



DISTRICT PLANNING SCHEME No. 2

Amendment No. 211

Planning and Development Act 2005

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

CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO. 2 – AMENDMENT NO. 211

RESOLVED that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above local planning scheme by:

1. Rezoning various land parcels affected by the East Wanneroo Cell 5 (Landsdale) Agreed Local Structure Plan No. 7 located in the Landsdale locality from 'Urban Development' to 'Residential' (R20, R30 or R40), as shown on the Scheme (Amendment) Maps.
2. Reclassifying various road reserves in the Landsdale locality from 'Urban Development' Zone to 'Local Scheme Reserve – Local Road', as shown on the Scheme (Amendment) Maps.
3. Reclassifying the following land parcels from 'Urban Development' zone to 'Local Scheme Reserve – Public Open Space', as shown on the Scheme (Amendment) Maps:
 - Portions of Lot 500 (12) Bakana Loop, Landsdale (on DP: 423439);
 - Lot 1319 (390) Gngangara Road, Landsdale (on DP: 29495);
 - Lot 301 (22) Raeburn Crescent, Landsdale (on SS: 83865);
 - Lot 55 (390P) Gngangara Road, Landsdale (P: 89295);
 - Lot 1318 (24) Raeburn Circle, Landsdale (on DP: 29495);
 - Portion Lot 1317 (11) Sandison Way, Landsdale (on DP: 29495);
 - Lot 157 (18) Trentham Road, Landsdale (on DP: 45201);
 - Lot 8000 (20) Trentham Road, Landsdale (on DP: 412032);
 - Lot 9001 (35) Harrogate Vista, Landsdale (on DP: 403017);
 - Lot 9000 (37) Harrogate Vista, Landsdale (on DP: 402250);
 - Lot 416 (1) Harrogate Vista, Landsdale (on DP: 402742);
 - Lot 417 (51) Harrogate Vista, Landsdale (on DP: 408578);
 - Lot 456 (53) Harrogate Vista, Landsdale (on DP: 417730); and
 - Portion Lot 3000 (39) Hardcastle Avenue, Landsdale (on DP: 72117);
4. Reclassifying portion of Lot 500 (12) Bakana Loop, Landsdale (on DP: 423439) from 'Local Scheme Reserve – Local Road' to 'Local Scheme Reserve – Public Open Space', as shown on Scheme (Amendment) Map 1.
5. Applying the 'Urban Development' Zone over a portion of the 'Local Scheme Reserve – Local Road' located immediately adjoining Lot 903 (2) Pollino Gardens, Landsdale (on DP: 407289), as shown on Scheme (Amendment) Map 1.
6. Rezoning the following land parcels from 'Urban Development (R20)' to 'Residential (with no change in density coding)', as shown on Scheme (Amendment) Map 2:
 - Lot 1316 (26) Firmstone Circle, Landsdale (on DP: 29495);
 - Lot 1211 (24) Firmstone Circle, Landsdale (on DP: 29495);
 - Lot 1210 (22) Firmstone Circle, Landsdale (on DP: 29495);
 - Lot 1209 (20) Firmstone Circle, Landsdale (on DP: 29495);
 - Lot 1208 (18) Firmstone Circle, Landsdale (on DP: 29495);
 - Lot 1207 (16) Firmstone Circle, Landsdale (on DP: 29495);
 - Lot 1283 (19) Firmstone Circle, Landsdale (on P: 23331);

- Lot 1254 (25) Firmstone Circle, Landsdale (on DP: 29495);
- Lot 1253 (27) Firmstone Circle, Landsdale (on DP: 29495);
- Lot 1252 (29) Firmstone Circle, Landsdale (on DP: 29495);
- Lot 1251 (31) Firmstone Circle, Landsdale (on DP: 29495);
- Lot 1265 (1) Sefton Place, Landsdale (on DP: 29495);
- Lot 1264 (3) Sefton Place, Landsdale (on DP: 29495);
- Lot 1263 (5) Sefton Place, Landsdale (on DP: 29495);
- Lot 1262 (7) Sefton Place, Landsdale (on DP: 29495);
- Portion Lot 21 (510) Mirrabooka Avenue, Landsdale (on DP: 31615);
- Lot 1261 (18) Sefton Place, Landsdale (on DP: 29495);
- Lot 1260 (14) Sefton Place, Landsdale (on DP: 29495);
- Lot 1259 (12) Sefton Place, Landsdale (on DP: 29495);
- Lot 1258 (10) Sefton Place, Landsdale (on DP: 29495);
- Lot 1257 (8) Sefton Place, Landsdale (on DP: 29495);
- Lot 1256 (6) Sefton Place, Landsdale (on DP: 29495);
- Lot 1255 (4) Sefton Place, Landsdale (on DP: 29495);
- Lot 1269 (4) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1270 (6) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1271 (8) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1272 (10) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1273 (12) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1274 (14) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1275 (18) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1276 (16) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1277 (19) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1278 (21) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1279 (23) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1284 (25) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1285 (27) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1286 (29) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1287 (31) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1288 (33) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1289 (35) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1306 (42) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1307 (40) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1308 (38) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1309 (36) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1315 (2) Glenarn Green, Landsdale (on DP: 29495);
- Lot 1314 (4) Glenarn Green, Landsdale (on DP: 29495);
- Lot 1313 (6) Glenarn Green, Landsdale (on DP: 29495);
- Lot 1312 (8) Glenarn Green, Landsdale (on DP: 29495);
- Lot 1311 (3) Glenarn Green, Landsdale (on DP: 29495);
- Lot 1310 (92) Southmead Drive, Landsdale (on DP: 29495);
- Lot 1320 (400P) Gngangara Road, Landsdale (on DP: 29495);
- Lot 1321 (390P) Gngangara Road, Landsdale (on DP: 29495);
- Lot 1322 (6P) Sefton Place, Landsdale (on DP: 29495);
- Lot 1323 (18P) Sefton Place, Landsdale (on DP: 29495);
- Lot 1324 (16P) Raeburn Crescent, Landsdale (on DP: 29495);
- Lot 1325 (6P) Glenarn Green, Landsdale (on DP: 29495); and
- Lot 1326 (98P) Southmead Drive, Landsdale (on DP: 29495).

7. Rezoning the following land parcels from 'Urban Development (R20)' to 'Residential (R40)', as shown on Scheme (Amendment) Map 2:

- Lot 22 (9) Sefton Place, Landsdale (on DP: 31615);
 - Lot 1296 (2) Cintra Way, Landsdale (on DP: 29495);
 - Lot 1295 (4) Cintra Way, Landsdale (on DP: 29495);
 - Lot 1294 (6) Cintra Way, Landsdale (on DP: 29495);
 - Lot 1293 (8) Cintra Way, Landsdale (on DP: 29495);
 - Lot 1292 (10) Cintra Way, Landsdale (on DP: 29495);
 - Lot 1291 (12) Cintra Way, Landsdale (on DP: 29495); and
 - Lot 1290 (37) Raeburn Circle, Landsdale (on DP: 29495).
8. Reclassifying the following land parcels from 'Local Scheme Reserve – Public Open Space' to 'Local Scheme Reserve – Public Purposes', as shown on Scheme Amendment Maps 2, 3 and 4:
- Lot 1302 (15F) Sandison Way, Landsdale (on P: 23332);
 - Lot 1301 (109F) Warradale Terrace, Landsdale (on P: 23003);
 - Lot 245 (25F) The Broadview, Landsdale (on P: 19077); and
 - Lot 567 (107F) The Broadview, Landsdale (on P: 21235).
9. Reclassifying the following land parcels from 'Residential (R20)' Zone to 'Local Scheme Reserve – Drainage/Waterway', as shown on Scheme Amendment Maps 3 and 7:
- Lot 13470 (8) Passive Trail, Landsdale (on P: 23224); and
 - Lot 8044 (419) Kingsway, Landsdale (on DP: 418847).
10. Reclassifying the following land parcels from 'Residential (R20)' Zone to 'Local Scheme Reserve – Public Purposes', as shown on Scheme Amendment Maps 4 and 5:
- Lot 244 (47F) The Broadview, Landsdale (on P: 19077); and
 - Lot 566 (27F) Everglades Parade, Landsdale (on P: 20139).
11. Applying the R20 density code over the following land parcels, as shown on Scheme (Amendment) Map 5:
- Portion Lot 1655 (39) Heathfield Drive, Landsdale (on DP: 35043);
 - Lot 1656 (14) Jenkyn Circle, Landsdale (on DP: 36178);
 - Portion Lot 1659 (5) Jenkyn Circle, Landsdale (on DP: 35042);
 - Lot 7 (7) Jenkyn Circle, Landsdale (on DP: 36178);
 - Lot 13 (9) Jenkyn Circle, Landsdale (on DP: 36178);
 - Lot 15 (11) Jenkyn Circle, Landsdale (on DP: 36178);
 - Lot 16 (15) Jenkyn Circle, Landsdale (on DP: 36178);
 - Lot 12 (22) Everglades Parade, Landsdale (on DP: 36178);
 - Lot 14 (24) Everglades Parade, Landsdale (on DP: 36178);
 - Lot 19 (26) Everglades Parade, Landsdale (on DP: 36178);
 - Lot 20 (28) Everglades Parade, Landsdale (on DP: 36178);
 - Portion Lot 1631 (1) Sumner Mews, Landsdale (on DP: 33353);
 - Portion Lot 1577 (3) Sumner Mews, Landsdale (on DP: 33353);
 - Lot 1653 (10) Sumner Mews, Landsdale (on DP: 36178);
 - Portion Lot 1652 (12) Sumner Mews, Landsdale (on DP: 33353);
 - Portion Lot 50 (14) Sumner Mews, Landsdale (on DP: 36580);
 - Lot 8004 (421P) Mirrabooka Avenue, Landsdale (on DP: 32889);
 - Portion Lot 6014 (321P) Kingsway, Landsdale (on DP: 32888);
 - Lot 14994 (8P) Sumner Mews, Landsdale (on DP: 36178);
 - Lot 14995 (6P) Sumner Mews, Landsdale (on DP: 36178);
 - Lot 14996 (16P) Jenkyn Circle, Landsdale (on DP: 36178);

- Lot 14997 (2P) Sumner Mews, Landsdale (on DP: 36178);
 - Lot 14619 (35) Everglades Parade, Landsdale (on DP: 32889); and
 - Road reserves adjoining the above land parcels.
12. Reclassifying Lot 1000 (50) Amistad Road, Landsdale (on DP: 420706) from the 'Urban Development' zone to 'Local Scheme Reserve – Public Purposes', as shown on Scheme (Amendment) Map 6.
 13. Rezoning the following lots from 'Urban Development' to 'Residential (R30)', as shown on Scheme (Amendment) Map 6:
 - Lot 8003 (21) Benmore Street, Landsdale (on DP: 412032); and
 - Lot 8002 (45) Benmore Street, Landsdale (on DP: 412032).
 14. Reclassifying Portion Lot 3000 (39) Hardcastle Avenue, Landsdale (on DP: 72117) from 'Urban Development' Zone to 'Local Scheme Reserve – Environmental Conservation', as shown on Scheme Amendment Map 7.
 15. Reclassifying Lot 72 (437) Kingsway, Landsdale (on DP: 40059) from 'Residential (R20)' Zone to 'Local Scheme Reserve – Public Purposes', as shown on Scheme (Amendment) Map 7.
 16. Reclassifying Portion Lot 360 (6) Saffron Way, Landsdale (on DP: 62949) from 'Urban Development' Zone to 'Local Scheme Reserve – Drainage/Waterway', as shown on Scheme Amendment Map 9.

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

- 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.

Pursuant to Regulation 35A of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the amendment to the above Local Planning Scheme affects the East Wanneroo Cell 5 (Landsdale) Agreed Local Structure Plan No. 7.

Upon the amendment taking effect, the East Wanneroo Cell 5 (Landsdale) Agreed Local Structure Plan No. 7 is to be amended to the extent as follows:

- The 'Structure Plan' and the 'Zoning Plan' contained within Part 1 are to be amended as per the Structure Plan (Amendment) Maps.
- The text provisions in Section 3 (for Retail Floorspace) being modified to the following:

Except where otherwise provided for in Schedule 7 of the Scheme, retail floorspace (NLA) for the Structure Plan will be in accordance with the following Schedule 1.

Schedule 1: Retail Floorspace Provision

NEIGHBOURHOOD CENTRE	MAXIMUM NET LETTABLE AREA (ROUNDED TO THE NEAREST 50m²)
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Cell 5 Neighbourhood Centre (South)	1,100m ²
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- The text provisions of Section 4.1 for the Residential Precinct contained prior to the 'Objectives' being deleted and replaced with the following:

This section relates to the 'Residential Precinct' where shown on Plan 2 (Zoning Plan). Unless otherwise identified on Plan 1 (Structure Plan), the residential density to apply in this precinct is R20.

In the context of this structure plan, the Residential Precinct does not relate to land which is zoned Residential under the Scheme.

The permissibility of uses in the 'Residential Precinct' is to be in accordance with the Residential Zone as specified under the Scheme. Rural development involving high-capital investment, offensive trades, mushroom farms and/or of a long term nature will not be supported. Other rural uses may be considered.

- The land details in Schedule 2 being modified from 'Portion of Lot 201 (No. 42) Pollino Gardens, Landsdale' to 'Lot 903 Pollino Gardens, Landsdale (and adjoining road reserve)'.
- References to the 'Restaurant' use in Schedule 2 being modified to 'Restaurant/Café'.
- A new Condition (c) being included in Schedule 2 in relation to Item 1, as follows:

'Pharmacy' as listed in this table is defined as follows:

Premises used for the preparation and dispensing of drugs and other medicinal products and where this occurs other predominantly toiletry products may be displayed and offered for sale by retail.

And the existing conditions (c) to (h) being renumbered accordingly.

- The Deletion of Section 4.3 (Buffer Precinct), and the renumbering of Section 4.4 accordingly.
- Modifying the references to Department of Environmental Protection in Section 5 to 'Department of Water and Environmental Regulation'.

The East Wanneroo Cell 5 (Landsdale) Agreed Local Structure Plan No. 7 is to be amended, as the local planning scheme amendment will incorporate adequate zoning and development controls into the Scheme for areas where subdivision and associated works have been completed to date.

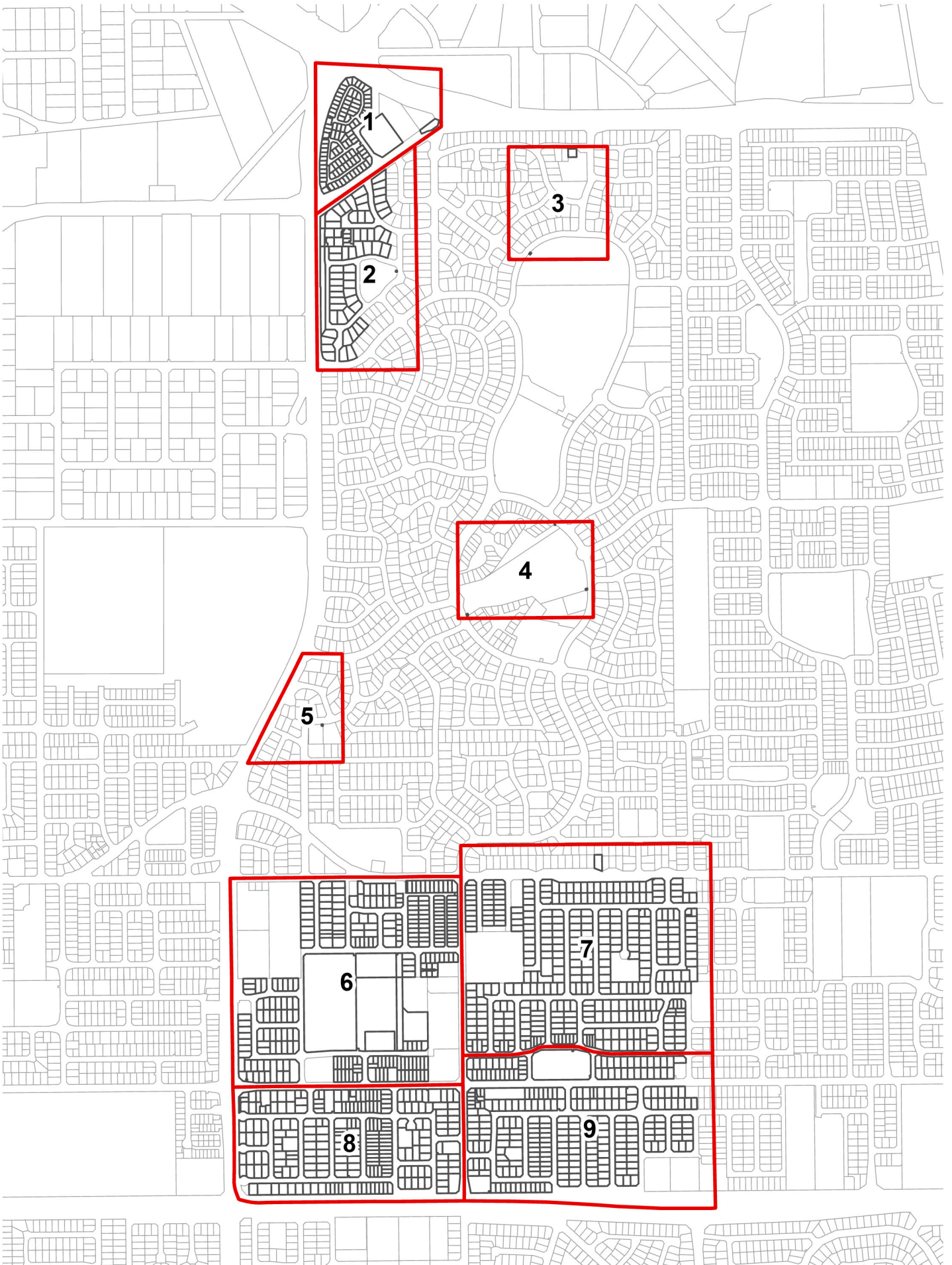
Date of Council Resolution: 20 February 2024



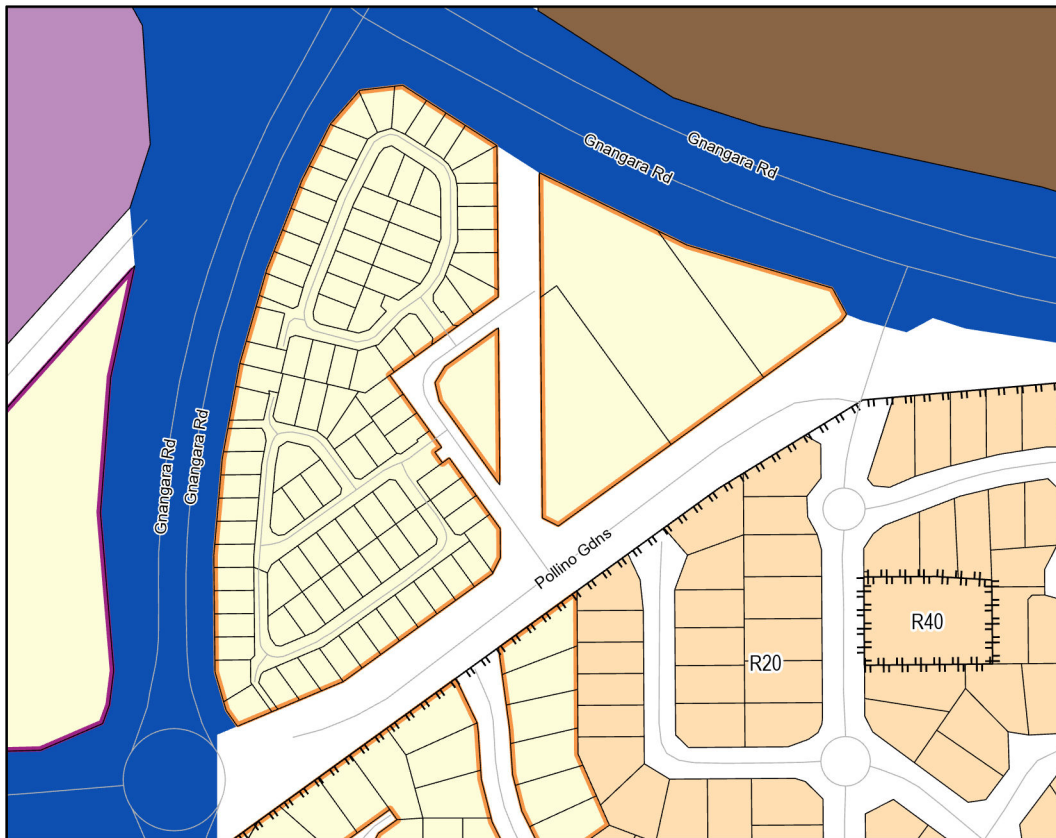
.....
(Chief Executive Officer)

Dated this 06 day of March 2024...

**CITY OF WANNEROO
DISTRICT PLANNING SCHEME NO. 2
AMENDMENT NO. 211 - MAP INDEX**



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 211



EXISTING ZONE

LEGEND

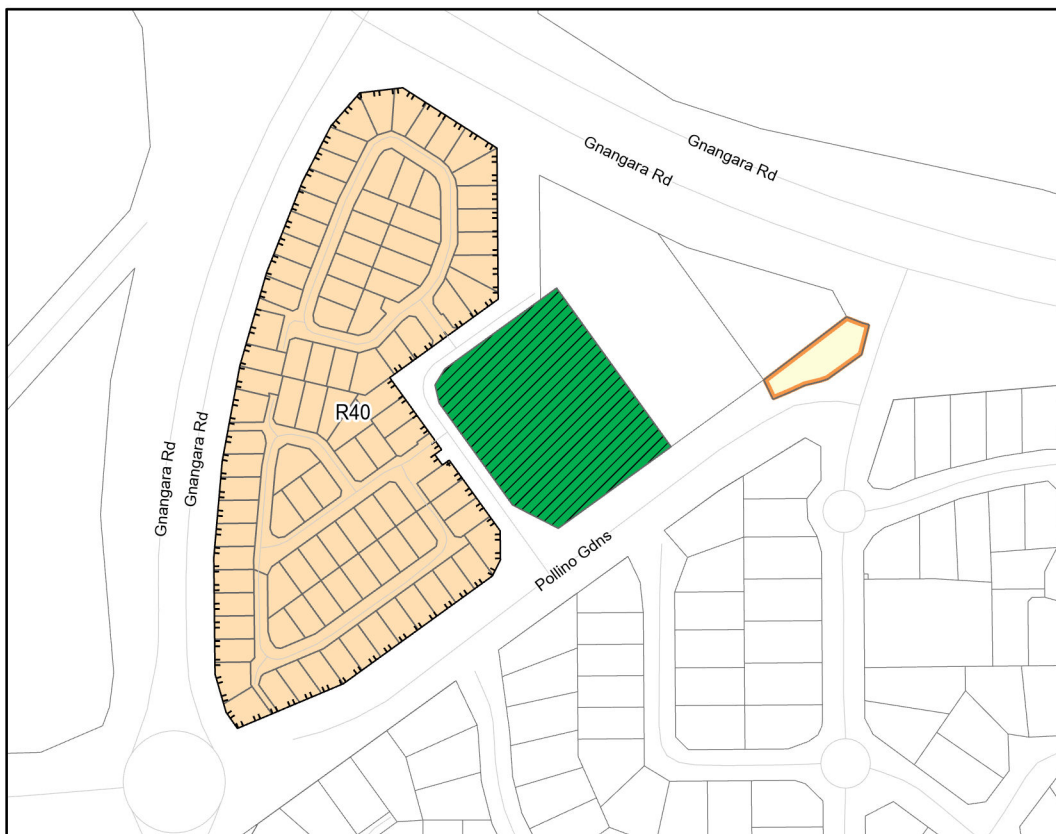
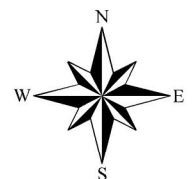
R-CODE

DPS2 ZONES & RESERVES

- GENERAL INDUSTRY
- INDUSTRIAL DEVELOPMENT
- RESIDENTIAL
- RURAL RESIDENTIAL
- URBAN DEVELOPMENT

MRS RESERVE

- OTHER REGIONAL ROADS



SCHEME (AMENDMENT) MAP 1

LEGEND

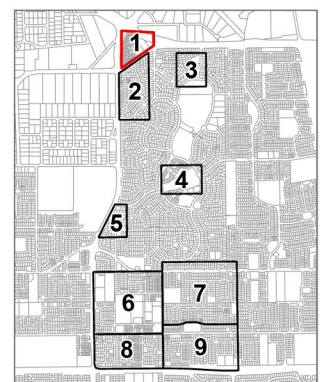
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DPS2 ZONES

