

DISTRICT PLANNING SCHEME No. 2

Amendment No. 212

Planning and Development Act 2005**RESOLUTION TO PREPARE AMENDMENT TO
LOCAL PLANNING SCHEME****CITY OF WANNEROO****DISTRICT PLANNING SCHEME NO. 2 – AMENDMENT NO. 212**

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 residential land parcels located in the Butler and Ridgewood localities, affected by the Butler-Ridgewood Agreed Local Structure Plan No. 27 and the Brighton Village Centre Agreed Local Structure Plan No. 38 from 'Urban Development' to 'Residential' (R20, R30, R40 or R60), as shown on the various Scheme (Amendment) Maps.
2. Rezoning all 0.1m pedestrian accessway lots (or portions of 0.1m pedestrian accessway lots) adjoining the land subject to (1) above to 'Residential', and to assign a density code for the 0.1m pedestrian accessway lots that correspond with what this amendment proposes for the adjoining residential lot.
3. Reclassifying the following land parcels from 'Urban Development' zone to 'Local Scheme Reserve – Public Open Space', as shown on the various Scheme (Amendment) Maps:
 - Lot 8201 (36) Oakbank Crescent, Butler (on DP: 70086);
 - Lot 8210 (24) Halesworth Parade, Butler (on DP: 73380);
 - Lot 8206 (1) Clipstone Parkway, Butler (on DP: 73381);
 - Lot 8211 (25) Mansfield Avenue, Butler (on DP: 71446);
 - Lot 8213 (2) Wilton Parkway, Butler (on DP: 76189);
 - Lot 8005 (2) Carmathen Avenue, Butler (on DP: 53292);
 - Lot 15521 (39) Benenden Avenue, Butler (on DP: 39579);
 - Lot 8006 (11) Deeside Road, Butler (on DP: 41390);
 - Lot 14769 (4) Soham Way, Butler (on DP: 35114);
 - Lot 14672 (36) Comberton Loop, Butler (on DP: 34237);
 - Lot 14648 (29) Kingsbridge Boulevard, Butler (on DP: 35592);
 - Lot 15173 (55) Kingsbridge Boulevard, Butler (on DP: 38787);
 - Lot 398 (85) Kingsbridge Boulevard, Butler (on DP: 47026);
 - Lot 553 (47) Marchwood Boulevard, Butler (on DP: 27675);
 - Lot 14552 (12) Pembury Way, Butler (on DP: 28947);
 - Lot 639 (6) Coniston Parkway, Butler (on DP: 29301);
 - Lot 14601 (10) Alston Way, Butler (on DP: 32984);
 - Lot 14990 (12) Chipping Crescent, Butler (on DP: 36280);
 - Portion Lot 8024 (20) Doncaster Grange, Butler (on DP: 403454);
 - Lot 8023 (1) Eastwall Parkway, Butler (on DP: 67297);
 - Portion Lot 8018 (6) Oban Way, Butler (on DP: 58915);
 - Lot 8020 (1) Verwood Green, Butler (on DP: 66978);
 - Lot 8019 (32) Portsalon Parkway, Butler (on DP: 66978);
 - Lot 8017 (15) Killcarry Avenue, Butler (on DP: 58372);
 - Lot 8016 (30) Helmsdale Loop, Butler (on DP: 58372);
 - Lot 8012 (22) Tobermory Crescent, Butler (on DP: 57653);
 - Lot 8014 (40) Rosegreen Avenue, Butler (on DP: 56138);
 - Lot 8011 (39) Finglas Meander, Butler (on DP: 58914);

- Lot 8001 (30) Thurleigh Approach, Butler (on DP: 62273);
 - Lot 15372 (19) Colmworth Way, Butler (on DP: 38456);
 - Lot 483 (8) Sheldwich Loop, Butler (on DP: 42957);
 - Lot 15373 (10) Salterforth Road, Butler (on DP: 38456);
 - Lot 8002 (21) Beachwood Crescent, Butler (on DP: 54881);
 - Lot 8008 (7) Navarre Way, Butler (on DP: 58925);
 - Lot 8010 (30) Portaferry Gardens, Ridgewood (on DP: 65144);
 - Lot 8009 (38) Ashbourne Avenue, Ridgewood (on DP: 45013);
 - Lot 8006 (5) Strabane Green, Ridgewood (on DP: 45013);
 - Lot 8008 (37) Clogher Street, Ridgewood (on DP: 50078);
 - Lot 8005 (2) Tarbert Parade, Ridgewood (on DP: 50058);
 - Lot 8019 (24) Feakle Bend, Ridgewood (on DP: 50620);
 - Lot 8004 (2) Gainford Way, Ridgewood (on DP: 414118);
 - Lot 8011 (69) Ballymore Gardens, Ridgewood (on DP: 51247);
 - Lot 8007 (27) Sanctuary Gardens, Ridgewood (on DP: 51224); and
 - Lot 8004 (3) Ronsard View, Ridgewood (on DP: 50069).
4. Reclassifying the following land parcels from 'Urban Development' zone to 'Local Scheme Reserve – Environmental Conservation', as shown on Scheme (Amendment) Maps 1, 10, 11 and 21:
- Lot 8209 (250) Camborne Parkway, Butler (on DP: 77708);
 - Lot 8025 (50) Broadford Avenue, Butler (on DP: 67827);
 - Portion Lot 8024 (20) Doncaster Grange, Butler (on DP: 403454);
 - Portion Lot 8018 (6) Oban Way, Butler (on DP: 58915); and
 - Lot 8002 (31) Ridgewood Boulevard, Ridgewood (on DP: 49296).
5. Rezoning Lot 2782 (1) Newmarket Parade, Butler (on DP: 73880) and Lot 2607 (307) Camborne Parkway, Butler (on DP: 76654) from 'Urban Development' to 'Mixed Use' (R80), as shown on the Scheme (Amendment) Map 1.
6. Rezoning the following pedestrian accessway land parcels from 'Urban Development' to 'Residential' (R30), as shown on the Scheme (Amendment) Maps 1 and 11:
- Lot 8212 (62) Hollington Boulevard, Butler (DP: 70121); and
 - Lot 8015 (24P) Huntly Avenue, Butler (on DP: 56138).
7. Reclassifying the following land parcels from 'Urban Development' zone to 'Local Scheme Reserve – Public Purposes', as shown on the Scheme (Amendment) Map 4:
- Lot 966 (11) Alveley Loop, Butler (on DP: 35114); and
 - Lot 980 (15) Alveley Loop, Butler (on DP: 65109).
8. Rezoning Lot 13 (6) Wadhurst Road, Butler (on DP: 75038) from 'Urban Development' to 'Mixed Use' (R60), as shown on the Scheme (Amendment) Map 4.
9. Rezoning the following lots from 'Urban Development' to 'Commercial' (R60), as shown on Scheme (Amendment) Maps 4, 6 and 16:
- Lot 279 (5) Kingsbridge Boulevard, Butler (on DP: 46281);
 - Lot 1190 (11) Kingsbridge Boulevard, Butler (on DP: 46281);
 - Lot 278 (6) Kingsbridge Boulevard, Butler (on DP: 46283);
 - Lot 1182 (2) Marchwood Boulevard, Butler (on DP: 46283);
 - Lot 1172 (14) Marchwood Boulevard, Butler (on DP: 48289); and
 - Lot 1061 (2) Captiva Approach, Butler (on DP: 56114).

