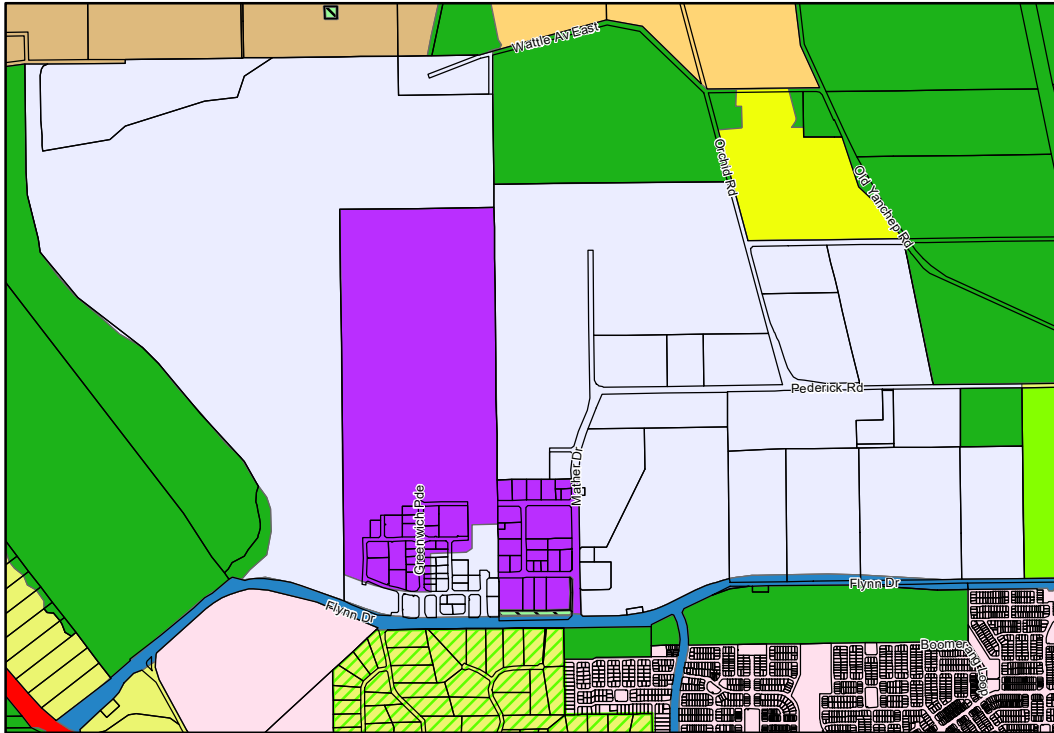
Notes:

** Refer to provisions contained in Clause 3.12.3*

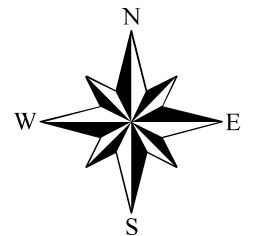
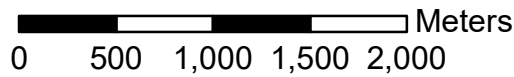
14. Introducing the following as a new Clause 3.12.3, relative to the Service Industrial Zone:

3.12.3 Notwithstanding the provisions of Table 1, the 'Showroom' and 'Vehicle Sales/Hire Premises' use classes shall be dealt with as "P" uses pursuant to Clause 6.2.2; except in the Neerabup locality where these use classes are dealt with as "D" uses.

CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 202



EXISTING ZONE



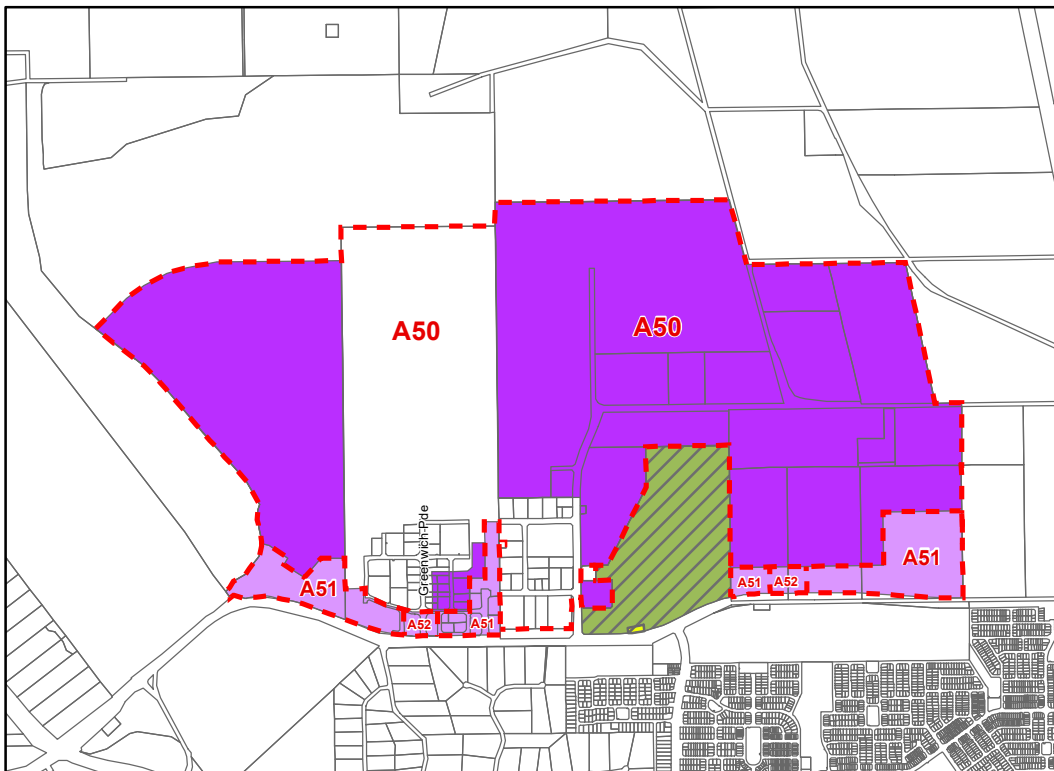
LEGEND

DPS2 ZONES & RESERVES

- GENERAL INDUSTRIAL
- GENERAL RURAL
- INDUSTRIAL DEVELOPMENT
- PARKS & RECREATION
- PRIVATE CLUBS & RECREATION
- RURAL RESOURCE
- SPECIAL RURAL
- URBAN DEVELOPMENT