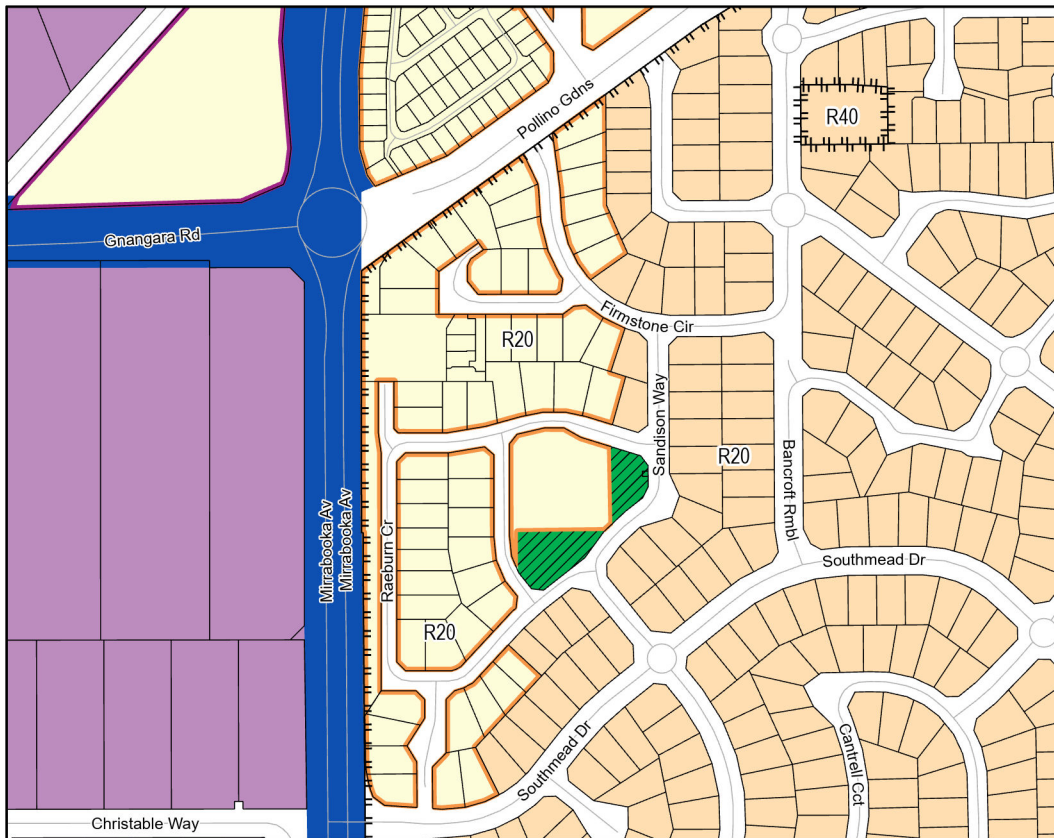
- RESIDENTIAL
- URBAN DEVELOPMENT

LOCAL SCHEME RESERVE

- PUBLIC OPEN SPACE



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 211



EXISTING ZONE

LEGEND

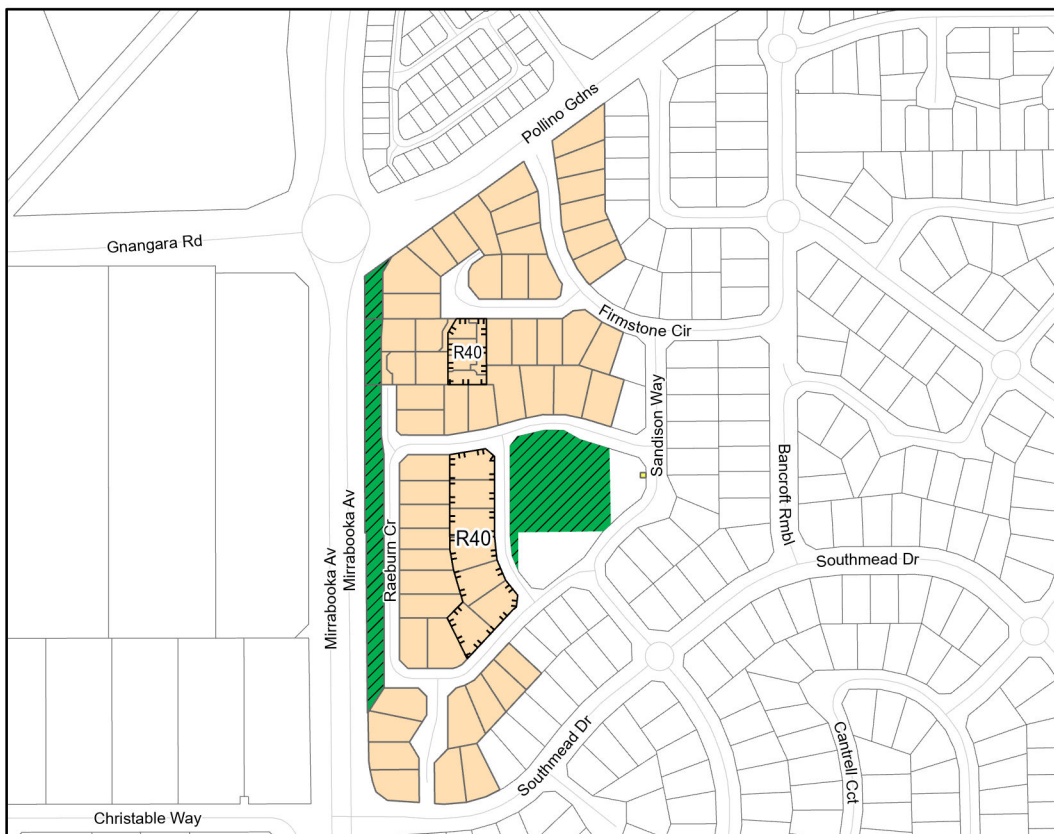
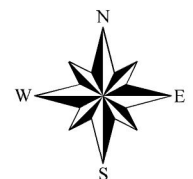
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DPS2 ZONES & RESERVES

- GENERAL INDUSTRY
- INDUSTRIAL DEVELOPMENT
- PUBLIC OPEN SPACE
- RESIDENTIAL
- URBAN DEVELOPMENT

MRS RESERVE

- OTHER REGIONAL ROADS



SCHEME (AMENDMENT) MAP 2

LEGEND

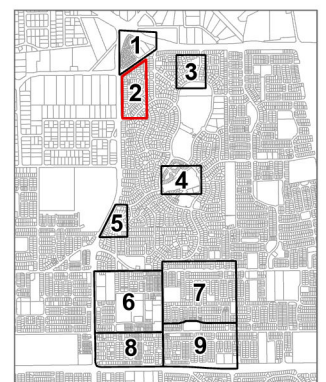
R-CODE

DPS2 ZONE

- RESIDENTIAL

LOCAL SCHEME RESERVES

- PUBLIC OPEN SPACE
- PUBLIC PURPOSES



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 211



EXISTING ZONE

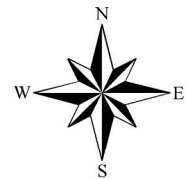
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R-CODE

DPS2 ZONES & RESERVES

PUBLIC OPEN SPACE

RESIDENTIAL



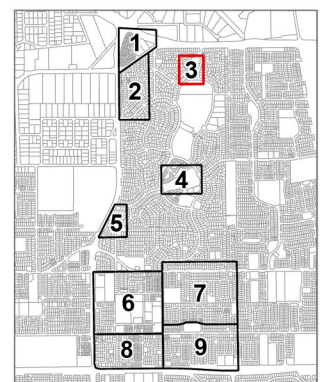
SCHEME (AMENDMENT) MAP 3

LEGEND

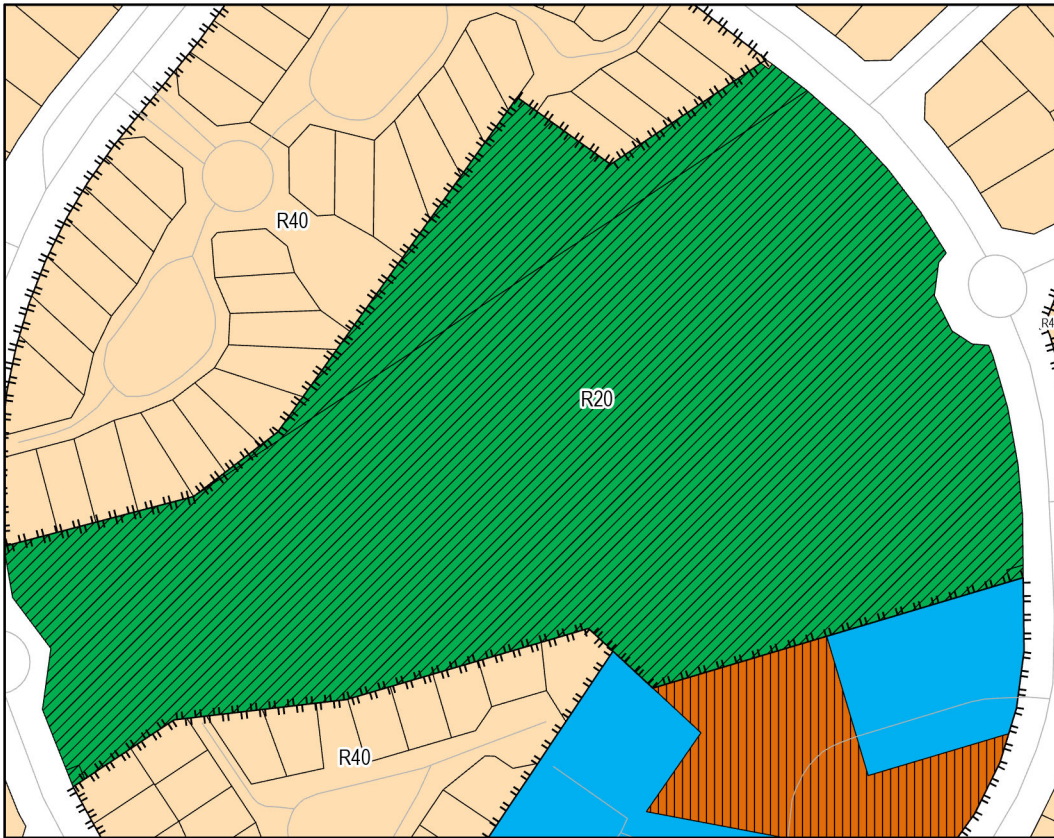
LOCAL SCHEME RESERVES

PUBLIC PURPOSES

DRAINAGE/WATERWAY



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 211



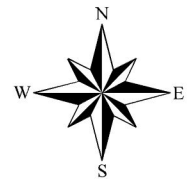
EXISTING ZONE

LEGEND

 R-CODE

DPS2 ZONES & RESERVES

-  CIVIC & COMMUNITY
-  COMMERCIAL
-  PUBLIC OPEN SPACE
-  RESIDENTIAL

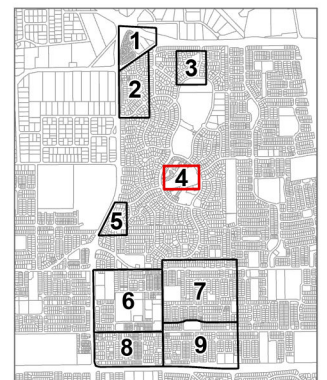


SCHEME (AMENDMENT) MAP 4

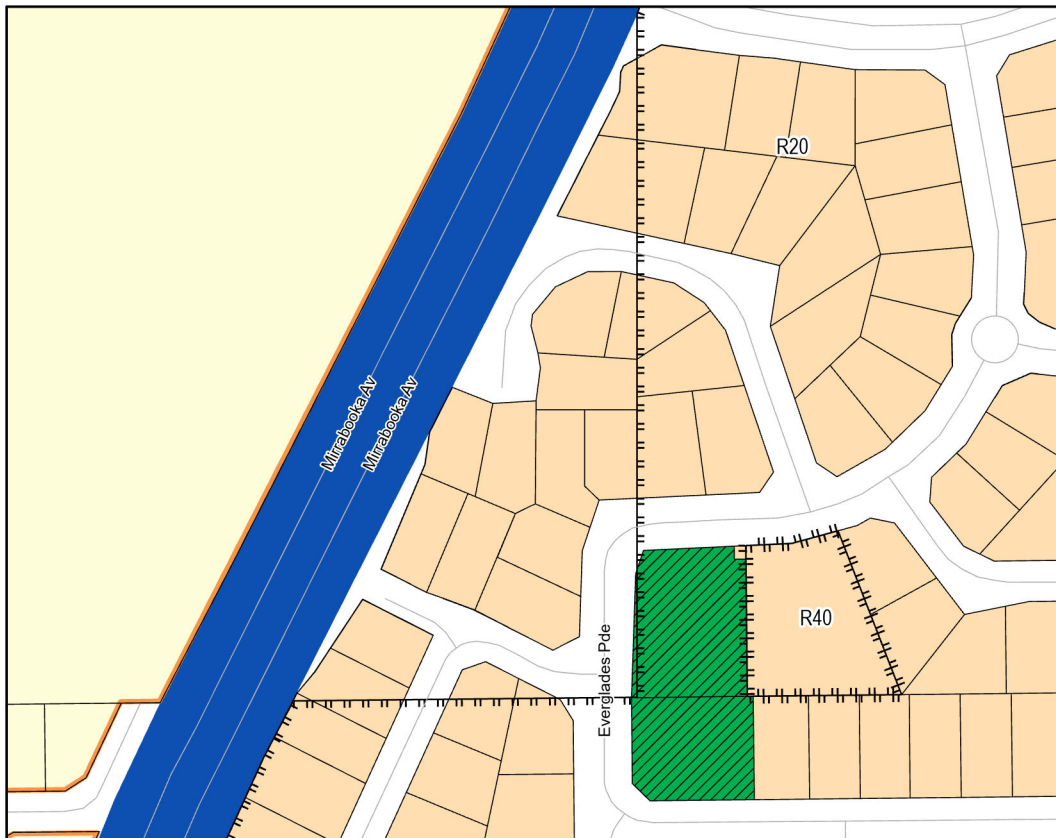
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LOCAL SCHEME RESERVE

-  PUBLIC PURPOSES



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 211



EXISTING ZONE

LEGEND

R-CODE

DPS2 ZONES & RESERVES

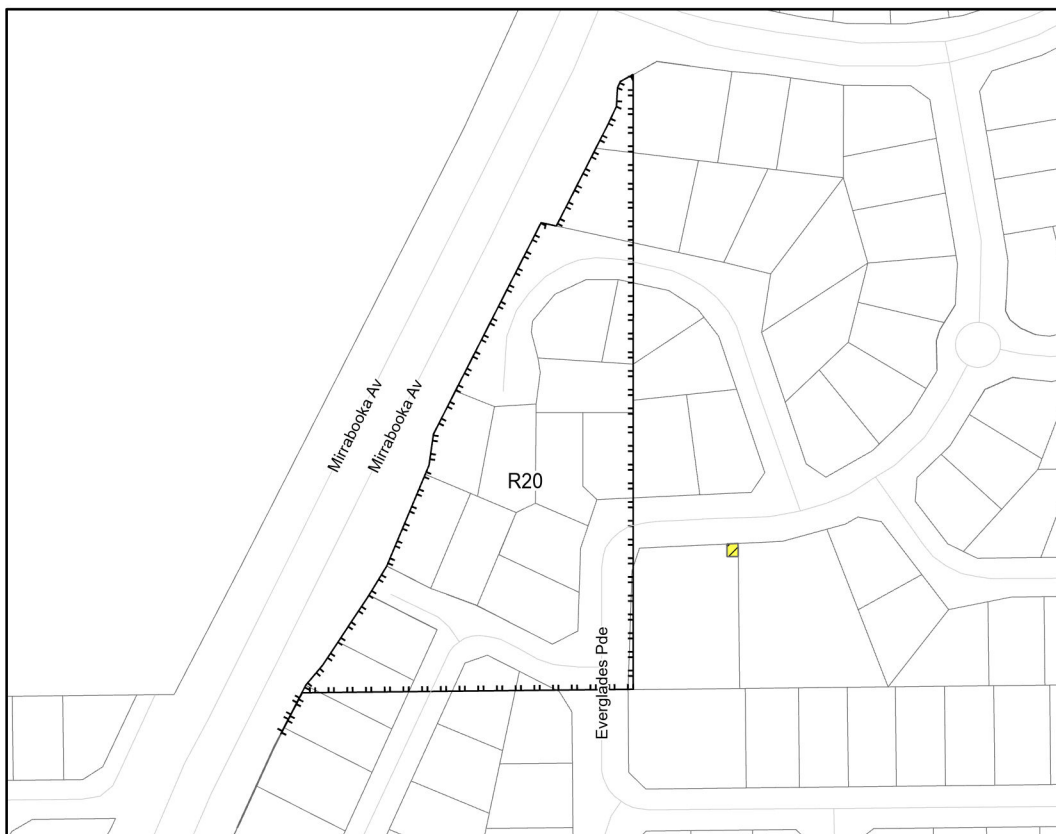
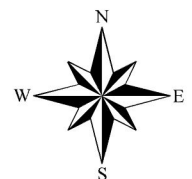
PUBLIC OPEN SPACE

RESIDENTIAL

URBAN DEVELOPMENT

MRS RESERVE

OTHER REGIONAL ROADS



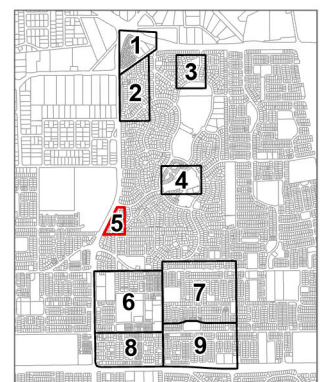
SCHEME (AMENDMENT) MAP 5

LEGEND

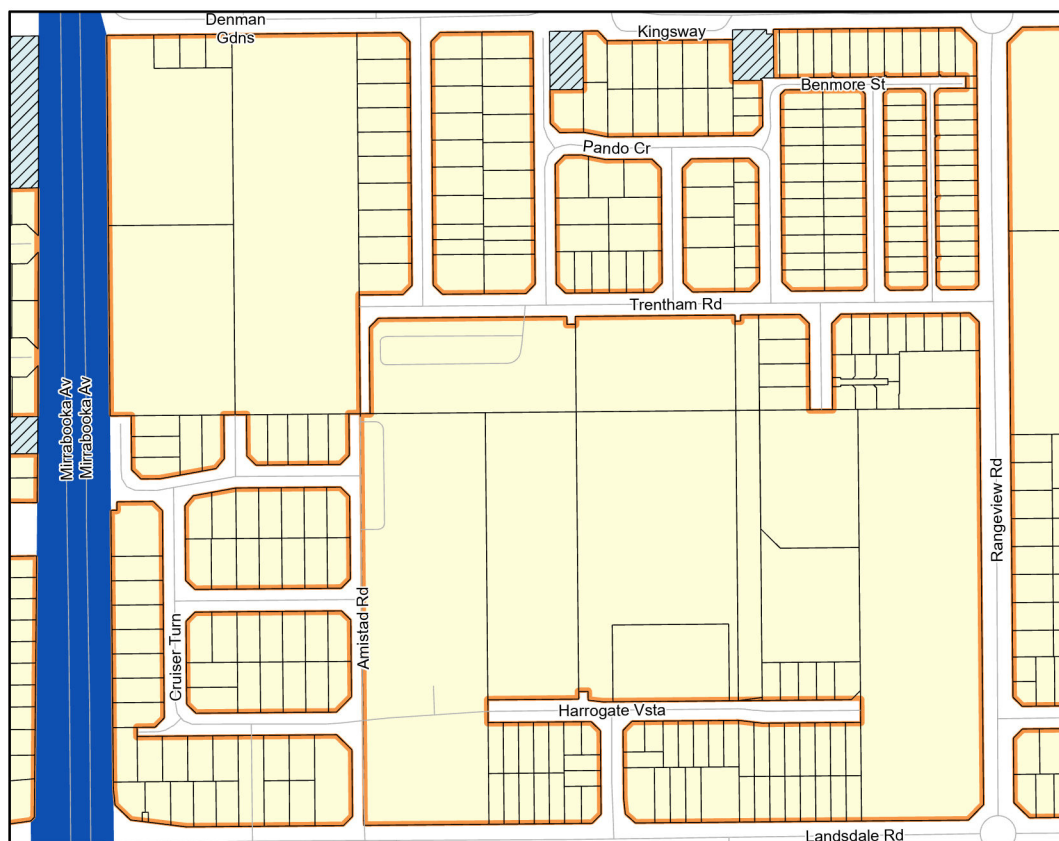
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LOCAL SCHEME RESERVE

PUBLIC PURPOSES



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 211



EXISTING ZONE

LEGEND

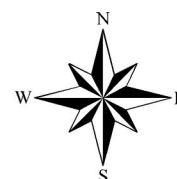
DPS2 ZONES & RESERVES

DRAINAGE/WATERWAY

URBAN DEVELOPMENT

MRS RESERVE

OTHER REGIONAL ROADS



SCHEME (AMENDMENT) MAP 6

LEGEND

R-CODE

DPS2 ZONE

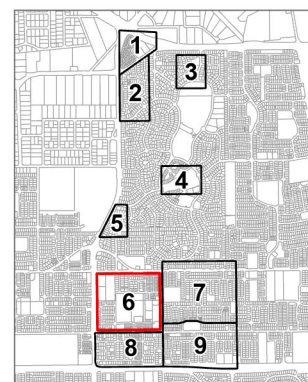
RESIDENTIAL

LOCAL SCHEME RESERVES

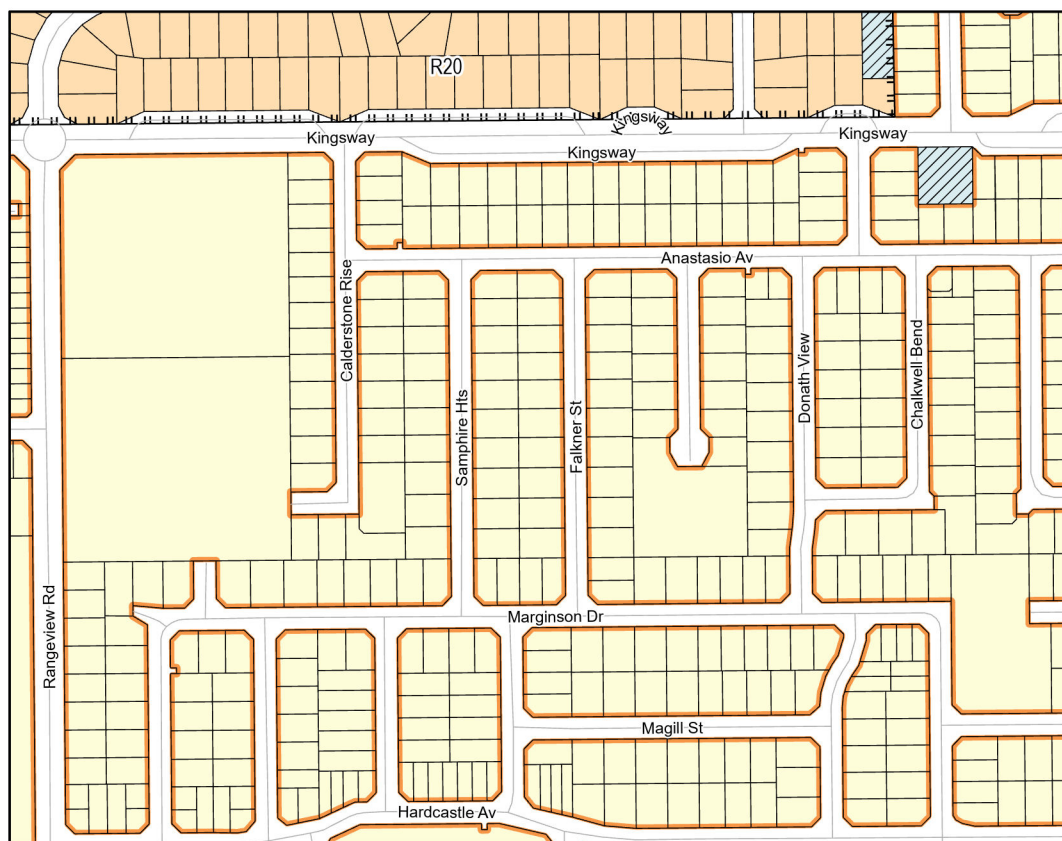
PUBLIC OPEN SPACE

PUBLIC PURPOSES

LOCAL ROAD



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 211



EXISTING ZONE

LEGEND

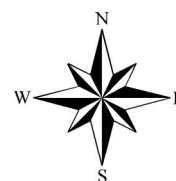
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DPS2 ZONES & RESERVES