10. Rezoning the following pedestrian accessway land parcels from 'Urban Development' to 'Residential' (R60), as shown on the Scheme (Amendment) Maps 6 and 15:
 - Lot 8002 (12P) Marchwood Boulevard, Butler (on DP: 48289); and
 - Lot 8007 (15P) Frangista Road, Butler (on DP: 55782).
11. Rezoning Lot 9031 (104) Kingsbridge Boulevard, Butler (on DP: 39544) from 'Urban Development' to 'Commercial' (R20), as shown on Scheme (Amendment) Map 7.
12. Rezoning Lot 2005 (18) Bradman Drive, Butler (on DP: 49282) from 'Urban Development' to 'Private Community Purpose' (R20), as shown on Scheme (Amendment) Map 9.
13. Rezoning the following lots from 'Urban Development' to 'Service Commercial', as shown on Scheme (Amendment) Maps 9 and 17:
 - Lot 4001 (1) Headingly Crescent, Butler (on DP: 76663);
 - Lot 1 (9) Headingly Cresacent, Butler (on DP: 409720);
 - Lot 2 (11) Headingly Cresacent, Butler (on DP: 409720); and
 - Lot 9001 (35) Kilrush Turn, Ridgewood (on DP: 406980).
14. Rezoning the following lots from 'Urban Development' to 'Light Industry', as shown on Scheme (Amendment) Maps 10 and 11:
 - Lot 3113 (254) Landbeach Boulevard, Butler (on DP: 422220);
 - Lot 3114 (250) Landbeach Boulevard, Butler (on DP: 422220);
 - Lot 3135 (44) Sunderland Crescent, Butler (on DP: 422220);
 - Lot 3136 (40) Sunderland Crescent, Butler (on DP: 422220);
 - Lot 3137 (36) Sunderland Crescent, Butler (on DP: 422220);
 - Lot 3138 (32) Sunderland Crescent, Butler (on DP: 422220);
 - Lot 3118 (232) Landbeach Boulevard, Butler (on DP: 413756);
 - Lot 3117 (236) Landbeach Boulevard, Butler (on DP: 413756);
 - Lot 3116 (240) Landbeach Boulevard, Butler (on DP: 413756);
 - Lot 3115 (244) Landbeach Boulevard, Butler (on DP: 413756);
 - Lot 3120 (29) Sunderland Crescent, Butler (on DP: 413756);
 - Lot 3130 (21) Sunderland Crescent, Butler (on DP: 413756);
 - Lot 3131 (17) Sunderland Crescent, Butler (on DP: 413756);
 - Lot 3132 (13) Sunderland Crescent, Butler (on DP: 413756);
 - Lot 3133 (9) Sunderland Crescent, Butler (on DP: 413756);
 - Lot 3119 (5) Sunderland Crescent, Butler (on DP: 413756);
 - Lot 3139 (28) Sunderland Crescent, Butler (on DP: 422220);
 - Portion Lot 3140 (22) Sunderland Crescent, Butler (on DP: 422220);
 - Lot 701 (41) Amesbury Loop, Butler (on DP: 406066);
 - Lot 702 (35) Amesbury Loop, Butler (on DP: 406066);
 - Lot 703 (29) Amesbury Loop, Butler (on DP: 406066);
 - Lot 704 (23) Amesbury Loop, Butler (on DP: 406066);
 - Lot 705 (17) Amesbury Loop, Butler (on DP: 406066);
 - Lot 706 (11) Amesbury Loop, Butler (on DP: 406066);
 - Lot 707 (7) Amesbury Loop, Butler (on DP: 406066);
 - Lot 708 (172) Landbeach Boulevard, Butler (on DP: 405717);
 - Lot 709 (176) Landbeach Boulevard, Butler (on DP: 405717);
 - Lot 710 (186) Landbeach Boulevard, Butler (on DP: 405717);
 - Lot 711 (194) Landbeach Boulevard, Butler (on DP: 405717);

- Lot 714 (198) Landbeach Boulevard, Butler (on DP: 406066);
 - Lot 801 (28) Amesbury Loop, Butler (on DP: 424095);
 - Lot 800 (22) Amesbury Loop, Butler (on DP: 424095);
 - Lot 692 (16) Amesbury Loop, Butler (on DP: 406066);
 - Lot 691 (166) Landbeach Boulevard, Butler (on DP: 405717); and
 - Lot 690 (154) Landbeach Boulevard, Butler (on DP: 405717).
15. Rezoning Lot 2472 (48) Feakle Bend, Ridgewood (on DP: 400408) from 'Urban Development' to 'Commercial' (R40), as shown on Scheme (Amendment) Map 18.
16. Reclassifying the Newport Street and Adare Place road reserves in the Ridgewood locality (on DP: 421957 and DP: 423713) from 'Residential' Zone to 'Local Scheme Reserve – Local Road', as shown on the Scheme (Amendment) Map 21.
17. Adding the following into Schedule 7 (Centre and Commercial Zones) of the Scheme text:

Locality	Description of Centre and Commercial Zones	NLA (m ²)
BUTLER	Lot 279 Kingsbridge Boulevard on DP: 46281 Lot 1190 Kingsbridge Boulevard on DP: 46281 Lot 278 Kingsbridge Boulevard on DP: 46283 Lot 1182 Marchwood Boulevard on DP: 46283 Lot 1172 Marchwood Boulevard on DP: 48289	4500
BUTLER	Lot 9031 Kingsbridge Boulevard on DP: 39544	900
BUTLER	Lot 1061 Captiva Approach on DP: 56114	3000
RIDGEWOOD	Lot 2472 Feakle Bend on DP: 400408	500

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

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

Pursuant to Regulation 35A of the *Planning and Development (Local Planning Schemes) Regulations 2015*, the amendment to the above Local Planning Scheme affects the following structure plans:

- Butler-Ridgewood Agreed Local Structure Plan No. 27;
- Brighton Village Centre Agreed Local Structure Plan No. 38;
- Butler-Jindalee Agreed District Structure Plan No. 39; and
- Butler District Centre Activity Centre Structure Plan No. 87.

Upon the amendment taking effect:

- a) The approval of the Butler-Jindalee Agreed District Structure Plan No. 39 and Butler District Centre Activity Centre Structure Plan No. 87 will not be affected.
- b) The approval of Brighton Village Centre Agreed Local Structure Plan No. 38 is to be revoked.
- c) The Butler-Ridgewood Agreed Local Structure Plan No. 27 is to be amended to the extent as follows:
 - Plan 1 – Consolidated Approved Local Structure Plan is to be deleted.
 - The following plans contained within Part 1 are to be revised and renumbered to the extent shown on the Structure Plan (Amendment) Maps:
Plan 2 – Consolidated Zoning Plan;
Plan 3 – Consolidated R-Code Plan; and
Plan 4 – Consolidated Approved Special Design Precinct
 - The Overview contained within the structure plan text being deleted and replaced with the following text:

This Butler Ridgewood Agreed Local Structure Plan (LSP), (previously titled the Butler (Brighton) Local Structure Plan), was endorsed by the Western Australian Planning Commission (WAPC) and the City of Wanneroo on 4 June 2002.

Following adoption of the LSP a number of amendments have been finalised to reflect the incremental extension of the development area and subdivision approvals within the Brighton estate. This is done by expanding the coverage of the Structure Plan maps and introducing new provisions where relevant. A record of amendments as of August 2006 is detailed in this LSP.