MRS RESERVES

- OTHER REGIONAL ROADS
- PRIMARY REGIONAL ROADS
- PUBLIC PURPOSES
- REGIONAL PARKS & RECREATION
- STATE FOREST



SCHEME (AMENDMENT) MAP 1

LEGEND

A50 ADDITIONAL USE

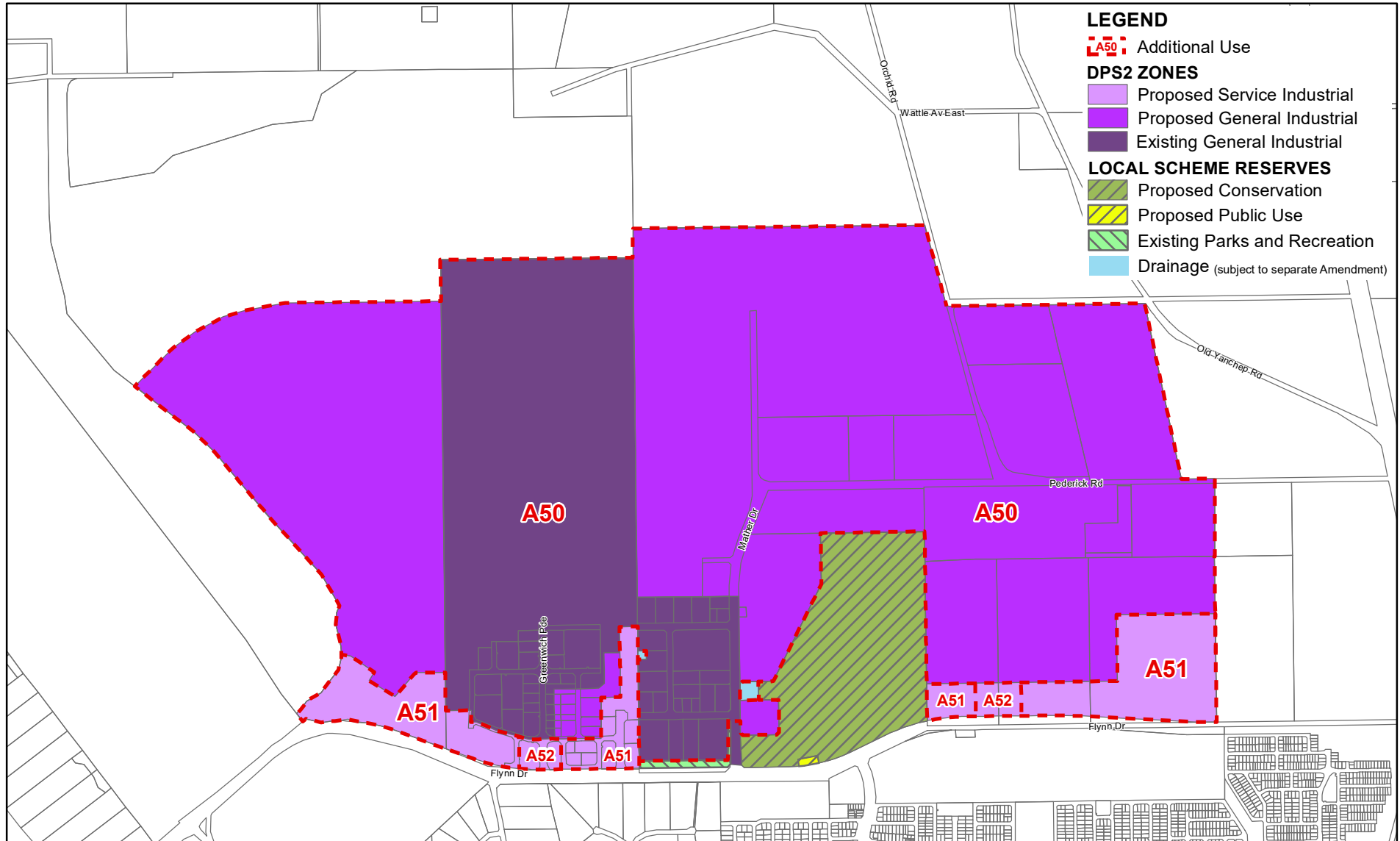
DPS2 ZONES

- GENERAL INDUSTRIAL
- SERVICE INDUSTRIAL

LOCAL SCHEME RESERVES

- CONSERVATION
- PUBLIC USE

CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 SCHEME AMENDMENT NO. 202



- LEGEND**
- A50 Additional Use
 - DPS2 ZONES**
 - Proposed Service Industrial
 - Proposed General Industrial
 - Existing General Industrial
 - LOCAL SCHEME RESERVES**
 - Proposed Conservation
 - Proposed Public Use
 - Existing Parks and Recreation
 - Drainage (subject to separate Amendment)