 DRAINAGE/WATERWAY

 RESIDENTIAL

 URBAN DEVELOPMENT



SCHEME (AMENDMENT) MAP 7

LEGEND

 R-CODE

DPS2 ZONE

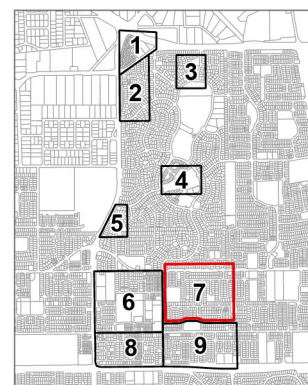
 RESIDENTIAL

LOCAL SCHEME RESERVES

 DRAINAGE/WATERWAY

 LOCAL ROAD

 PUBLIC PURPOSES



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 211



EXISTING ZONE

LEGEND

R-CODE

DPS2 ZONES & RESERVES

DRAINAGE/WATERWAY

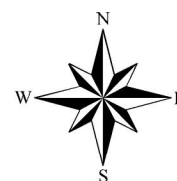
ENVIRONMENTAL
CONSERVATION

RESIDENTIAL

URBAN DEVELOPMENT

MRS RESERVE

OTHER REGIONAL ROADS



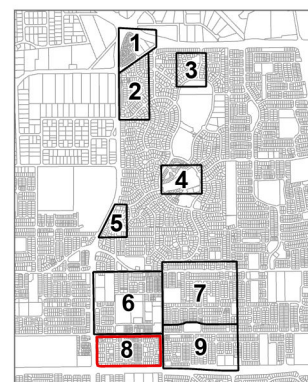
SCHEME (AMENDMENT) MAP 8

LEGEND

R-CODE

DPS2 ZONE

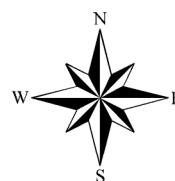
RESIDENTIAL



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 211



EXISTING ZONE



SCHEME (AMENDMENT) MAP 9

LEGEND

R-CODE

DPS2 ZONES & RESERVES

DRAINAGE/WATERWAY

RESIDENTIAL

URBAN DEVELOPMENT

MRS RESERVE

OTHER REGIONAL ROADS

LEGEND

R-CODE

DPS2 ZONE

RESIDENTIAL

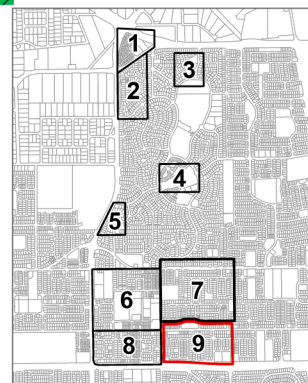
LOCAL SCHEME RESERVES

ENVIRONMENTAL CONSERVATION

DRAINAGE/WATERWAY

LOCAL ROAD

PUBLIC OPEN SPACE





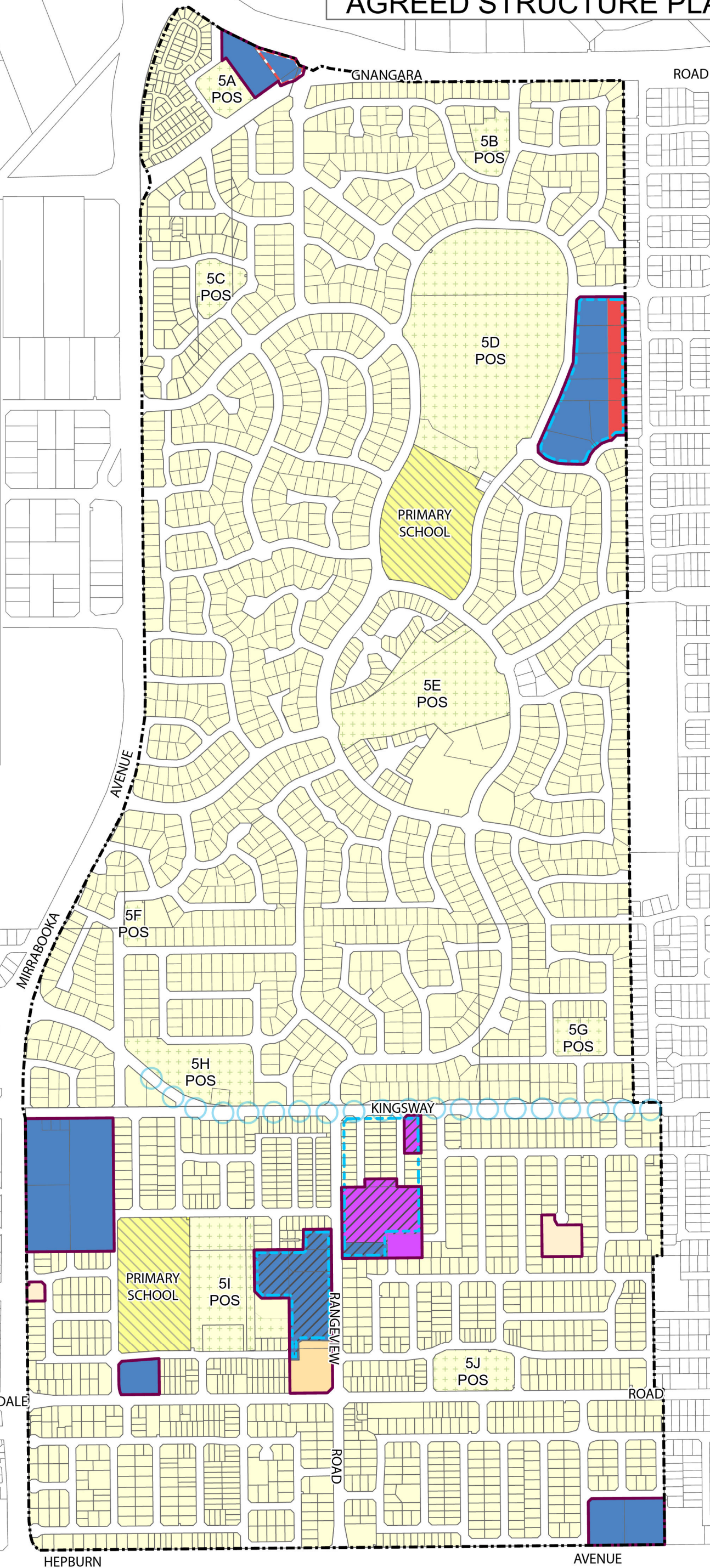
STRUCTURE PLAN (AMENDMENT) MAPS

To support subsequent amendment to
ASP 7 should Amendment No. 211 be
approved

Plan 1 - EAST WANNEROO CELL 5 AGREED STRUCTURE PLAN No.7

Legend

- Cell Boundary
- Additional Use
- Neighbourhood Community Centre (R40)
- POS
- Primary School
- R20
- R25
- R30
- R40
- RMD R30
- RMD R40
- Area subject to R-MD development standards
- Detail as per Structure Plan
- Refer to detail on DPS2 map
- CAPS



Plan 2 - EAST WANNEROO CELL 5
ZONING PLAN No.7

Legend

- Cell Boundary
- Commercial Zone
- Residential Precinct
- Refer to detail on DPS2 map



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SCHEME AMENDMENT REPORT

**AMENDMENT NO. 211
TO DISTRICT PLANNING SCHEME NO. 2**

1.0 Introduction and Background

1.1 Site Description and Planning Framework over Amendment Area

The land subject to proposed Amendment No. 211 to DPS 2 (**Amendment No. 211**) is located in parts of the Landsdale locality (**subject area**). Amendment No. 211 affects land where the City of Wanneroo's (**the City**) East Wanneroo Cell 5 (Landsdale) Agreed Local Structure Plan No. 7 (**ASP 7**) applies. The total land area affected by ASP 7 (being the **subject area**) is approximately 288 hectares.

ASP 7 was initially adopted by the City in August 2001 to guide subdivision and development over the subject area. The current ASP 7 'structure plan' and 'zoning plan' maps are included as **Figure 1** and **Figure 2**.

The zoning of much of the land affected by ASP 7 has already been normalised – and has been since the gazettal of DPS 2 in July 2001. The current zoning of the subject area is demonstrated on the DPS 2 mapping extract provided as **Figure 3**.

Amendment No. 211 will largely affect land zoned Urban Development in the subject area. The Urban Development Zone is applied as an interim zone for developing areas, to form a basis for structure planning (such as ASP 7) to be prepared. Once land is subdivided and becomes established, its zoning can undergo 'normalisation', meaning that the land can be rezoned from Urban Development to a 'permanent' zone (such as Residential) depending on land use. The effect of a structure plan over a respective area could also be considered at that time, with the structure plan amended or revoked as the case requires.

Amendment No. 211 proposes that the zoning over additional portions of the subject area, which are now subdivided and developed, be normalised. ASP 7 will need to remain in place to provide the planning framework for the land in the subject area that is yet to be subdivided and developed. The City considers that ASP 7 should be amended by the Western Australian Planning Commission (**WAPC**) after Amendment No. 211 is approved, to the extent as detailed in this report.

Figure 3 also incorporates Scheme mapping changes that resulted from the recent approval of Amendment No. 172 to DPS 2 (**Amendment No. 172**). Amendment No. 172 was a major amendment to bring DPS 2 in line with model provisions for local planning schemes (**model provisions**) provided in the *Planning and Development (Local Planning Schemes) Regulations 2015* (**Regulations**). That amendment was not prepared to consider normalising zoning of land in structure plan areas.

EAST WANNEROO CELL 5 - AGREED STRUCTURE PLAN No.7

Including Amendments 1-5, 7-12,14 -18, 20

Industrial buffer special setback
(inc 10m landscape buffer no POS credit)

Legend

- Additional Use
- Neighbourhood Community Centre
- POS
- Primary School
- R20
- R25
- R30
- R40
- Special Residential
- Area subject to R-MD development standards
- CAPS

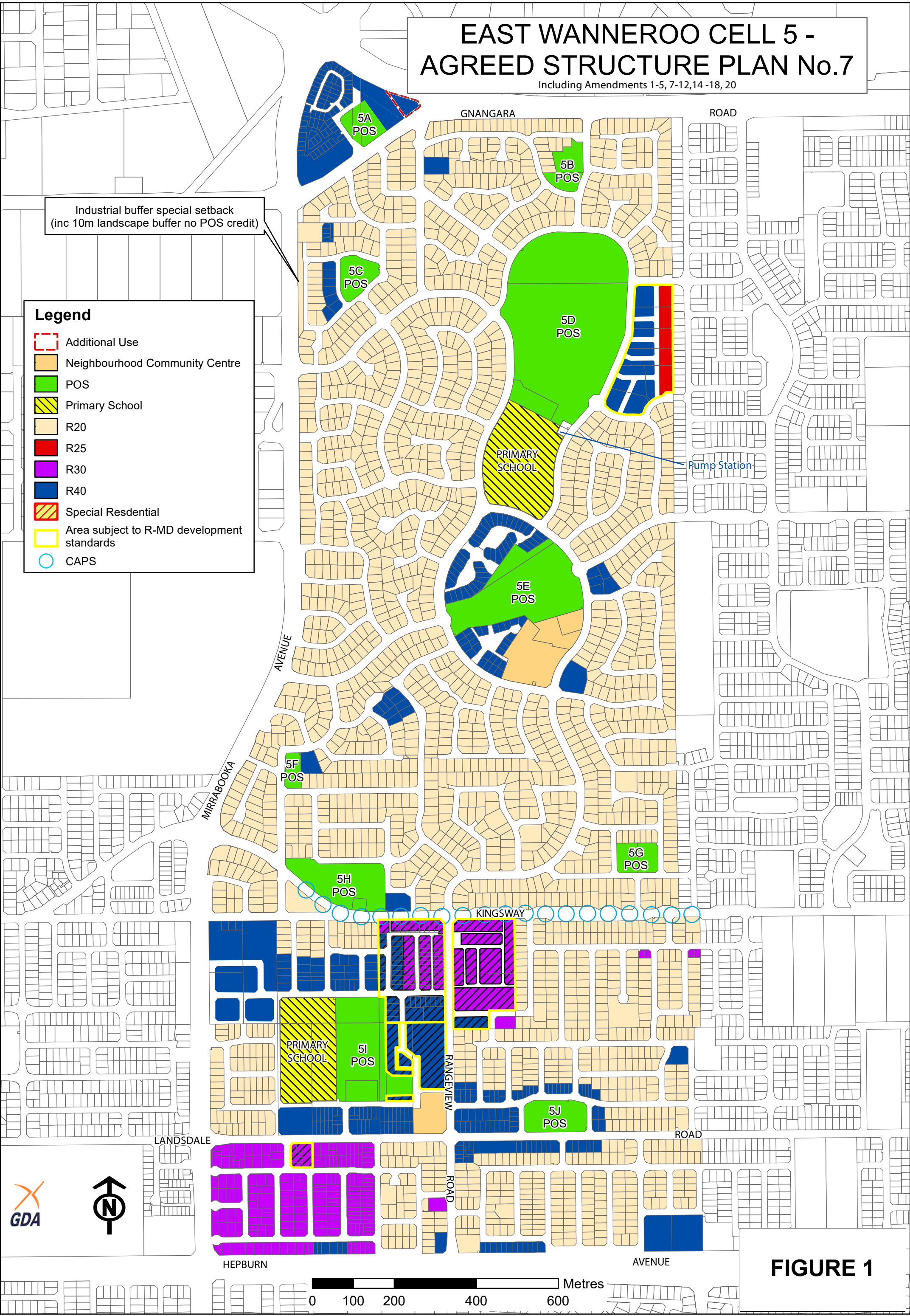


FIGURE 1

EAST WANNEROO CELL 5 - ZONING PLAN No.7

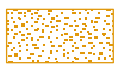
Including Amendments 2 & 16

Legend

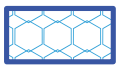


Cell Boundary

Zones



Commercial Zone



Residential Development



Residential Precinct

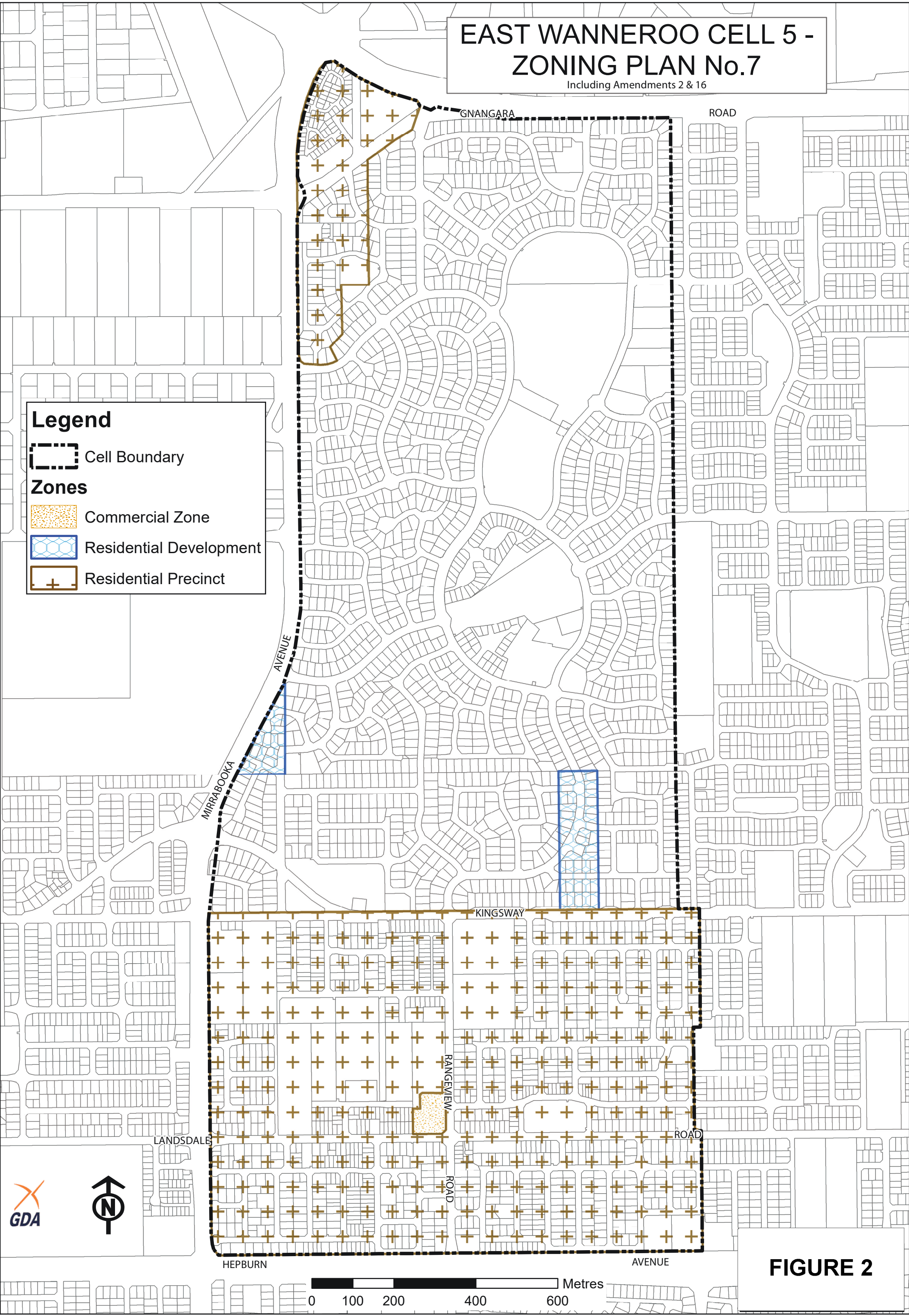
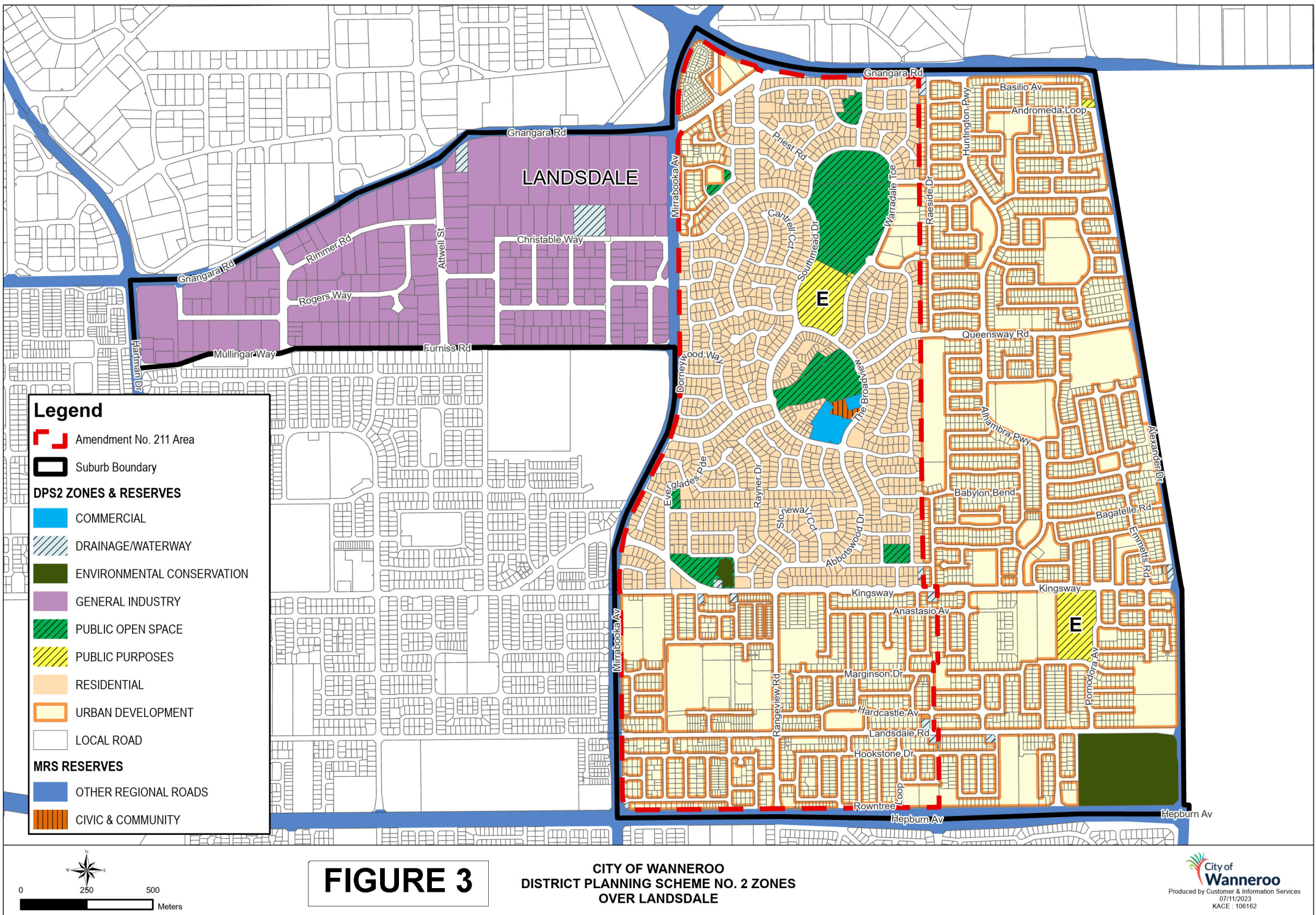


FIGURE 2



1.2 Background to the City's Normalisation Process

The City is undertaking various initiatives prior to the preparation of a new Local Planning Scheme No. 3 (**LPS 3**).

To simplify the transition to LPS 3, the City has already aligned DPS 2 with the model provisions through Amendment No. 172. The City is also in the process of preparing a Local Planning Strategy which will inform LPS 3.

The normalisation process (in which Amendment No. 211 is a part of) also removes unnecessary layers of the planning framework. In this case, the amendment seeks to remove the effect of structure plans over established land in the Landsdale locality. The preparation of Amendment No. 211 has involved a rigorous review of the Scheme Map as it affects the subject area, removing the need for this to occur during the preparation of LPS 3.

Normalising a significant portion of the ASP 7 area now will also simplify the future process in finalising and closing the contribution cell (Cell 5) that affects the subject area. A separate DPS 2 amendment (Amendment No. 208) is in progress to program the Cell 5 operation closure date for 30 June 2029. The City is hopeful that development will be completed before this date and will work with landowners to facilitate this occurring.

The City has a further need to review the necessity of its 64 structure plans, as 52 of which (including ASP 7) are due to expire in October 2025. The date of expiry is prescribed through the deemed provisions for local planning schemes (**deemed provisions**), contained in Schedule 2 of the Regulations. 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.

Amendment No. 211 facilitates a subsequent amendment to ASP 7, acknowledging that the structure plan may still need to be in place after its expiry in October 2025. This report also informs a request that will be made to the WAPC to consider an extension to its approval of ASP 7 to 30 June 2029, to allow the subdivision of the remaining undeveloped land to occur within the structure plan area.

2.0 Detail of the Amendment and the Subject Area

2.1 Amendment No. 211 Proposal

The full extent of what Amendment No. 211 is proposing is detailed in this document and the Scheme (Amendment) Maps. In particular, Amendment No. 211 seeks to undertake the following in the existing Urban Development Zoning:

- Rezone established residential lots in the subject area from 'Urban Development' to 'Residential' – and apply density codes (or R-codings) that correspond to those currently on the ASP 7 maps;
- Classify public open spaces, conservation, local roads and drainage sites in the subject area within 'local scheme reserves'; and
- Classifying the Landsdale Gardens Primary School site within the 'Public Purposes' local scheme reserve.

Amendment No. 211 also affects the Scheme Map outside the existing Urban Development Zone, as summarised below:

- The amendment affects lots zoned Residential under DPS 2 in the subject area – but which have no R-coding. The lots in question are located in a triangular area adjoining Mirrabooka Avenue and south of Heathfield Drive – as shown on **Figure 3** (contained in Section 1.1 above). Consistent with ASP 7, Amendment No. 211 will impose the R20 R-coding in the Scheme over these lots.
- There are drainage sites in the subject area which are currently located in the Residential Zone. Amendment No. 211 will place these drainage sites into the local scheme reserve for 'Drainage/Waterway'.
- Ensure that sites that provide service infrastructure (such as Western Power padmounts and Water Corporation pump stations) are placed in the local scheme reserve for 'Public Purposes' where appropriate.

Of the 288 hectares of land in the subject area, only 16.2 hectares will remain in the Urban Development Zone as a result of Amendment No. 211. The Urban Development Zone will be retained where appropriate, in order to avoid adverse impacts on subdivision and development processes and outcomes.

A more detailed description on what Amendment No. 211 is proposing in respect to the land in the subject area is as follows:

Locations within the ASP 7 Area	Discussion of Proposal through Amendment No. 211 to DPS 2
Numerous residential lots shown on the Scheme (Amendment) Maps. <i>(Excluding lots specifically mentioned below)</i>	These lots will be rezoned from 'Urban Development' to 'Residential' – and given an R-coding that corresponds to what is outlined in the structure plan.
Various road reserves in the Urban Development Zone, where shown on the Scheme (Amendment) Maps.	As outlined in Section 4.1 below, road reserves in the subject area were placed in the 'Local Road' local scheme reserve when Amendment No. 172 was approved. However, since Amendment No. 172 was approved, there are now newly-created road reserves that are not located in a local scheme reserve. Amendment No. 211 will address this issue by placing the newly gazetted roads into the 'Local Road' local scheme reserve.