- The 'Part 1' title in the structure plan text being modified to 'Part 1 – Implementation'.
- The deletion of all the preamble text immediately under the 'Part 1' heading (but above the section heading of 'Subject Area'), including the sub-heading "Statutory Planning Section Butler Ridgewood Agreed Local Structure Plan".
- The 'Subject Area' section title being modified to '1.0 Subject Area', with the text under the section heading being deleted and replaced with the following:

The Butler-Ridgewood Agreed Local Structure Plan No. 27 applies to various land parcels of land contained within the inner edge of the broken line denoting the structure plan boundary, as shown on the Consolidated Zoning Plan (Plan 1).

- Sections '1.0 Agreed Local Structure Plan', '2.0 Zones' and '3.0 Residential Density Coding' being deleted.
- The section heading '4.0 Provisions' being replaced with '2.0 Provisions'.
- The sub-section heading '4.1 Residential Zone' being replaced with '2.1 Residential Zone', with the text under this sub-section heading being deleted and replaced with the following:

2.1.1 Section 2.1 only relates to land designated as Residential Zone in the LSP, where shown on the Consolidated Zoning Plan (Plan 1). This section does not relate to land parcels indicated as 'Refer to Detail in Scheme' on Plan 1.

2.1.2 *The provisions, standards and requirements of the Residential Zone identified on Plan 1 are in accordance with those applicable to the same Zone in the City's District Planning Scheme No. 2 (the Scheme), the R-Codes and the provisions of this LSP.*

2.1.3 *A key objective for this zone is the promotion of the siting and design of dwellings to maximise solar access and energy efficiency and to encourage the location of living areas and major activity areas such as courtyards on the solar boundary.*

2.1.4 *The 'Consolidated R-Code Plan' (Plan 2) applies residential codings within the Structure Plan area except where otherwise provided in the Scheme.*

Within areas designated R20/30 the R20 code applies except for lots with vehicular access to a public laneway where the R30 code applies. This does not include lots on public laneways with vehicular access limited to a side boundary only. Such lots remain Traditional or Garden Lots by definition in Table A.

Within areas designated R30/R60, the R30 code applies except for lots identified for grouped dwellings by a subdivision application where the R60 code applies.

2.1.5 *Unless otherwise depicted on an approved Local Development Plan (LDP) the nominated Zero Lot Line boundary for any lot is the southernmost or westernmost boundary (except where this boundary is to a secondary street).*

2.1.6 *Table A includes those variations to the R-Codes which are deemed to comply within the Structure Plan Area and where neighbour consultation and development approval is not required.*

2.1.7 *In addition to the deemed-to-comply standards of Table A, for those lots immediately adjacent Public Open Space the following provisions shall apply:*

- i) a 3 metre setback from the Public Open Space frontage;*
- ii) must have a minimum of one habitable room with a major opening facing toward the Public Open Space area - where, for the purposes of this Clause, a "habitable room" means a room that is used for normal domestic activities and includes a living room, lounge room, sitting room, television room, kitchen, dining room, however, does not include a bedroom; and*
- iii) permeable fencing to the public open space boundary to the specification and satisfaction of the City.*

2.1.8 *All garages and dwellings shall be setback from the rear lot boundary abutting a laneway as follows:*

- 0.5m minimum setback where the rear boundary abuts a laneway of 6.0m or greater in width.*

- 1.0m minimum setback where the rear boundary abuts a laneway of 5.0m in width.
- The sub-section heading '4.2 Centre Zone & Urban Development Zone' being replaced with '2.2 Centre Zone', with the text under this sub-section heading being deleted and replaced with the following:

This section relates to the Centre Zone where shown on the Consolidated Zoning Plan (Plan 1). In accordance with the provisions of the Centre Zone under the Scheme, no subdivision or development shall commence until a further Agreed Structure Plan has been prepared and approved. The permissibility of uses shall be in accordance with the provisions of a further Agreed Structure Plan.

- The provisions of sub-section 4.3 (Special Zone – Restricted Use), sub-section 4.4 (Business Zone) and sub-section 4.5 (Civic and Cultural Zone) being deleted.
- The sub-section heading '4.6 Mixed Use Zone' being replaced with '2.3 Mixed Use Zone', with the text under this sub-section heading being deleted and replaced with the following:

The provisions, standards and requirements of the Mixed Use Zone identified on Plan 1 are in accordance with the Scheme, the R-Codes and Table A of this Structure Plan where applicable. This provision does not relate to land identified as 'Refer to Detail in Scheme' on Plan 1.

- The provisions of sub-section 4.7 (Private Clubs/Recreation Zone) and sub-section 4.8 (Commercial Zone) being deleted.
- The sub-section heading '4.9 Local Scheme Reserves' being replaced with '2.4 Reserves', with the text under this sub-section heading being deleted and replaced with the following:

The provisions, standards and requirements of reserves indicated on Plan 1 are in accordance with those applicable for the same local scheme reserve type in the Scheme.

- The provisions of sub-section 4.10 (Service Industrial Zone) and sub-section 4.11 (Setbacks to Rear Laneways) being deleted.
- The section heading '5.0 Other Provisions' being renumbered to '3.0'.
- The sub-section heading '5.1 Heritage' being renumbered to '3.1'.
- Reference to "Department of Indigenous Affairs" in sub-section 5.1 being modified to "relevant government agencies".
- The sub-section heading '5.2 New Choices Special Design Precinct' being renumbered to '3.2', with the text under this sub-section heading being deleted and replaced with the following:

The following Structure Plan provisions apply to the New Choices Special Design Precinct as identified on the 'Consolidated Approved Special Design Precinct Plan' (Plan 3).

The provisions of the R-Codes apply generally within the New Choices Special Design Precinct. However, the following Structure Plan provisions operate as variations to the relevant R-Code standards.

- In sub-section 5.2, the word 'Tables' under the heading 'Setbacks' being modified to 'Table'.
- The following text being deleted from sub-section 5.2:
 - *2.1 Height and Length.*
 - *2.2 Except for corner lots boundary walls to both side boundaries of a lot constitutes Acceptable Development.*
 - *Plot Ratio*
The Plot Ratio requirements of the R Codes do not apply.

- In sub-section 5.2, Provision No. 1 under the heading 'Car Parking' being modified to the following:

Of the car bays required under the R-Codes per dwelling, one car bay shall be covered.

- In sub-section 5.2, and under the heading 'Privacy':
 - Provisions No. 1 and No. 2 being deleted and the subsequent provision references being renumbered accordingly;
 - In Provision No. 3 the notation in the figure "*Opening A must be 4.5m from the boundary or have a sill level of 1650mm*" being modified to "*Refer to the Visual Privacy provisions of the R-Codes*"; and
 - In Provision 4, reference to 'Clause 5 and 6' being modified to 'Clause 3 and 4'.
- In sub-section 5.2, and under the heading 'Other Requirements':
 - In 1(a) – the following references being modified accordingly:
 - '*Detailed Area Plan*' being replaced with '*Local Development Plan*'
 - "(DAP)" being replaced with "(LDP)"; and
 - "*a DAP*" (referenced in two places) being replaced with "*an LDP*".
 - In 1(b) – the following references being modified accordingly:
 - "*a DAP*" being replaced with "*an LDP*"; and
 - "*approved DAP*" being replaced with "*approved LDP*".
 - In 1(d) – the following references being modified accordingly:
 - Prior to the dot points, reference to "*a DAP*" being replaced with "*an LDP*";
 - The first point being deleted and replaced with the following:

The dwelling includes a self contained ancillary dwelling which meets the definition of 'Ancillary Dwelling' under Appendix 1 of the R Codes.
 - The second dot point being deleted.
 - In the third dot point, reference to "*The DAP*" being modified to "*The LDP*".
 - The text in 1(e) being deleted and replaced with the following:

In determining the maximum number of dwellings achievable Council will consider average minimum site area standards of the R-Codes.

- The text in (2) being deleted and replaced with the following:

Design Element 5.4.2 of the R-Codes (Solar access for adjoining sites) does not apply to this Precinct.

- Table A – RD-Code Variation Table being modified to the extent as follows:
 - All references to “RD-Codes” being modified to “R-Codes”, including in the table title.
 - In the first row of Table A:
 - The words “*Acceptable Development*” being replaced with “*deemed-to-comply*”;
 - The words “*Detailed Area Plan*” being replaced with “*Local Development Plan*”; and
 - The words “*Planning Approval*” being replaced with “*Development Approval*”.
 - The deletion of the text in the second row of Table A.
 - Under ‘1. Front Setbacks’, reference to “*Clause 3.3.2 A2 (iii) of the RD-Codes*” being replaced with “*Clause 5.1.3 C3.2 (iii) of the R-Codes*”.

The Butler-Ridgewood Agreed Local Structure Plan No. 27 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.

The Brighton Village Centre Agreed Local Structure Plan No. 38 is no longer required as subdivision and associated works in accordance with the structure plan have been completed. Adequate zoning and development controls for this area will be incorporated into the Scheme through this amendment.

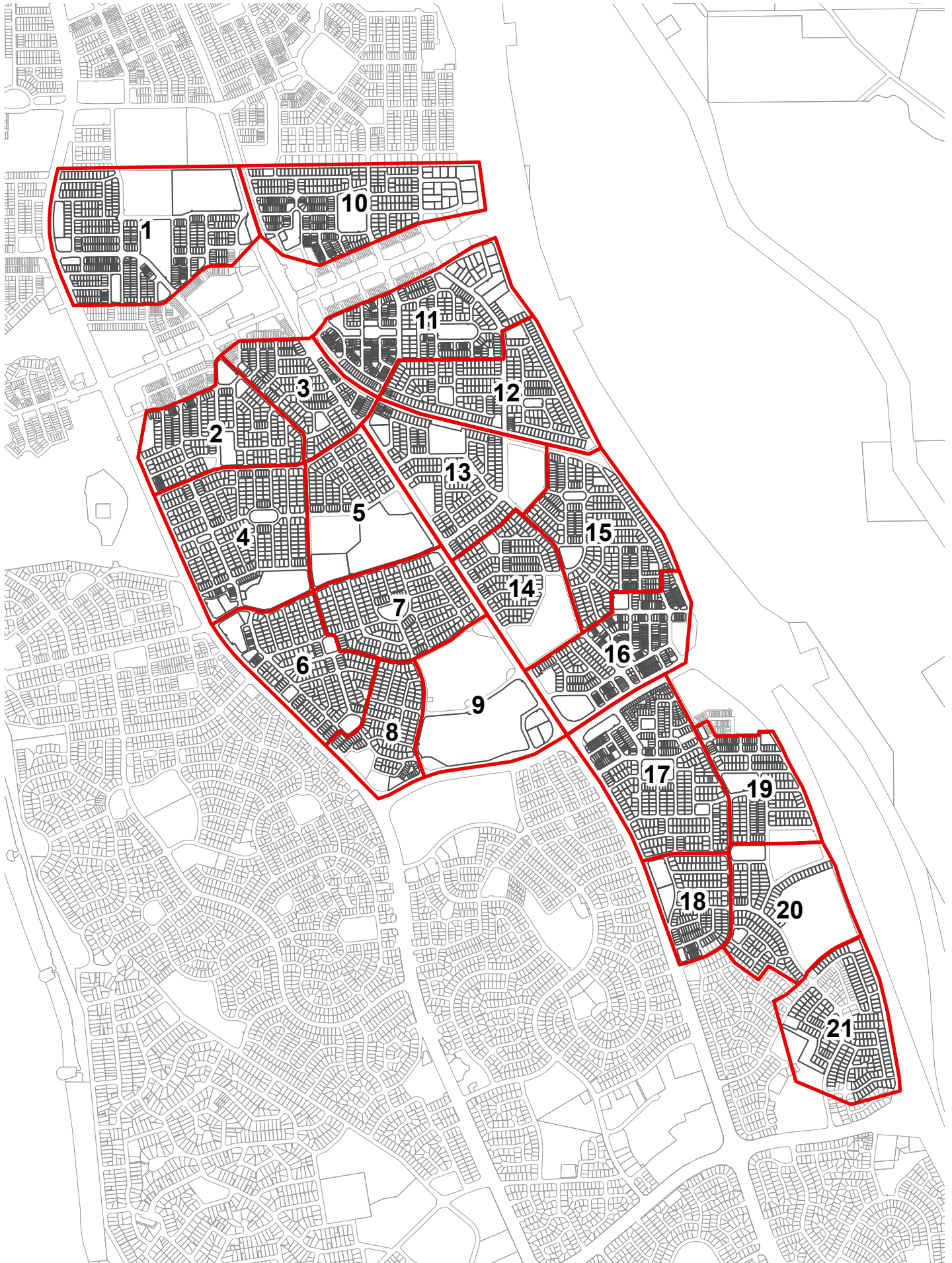
Date of Council Resolution : 20 February 2024



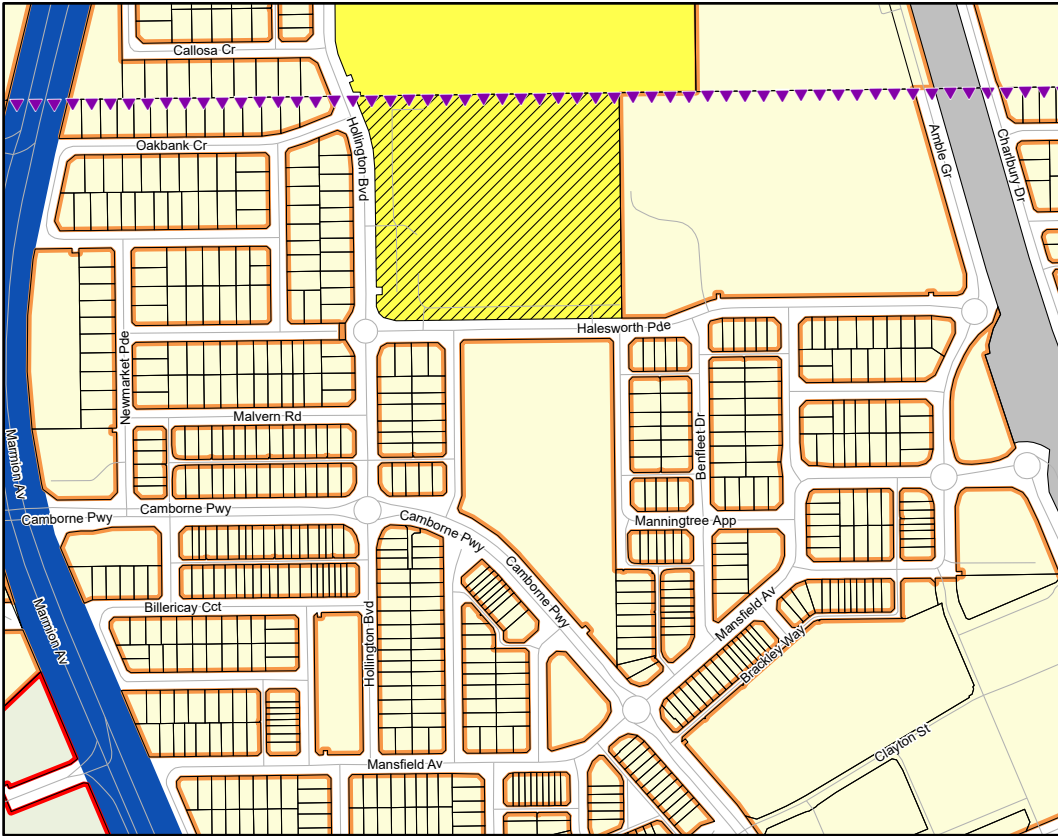
.....
(Chief Executive Officer)