Locations within the ASP 7 Area	Discussion of Proposal through Amendment No. 211 to DPS 2
<p>Lot 903 (2) Pollino Gardens, Landsdale (on DP: 407289) (and adjoining road reserve)</p>	<p>Lot 903 is proposed to remain in the Urban Development Zone, to facilitate further development of this site. Further discussion is provided in Sections 4.3 and 5.5 of this report.</p> <p>Amendment No. 211 also proposes to zone the road reserve adjoining Lot 903 as 'Urban Development'. This will coincide with a pending land acquisition of the road reserve by the landowners of Lot 903. Once the land is acquired, it should be amalgamated into Lot 903.</p>
<p>Lot 500 (12) Bakana Loop, Landsdale (on DP: 423439)</p>	<p>Currently, the eastern and western portions of Lot 500 are zoned Urban Development; with a central portion located with the 'Local Road' local scheme reserve.</p> <p>The central portion had previously been in a road reserve, which is now permanently closed. The road reserve land has now been amalgamated with land east and west to form one Crown land parcel (Lot 500).</p> <p>What is proposed for Lot 500 is for the entirety of this lot to be subject to the 'Public Open Space' local scheme reserve. This will be consistent with the use of the site, as well as what is indicated in ASP 7.</p>
<ul style="list-style-type: none"> • Lot 1319 (390) Gngangara Road, Landsdale (on DP: 29495); • Lot 301 (22) Raeburn Crescent, Landsdale (on SS: 83865); • Lot 55 (390P) Gngangara Road, Landsdale (P: 89295); and • Lot 1318 (24) Raeburn Circle, Landsdale (on DP: 29495). 	<p>These land parcels are Crown land, and act to serve a buffer between residential development to the east and the industrial area located on the opposite side of Mirrabooka Avenue. The provision of this buffer is consistent with the requirements of ASP 7.</p> <p>Amendment No. 211 proposes to include these land parcels into the 'Public Open Space' local scheme reserve. This is consistent with the existing 'recreation' purpose of these Crown reserves.</p>
<ul style="list-style-type: none"> • Lot 1316 (26) Firmstone Circle, Landsdale (on DP: 29495); • Lot 1211 (24) Firmstone Circle, Landsdale (on DP: 29495); • Lot 1210 (22) Firmstone Circle, Landsdale (on DP: 29495); • Lot 1209 (20) Firmstone Circle, Landsdale (on DP: 29495); • Lot 1208 (18) Firmstone Circle, Landsdale (on DP: 29495); • Lot 1207 (16) Firmstone Circle, Landsdale (on DP: 29495); • Lot 1283 (19) Firmstone Circle, Landsdale (on P: 23331); • Lot 1254 (25) Firmstone Circle, Landsdale (on DP: 29495); • Lot 1253 (27) Firmstone Circle, Landsdale (on DP: 29495); • Lot 1252 (29) Firmstone Circle, Landsdale (on DP: 29495); • Lot 1251 (31) Firmstone Circle, Landsdale (on DP: 29495); • Lot 1265 (1) Sefton Place, Landsdale (on DP: 29495); <p>(list continues overleaf)</p>	<p>The residential lots as listed are located in the Urban Development Zone – but already have an R-coding of R20 under DPS 2.</p> <p>Amendment No. 211 will only seek to rezone these land parcels to Residential, without altering the existing R-coding. This will be consistent with the residential use of these land parcels, as well as what is shown on the ASP 7 maps.</p>

Locations within the ASP 7 Area	Discussion of Proposal through Amendment No. 211 to DPS 2
<ul style="list-style-type: none"> • Lot 1264 (3) Sefton Place, Landsdale (on DP: 29495); • Lot 1263 (5) Sefton Place, Landsdale (on DP: 29495); • Lot 1262 (7) Sefton Place, Landsdale (on DP: 29495); • Portion Lot 21 (510) Mirrabooka Avenue, Landsdale (on DP: 31615); • Lot 1261 (18) Sefton Place, Landsdale (on DP: 29495); • Lot 1260 (14) Sefton Place, Landsdale (on DP: 29495); • Lot 1259 (12) Sefton Place, Landsdale (on DP: 29495); • Lot 1258 (10) Sefton Place, Landsdale (on DP: 29495); • Lot 1257 (8) Sefton Place, Landsdale (on DP: 29495); • Lot 1256 (6) Sefton Place, Landsdale (on DP: 29495); • Lot 1255 (4) Sefton Place, Landsdale (on DP: 29495); • Lot 1269 (4) Raeburn Circle, Landsdale (on DP: 29495); • Lot 1270 (6) Raeburn Circle, Landsdale (on DP: 29495); • Lot 1271 (8) Raeburn Circle, Landsdale (on DP: 29495); • Lot 1272 (10) Raeburn Circle, Landsdale (on DP: 29495); • Lot 1273 (12) Raeburn Circle, Landsdale (on DP: 29495); • Lot 1274 (14) Raeburn Circle, Landsdale (on DP: 29495); • Lot 1275 (18) Raeburn Circle, Landsdale (on DP: 29495); • Lot 1276 (16) Raeburn Circle, Landsdale (on DP: 29495); • Lot 1277 (19) Raeburn Circle, Landsdale (on DP: 29495); • Lot 1278 (21) Raeburn Circle, Landsdale (on DP: 29495); • Lot 1279 (23) Raeburn Circle, Landsdale (on DP: 29495); • Lot 1284 (25) Raeburn Circle, Landsdale (on DP: 29495); • Lot 1285 (27) Raeburn Circle, Landsdale (on DP: 29495); • Lot 1286 (29) Raeburn Circle, Landsdale (on DP: 29495); • Lot 1287 (31) Raeburn Circle, Landsdale (on DP: 29495); • Lot 1288 (33) Raeburn Circle, Landsdale (on DP: 29495); • Lot 1289 (35) Raeburn Circle, Landsdale (on DP: 29495); • Lot 1306 (42) Raeburn Circle, Landsdale (on DP: 29495); • Lot 1307 (40) Raeburn Circle, Landsdale (on DP: 29495); • Lot 1308 (38) Raeburn Circle, Landsdale (on DP: 29495); <p><i>(list continues overleaf)</i></p>	<p>The residential lots as listed are located in the Urban Development Zone – but already have an R-coding of R20 under DPS 2.</p> <p>Amendment No. 211 will only seek to rezone these land parcels to Residential, without altering the existing R-coding. This will be consistent with the residential use of these land parcels, as well as what is shown on the ASP 7 maps.</p>

Locations within the ASP 7 Area	Discussion of Proposal through Amendment No. 211 to DPS 2
<ul style="list-style-type: none"> • Lot 1309 (36) Raeburn Circle, Landsdale (on DP: 29495); • Lot 1315 (2) Glenarn Green, Landsdale (on DP: 29495); • Lot 1314 (4) Glenarn Green, Landsdale (on DP: 29495); • Lot 1313 (6) Glenarn Green, Landsdale (on DP: 29495); • Lot 1312 (8) Glenarn Green, Landsdale (on DP: 29495); • Lot 1311 (3) Glenarn Green, Landsdale (on DP: 29495); • Lot 1310 (92) Southmead Drive, Landsdale (on DP: 29495); • Lot 1320 (400P) Gngangara Road, Landsdale (on DP: 29495); • Lot 1321 (390P) Gngangara Road, Landsdale (on DP: 29495); • Lot 1322 (6P) Sefton Place, Landsdale (on DP: 29495); • Lot 1323 (18P) Sefton Place, Landsdale (on DP: 29495); • Lot 1324 (16P) Raeburn Crescent, Landsdale (on DP: 29495); • Lot 1325 (6P) Glenarn Green, Landsdale (on DP: 29495); and • Lot 1326 (98P) Southmead Drive, Landsdale (on DP: 29495). 	<p>The residential lots as listed are located in the Urban Development Zone – but already have an R-coding of R20 under DPS 2.</p> <p>Amendment No. 211 will only seek to rezone these land parcels to Residential, without altering the existing R-coding. This will be consistent with the use of these land parcels, as well as what is shown on the ASP 7 maps.</p>
<ul style="list-style-type: none"> • Lot 22 (9) Sefton Place, Landsdale (on DP: 31615); • Lot 1296 (2) Cintra Way, Landsdale (on DP: 29495); • Lot 1295 (4) Cintra Way, Landsdale (on DP: 29495); • Lot 1294 (6) Cintra Way, Landsdale (on DP: 29495); • Lot 1293 (8) Cintra Way, Landsdale (on DP: 29495); • Lot 1292 (10) Cintra Way, Landsdale (on DP: 29495); • Lot 1291 (12) Cintra Way, Landsdale (on DP: 29495); and • Lot 1290 (37) Raeburn Circle, Landsdale (on DP: 29495). 	<p>The residential lots as listed are located in the Urban Development Zone – and currently have an R-coding of R20 under DPS 2.</p> <p>The DPS 2 R-coding over these lots is inconsistent with the R40 coding that is shown in ASP 7. For consistency, Amendment No. 211 proposes to change the DPS 2 R-coding over these lots from R20 to R40.</p>
<p>Portion Lot 1317 (11) Sandison Way, Landsdale (on DP: 29495)</p>	<p>Lot 1317 is a Crown land parcel, which is serving a recreation function.</p> <p>Under DPS 2 currently, only the eastern and southern portions of Lot 1317 are within the 'Public Open Space' local scheme reserve. The remainder of Lot 1317 is situated in the Urban Development Zone.</p> <p>Amendment No. 211 proposes to reclassify the Urban Development zoned portion of Lot 1317 to 'Local Scheme Reserve – Public Open Space'. This is consistent with the existing local scheme reservation over the remainder of the lot, as well as what is shown on the ASP 7 maps.</p>
<ul style="list-style-type: none"> • Lot 13470 (8) Passive Trail, Landsdale (on P: 23224); and • Lot 8044 (419) Kingsway, Landsdale (on DP: 418847) 	<p>These land parcels are currently zoned Residential (R20) in DPS 2 – however, are Crown land parcels that serve a drainage function. Amendment No. 211 proposes to reclassify these lots into the 'Drainage/Waterway' local scheme reserve.</p>

Locations within the ASP 7 Area	Discussion of Proposal through Amendment No. 211 to DPS 2
<ul style="list-style-type: none"> • Portion Lot 1655 (39) Heathfield Drive, Landsdale (on DP: 35043); • Lot 1656 (14) Jenkyn Circle, Landsdale (on DP: 36178); • Portion Lot 1659 (5) Jenkyn Circle, Landsdale (on DP: 35042); • Lot 7 (7) Jenkyn Circle, Landsdale (on DP: 36178); • Lot 13 (9) Jenkyn Circle, Landsdale (on DP: 36178); • Lot 15 (11) Jenkyn Circle, Landsdale (on DP: 36178); • Lot 16 (15) Jenkyn Circle, Landsdale (on DP: 36178); • Lot 12 (22) Everglades Parade, Landsdale (on DP: 36178); • Lot 14 (24) Everglades Parade, Landsdale (on DP: 36178); • Lot 19 (26) Everglades Parade, Landsdale (on DP: 36178); • Lot 20 (28) Everglades Parade, Landsdale (on DP: 36178); • Portion Lot 1631 (1) Sumner Mews, Landsdale (on DP: 33353); • Portion Lot 1577 (3) Sumner Mews, Landsdale (on DP: 33353); • Lot 1653 (10) Sumner Mews, Landsdale (on DP: 36178); • Portion Lot 1652 (12) Sumner Mews, Landsdale (on DP: 33353); • Portion Lot 50 (14) Sumner Mews, Landsdale (on DP: 36580); • Lot 8004 (421P) Mirrabooka Avenue, Landsdale (on DP: 32889); • Portion Lot 6014 (321P) Kingsway, Landsdale (on DP: 32888); • Lot 14994 (8P) Sumner Mews, Landsdale (on DP: 36178); • Lot 14995 (6P) Sumner Mews, Landsdale (on DP: 36178); • Lot 14996 (16P) Jenkyn Circle, Landsdale (on DP: 36178); • Lot 14997 (2P) Sumner Mews, Landsdale (on DP: 36178); • Lot 14619 (35) Everglades Parade, Landsdale (on DP: 32889); and • Road reserves adjoining the above land parcels. 	<p>The listed lots have a Residential Zone in DPS 2 – but have no R-coding. Amendment No. 211 proposes to introduce an R-coding of R20 over these land parcels, consistent with the density of existing development and what is provided for in ASP 7.</p>
<p>Lot 1000 (50) Amistad Road, Landsdale (on DP: 420706)</p>	<p>Lot 1000 is owned in Freehold by the Department of Education and supports the Landsdale Gardens Primary School. Amendment No. 211 proposes to apply the 'Public Purposes' local scheme reserve over Lot 1000, consistent with the use of the land.</p>

Locations within the ASP 7 Area	Discussion of Proposal through Amendment No. 211 to DPS 2
<ul style="list-style-type: none"> • Lot 157 (18) Trentham Road, Landsdale (on DP: 45201); • Lot 8000 (20) Trentham Road, Landsdale (on DP: 412032); • Lot 9001 (35) Harrogate Vista, Landsdale (on DP: 403017); • Lot 9000 (37) Harrogate Vista, Landsdale (on DP: 402250); • Lot 416 (1) Harrogate Vista, Landsdale (on DP: 402742); • Lot 417 (51) Harrogate Vista, Landsdale (on DP: 408578); • Lot 456 (53) Harrogate Vista, Landsdale (on DP: 417730). 	<p>The lots listed are Crown land parcels having a public open space function, consistent with what is shown in the ASP 7 mapping. As a result, Amendment No. 211 proposes to classify these lots as 'Local Scheme Reserve – Public Open Space' in DPS 2.</p>
<ul style="list-style-type: none"> • Lot 8003 (21) Benmore Street, Landsdale (on DP: 412032); and • Lot 8002 (45) Benmore Street, Landsdale (on DP: 412032). 	<p>These lots are zoned Urban Development in DPS 2 and have a Residential (R30) designation in ASP 7. These lots are Crown land 'pedestrian accessway' land parcels that serve a pedestrian access function.</p> <p>Consistent with ASP 7 – and what is proposed for adjoining residential lots, Amendment No. 211 proposes to impose the Residential (R30) zoning over these land parcels.</p>
<p>Lot 72 (437) Kingsway, Landsdale (on DP: 40059)</p>	<p>Lot 72 is currently zoned Residential (R20) under DPS 2. The lot is in the ownership of the Water Corporation and is currently being used as a sewer pump station.</p> <p>Consistent with the use of the land, Amendment No. 211 proposes to apply the 'Public Purposes' local scheme reserve over Lot 72.</p>
<p>Lot 3000 (39) Hardcastle Avenue, Landsdale (on DP: 72117)</p>	<p>Lot 3000 is indicated as public open space in ASP 7. However, the lot serves both a recreation and conservation function. Amendment No. 211 proposes to impose the 'Public Open Space' and 'Environmental Conservation' local scheme reserves over Lot 3000, configured in a manner consistent with the use of the site.</p>
<p>Portion Lot 360 (6) Saffron Way, Landsdale (on DP: 62949)</p>	<p>The City owns Lot 360 in Freehold, and uses the site for drainage. A small portion of Lot 360 is in the Metropolitan Region Scheme (MRS) Other Regional Roads reservation, with most of the land parcel in the Urban Development Zone.</p> <p>Consistent with the use of the site, Amendment No. 211 proposes to impose the 'Drainage/Waterway' local scheme reserve over portion of Lot 360 that is zoned Urban Development. There will be no change to the portion of the site which is reserved under the MRS.</p>
<ul style="list-style-type: none"> • Lot 1302 (15F) Sandison Way, Landsdale (on P: 23332); • Lot 1301 (109F) Warradale Terrace, Landsdale (on P: 23003); • Lot 245 (25F) The Broadview, Landsdale (on P: 19077); and • Lot 567 (107F) The Broadview, Landsdale (on P: 21235). 	<p>These lots contain Western Power padmounts and are currently within the 'Public Open Space' local scheme reserve. Amendment No. 211 proposes to place these padmount sites into the 'Public Purposes' local scheme reserve, which is more appropriate given the use of the land.</p>
<ul style="list-style-type: none"> • Lot 244 (47F) The Broadview, Landsdale (on P: 19077); and • Lot 566 (27F) Everglades Parade, Landsdale (on P: 20139). 	<p>These lots contain Western Power padmounts and are currently within the Residential Zone. Amendment No. 211 proposes to place these padmount sites into the 'Public Purposes' local scheme reserve, which is more appropriate given the use of the land.</p>
<p>All other lots in the subject area.</p>	<p>No changes proposed in Amendment No. 211.</p>

2.2 Further Actions Required to ASP 7

Following an approval that the Minister for Planning (**Minister**) may grant for Amendment No. 211 to DPS 2, the WAPC will also need to consider amending ASP 7. To facilitate this, the Amendment No. 211 proposal includes a statement pursuant to Regulations 35A(b) of the Regulations, which is included in the resolution at the commencement of this document.

The amendments to ASP 7 can then be undertaken by the WAPC pursuant to Clause 29A(2) of the deemed provisions, once Amendment No. 211 is approved. This Scheme Amendment Report has also been prepared to inform the amendments to ASP 7 that the City is seeking from the WAPC after Amendment No. 211 is approved.

Amendments recommended to the ASP 7 text are further detailed in a tracked change version of the structure plan document, provided in **Appendix 1**. Modifications to the plans are provided in the Structure Plan (Amendment) Maps, enclosed in the resolution at the commencement of this document.

2.3 DPS 2 Amendment Type

The City's Council (**Council**) has resolved that proposed Amendment No. 211 meets the following criteria for 'Standard Amendments' in the context of Regulation 34 of the Regulations:

- 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; and*
- b) *an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment.*

3.0 Consultation

The amendment will be referred to the Environmental Protection Authority (EPA) pursuant to Section 81 and 82 of the *Planning and Development Act 2005*.

Further to the EPA referral process, Amendment No. 211 will also need to be referred to the Minister for approval to advertise pursuant to Section 83A of the *Planning and Development Act 2005*. Under this section of the *Planning and Development Act 2005*, the Minister (or a delegate) may:

- (a) Approve a proposed scheme amendment for advertising; or
- (b) Require the local government to modify the scheme amendment, and resubmit it to the Minister for further consideration; or
- (c) Refuse approval for the proposed amendment to be advertised. Should the Minister make this decision, the local government cannot proceed with the proposed amendment.

The Minister has delegated functions to approve advertising of most local scheme amendments to officers at the Department of Planning, Lands and Heritage (**DPLH**). As such, it is likely that a delegate will act on behalf of the Minister to determine whether Amendment No. 211 can proceed to advertising.

Following those referral processes, and as Council resolved for Amendment No. 211 to be a standard amendment, Amendment No. 211 will then be advertised for public comment for a period of 42 days. Advertising is to occur in the following manner, pursuant to Regulations 47 and 76A of the *Planning and Development (Local Planning Schemes) Regulations 2015*:

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

In addition to the above, the City will write to landowners and occupiers of land that it considers could be most affected by the DPS 2 amendment.

The process to amend structure plans is set out in the deemed provisions. However, the deemed provisions do not specifically outline advertising for amendments to structure plans undertaken after the Minister for Planning's approval of a local planning scheme amendment. In any event, when Amendment No. 211 is advertised, the City can ensure that potential submitters are also made aware of the City's intentions to have ASP 7 amended.

4.0 Planning Comment on Amendment to DPS 2

4.1 Approval of Amendment No. 172 and Effect on Land in ASP 7

An extract of the Scheme Map covering the subject area is provided as **Figure 3** (in Section 1.1 of this report). That plan captures amendments made through Amendment No. 172.

The recent approval and gazettal of Amendment No. 172 resulted in the following amendments being made to the Scheme Map:

Locations within the ASP 7 Area	Modifications made through Amendment No. 172
Various road reserves within the Landsdale localities (excluding <i>Mirrabooka Avenue, Gnarara Road and Hepburn Avenue</i>)	<p>Prior to the approval of Amendment No. 172, the road reserves generally had a zoning or reservation consistent with the adjoining land (typically the Urban Development Zone in this case).</p> <p>However, Amendment No. 172 introduced a 'Local Road' local scheme reserve, which has been applied over most gazetted roads in the subject area.</p> <p>Roads in the subject area gazetted after the approval of Amendment No. 172 are still within the Urban Development Zone. Amendment No. 211 seeks to include those roads into the 'Local Road' local scheme reserve.</p>
<ul style="list-style-type: none"> • Lot 13968 (31) Warradale Terrace, Landsdale (on P: 23449); • Lot 500 (31) Warradale Terrace, Landsdale (on DP: 422145); • Lot 501 (30) Southmead Drive, Landsdale (on DP: 422145); • Lot 13307 (37) The Broadview, Landsdale (on D: 93729); • Lot 13308 (37) The Broadview, Landsdale (on P: 21235) 	<p>These sites are now in the 'Public Open Space' local scheme reserve, and have been since the approval of Amendment No. 172. Prior to that, the land parcels were situated in the 'Parks and Recreation' local scheme reserve, which no longer exists in DPS 2.</p>
<ul style="list-style-type: none"> • Lot 1301 (109F) Warradale Terrace, Landsdale (on P: 23003); • Lot 1302 (15F) Sandison Way, Landsdale (on P: 23332); • Lot 567 (107F) The Broadview, Landsdale (on P: 21235); and • Lot 245 (25F) The Broadview, Landsdale (on P: 19907) 	<p>These land parcels are padmount sites, owned by Western Power in Freehold.</p> <p>Each of these land parcels are located adjoining public open space and were reclassified from 'Parks and Recreation' to 'Public Open Space' local scheme reserve through Amendment No. 172.</p> <p>Amendment No. 211 proposes to place these padmount parcels into the 'Public Purposes' local scheme reserve.</p>
<ul style="list-style-type: none"> • Lot 244 (47F) The Broadview, Landsdale (on P: 19077); and • Lot 566 (27F) Everglades Parades, Landsdale (on P: 20139) 	<p>These land parcels are padmount sites, owned by Western Power in Freehold.</p> <p>Each of these land parcels are located adjoining public open space. However, these sites were zoned Residential prior to Amendment No. 172, which did not change through the approval of that amendment.</p> <p>Amendment No. 211 proposes to place these padmount parcels into the 'Public Purposes' local scheme reserve.</p>

Locations within the ASP 7 Area	Modifications made through Amendment No. 172
<ul style="list-style-type: none"> • Lot 248 (27F) Warradale Terrace, Landsdale (on P: 19516); • Lot 249 (27) Warradale Terrace, Landsdale (on D: 91060); and • Lot 243 (25) Warradale Terrace, Landsdale (on P: 19077) 	<p>These sites are owned by Water Corporation and Western Power in Freehold. Amendment No. 172 reclassified from Residential Zone to 'Public Purposes' local scheme reserve.</p>
<p>Lot 917 (19) Warradale Terrace, Landsdale (on P: 21471)</p>	<p>To coincide with the renaming of the local scheme reserves through Amendment No, 172 this land parcel (occupied by the Landsdale Primary School) was reclassified from 'Public Use' to 'Public Purposes' local scheme reserve.</p>
<p>Lot 689 (2F) Southmead Drive, Landsdale (on P: 21056)</p>	<p>This site is owned by Western Power in Freehold. To coincide with the renaming of the local scheme reserves through Amendment No, 172, this lot was reclassified from 'Public Use' to 'Public Purposes' local scheme reserve.</p>
<p>Lot 990 (15) The Broadview, Landsdale (on DP: 39373)</p>	<p>Lot 990 is owned by the City in Freehold and is the site of the future Dordaak Kepap Library and Youth Innovation Hub.</p> <p>Prior to Amendment No. 172, Lot 990 was zoned 'Civic and Cultural'. However, the 'Civic and Cultural' zone was removed through Amendment No. 172 and replaced with the 'Civic and Community' local scheme reserve. This local scheme reserve type was also applied over Lot 990.</p>
<ul style="list-style-type: none"> • Central and western Portion Lot 1317 (11) Sandison Way, Landsdale (on DP: 29495); • Lot 13473 (10) Passive Trail, Landsdale (on P: 23224); • Lot 13970 (10) Passive Trail, Landsdale (on P: 23447); • Lot 14619 (35) Everglades Parade, Landsdale (on DP: 32889); • Lot 14785 (31) Everglades Parade, Landsdale (on DP: 35042); • Lot 14614 (47) Everglades Parade, Landsdale (on DP: 32886); • Portion Lot 1557 (15) Brockwell Parkway, Landsdale (on DP: 27680); • Lot 15439 (21) Strathpine Chase, Landsdale (on DP: 40063); and • Lot 15415 (21) Strathpine Chase, Landsdale (on DP: 40059) 	<p>Public open space land that was zoned 'Residential' prior to the approval of Amendment No. 172. Amendment No. 172 placed these land parcels in the 'Public Open Space' local scheme reserve.</p>

Locations within the ASP 7 Area	Modifications made through Amendment No. 172
<p>Eastern Portion Lot 1557 (15) Brockwell Parkway, Landsdale (on DP: 27680)</p>	<p>A 'Conservation' local scheme reserve was introduced through Amendment No. 109 to DPS 2, as gazetted in December 2015. That amendment also applied this local scheme reserve type over this lot.</p> <p>Amendment No. 172 then modified the naming convention of this reserve type to 'Environmental Conservation'.</p>
<ul style="list-style-type: none"> • Lot 1558 (355) Kingsway, Landsdale (on DP: 27680); • Lot 15435 (36) Strathpine Chase, Landsdale (on DP: 40059); • Lot 155 (25) Pando Crecent, Landsdale (on DP: 45201); • Lot 8001 (19) Benmore Street, Landsdale (on DP: 412032); • Lot 3000 (438) Kingsway, Landsdale (on DP 49345); • Lot 58 (283) Landsdale Road, Landsdale (on DP: 47109); • Lot 3000 (282) Landsdale Road, Landsdale (on DP: 50844); • Lot 274 (2) Florida Drive, Landsdale (on DP: 46214). 	<p>Amendment No. 172 introduced a local scheme reserve for the purpose of 'Drainage/Waterway' – and imposed this reserve type over most of the drainage sites in the subject area (with exception of those identified in Section 2.1 of this report).</p> <p>Prior to the approval of Amendment No. 172, these drainage sites were zoned either Residential or Urban Development in DPS 2.</p>

4.2 Differences between Amendment No. 211 and ASP 7

The Scheme (Amendment) Maps for Amendment No. 211 were prepared in consideration of the following:

- The initial approval of ASP 7 and subsequent approvals of its amendments;
- The structure plan map detail shown in published version of ASP 7 – which subtly differs from the approval of the structure plan and its amendments; and
- The intended outcomes of other planning considerations (such as subdivision proposals).

The City in its investigations noted that some of the road layouts on the published structure plan maps changed over time to correlate with subdivision approvals, rather than change through the formal structure plan amendment process. This also has had an effect on how the R-coding is presented on the ASP 7 maps.

Any inconsistencies or errors on the ASP 7 maps will be resolved through new mapping which will be introduced through a structure plan amendment to be considered following the approval of Amendment No. 211 (refer to the 'Structure Plan (Amendment) Maps' in the resolution at the start of this document).

4.3 Rationale in Retaining Urban Development Zoning on Relevant Lots

Of the 288 hectares of land affected by ASP 7, only 16.3 hectares will remain in the Urban Development Zone as a result of Amendment No. 211. The Urban Development Zone will be retained over selected land parcels, as normalising the zoning at this stage could affect subdivision and development outcomes.

The City considered it appropriate to retain the Urban Development zoning through Amendment No. 211 over the following parts of the subject area:

- Lot 904 (10) Pollino Gardens, Landsdale. Grouped dwellings were approved in November 2017 (with the approval amended in May 2019) on the land which now comprises of Lot 904. Development of grouped dwellings on Lot 904 is being undertaken in stages and is ongoing.
- Lot 903 (2) Pollino Gardens, Landsdale was subject to a development approval for a child care centre, medical centre and restaurant. Approval of that development was guided by additional use provisions in ASP 7, which were introduced in December 2019 through Amendment No. 20 to that structure plan.

Amendment No. 211 also proposes to apply the Urban Development Zone over a portion of road reserve adjoining Lot 903. That portion of road reserve land is pending acquisition by the landowner of Lot 903, and amalgamation into that land. The land will then be used for car parking for the development approved on Lot 903. Amendment No. 211 provides an opportunity to remove the prospect of Scheme anomalies which may exist following the acquisition of the road reserve and its amalgamation into the adjoining lot.

- There are numerous larger landholdings in the ASP 7 area (over 2,000m² in area) which are capable of further residential subdivision and development. It is proposed that these landholdings remain in the Urban Development Zone, to allow ASP 7 to continue guiding zoning and R-coding.

Amending provisions, zoning and R-codings provided in a structure plan is also a less costly and time-consuming process for landowners to pursue – compared to the process of undertaking equivalent amendments to a local planning scheme.

- Land parcels of approximately 5,000m² on (and in the vicinity of) Warradale Terrace, Landsdale that had previously been zoned Special Residential under DPS 2. This land was rezoned to Urban Development through Amendment No. 139 to DPS 2 in April 2019. That amendment coincided with Amendment No. 15 to ASP 7, prepared to support residential subdivision of this land at R25 and R40 densities. As subdivision is yet to occur, it is considered appropriate for the Urban Development Zone to be retained over this area.
- Lot 9001 (21) Limestone View, Landsdale, where further subdivision and development of this land is dependent on works occurring on the adjoining Lot 120 (19) Rangeview Road.
- Lot 601 (31), Lot 602 (33) and Lot 603 (35) Denman Gardens, Landsdale. Although Lots 601-603 are established residential lots of between 378m² and 384m² in area, the land is surrounded on three sides by other larger land parcels which are proposed to remain in the Urban Development Zone. Therefore, it seemed appropriate to the City to also leave Lots 601-603 in the Urban Development Zone at this stage, rather than imposing an ad-hoc and isolated Residential zone over the three lots.

4.4 Resolution of Zoning and R-Coding Anomalies

The City has identified some anomalies in DPS 2 affecting the subject area in respect to zoning and R-coding.

One such anomaly exists over 17 residential lots within a triangular area of land adjoining Mirrabooka Avenue, situated immediately south of Heathfield Drive, Landsdale. As shown on Scheme (Amendment) Map 5, this area already has a Residential Zone; however, has no assigned R-Coding. This anomaly has existed since the gazettal of DPS 2 in July 2001 and

was not resolved through the recent approval of Amendment No. 172. In order to resolve the anomaly, Amendment No. 211 proposes to assign an R20 density coding over land in question, consistent with the R-coding currently shown in ASP 7 (refer **Figure 1** in Section 1.1).

There is also an established residential area immediately to the south of Pollino Gardens (and immediately east of Mirrabooka Avenue) which is within the Urban Development Zone – but has an R-coding of R20 (refer to Scheme (Amendment) Map 2). This inconsistency has also been in place since the gazettal of DPS 2 in July 2001. The R-coding outlined in ASP 7 applies a combination of R20 and R40 over the established residential lots and the area in question (refer **Figure 1** in Section 1.1). Amendment No. 211 seeks to resolve this anomaly to:

- Rezone the land in question from Urban Development to Residential;
- Apply no change to the existing DPS 2 R-coding of lots which ASP 7 identifies as R20; and
- Apply the R40 density code in DPS 2 over lots identified as such in ASP 7.

The above amendments proposed to DPS 2 will align the Scheme zoning and R-codings with ASP 7.

4.5 Local Roads

A new local scheme reserve for 'Local Roads' was introduced into DPS 2 through the approval of Amendment No. 172. All gazetted local roads in the Scheme area, as they existed in May 2023, were then placed into this local scheme reserve (including roads which adjoin land zoned Urban Development).

In the time after May 2023, subdivisions have continued to occur, resulting in new roads being gazetted (including in the subject area). These new roads remain situated in the Urban Development Zone, as there has been no amendment to DPS 2 since the approval of Amendment No. 172 to include these roads in the 'Local Road' local scheme reserve. Amendment No. 211 provides an opportunity to update the 'Local Road' local scheme reserves over the subject area, to incorporate recently gazetted roads.

4.6 Pedestrian Accessways

The subject area contains numerous 'spite strips' which acts as a legal mechanism to prevent vehicular access onto lots from adjoining roads. Most of the spite strips are only 0.1 metres in width. Spite strips are no longer used to restrict access to lots, with specific provisions under the *Planning and Development Act 2005* now used to control access to lots.

Although small, narrow and seemingly insignificant, spite strips are separate 'pedestrian accessway' Crown land parcels that do exist in the subject area. There are numerous spite strips in the subject area are also currently zoned Urban Development under DPS 2. The City considers that Amendment No. 211 needs to specifically attend to these 'strips' of Urban Development zoned within the subject area.

Amendment No. 211 is proposing to rezone most Urban Development zoned spite strips in the subject area to Residential. Zoning these spite strips to Residential would be consistent with the rezoning proposed for the residential land parcels located immediately adjoining. The spite strips will also be given an R-Coding consistent with adjoining residential land parcels.

A spite strip adjoining Mirrabooka Avenue (being Lot 55 on P: 89295) is proposed to be placed in the 'public open space' local scheme reserve, consistent with what Amendment No. 211 is proposing for the land parcels immediately to the east. Lot 55 does not direct adjoin residential lots.

The City acknowledges that there are also spite strips in the subject area which already have a Residential zone and an R-coding. Amendment No. 211 is not proposing any change to those spite strips.

The design of a residential subdivision on Benmore Street, Landsdale incorporates two PAW's, for the purpose of pedestrian access. Amendment No. 211 proposes to apply the Residential zone (and a R-coding of R30) for these pedestrian accessways, to coincide with what is proposed for residential lots immediately adjoining.

4.7 Padmount Sites

In preparing Amendment No. 211, the City identified numerous 'padmount' lots owned by Western Power in Freehold, scattered throughout the subject area. Some of these sites are identified in Section 2.1 above. The padmounts are, however, not shown in ASP 7, as their locations only become known and established through subdivision. The padmount lots are located adjoining residential lots – as well as reserves (public open space, schools etc).

All the padmount lots adjoining residential lots are currently situated in the Residential Zone. So as to not complicate the amendment proposal, the City is not seeking to change the zoning of these padmount sites, or place these sites into a local scheme reserve (e.g. for Public Purposes). Maintaining the Residential Zone is consistent with the zoning of similar padmount sites located elsewhere in the Scheme area. The City could reconsider the zoning or reservation of these padmounts in the future when preparing LPS 3.

Padmounts adjoining schools and public open spaces are currently (and inappropriately) situated in the 'Public Open Space' local scheme reserve – or even zoned Residential. Therefore, Amendment No. 211 seeks to place padmounts adjoining reserves into the 'Public Purposes' local scheme reserve.

4.8 Sewer Pump Station

The subject area provides a sewer pump station site owned by the Water Corporation in Freehold – located at Lot 72 (437) Kingsway, Landsdale.

Both the ASP 7 mapping and Scheme mapping (included in **Figures 1-3** in Section 1.1 of this report) show Lot 72 as being located within the Residential Zone. The need for Water Corporation infrastructure to locate on this lot only became apparent at the subdivision stage of planning. Amendment No. 172 did not consider the use of Lot 72, or change the Residential zoning over this land parcel.

In light of the current use of Lot 72, Amendment No. 211 proposes to impose the 'Public Purposes' local scheme reserve over this land parcel.

4.9 Public Open Space and Conservation Areas

As outlined in Section 4.1 above, much of the 'parkland' in the subject area was placed into the 'Public Open Space' local scheme reserve through Amendment No. 172. This is also demonstrated in **Figure 3**, provided in Section 1.1 of this report.

Amendment No. 211 seeks to place the remaining 'parkland' in the Urban Development Zone into local scheme reserves. Detail of the reserves that Amendment No. 211 will affect is summarised below:

- **Lot 500 Bakana Loop, Landsdale (Bakana Park).** Amendment No. 211 proposes to impose the 'Public Open Space' local scheme reserve across the entirety of Bakana Park.

The eastern and western portions of Bakana Park is currently zoned 'Urban Development'. The central portion of Bakana Park is currently situated in the 'Local Road' local scheme reserve. This is shown on the existing Scheme Map extract in **Figure 3** (in Section 1.1).

The 'Local Road' local scheme reserve was put in place through Amendment No. 172 to coincide with a road reserve that traversed through Bakana Park. Following Amendment No. 172, the road reserve has since been closed and the land amalgamated into adjoining parcels to form Lot 500.

- **Trentham Park, Landsdale.** Land which makes up 'Trentham Park' consistent of seven land parcels. Amendment No. 211 proposes to reclassify all the land parcels in Trentham Park from the Urban Development Zone to the 'Public Open Space' local scheme reserve.
- **Lot 3000 Hardcastle Avenue, Landsdale (Hardcastle Park).** This land serves a dual purpose of providing environmental conservation as well as a public open space. To coincide with the dual use of Hardcastle Park, Amendment No. 211 proposes to apply both the 'Public Open Space' and 'Environmental Conservation' local scheme reserves, as shown on Scheme (Amendment) Map 7. The configuration of the local scheme reserves recognises the current use and design of Hardcastle Park.

Imposing the 'Environmental Conservation' local scheme reserve over a portion of Hardcastle Park is also consistent with Action 1.1 of the City's Local Biodiversity Plan, which is as follows:

- *As part of the structure plan normalisation process, review reserve classifications in approved Local Structure Plans and ensure that Conservation Reserves are properly designated with the Conservation Reserve classification; and*
- *Amend Management Orders to include a Conservation and Passive Recreation Reserve Purpose for those reserves classified as 'Conservation' under District Planning Scheme No. 2.*

The Management Order for Hardcastle Park already lists 'Public Recreation' and 'Conservation' as purposes of the reserve, which is consistent with what is proposed through Amendment No. 211.

- **Lot 1317 (11) Sandison Way, Landsdale (Sandison Park).** Amendment No. 172 reclassified the southern and eastern portions of Sandison Park from Residential to 'Local Scheme Reserve – Public Open Space'. The remainder of Sandison Park was left in the Urban Development Zone through Amendment No. 172. Amendment No. 211 seeks to resolve this anomaly by ensuring that the entirety of Sandison Park is situated within the 'Public Open Space' local scheme reserve.
- **Various land parcels adjoining Mirrabooka Avenue (and south of Pollino Gardens), Landsdale.** Prior subdivision in this location created an 'industrial buffer setback' with a width of at least ten metres, consistent with the requirements of ASP 7. The buffer, consisting of land parcels which have been ceded to the Crown, was to further separate residential development from industry located on the western side of Mirrabooka Avenue. Amendment No. 211 proposes to impose the 'Public Open Space' local scheme reserve over the 'industrial buffer setback', further ensuring that development does not encroach closer to the nearby industrial area.

4.10 Drainage Sites

Amendment No. 172 introduced a local scheme reserve for the purpose of 'Drainage/Waterway' – and imposed this reserve type over eight existing drainage sites in the subject area. Those drainage sites are listed in the table provided in Section 4.1 of this report.

Amendment No. 172, however, retained the Residential Zone over two other existing drainage sites (Lot 13470 (8) Passive Trail and Lot 8044 (419) Kingsway, Landsdale) – and the Urban Development Zone over a third drainage site (Portion Lot 360 Saffron Way, Landsdale). Lot 13470 and Lot 8044 are Crown land parcels; whilst Lot 360 is owned by the City in Freehold.

Amendment No. 211 is proposing that the land mentioned above be placed into the 'Drainage/Waterway' local scheme reserve. This will be consistent with the use of the land, and the local scheme reserves applied for similar sites elsewhere in the subject area.

4.11 Landsdale Gardens Primary School Site

The Landsdale Gardens Primary School has been constructed in recent years on land now known as Lot 1000 (50) Amistad Road, Landsdale. The land is currently zoned Urban Development under DPS 2 and is owned by the Department of Education in Freehold.

Amendment No. 211 proposes to impose the 'Public Purposes' local scheme reserve Lot 1000, which is considered suitable given the use and purpose of the land.

4.12 Impact on Developer Contributions and Future of ASP 7

Amendment No. 211 (and the subsequent amendment to ASP 7) has been prepared to not interfere with the ability to collect or retain development contributions from owners within East Wanneroo Cell 5. The proposal does not seek to change the boundaries of the Cell, identify lots which are no longer part of the ASP 7 (and thereby the Cell), or modify Schedule 14 of DPS 2 which sets out the development contribution arrangements. The proposal therefore should have no effect on the developer contribution arrangements in place.

Separate to Amendment No. 211, Council at its 15 August 2023 meeting resolved to prepare Amendment No. 208 to DPS 2 (Amendment No. 208). The purpose of Amendment No. 208 is to introduce operational timeframes for each of the City's nine East Wanneroo developer contribution cells. Amendment No. 208 proposes an operation closure date of 30 June 2029 for Cell 5 (in which the subject area relates). As of the end of 2023, Amendment No. 208 was undergoing advertising.

Prior to the June 2029 operation closure date of Cell 5, further consideration will be given for the appropriate management procedure for the Cell's formal closure. This may include the revocation of ASP 7, which would coincide with a further amendment to DPS 2 to normalise the areas which are remaining in the Urban Development zone in the interim.

5.0 Rationale of Recommended Modifications to ASP 7

5.1 Modifications to Structure Plan Maps

The approval of Amendment No. 211 would render much of the detail in the ASP 7 structure plan mapping redundant. As zoning, local scheme reservations, residential density coding and land use permissibility expressed in the Scheme will have force and effect, the same does not need to be detailed in ASP 7 over the normalised areas once Amendment No. 211 is approved.

Proposed amendments to ASP 7 will, however, retain a Structure Plan (Plan 1) and a Zoning Plan (Plan 2). These plans will be amended to remove detail over established areas which will be normalised following the approval of Amendment No. 211. What will remain on these plans is detail of the zoning and density coding of land that is yet to be normalised – and is pending further subdivision and development.

The legend keys for 'Special Residential' and 'Residential Development' should also be deleted from the ASP 7 maps, as these will no longer be imposed through the structure plan.

5.2 Maximum Retail NLA

Section 3.0 (Schedule 1) of the ASP 7 text lists maximum retail net lettable area (NLA) for two centres in the structure plan area.

Schedule 1 of ASP 7 lists a maximum retail NLA of 3,000m² for what is referred to as the 'Cell 5 Neighbourhood Centre (North)'. This relates to commercial development (shopping centre and medical centre/pharmacy) on The Broadview, Landsdale. Through Amendment No. 55 to DPS 2, approved by the Minister for Planning in August 2006, this land was rezoned from Centre to Commercial – with the maximum retail NLA of 3,000m² being added into the relevant DPS 2 schedule. The duplication of maximum retail NLA currently present through DPS 2 and the structure plan can be resolved by removing the floorspace figure from Schedule 1 of ASP 7.

Schedule 1 also lists a 'Cell 5 Neighbourhood Centre (South)' with a maximum retail NLA of 1,100m². This provision relates to land earmarked for commercial development near the northwestern corner of Landsdale Road and Rangeview Road, Landsdale. As the centre envisaged in ASP 7 is yet to be developed, and is proposing to remain in the Urban Development Zone through Amendment No. 211, a maximum retail NLA for 'Cell 5 Neighbourhood Centre (South)' needs to be retained in the structure plan.

5.3 Residential Precinct and Residential Development Areas

The 'Residential Precinct' and 'Residential Development' areas are situated in the structure plan where shown as such on the 'Zoning Plan' map (refer **Figure 2** in Section 1.1 of this report). R-codings of land in the Residential Precinct and Residential Development area are then outlined on the ASP 7 'Structure Plan' map (refer **Figure 1** in Section 1.1 of this report).

As outlined in Section 5.1 above, the structure plan maps are being modified to identify land where zoning will be normalised through Amendment No. 211.

The 'Residential Development' area has no supporting text provisions to outline its purpose in the structure plan – or how it varies from the 'Residential Precinct'. In any event, as all the land in the 'Residential Development' area has now been developed, and is already zoned Residential in DPS 2, its reference can be removed from ASP 7 altogether.

In light of modifications to the ASP 7 maps, the text in Section 4.1 of the structure plan text (relating to the 'Residential Precinct') requires adjustment. The proposed text modifications

seek to separate the ASP 7 Residential Precinct from the land proposed to be zoned Residential through Amendment No. 211. The modified text will stipulate that the Residential Precinct will not relate to the land zoned Residential in the Scheme. This will then mean that:

- The zoning, land use permissibility and R-coding of land zoned to Residential (prior to or proposed through Amendment No. 211) will be provided through DPS 2 and not the structure plan; and
- ASP 7 will continue to guide zoning and R-coding over land which will remain in the Urban Development Zone and the structure plan's Residential Precinct (as shown on the Structure Plan (Amendment) Maps).

5.4 R-MD Standards

Residential Medium Density (or **R-MD**) standards were formulated by WAPC and incorporated into Planning Bulletin 112/2016, released in April 2016. The R-MD standards are based on contemporary housing typologies and facilitate variations to State Planning Policy 7.3: Residential Design Codes (**R-Codes**) on a range of standards to simplify the approval process. The R-MD standards were required to be formalised through a local planning policy; and as such, the City prepared Local Planning Policy 4.19: Medium-Density Housing Standards (**LPP 4.19**) in November 2016.

The R-MD standards are given effect through various planning documents. In this case, Section 4.1.1 of ASP 7 gives effect to the R-MD standards over various lots in the subject area identified on the ASP 7 maps. The changes to the ASP 7 text and map that introduced R-MD standards occurred as a result of Amendment No. 17, 18 and 15 to ASP 7, which were approved in October 2017 and June 2018 and August 2019 respectively. There are currently 130 residential lots and 14 larger landholdings (of more than 2,000m²) in the ASP 7 area that are be subject to R-MD standards.

The subsequent amendment to ASP 7 will retain the text provisions relating to R-MD standards applying over areas identified on the structure plan maps. However, a review by the City has considered that the area in which the R-MD standards apply could be reduced to:

- Land parcels that are vacant or yet to be developed; and/or
- Lots where a local development plan (**LDP**) prescribes that R-MD standards apply.

As the R-MD standards were prepared to guide the development of single house development, the City has considered it superfluous for the R-MD standards to continue applying over established lots. Similarly, the R-MD standards do not need to apply over drainage and public open space areas (as currently shown on the ASP 7 map), where single house development is not intended to occur.

The Structure Plan (Amendment) Maps, provided at the commencement of this document, demonstrates the proposed reduction of the area that will be subject to the R-MD standards.

5.5 Additional Use Area – Pollino Gardens

Amendment No. 20 to ASP 7, approved by the WAPC in December 2019, introduced the permissibility of 'additional uses' over a portion of (the now former) Lot 201 (42) Pollino Gardens, Landsdale. Lot 201 has since been subdivided, with the land subject to Amendment No. 20 to ASP 7 now being the whole of Lot 903 (2) Pollino Gardens.

The additional uses made discretionary (or 'D' uses) on Lot 903 through Amendment No. 20 to APS 7 are 'medical centre', 'pharmacy' and 'restaurant'. The additional uses are listed in

Schedule 2 of the ASP 7 text, with the structure plan still identifying 'Portion Lot 201' as the land in which the additional uses relate.

The 'medical centre', 'pharmacy' and 'restaurant' uses are permissible on Lot 903 in addition to those typically permissible within the Residential Zone, which the land is designated through the structure plan. The Residential zoning designation in ASP 7 is accompanied by an R-coding of R40.

The Metro Outer Joint Development Assessment Panel (JDAP) approved a child care centre and medical centre on what is now Lot 903 in June 2021. That approval was amended by the City (under its delegated authority) in August 2022 to include restaurant – and to alter the building design. Although these approvals have been granted, Lot 903 is still vacant as of the end of 2023.

The City granted a further development approval in August 2022 for car parking on the verge adjoining Lot 903. The City understands that the landowners of Lot 903 are in the process of acquiring excess road reserve off Pollino Gardens from the Crown, where the car parking is proposed. If successfully acquired, the landowners would then amalgamate the road reserve land into the adjoining Lot 903. The amendments proposed to the ASP 7 maps anticipate the completion of the land acquisition and amalgamation process by showing the extent of the 'additional use' area (as well as the R40 R-coding) extending into the road reserve.

Once the road reserve acquisition is completed, the amalgamated land will be given a new lot number. In the interim, what is proposed is reference to 'Lot 201' in Schedule 2 of ASP 7 being replaced with the current 'Lot 903 Pollino Gardens, Landsdale (and adjoining road reserve)'. The City understands that the land details may change again if the land amalgamation process is completed whilst the City and WAPC consider Amendment No. 211 and the subsequent amendment to ASP 7.

Proposed amendments to ASP 7 seek to introduce a land use definition for 'Pharmacy' – being one of the additional uses now listed in Schedule 2 of ASP 7. The definition introduced for 'Pharmacy' will be as follows:

Premises used for the preparation and dispensing of drugs and other medicinal products and where this occurs other predominantly toiletry products may be displayed and offered for sale by retail.

The 'Pharmacy' use was previously listed and defined in DPS 2 (the same as the above) when Amendment No. 20 to ASP 7 was approved in December 2019. However, the subsequent approval of Amendment No. 172 in May 2023 removed this definition from the Scheme. So as to apply the additional use properly (and as intended), the City considers that a definition for 'Pharmacy' needs to be inserted into the structure plan.

Amendments to ASP 7 will also make further minor changes to Schedule 2, to replace references to the 'restaurant' land use with 'restaurant/café'. This will bring the land use term into line with changes which occurred through the approval of Amendment No. 172.

5.6 Local Development Plans

The City has approved seven detailed area plans (**DAP's**) or LDP's on land within the subject area. DAP's and LDP's are effectively the same planning instrument, and therefore will be referred to as 'LDP's' in the discussion below.

Appendix 2 contains a table that provides the status of the LDP's affecting the subject area; including the approval date, expiry date and detail contained within each plan.

Part 6 of the deemed provisions stipulates how LDP's function in the planning framework. Under Clause 57 of the deemed provisions, the approval of an LDP generally has effect for a period of ten years from when the local government approves the plan. However, under the deemed provisions, an LDP that was approved before 19 October 2015 is taken to be approved on that day.

The lots affected by each of the seven LDP's are mostly developed, with a small number of vacant lots remaining. Three of the seven LDP's are due to expire in October 2025, with the three further LDP's expiring before the end of 2027. Unless the City extends the approval period, the effect of the LDP's will lapse on expiry.

As most of the lots within the LDP areas have been developed, the seven LDP's within the subject area are becoming less relevant instruments in the City's planning framework. Clause 58 of the deemed provisions provides the following should the City consider revoking the LDP's:

The local government must not revoke approval of a local development plan unless this Scheme is amended so that the development to which the plan relates is a non-conforming use.