Dated this 06 day of March 2024

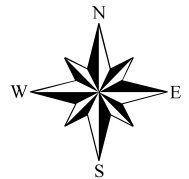
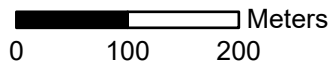
CITY OF WANNEROO
DISTRICT PLANNING SCHEME NO. 2
AMENDMENT NO. 212 - MAP INDEX



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212



EXISTING ZONE



LEGEND

DEVELOPMENT CONTRIBUTION AREA

DPS2 ZONES & RESERVES

- PUBLIC PURPOSES
- SMART GROWTH COMMUNITY
- URBAN DEVELOPMENT
- LOCAL ROAD

MRS RESERVES

- PUBLIC PURPOSES
- OTHER REGIONAL ROADS
- RAILWAYS



SCHEME (AMENDMENT) MAP 1

LEGEND

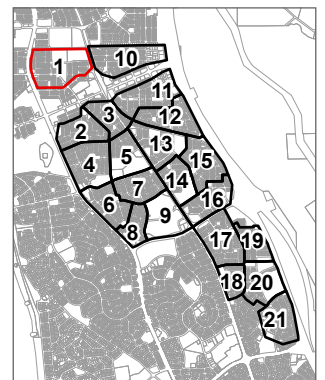
R-CODE

DPS2 ZONES

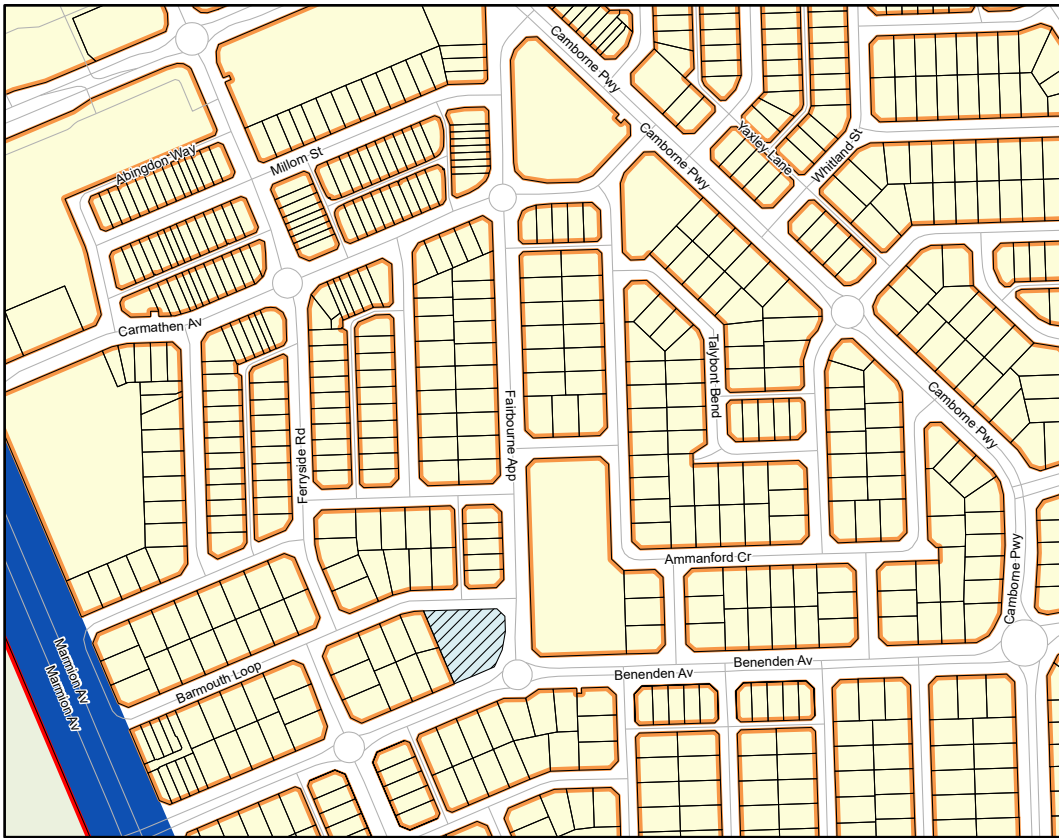
- MIXED USE
- RESIDENTIAL

LOCAL SCHEME RESERVES

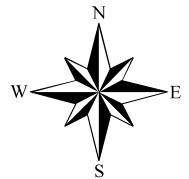
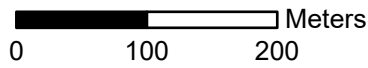
- PUBLIC OPEN SPACE
- ENVIRONMENTAL CONSERVATION



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212



EXISTING ZONE



LEGEND

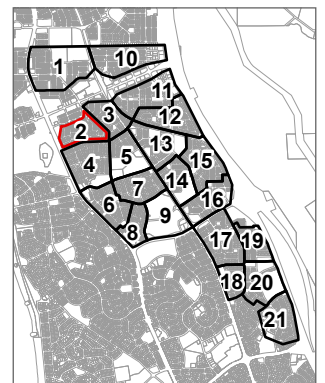
- DPS2 ZONES & RESERVES**
- DRAINAGE/WATERWAY
 - SMART GROWTH COMMUNITY
 - URBAN DEVELOPMENT
 - LOCAL ROAD
- MRS RESERVES**
- OTHER REGIONAL ROADS



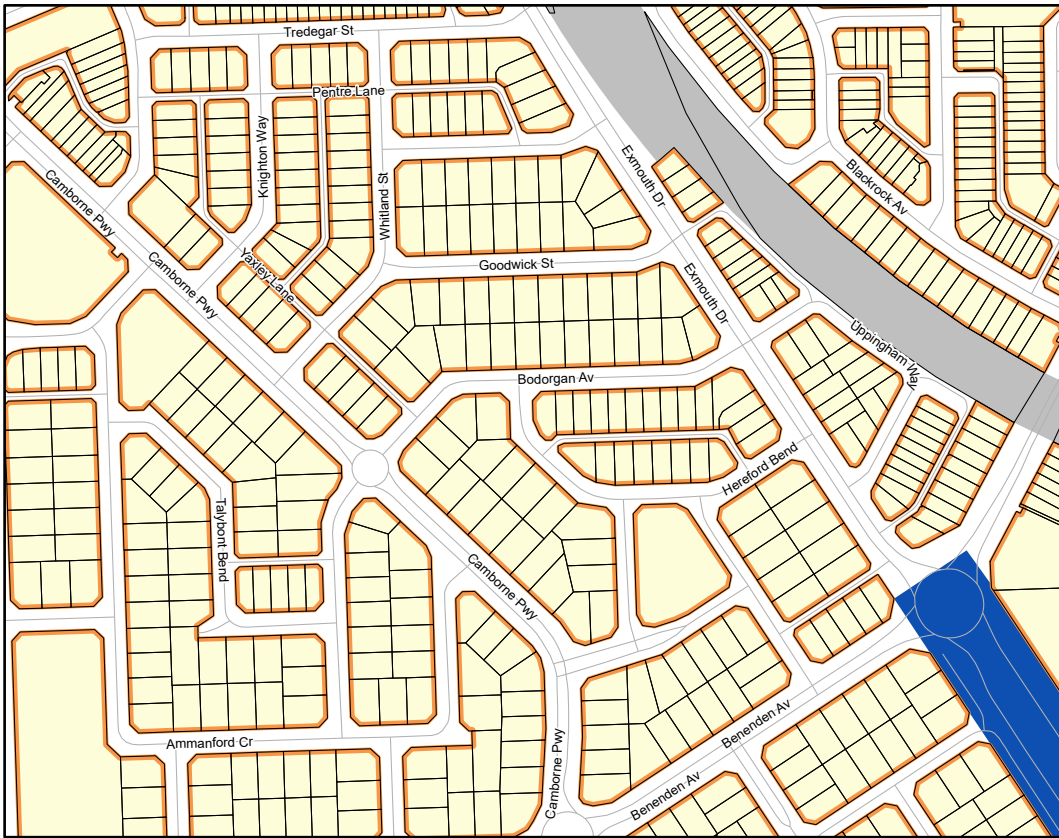
SCHEME (AMENDMENT) MAP 2

LEGEND

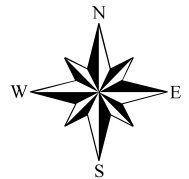
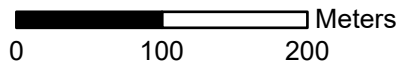
- R-CODE
- RESIDENTIAL
- PUBLIC OPEN SPACE



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212



EXISTING ZONE



LEGEND

DPS2 ZONES & RESERVES

- URBAN DEVELOPMENT
- LOCAL ROAD

MRS RESERVES

- OTHER REGIONAL ROADS
- RAILWAYS



SCHEME (AMENDMENT) MAP 3

LEGEND

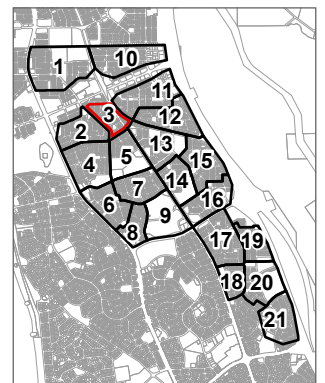
- R-CODE

DPS2 ZONES

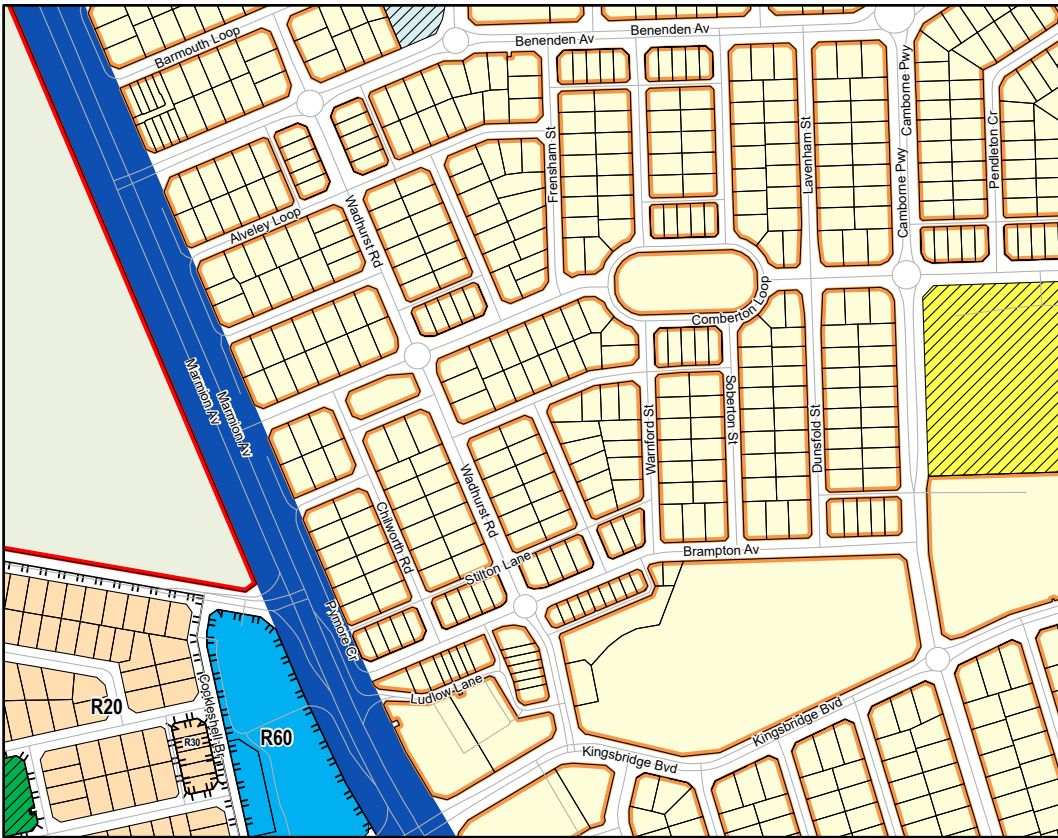
- RESIDENTIAL

LOCAL SCHEME RESERVES

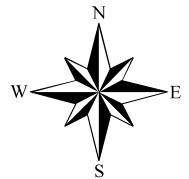
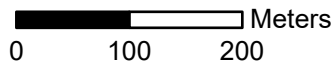
- PUBLIC OPEN SPACE



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212



EXISTING ZONE



LEGEND

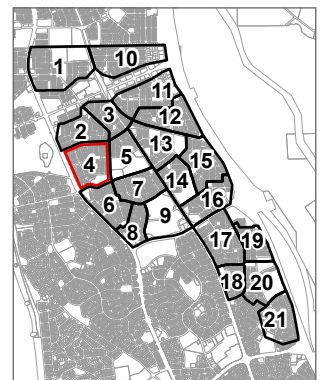
- R-CODE
- DPS2 ZONES & RESERVES**
- COMMERCIAL
- DRAINAGE/WATERWAY
- PUBLIC OPEN SPACE
- PUBLIC PURPOSES
- RESIDENTIAL
- SMART GROWTH COMMUNITY
- URBAN DEVELOPMENT
- LOCAL ROAD
- MRS RESERVES**
- OTHER REGIONAL ROADS