The above deemed provision does not assist the City in pursuing any revocation of the LDP's within the ASP 7 area at this time. There are no other legal mechanisms to revoke the LDP's; and as such, the City considers that they must all remain in place until their expiry.

5.7 Other Redundant Provisions and Text Adjustments

The subsequent amendment to ASP 7 that will be made following the approval of Amendment No. 211 provides the opportunity to have redundant text removed from the structure plan.

The amendments to ASP 7 propose to remove Section 4.3 from the structure plan text. The text currently prescribes the following, which is considered unnecessary to retain in ASP 7:

4.3 Buffer Precinct

Clause 4.3 relating to the Buffer Precinct has been deleted in accordance with Amendment No. 2 of Agreed Structure Plan East Wanneroo Cell 5 approved by the Council at its meeting held on the 15 March 2005 (PD01-03/05) and by the Western Australian Planning Commission on the 6 May 2005.

By removing the above text, Section 4.4 would need to be renumbered accordingly.

In addition, the amendments to ASP 7 provide an opportunity to update Section 5 of the structure plan text – to update reference to the former 'Department of Environmental Protection' to the current 'Department of Water and Environmental Regulation'.

5.9 WAPC Consideration to Amend ASP 7

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:

- (a) the approval of the structure plan is to be revoked; or
- (b) the structure plan is to be amended in accordance with the statement; or
- (c) the approval of the structure plan is not affected.

As a result, a Statement has been included within the Amendment No. 211 proposal prescribing that ASP 7 will need to be amended by the WAPC pursuant to Regulation 35A(b). Detail justifying the inclusion of such a Statement regarding ASP 7, and the amendments proposed, is included throughout this report.

5.10 Extension of the ASP 7 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 7 was), the approval duration under the deemed provisions is set to expire on 19 October 2025.

The deemed provisions outline the possibility for the duration of a structure plan to be extended. In this case, and as outlined in Section 4.12 above, the City will seek the WAPC's approval for the approval duration of ASP 7 to be extended to 30 June 2029. This will allow additional time for the subdivision of the undeveloped areas to occur.

To formalise the request to extend the approval duration of ASP 7, the City will arrange to complete the WAPC's Form 5D (Application to extend the approval of a Structure Plan). The completed form will be provided to the WAPC once Amendment No. 211 is advertised and considered further by Council.

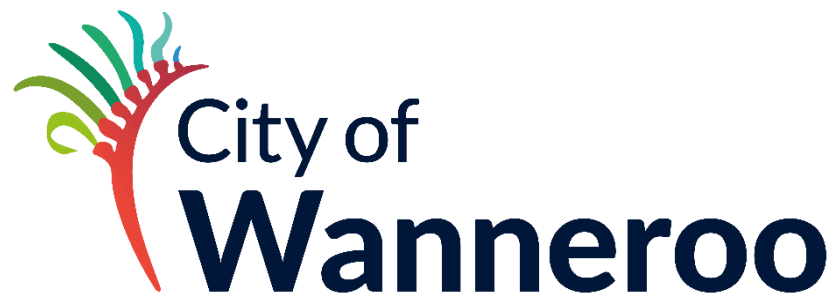
6.0 Conclusion

Amendment No. 211 has been prepared as a 'standard' amendment in the context of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

Amendment No. 211 seeks to address normalise the zoning and R-coding of established areas within ASP 7 that are currently zoned Urban Development – and resolve anomalies on land already zoned or reserved under DPS 2.

The Amendment No. 211 proposal also utilises provisions from the Regulations, by including a Statement prompting a subsequent amendment to ASP 7 to be undertaken by the WAPC. The amendments to ASP 7 are recommended to modify the structure plan map and text to coincide with Amendment No. 211 – and to adjust ASP 7 to resolve inconsistencies and remove redundant provisions.

The City is hopeful that this Report assists the WAPC in explaining the purpose and detail of Amendment No. 211 (and the subsequent amendment needed to amend ASP 7) – and assists in providing for a prompt and favourable consideration of what is proposed.



APPENDIX 1

Track Change Version of ASP 7 Text

**EAST WANNEROO CELL 5 AGREED
(LANDSDALE)**

LOCAL STRUCTURE PLAN

(AS AMENDED)

**Structure Plan No. 7
Agreed: 26 November 2002**

**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:

28 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 the Agreed Structure Plan
East Wanneroo Cell 5**

Amendment No.	Description of Amendment	Finally Endorsed Council	Finally Endorsed WAPC
1	Recodes a central portion of Lot 144 Landsdale Road, Landsdale from R20 to R40.	29.8.04	1.11.04
2	Modifies the internal subdivisional roads and access points onto Kingsway Road, Rangeview Road and Landsdale, Recodes portions of Lots 125 and 126 Kingsway Road from R20 to R30, and portions of Lots 131, 138 & 140 to 142 Landsdale Road and Lot 139 Rangeview Road from R20 to R40, and Deletion of the Buffer Precinct on the Zoning Plan and related buffer Precinct Provisions 4.3 in the ASP.	15.3.05	6.5.05
3	Recodes portions of Lots 22-24 and Lot 25 Landsdale Road, Kingsway from R20 to R40 and modifies the internal subdivisional roads to reflect recent subdivisions in the area.	11.1.06	2.2.06
5	Recodes a portion of Lot 137 Landsdale Road, Darch from R20 to R40	5.5.06	28.7.06
4	Recodes various portions of Lots 25, 26, 119 and 120 Rangeview Road from R20 to R25 & R40 and modifies the road network within those lots. Recodes a portion of Lot 63 Rangeview Road from R20 to R40. Modifies the road network within Lots 121 & 122 Kingsway & Lot 134 Landsdale Road.	24.4.07	6.6.07
7	Recodes the remaining residential component of Lots 58, 59 and 60 Landsdale Road, Landsdale from R20 to R40	15.3.07	5.12.07
9	Recodes Lot 66 Landsdale Road, Landsdale from R20 to R30 and R40	21.11.08	4.11.08
10	Recodes Lots 20 and 21 Denman Gardens, Landsdale from Residential R20 to Residential R40	22.9.09	7.1.10
8	Recodes Lots 3 and 4 Gnangara Road, Landsdale from R20 to R40	2.6.10	6.7.10
11	Recodes Lot 88 (74) Rangeview Road, Landsdale from Residential R20 to Residential R30	14.9.12	12.11.12
12	Rationalises the road layout and the density boundaries affecting Lots 25 (8) Rangeview Road, Lot 26 (26) Rangeview Road, Lot 119 (390) Kingsway and Lot 120 (19) Rangeview Road, and Lot 61 (207) Landsdale Road, Landsdale.	20.2.13	11.4.13
13	Recodes Lot 9005 (No. 198) Landsdale Road, Landsdale from R20 to R30	22.1.15	24.2.15

14	<p>To amend the Residential Density Code of various portions of land as shown as R20 and R25 within Lot 119 (No.390) Kingsway, and Lots 25 (No.8), 26 (No.26) and 120 (No.19) Rangeview Road, Landsdale to residential Density Code R30 and R40.</p> <p>To amend the road layout over lot 25 and Lot 26 Rangeview Road as shown in the proposed Structure Plan Map.</p>	15.10.15	18.8.16
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Amendment No.	Summary of the Amendment	Amendment type	Date approved by WAPC
17	<p>To apply the R-MD standards to various portions of land designated Residential R30 and R40 within Lot 119 (No.390) Kingsway, and Lots 25 (No.8), 26 (No.26) and 120 (No.19) Rangeview Road, Landsdale.</p> <p>To insert the following provision into Part 1:</p> <p>4.1.1 R-MD Codes The City of Wanneroo's Local Planning Policy 4.19: Medium-Density Housing Standards (R-MD) sets out acceptable variations to the deemed-to-comply provisions of the R-Codes for lots coded R25 – R60 as shown in the proposed Structure Plan Map.</p> <p>These variations set out in the LPP 4.19 apply to all lots designated R-MD on ASP7 and thereby constitutes acceptable development within the Structure Plan area.</p>	Minor	19.10.17
18	<p>Applies the R-MD standard to various lots designated Residential R30 as outlined in the structure plan map dated 22 August 2016.</p> <p>To relocate clause 4.1.1 of the Part 1 text below the Objectives which should be under clause '4.1 Residential Precinct'.</p>		20.6.18
16	<p>Details an urban structure within Lot 61 Landsdale Road and Lot 62 Rangeview Road, Landsdale.</p> <p>Reduces the designated Neighbourhood Community Centre area and changes its zoning classification from Centre to: a) Commercial R40 and b) Residential Precinct R-MD-R40.</p> <p>Creates Public Open Space in lieu of the designated 0.5ha community purpose site.</p>		28.3.2019
15	<p>Recoding Lots 16, 17 & 923 Grayswood Court, Lots 924, 925 & 926 Warradale Terrace, and Lot 927 Kevo Place, Landsdale from 'Special Residential' to 'Residential R25' and 'Residential R40' and to show as 'area subject to RMD development standards' as shown on Plan 1: Proposed Modified Structure Plan.</p> <p>Delete 'Section 4.4 Special Residential Precinct' from Part 1, and insert a provision requiring the preparation of a Local Development Plan to guide the development of lots overlooking Warradale Park and an additional provision requiring communal streets have a minimum width of 12 metres.</p>		16.8.2019

Amendment No.	Summary of the Amendment	Amendment type	Date approved by WAPC
20	<p>Amend the Structure Plan map as it relates to Lot 201 (No.42) Pollino Gardens, Landsdale, to:</p> <ul style="list-style-type: none"> • Replace the designated road east of POS and a portion of the POS with 'Residential - R40' zoning; and • Include an additional use designation on a portion of Lot 201. <p>Insert additional text at clause 4.1 and Schedule 2, which provides conditions for the additional use.</p>		23.12.2019
<u>21</u>	<p><u>Various amendments made to the text and maps pursuant to Clause 29(2) of the deemed provisions, to coincide with Amendment No. 211 to District Planning Scheme No. 2</u></p>		

PART 1

IMPLEMENTATION

SUBJECT AREA

The Structure Plan area includes approximately 70 private landholdings comprising approximately 288 hectares.

1 ZONES

Plan 1 : 'The Zoning Map'.

2 AGREED STRUCTURE PLAN

Plan 2 : The 'Agreed Structure Plan'.

3 RETAIL FLOORSPACE (NLA)

Except where otherwise provided for in Schedule 7 of the Scheme, retail
~~Retail~~ floorspace (NLA) for the Structure Plan will be in accordance with Schedule 1.

SCHEDULE 1: RETAIL FLOORSPACE PROVISION

NEIGHBOURHOOD CENTRE	MAXIMUM NETT LETTABLE AREA (ROUNDED TO THE NEAREST 50m ²)
Cell 5 Neighbourhood Centre (North)	3000m²
Cell 5 Neighbourhood Centre (South)	1100m ²

4 PROVISIONS

4.1 RESIDENTIAL PRECINCT

~~The permissibility of uses is to be in accordance with Residential zone as specified under the scheme. Rural development involving high capital investment, offensive trades, mushroom farms and/or of a long-term nature will generally be discouraged. Other Rural uses may be considered. Unless otherwise identified on Plan 2 'The Local Structure Plan' the residential density to apply to this precinct is R20.~~

This section relates to the 'Residential Precinct' where shown on Plan 2 (Zoning Plan). Unless otherwise identified on Plan 1 (Structure Plan), the residential density to apply in this precinct is R20.

In the context of this structure plan, the Residential Precinct does not relate to land which is zoned Residential under the Scheme.

The permissibility of uses in the 'Residential Precinct' is to be in accordance with the Residential Zone as specified under the Scheme. Rural development involving high-capital investment, offensive trades, mushroom farms and/or of a long term nature will not be supported. Other rural uses may be considered.

Objective/s

To encourage residential development and to allow for rural uses and development to be approved by Council if it is considered that such uses will not compromise the intention to develop the precinct for residential purposes in the medium and longer term.

In assessing a rural application within this precinct, consideration will be given to the following matters:

- a) referring the applicants to different lands situated within other relevant Rural Zones under the scheme;
- b) imposing a time limit on the period for which the approved development may be carried out and the preparation and execution of a legal agreement, at the landowner/s expense, between the landowner/s and Council to the effect; and/or
- c) refusing the application if it is considered likely to prejudice the future planned use of the land;
- d) proximity to areas being subject to urban development;
- e) the ability of the land to be used for residential purposes in the immediate future in light of servicing and other constraints;
- f) other appropriate factors.

Additional Use

Notwithstanding the permissibility of uses contained in Table 1 of the scheme, the land specified in Schedule 2 may be used for the specified uses listed in addition to

any uses permissible for the zone in which the land is located, subject to the conditions set out therein.

SCHEDULE 2: ADDITIONAL LAND USE

No.	Land	Additional Land Use and Conditions
1	Portion of Lot 201 (No. 42) Pollino Gardens, Landsdale <u>Lot 903 Pollino Gardens, Landsdale (and adjoining road reserve)</u> (as shown on Structure Plan map)	<p>'Medical Centre' – 'D' 'Pharmacy' – 'D' 'Restaurant/<u>Cafe</u>' – 'D'</p> <p>CONDITIONS:</p> <p>a) medical centre to be limited to 8 general practitioners operating on site at any particular time, which may operate in addition to any allied health professionals/services;</p> <p>b) restaurant/<u>cafe</u> to be limited to 50 sq.m NLA of ——— internal area;</p> <p><u>c) 'Pharmacy' as listed in this table is defined as follows:</u></p> <p><u>Premises used for the preparation and dispensing of drugs and other medicinal products and where this occurs other predominantly toiletry products may be displayed and offered for sale by retail.</u></p> <p>ed) pharmacy to be limited to 200 sq.m NLA;</p> <p>de) built form to a maximum of two habitable floors, in addition to any undercroft parking area, to a maximum height of 59.5m AHD excluding minor projections and architectural features.</p> <p>ef) building to be orientated and designed to address surrounding streets;</p> <p>fg) building design to generate visual interest through built form articulation, openings, architectural features and building materials;</p> <p>gh) provision of a minimum 3.0 m building setback to Pollino Gardens and Priest Road; and</p> <p>hi) any street fencing is to be visually permeable.</p>

4.1.1 R-MD CODES

The City of Wanneroo's Local Planning Policy 4.19: Medium-Density Housing Standards (R-MD) sets out acceptable variations to the deemed-to-comply provisions of the R-Codes for lots coded R25 – R60.

These variations set out in the LPP 4.19 apply to all lots designated R-MD on ASP7 and thereby constitutes acceptable development within the Structure Plan area.

4.1.2 DEVELOPMENT

Prior to subdivision or development of R40 coded land adjoining the south-eastern portion of Trentham Park, a Local Development Plan is to be prepared to address:

- a) housing design, including window openings from habitable rooms, to achieve passive surveillance of both the street and the park and to adequately provide for private open space and street frontage that is not dominated by garage doors; and
- b) side and rear fencing which addresses appropriate height, character, visual permeability and appropriate relationship with the parkland; and
- c) footpath pedestrian access from the parkland.

4.2 COMMERCIAL ZONE

The objective of the Commercial zone is to provide for a Neighbourhood Community Centre that provides a point of activity focus and includes retail and other complementary uses to service the daily needs of the community. Land use permissibility should be in accordance with the Commercial zone under the City's scheme. Prior to subdivision or development in the Commercial zone, a Local Development Plan is to be prepared in accordance with the provisions of the City's Scheme, to address:

- a) two-storey built form, building orientation and scale that addresses surrounding streets for the creation of an urban street edge and activation of street frontages;
- b) building design to generate visual interest through built form articulation, openings, architectural features and building materials;
- c) provision of adequate on-street parking; where on-site parking for commercial uses is necessary, this should be of limited extent and screened to the rear of the building(s);
- d) treatment of the adjoining road reserve(s) and provision of adequate street trees of a canopy that provides sufficient shade and contributes to a pedestrian friendly environment; and
- e) an appropriate interface with the existing child care centre.

~~4.3 BUFFER PRECINCT~~

~~Clause 4.3 relating to the Buffer Precinct has been deleted in accordance with Amendment No. 2 of Agreed Structure Plan East Wanneroo Cell 5 approved by the Council at its meeting held on the 15 March 2005 (PD01-03/05) and by the Western Australian Planning Commission on the 6 May 2005.~~

4.44.3 LOTS 17 & 923 GRAYSWOOD COURT, LOTS 924, 925 & 926 WARRADALE TERRACE, AND LOT 927 KEVO PLACE

- a) Prior to the commencement of any development, a Local Development Plan shall be prepared for lots overlooking Warradale Park and shall set out the following:
 - i. Dwelling orientation;
 - ii. Uniform fencing;

- iii. Pedestrian access; and
- iv. Garage locations.

- b) Communal access streets shall have a minimum width of 12m.

5 ENVIRONMENTAL PROVISIONS

- a) Prior to undertaking any earthworks or development of the land the landowners shall demonstrate to the satisfaction of the City of Wanneroo and the Western Australian Planning Commission that nursery or market garden uses have not occurred on the subject land, or, undertake a Soil Contamination Assessment of the land, at the landowner's cost to determine the presence or absence of soil contamination to the satisfaction of the Department of ~~Environmental Protection~~ Water and Environmental Regulation.
- b) Should any soil contamination be identified in the soil contamination assessment, a Site Remediation and Validation Report for the subject land shall be prepared at the landowner's cost by the developer/subdivider and remediation works shall be undertaken at the landowner's cost for all identified contamination and should be validated as being free of contamination above acceptance guidelines to the satisfaction of the Department of ~~Environmental protection~~ Water and Environmental Regulation, prior to undertaking any earthworks or development of the land.
- c) The subdivider/landowner shall demonstrate to the satisfaction of the City of Wanneroo and the Western Australian Planning Commission that surface water drainage within the subject land will be disposed off in a manner that minimises the impacts on the nearby significant wetlands, including potential surface water contamination.

6 INFRASTRUCTURE CONTRIBUTIONS

- a) The contributions to be made by an owner for the implementation of the Cell Works shall be determined in accordance with the scheme.
- b) Cell Costs shall be reviewed in accordance with the relevant scheme provisions relating to the "Revision of Cell Costs".
- c) Current rate of contribution for Cell 5 and the associated breakdown of costs can be obtained from the City of Wanneroo Administration.

7 PUBLIC OPEN SPACE (POS) PROVISION

The following Schedule 3 details the Public Open Space (POS) which is to be provided by landholders for each lot within Cell 5. The POS allocation reflects the distribution of POS on the Agreed Structure Plan for Cell 5.

SCHEDULE 3: PUBLIC OPEN SPACE PROVISION – CELL 5

Public Open Space (hectares)	Lot No	Area (ha)
5A	Pt Lot 3 Gngara Road Unconstructed Rd reserve Lot 4 Gngara Road	0.1087
		0.1884
		0.3917
	Sub total	0.6888
5B (POS existing)	North Whitfords Estate	
5C (POS existing)	"	
5D (POS existing)	"	
5E (POS existing)	"	
5F	"	
5H (POS existing)	"	
	Sub total	15.6900
5G	Lot 45 Kingsway Lot 46 Kingsway	0.3581
		0.3646
	Sub Total	0.7227
5I	Lot 23 Kingsway Lot 24 Kingsway Lot 26 Rangeview Road Lot 59 Landsdale Road Lot 60 Landsdale Road Lot 61 Landsdale Road	0.1331
		0.5267
		0.0960
		0.4030
		1.6187
		0.3005
	Sub Total	3.0780
5J	Lot135 Landsdale Road Lot134 Landsdale Road	0.7575
		0.3248
	Sub Total	1.0823
Community Purpose Site	Lots 61 & 62 Landsdale Road	0.5000
	Sub-total	0.5000
Historic POS	Portion of Res 24794 & 24921 Portion of Res 34683	3.2107
		2.4645
	Sub total	5.6752
	Total POS Provision	27.4370



APPENDIX 2

Review of Local Development Plans in
ASP 7 Area

LDP Name and CM reference	Approval Date (Current Version)	Expiry Date	No. of lots	% of lots dev?	R-Code	LDP refer to RMD?	LDP Vary R-Codes?	Variations to R-Codes	Other Provisions on LDP	Other Notes
Detailed Area Plan – Lots 134 & 135 Landsdale Road, Landsdale	26 Aug 2013	19 Oct 2025	33	94%	R20	NO	YES	<ul style="list-style-type: none"> Open space variation Orientation of OLA Primary street dwelling setback Side setback requirements for upper storey Boundary wall and solar setback provisions Rear setback requirements Garage front, secondary street and side setback requirements. 	<ul style="list-style-type: none"> Recommended and designated garage locations Retaining wall placements 	Amends DAP approved on 12 August 2011
Detailed Area Plan No. 1 – East Wanneroo Cell 5	15 Aug 2014	19 Oct 2025	29	100%	R40	NO	YES	<ul style="list-style-type: none"> Building setbacks to primary street Open space variation Boundary wall relaxation 	<ul style="list-style-type: none"> Western power easement – alignment and permitted building offset. Preferred garage locations. Existing dwellings to be retained. 	
Detailed Area Plan No. 2 – East Wanneroo Cell 5	21 Jan 2015	19 Oct 2025	56	100%	R20 R40	NO	YES	<ul style="list-style-type: none"> Open space variation subject to OLA design and solar setback Reduction of primary and secondary street setbacks. 	<ul style="list-style-type: none"> Lot 463 duplex development provisions Restriction of access Indicative duplex subdivision boundaries Retaining walls Designated garage locations Battering notation 	Amends DAP approved on 5 December 2014
Local Development Plan No. 1 – East Wanneroo Cell 5	23 Nov 2015	23 Nov 2025	50	100%	R30	NO	YES	<ul style="list-style-type: none"> Dwelling front setback Boundary walls Garage setback to primary street Open space variation subject to OLA design 	<ul style="list-style-type: none"> Noise attenuation measures Designated garage locations Access restriction. 	Required as a condition of subdivision.
Local Development Plan No. 2 – East Wanneroo Cell 5	20 Jan 2017	20 Jan 2027	2	100%	R40	NO	NO	Nil	<ul style="list-style-type: none"> Noise attenuation measures Access restriction 	Required as a condition of subdivision.
Local Development Plan No. 3 – East Wanneroo Cell 5	8 Oct 2018	20 Nov 2027	19	100%	R30 R40	YES	YES	<ul style="list-style-type: none"> Dwelling and major opening orientation to street Visually permeable fencing Boundary walls prohibited to lot boundaries adjoining POS OLA in secondary streets 	<ul style="list-style-type: none"> Retaining walls Location of PAW's Solid fencing permitted locations. 	<ul style="list-style-type: none"> Required as a condition of subdivision. Amends DAP approved on 20 November 2017
Local Development Plan No. 3 – East Wanneroo Cell 5 – Lot 9001 on DP 408578 (61) Harrogate Vista, Landsdale	13 Jul 2020	13 Jul 2030	5 +POS	See Notes	R40	YES	YES	<ul style="list-style-type: none"> Habitable room orientation to POS Visually permeable fencing to POS boundary 	<ul style="list-style-type: none"> Pedestrian access gates on rear boundaries of residential lots to POS Indicative garage locations Existing easement location 	<ul style="list-style-type: none"> Required as a condition of subdivision. Five residential lots fully developed. POS site yet to be developed.