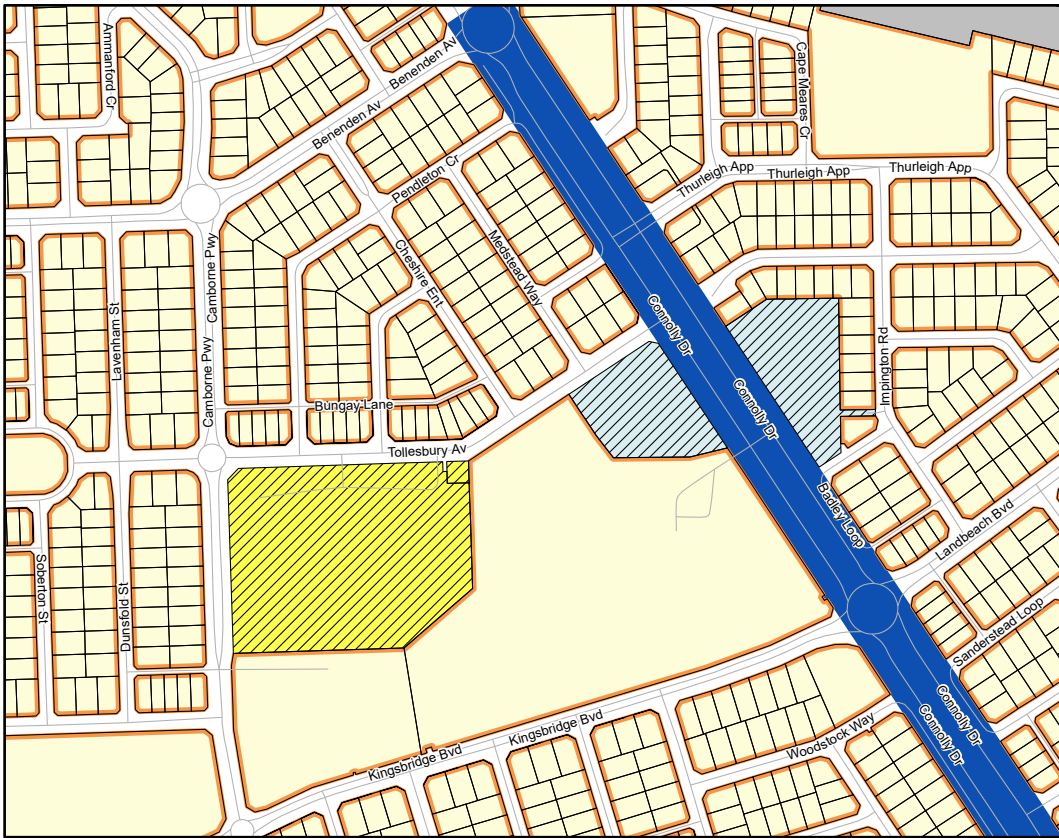
SCHEME (AMENDMENT) MAP 4

LEGEND

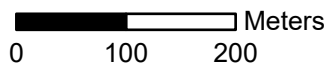
- R-CODE
- DPS2 ZONES**
- COMMERCIAL
- MIXED USE
- RESIDENTIAL
- LOCAL SCHEME RESERVES**
- PUBLIC OPEN SPACE
- PUBLIC PURPOSES



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212



EXISTING ZONE



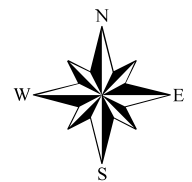
LEGEND

DPS2 ZONES & RESERVES

- DRAINAGE/WATERWAY
- PUBLIC PURPOSES
- URBAN DEVELOPMENT
- LOCAL ROAD

MRS RESERVES

- OTHER REGIONAL ROADS
- RAILWAYS



SCHEME (AMENDMENT) MAP 5

LEGEND

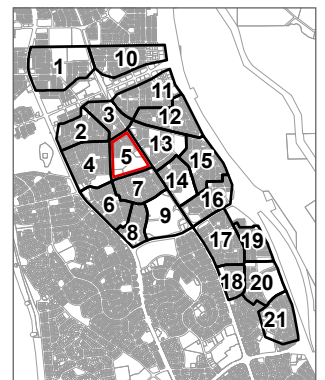
- R-CODE

DPS2 ZONES

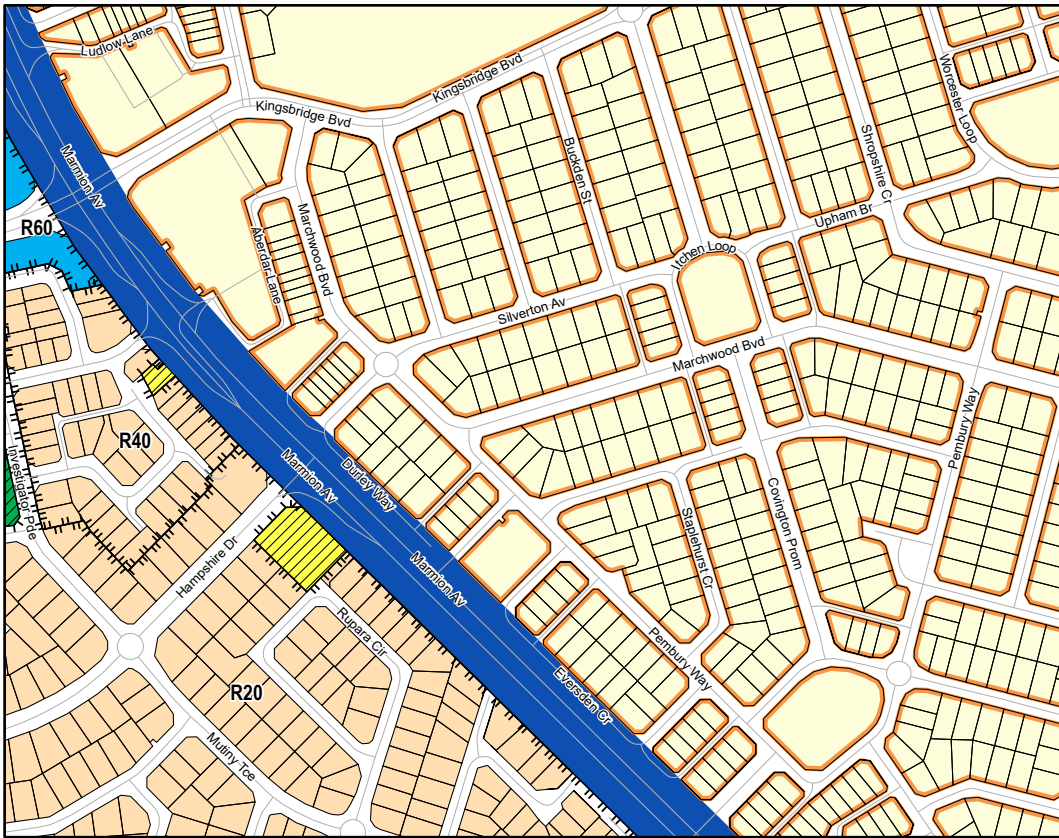
- RESIDENTIAL

LOCAL SCHEME RESERVES

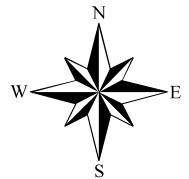
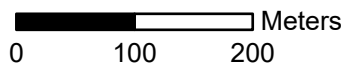
- PUBLIC OPEN SPACE