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PLANNING AND DEVELOPMENT ACT 2005

CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO. 2 – AMENDMENT NO. 211

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 various land parcels affected by the East Wanneroo Cell 5 (Landsdale) Agreed Local Structure Plan No. 7 located in the Landsdale locality from 'Urban Development' to 'Residential' (R20, R30 or R40), as shown on the Scheme (Amendment) Maps.
2. Reclassifying various road reserves in the Landsdale locality from 'Urban Development' Zone to 'Local Scheme Reserve – Local Road', as shown on the Scheme (Amendment) Maps.
3. Reclassifying the following land parcels from 'Urban Development' zone to 'Local Scheme Reserve – Public Open Space', as shown on the Scheme (Amendment) Maps:
 - Portions of Lot 500 (12) Bakana Loop, Landsdale (on DP: 423439);
 - Lot 1319 (390) Gngara Road, Landsdale (on DP: 29495);
 - Lot 301 (22) Raeburn Crescent, Landsdale (on SS: 83865);
 - Lot 55 (390P) Gngara Road, Landsdale (P: 89295);
 - Lot 1318 (24) Raeburn Circle, Landsdale (on DP: 29495);
 - Portion Lot 1317 (11) Sandison Way, Landsdale (on DP: 29495);
 - Lot 157 (18) Trentham Road, Landsdale (on DP: 45201);
 - Lot 8000 (20) Trentham Road, Landsdale (on DP: 412032);
 - Lot 9001 (35) Harrogate Vista, Landsdale (on DP: 403017);
 - Lot 9000 (37) Harrogate Vista, Landsdale (on DP: 402250);
 - Lot 416 (1) Harrogate Vista, Landsdale (on DP: 402742);
 - Lot 417 (51) Harrogate Vista, Landsdale (on DP: 408578);
 - Lot 456 (53) Harrogate Vista, Landsdale (on DP: 417730); and
 - Portion Lot 3000 (39) Hardcastle Avenue, Landsdale (on DP: 72117);
4. Reclassifying portion of Lot 500 (12) Bakana Loop, Landsdale (on DP: 423439) from 'Local Scheme Reserve – Local Road' to 'Local Scheme Reserve – Public Open Space', as shown on Scheme (Amendment) Map 1.
5. Applying the 'Urban Development' Zone over a portion of the 'Local Scheme Reserve – Local Road' located immediately adjoining Lot 903 (2) Pollino Gardens, Landsdale (on DP: 407289), as shown on Scheme (Amendment) Map 1.
6. Rezoning the following land parcels from 'Urban Development (R20)' to 'Residential (with no change in density coding)', as shown on Scheme (Amendment) Map 2:
 - Lot 1316 (26) Firmstone Circle, Landsdale (on DP: 29495);
 - Lot 1211 (24) Firmstone Circle, Landsdale (on DP: 29495);
 - Lot 1210 (22) Firmstone Circle, Landsdale (on DP: 29495);
 - Lot 1209 (20) Firmstone Circle, Landsdale (on DP: 29495);
 - Lot 1208 (18) Firmstone Circle, Landsdale (on DP: 29495);
 - Lot 1207 (16) Firmstone Circle, Landsdale (on DP: 29495);
 - Lot 1283 (19) Firmstone Circle, Landsdale (on P: 23331);
 - Lot 1254 (25) Firmstone Circle, Landsdale (on DP: 29495);

- Lot 1253 (27) Firmstone Circle, Landsdale (on DP: 29495);
- Lot 1252 (29) Firmstone Circle, Landsdale (on DP: 29495);
- Lot 1251 (31) Firmstone Circle, Landsdale (on DP: 29495);
- Lot 1265 (1) Sefton Place, Landsdale (on DP: 29495);
- Lot 1264 (3) Sefton Place, Landsdale (on DP: 29495);
- Lot 1263 (5) Sefton Place, Landsdale (on DP: 29495);
- Lot 1262 (7) Sefton Place, Landsdale (on DP: 29495);
- Portion Lot 21 (510) Mirrabooka Avenue, Landsdale (on DP: 31615);
- Lot 1261 (18) Sefton Place, Landsdale (on DP: 29495);
- Lot 1260 (14) Sefton Place, Landsdale (on DP: 29495);
- Lot 1259 (12) Sefton Place, Landsdale (on DP: 29495);
- Lot 1258 (10) Sefton Place, Landsdale (on DP: 29495);
- Lot 1257 (8) Sefton Place, Landsdale (on DP: 29495);
- Lot 1256 (6) Sefton Place, Landsdale (on DP: 29495);
- Lot 1255 (4) Sefton Place, Landsdale (on DP: 29495);
- Lot 1269 (4) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1270 (6) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1271 (8) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1272 (10) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1273 (12) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1274 (14) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1275 (18) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1276 (16) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1277 (19) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1278 (21) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1279 (23) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1284 (25) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1285 (27) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1286 (29) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1287 (31) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1288 (33) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1289 (35) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1306 (42) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1307 (40) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1308 (38) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1309 (36) Raeburn Circle, Landsdale (on DP: 29495);
- Lot 1315 (2) Glenarn Green, Landsdale (on DP: 29495);
- Lot 1314 (4) Glenarn Green, Landsdale (on DP: 29495);
- Lot 1313 (6) Glenarn Green, Landsdale (on DP: 29495);
- Lot 1312 (8) Glenarn Green, Landsdale (on DP: 29495);
- Lot 1311 (3) Glenarn Green, Landsdale (on DP: 29495);
- Lot 1310 (92) Southmead Drive, Landsdale (on DP: 29495);
- Lot 1320 (400P) Gngangara Road, Landsdale (on DP: 29495);
- Lot 1321 (390P) Gngangara Road, Landsdale (on DP: 29495);
- Lot 1322 (6P) Sefton Place, Landsdale (on DP: 29495);
- Lot 1323 (18P) Sefton Place, Landsdale (on DP: 29495);
- Lot 1324 (16P) Raeburn Crescent, Landsdale (on DP: 29495);
- Lot 1325 (6P) Glenarn Green, Landsdale (on DP: 29495); and
- Lot 1326 (98P) Southmead Drive, Landsdale (on DP: 29495).

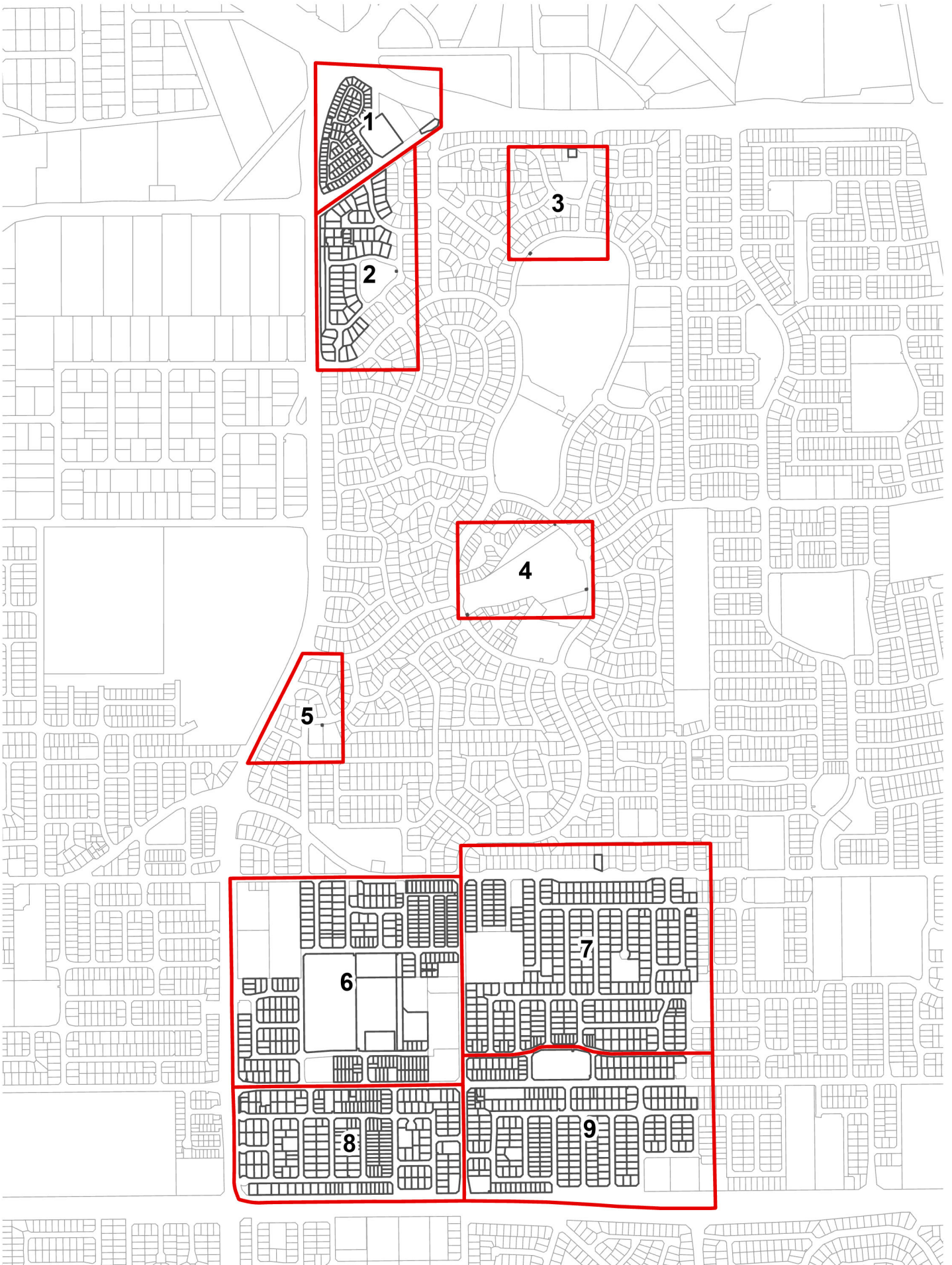
7. Rezoning the following land parcels from 'Urban Development (R20)' to 'Residential (R40)', as shown on Scheme (Amendment) Map 2:

- Lot 22 (9) Sefton Place, Landsdale (on DP: 31615);

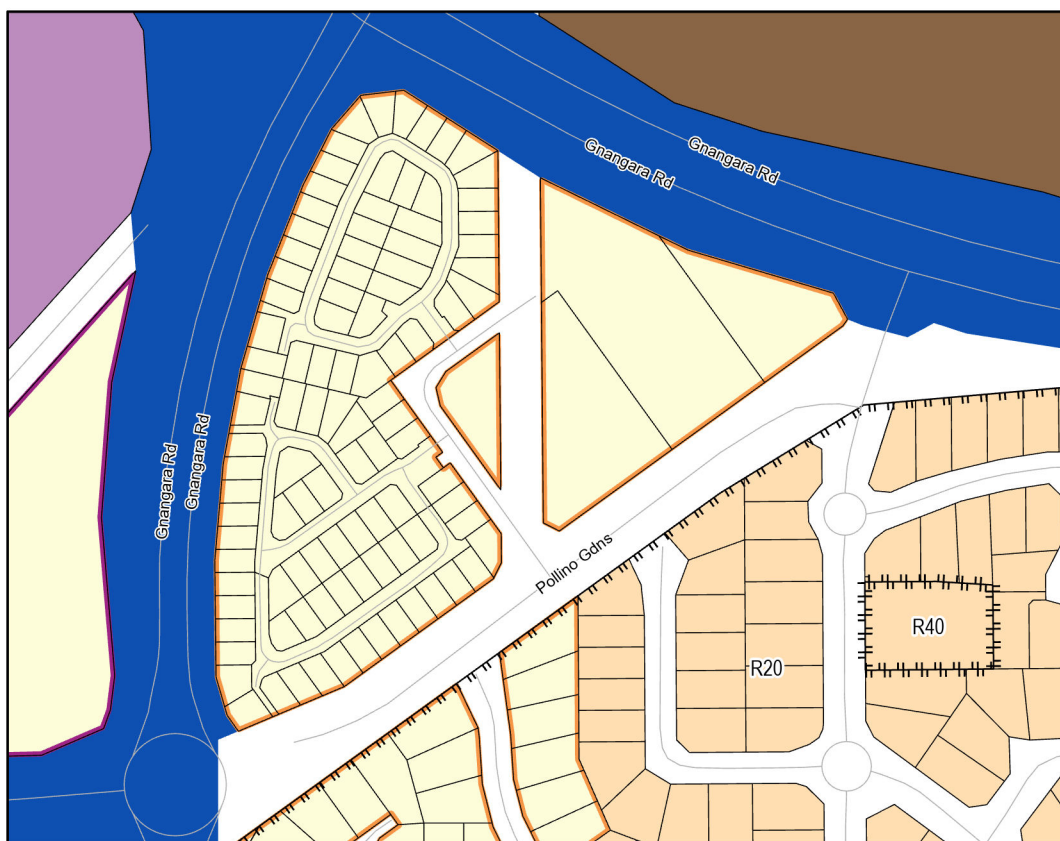
- Lot 1296 (2) Cintra Way, Landsdale (on DP: 29495);
 - Lot 1295 (4) Cintra Way, Landsdale (on DP: 29495);
 - Lot 1294 (6) Cintra Way, Landsdale (on DP: 29495);
 - Lot 1293 (8) Cintra Way, Landsdale (on DP: 29495);
 - Lot 1292 (10) Cintra Way, Landsdale (on DP: 29495);
 - Lot 1291 (12) Cintra Way, Landsdale (on DP: 29495); and
 - Lot 1290 (37) Raeburn Circle, Landsdale (on DP: 29495).
8. Reclassifying the following land parcels from 'Local Scheme Reserve – Public Open Space' to 'Local Scheme Reserve – Public Purposes', as shown on Scheme Amendment Maps 2, 3 and 4:
- Lot 1302 (15F) Sandison Way, Landsdale (on P: 23332);
 - Lot 1301 (109F) Warradale Terrace, Landsdale (on P: 23003);
 - Lot 245 (25F) The Broadview, Landsdale (on P: 19077); and
 - Lot 567 (107F) The Broadview, Landsdale (on P: 21235).
9. Reclassifying the following land parcels from 'Residential (R20)' Zone to 'Local Scheme Reserve – Drainage/Waterway', as shown on Scheme Amendment Maps 3 and 7:
- Lot 13470 (8) Passive Trail, Landsdale (on P: 23224); and
 - Lot 8044 (419) Kingsway, Landsdale (on DP: 418847).
10. Reclassifying the following land parcels from 'Residential (R20)' Zone to 'Local Scheme Reserve – Public Purposes', as shown on Scheme Amendment Maps 4 and 5:
- Lot 244 (47F) The Broadview, Landsdale (on P: 19077); and
 - Lot 566 (27F) Everglades Parade, Landsdale (on P: 20139).
11. Applying the R20 density code over the following land parcels, as shown on Scheme (Amendment) Map 5:
- Portion Lot 1655 (39) Heathfield Drive, Landsdale (on DP: 35043);
 - Lot 1656 (14) Jenkyn Circle, Landsdale (on DP: 36178);
 - Portion Lot 1659 (5) Jenkyn Circle, Landsdale (on DP: 35042);
 - Lot 7 (7) Jenkyn Circle, Landsdale (on DP: 36178);
 - Lot 13 (9) Jenkyn Circle, Landsdale (on DP: 36178);
 - Lot 15 (11) Jenkyn Circle, Landsdale (on DP: 36178);
 - Lot 16 (15) Jenkyn Circle, Landsdale (on DP: 36178);
 - Lot 12 (22) Everglades Parade, Landsdale (on DP: 36178);
 - Lot 14 (24) Everglades Parade, Landsdale (on DP: 36178);
 - Lot 19 (26) Everglades Parade, Landsdale (on DP: 36178);
 - Lot 20 (28) Everglades Parade, Landsdale (on DP: 36178);
 - Portion Lot 1631 (1) Sumner Mews, Landsdale (on DP: 33353);
 - Portion Lot 1577 (3) Sumner Mews, Landsdale (on DP: 33353);
 - Lot 1653 (10) Sumner Mews, Landsdale (on DP: 36178);
 - Portion Lot 1652 (12) Sumner Mews, Landsdale (on DP: 33353);
 - Portion Lot 50 (14) Sumner Mews, Landsdale (on DP: 36580);
 - Lot 8004 (421P) Mirrabooka Avenue, Landsdale (on DP: 32889);
 - Portion Lot 6014 (321P) Kingsway, Landsdale (on DP: 32888);
 - Lot 14994 (8P) Sumner Mews, Landsdale (on DP: 36178);
 - Lot 14995 (6P) Sumner Mews, Landsdale (on DP: 36178);
 - Lot 14996 (16P) Jenkyn Circle, Landsdale (on DP: 36178);
 - Lot 14997 (2P) Sumner Mews, Landsdale (on DP: 36178);

- Lot 14619 (35) Everglades Parade, Landsdale (on DP: 32889); and
 - Road reserves adjoining the above land parcels.
12. Reclassifying Lot 1000 (50) Amistad Road, Landsdale (on DP: 420706) from the 'Urban Development' zone to 'Local Scheme Reserve – Public Purposes', as shown on Scheme (Amendment) Map 6.
 13. Rezoning the following lots from 'Urban Development' to 'Residential (R30)', as shown on Scheme (Amendment) Map 6:
 - Lot 8003 (21) Benmore Street, Landsdale (on DP: 412032); and
 - Lot 8002 (45) Benmore Street, Landsdale (on DP: 412032).
 14. Reclassifying Portion Lot 3000 (39) Hardcastle Avenue, Landsdale (on DP: 72117) from 'Urban Development' Zone to 'Local Scheme Reserve – Environmental Conservation', as shown on Scheme Amendment Map 7.
 15. Reclassifying Lot 72 (437) Kingsway, Landsdale (on DP: 40059) from 'Residential (R20)' Zone to 'Local Scheme Reserve – Public Purposes', as shown on Scheme (Amendment) Map 7.
 16. Reclassifying Portion Lot 360 (6) Saffron Way, Landsdale (on DP: 62949) from 'Urban Development' Zone to 'Local Scheme Reserve – Drainage/Waterway', as shown on Scheme Amendment Map 9.

**CITY OF WANNEROO
DISTRICT PLANNING SCHEME NO. 2
AMENDMENT NO. 211 - MAP INDEX**



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 211



EXISTING ZONE

LEGEND

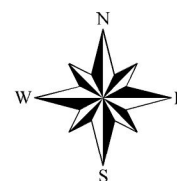
R-CODE

DPS2 ZONES & RESERVES

- GENERAL INDUSTRY
- INDUSTRIAL DEVELOPMENT
- RESIDENTIAL
- RURAL RESIDENTIAL
- URBAN DEVELOPMENT

MRS RESERVE

- OTHER REGIONAL ROADS



SCHEME (AMENDMENT) MAP 1

LEGEND

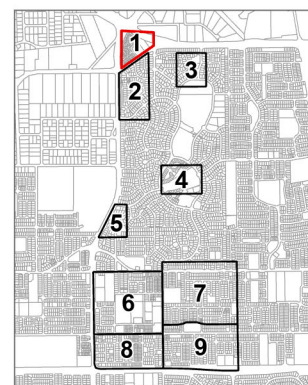
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DPS2 ZONES

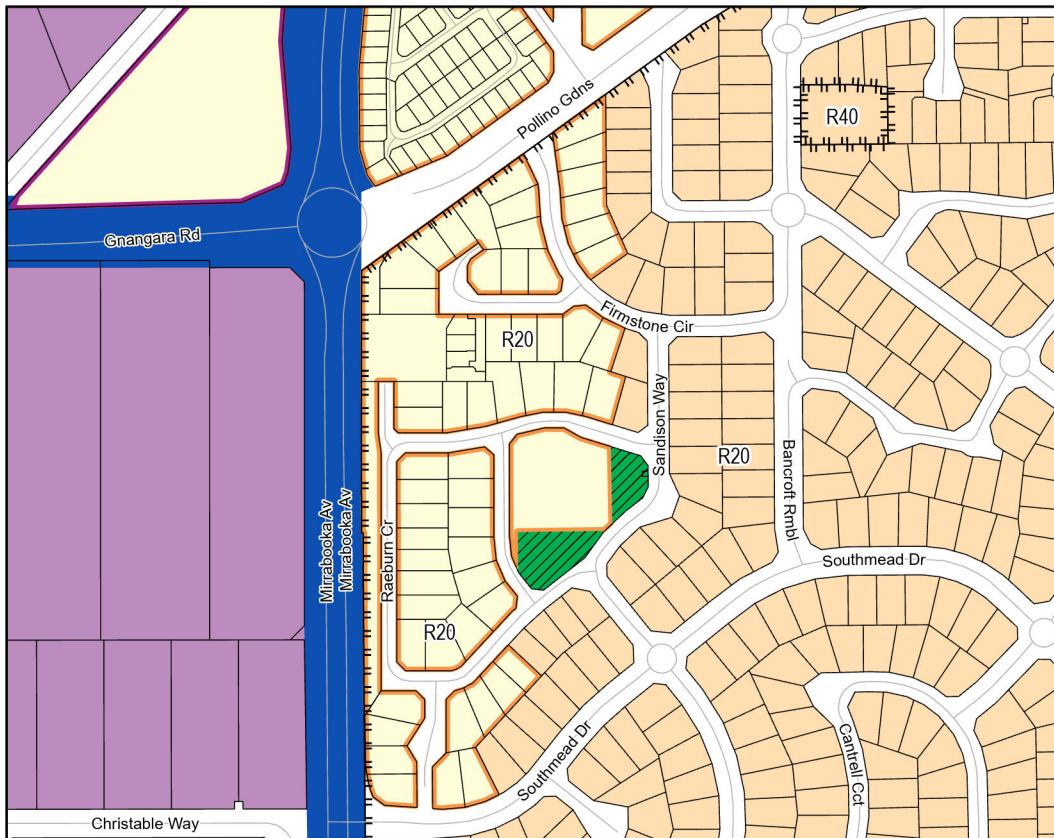
- RESIDENTIAL
- URBAN DEVELOPMENT

LOCAL SCHEME RESERVE

- PUBLIC OPEN SPACE



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 211



EXISTING ZONE

LEGEND

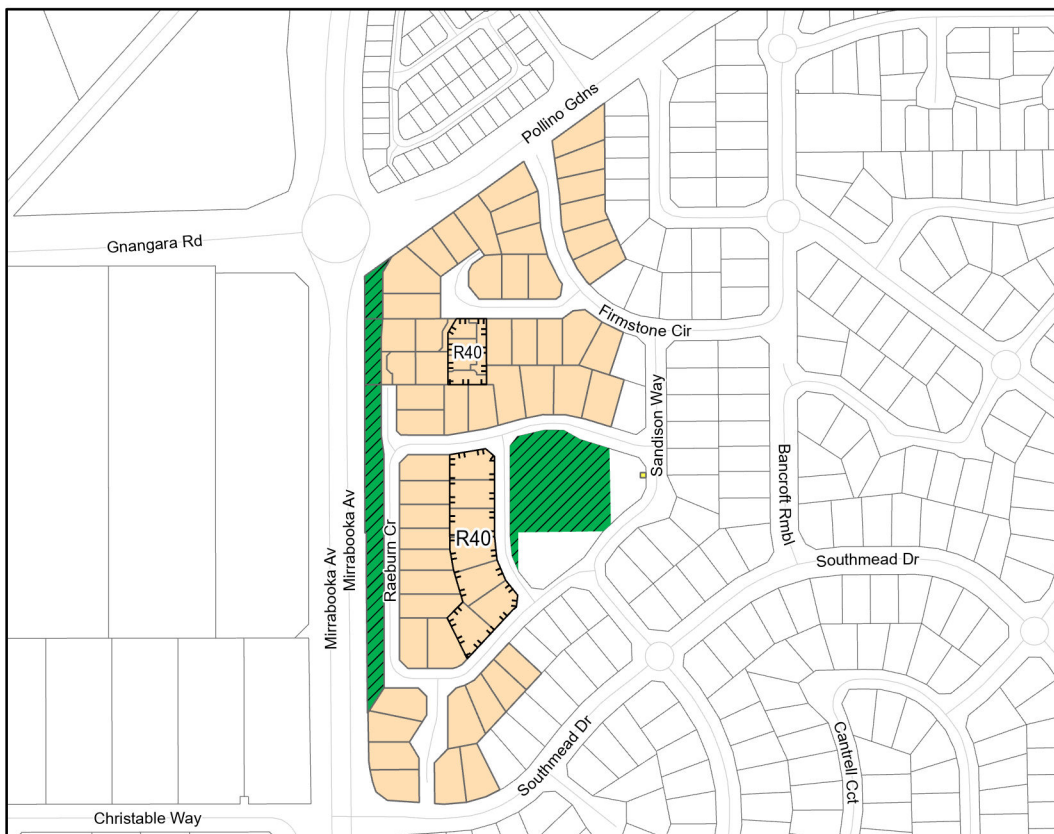
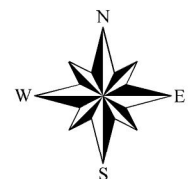
R-CODE

DPS2 ZONES & RESERVES

- GENERAL INDUSTRY
- INDUSTRIAL DEVELOPMENT
- PUBLIC OPEN SPACE
- RESIDENTIAL
- URBAN DEVELOPMENT

MRS RESERVE

- OTHER REGIONAL ROADS



SCHEME (AMENDMENT) MAP 2

LEGEND

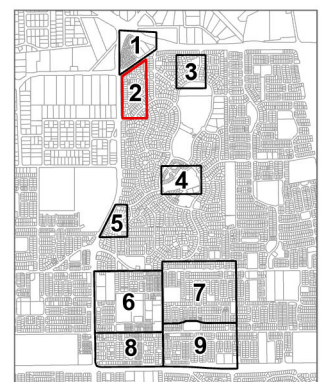
R-CODE

DPS2 ZONE

- RESIDENTIAL

LOCAL SCHEME RESERVES

- PUBLIC OPEN SPACE
- PUBLIC PURPOSES



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 211



EXISTING ZONE

LEGEND

R-CODE

DPS2 ZONES & RESERVES

PUBLIC OPEN SPACE

RESIDENTIAL



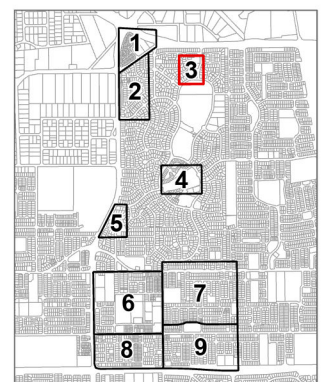
SCHEME (AMENDMENT) MAP 3

LEGEND

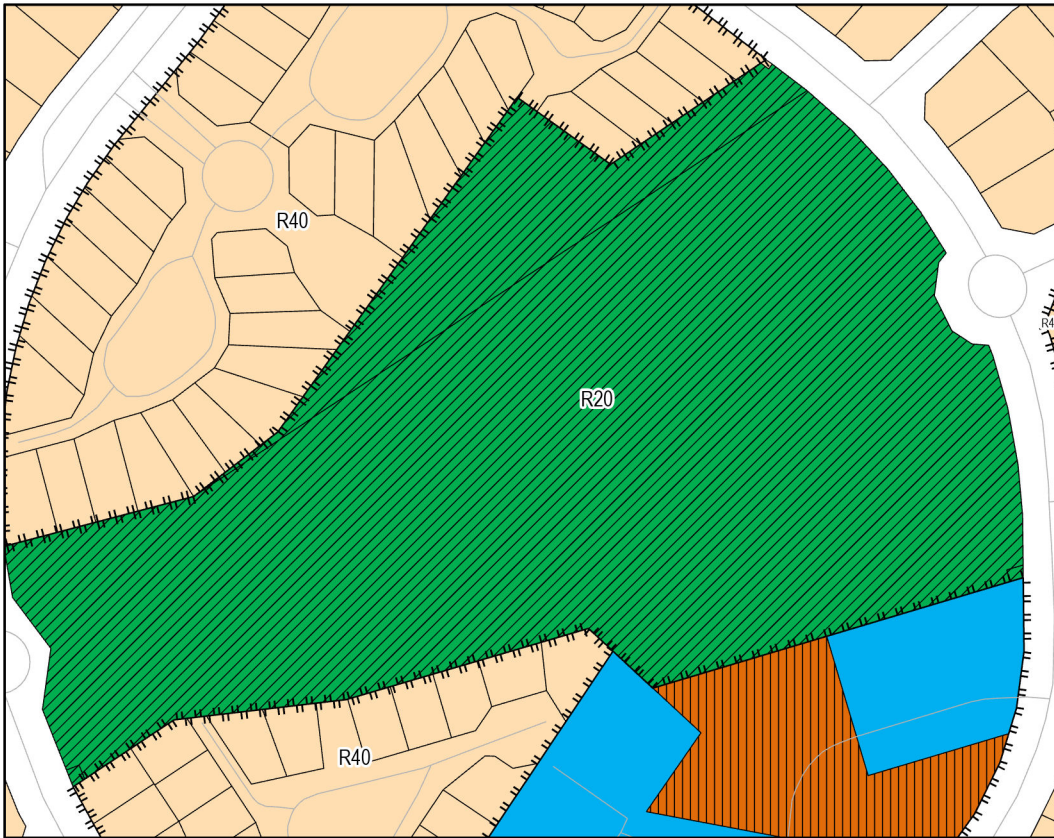
LOCAL SCHEME RESERVES

PUBLIC PURPOSES

DRAINAGE/WATERWAY



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 211



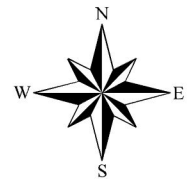
EXISTING ZONE

LEGEND

 R-CODE

DPS2 ZONES & RESERVES

-  CIVIC & COMMUNITY
-  COMMERCIAL
-  PUBLIC OPEN SPACE
-  RESIDENTIAL

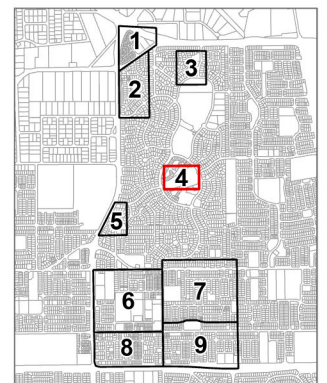


SCHEME (AMENDMENT) MAP 4

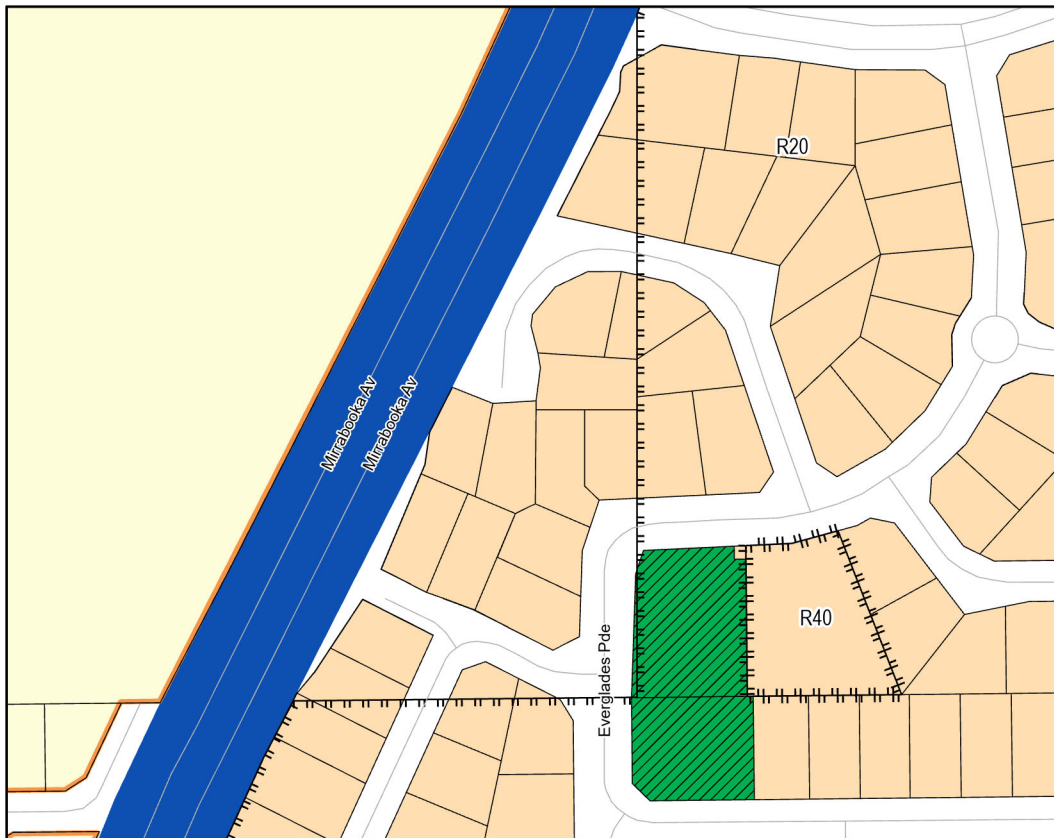
LEGEND

LOCAL SCHEME RESERVE

-  PUBLIC PURPOSES



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 211



EXISTING ZONE

LEGEND

R-CODE

DPS2 ZONES & RESERVES

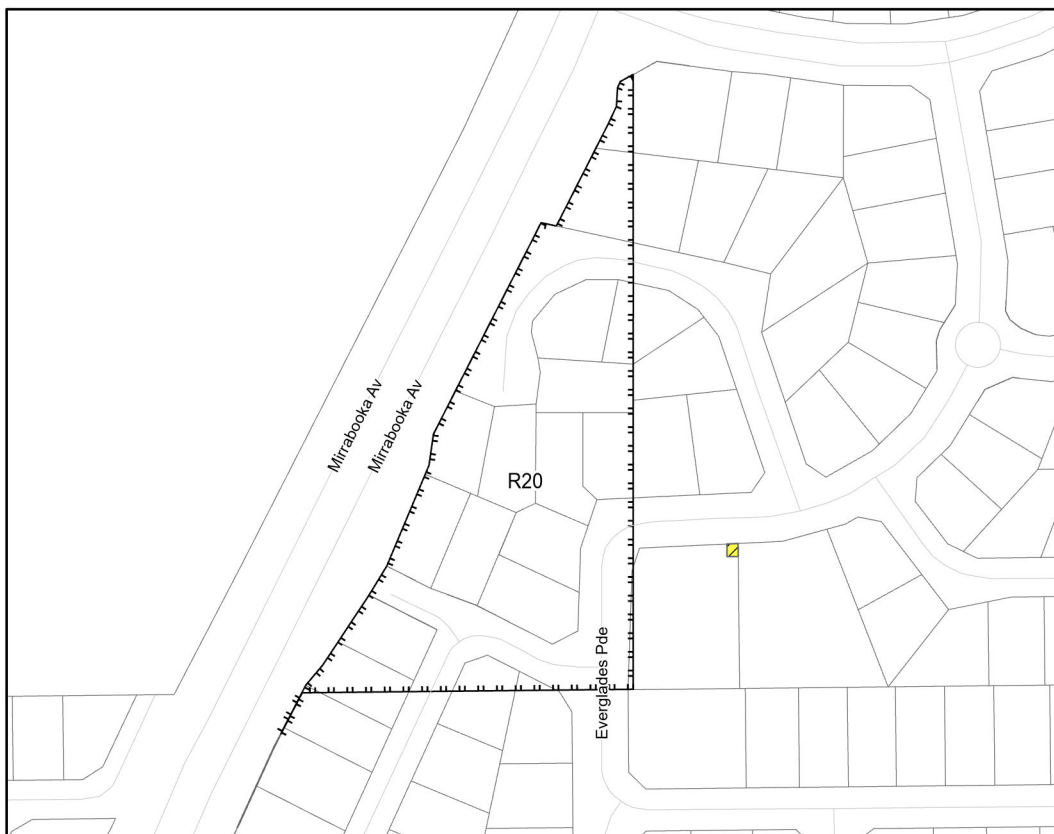
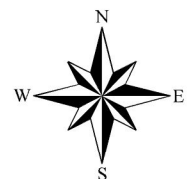
PUBLIC OPEN SPACE

RESIDENTIAL

URBAN DEVELOPMENT

MRS RESERVE

OTHER REGIONAL ROADS



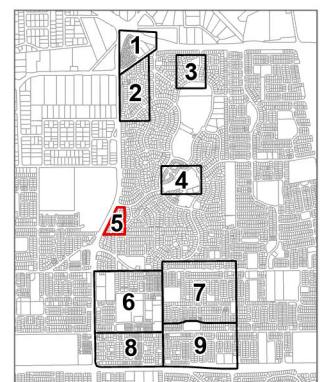
SCHEME (AMENDMENT) MAP 5

LEGEND

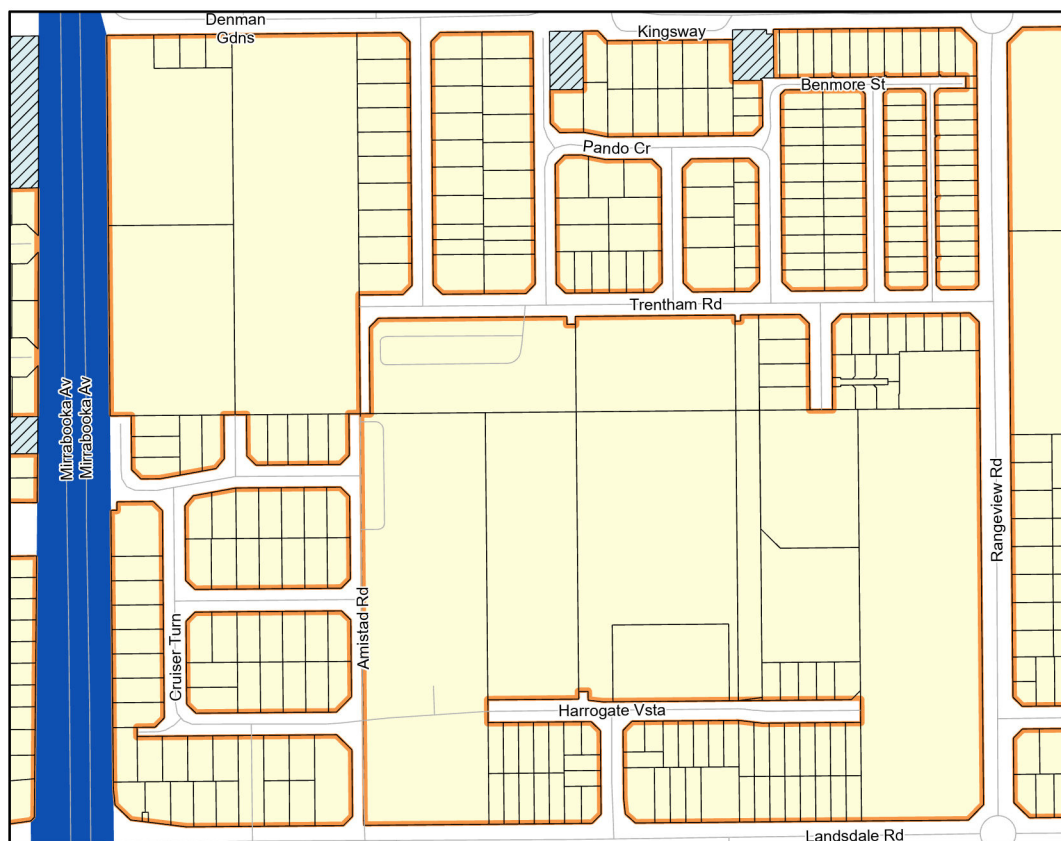
R-CODE

LOCAL SCHEME RESERVE

PUBLIC PURPOSES



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 211



EXISTING ZONE

LEGEND

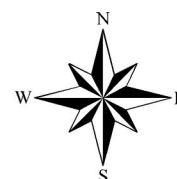
DPS2 ZONES & RESERVES

DRAINAGE/WATERWAY

URBAN DEVELOPMENT

MRS RESERVE

OTHER REGIONAL ROADS



SCHEME (AMENDMENT) MAP 6

LEGEND

R-CODE

DPS2 ZONE

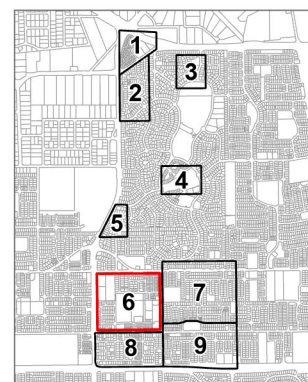
RESIDENTIAL

LOCAL SCHEME RESERVES

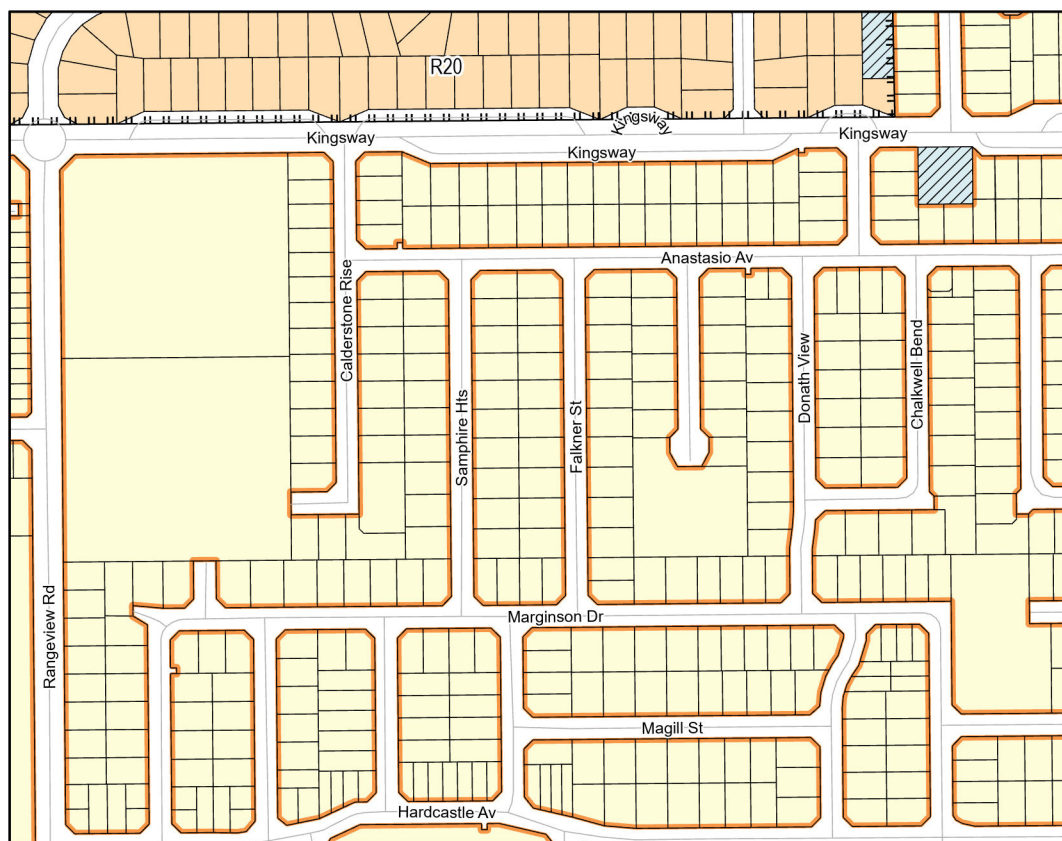
PUBLIC OPEN SPACE

PUBLIC PURPOSES

LOCAL ROAD



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 211



EXISTING ZONE

LEGEND

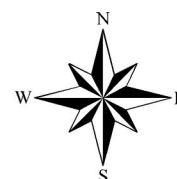
 R-CODE

DPS2 ZONES & RESERVES

 DRAINAGE/WATERWAY

 RESIDENTIAL

 URBAN DEVELOPMENT



SCHEME (AMENDMENT) MAP 7

LEGEND

 R-CODE

DPS2 ZONE

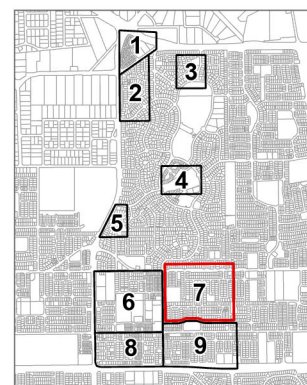
 RESIDENTIAL

LOCAL SCHEME RESERVES

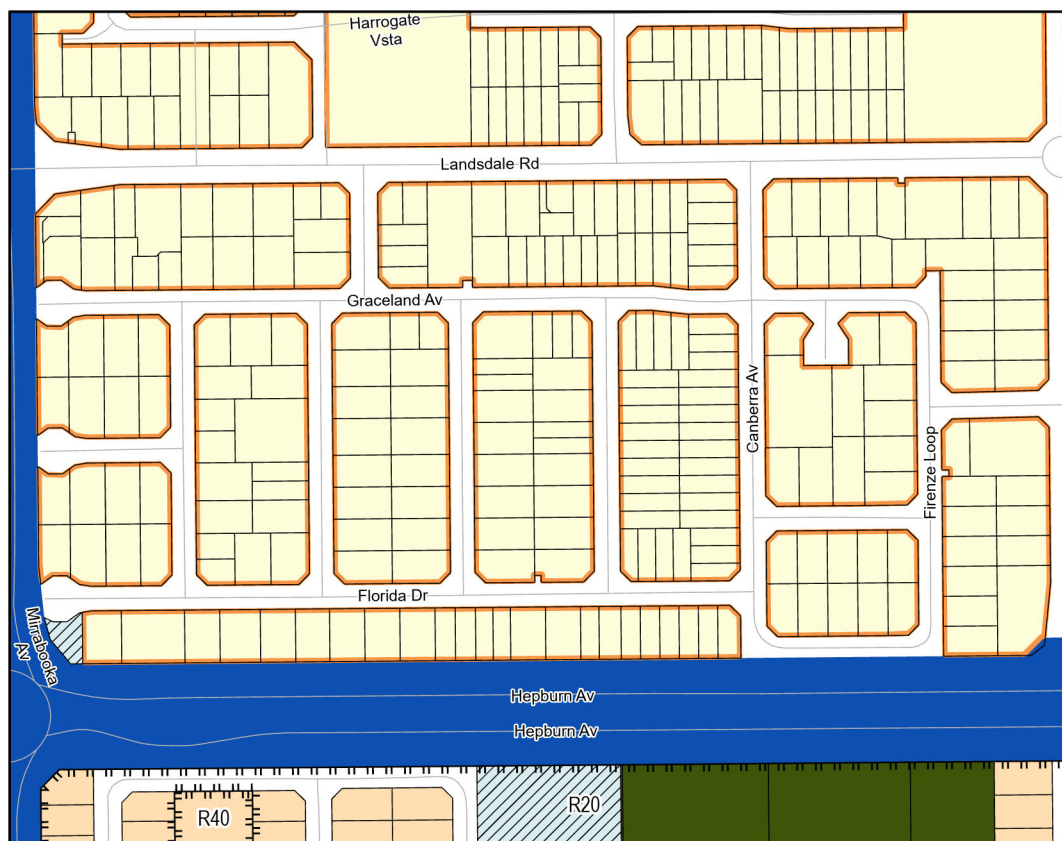
 DRAINAGE/WATERWAY

 LOCAL ROAD

 PUBLIC PURPOSES



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 211



EXISTING ZONE

LEGEND

R-CODE

DPS2 ZONES & RESERVES

DRAINAGE/WATERWAY

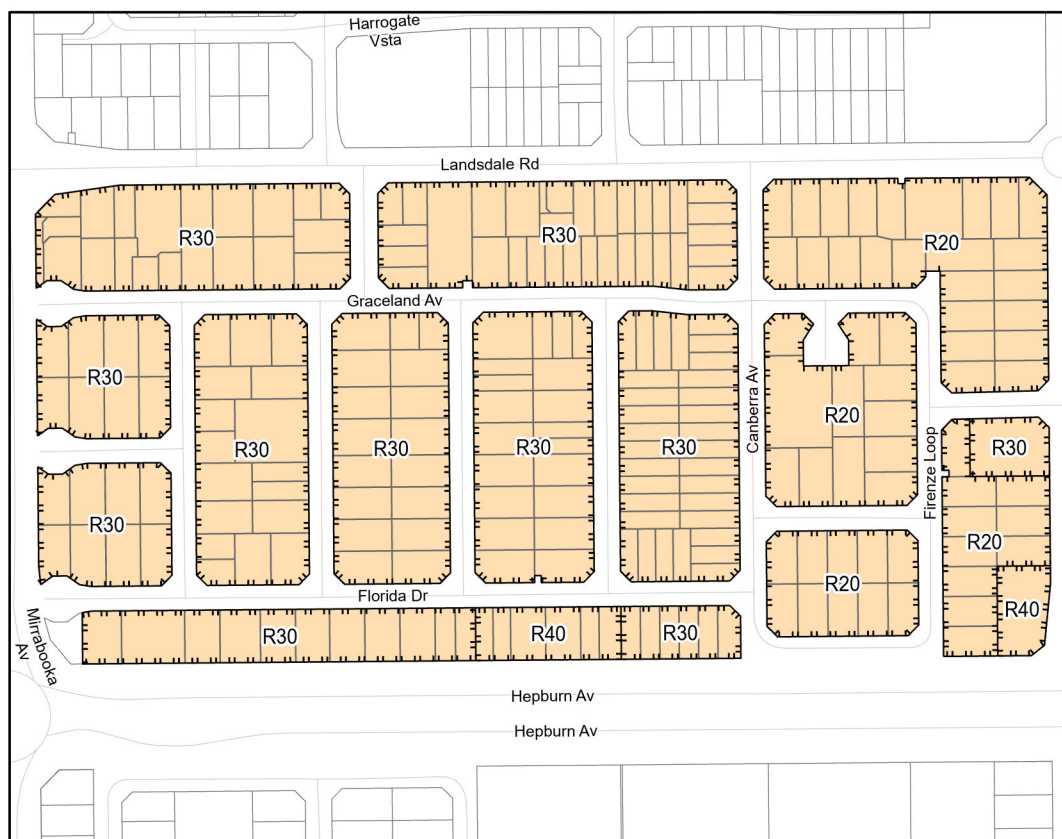
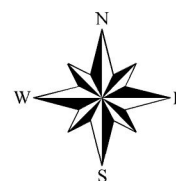
ENVIRONMENTAL
CONSERVATION

RESIDENTIAL

URBAN DEVELOPMENT

MRS RESERVE

OTHER REGIONAL ROADS



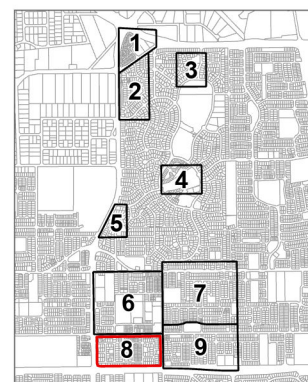
SCHEME (AMENDMENT) MAP 8

LEGEND

R-CODE

DPS2 ZONE

RESIDENTIAL



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 211



EXISTING ZONE

LEGEND

R-CODE

DPS2 ZONES & RESERVES

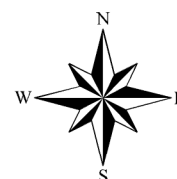
DRAINAGE/WATERWAY

RESIDENTIAL

URBAN DEVELOPMENT

MRS RESERVE

OTHER REGIONAL ROADS



SCHEME (AMENDMENT) MAP 9

LEGEND

R-CODE

DPS2 ZONE

RESIDENTIAL

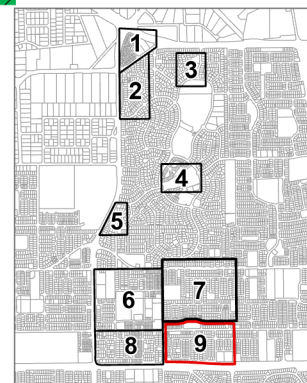
LOCAL SCHEME RESERVES

ENVIRONMENTAL CONSERVATION

DRAINAGE/WATERWAY

LOCAL ROAD

PUBLIC OPEN SPACE



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 20th day of February, 2024

.....
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 20th day of February, 2024, 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

DATE