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212

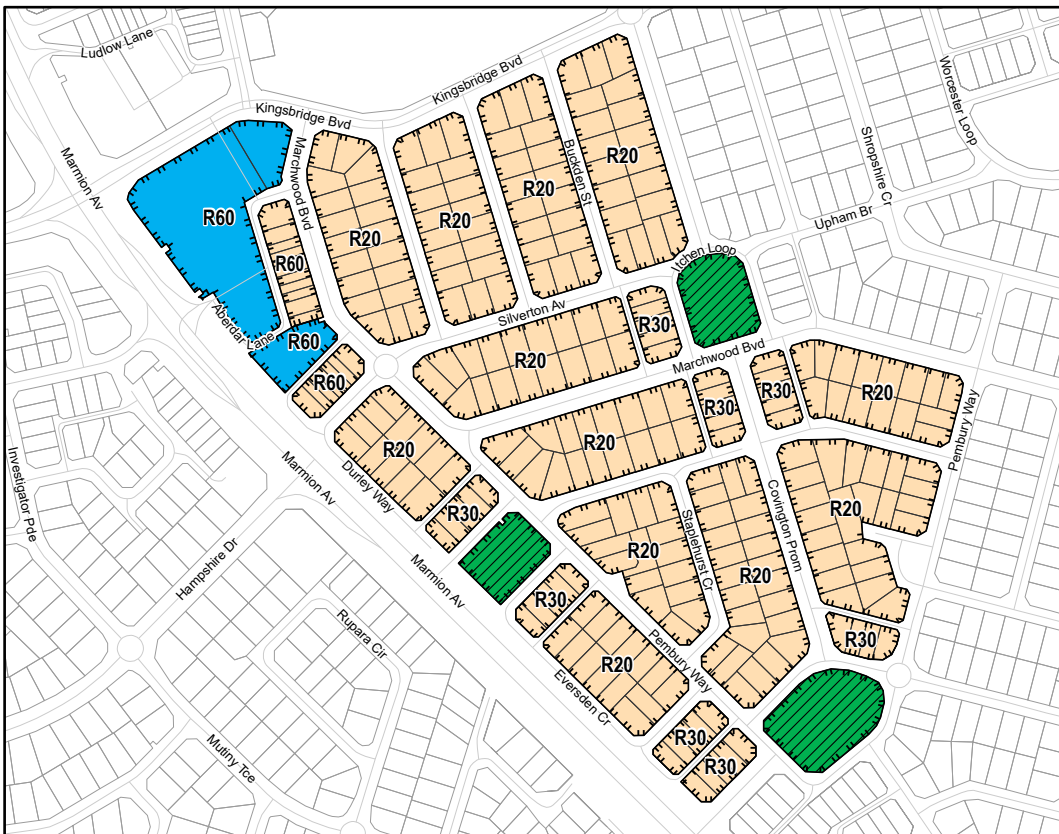


EXISTING ZONE



LEGEND

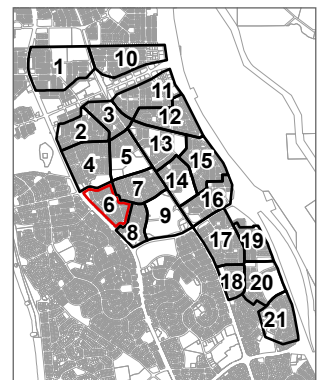
- R-CODE
- DPS2 ZONES & RESERVES**
- COMMERCIAL
- PUBLIC OPEN SPACE
- PUBLIC PURPOSES
- RESIDENTIAL
- URBAN DEVELOPMENT
- LOCAL ROAD
- MRS RESERVES**
- OTHER REGIONAL ROADS



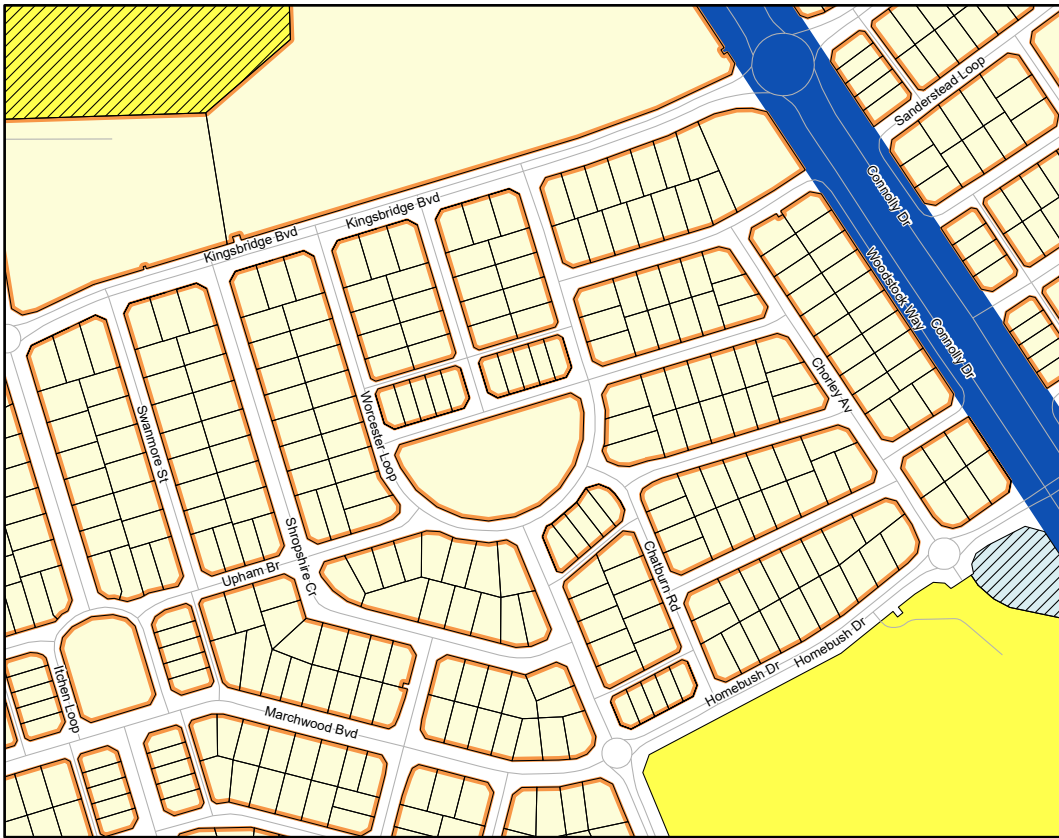
SCHEME (AMENDMENT) MAP 6

LEGEND

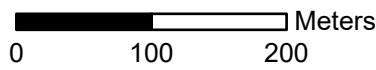
- R-CODE
- DPS2 ZONES**
- COMMERCIAL
- RESIDENTIAL
- LOCAL SCHEME RESERVES**
- PUBLIC OPEN SPACE



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212



EXISTING ZONE



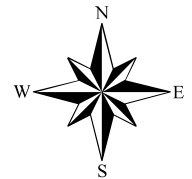
LEGEND

DPS2 ZONES & RESERVES

- DRAINAGE/WATERWAY
- PUBLIC PURPOSES
- URBAN DEVELOPMENT
- LOCAL ROAD

MRS RESERVES

- PUBLIC PURPOSES
- OTHER REGIONAL ROADS



SCHEME (AMENDMENT) MAP 7

LEGEND

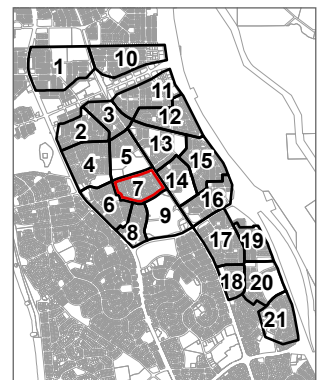
- R-CODE

DPS2 ZONES

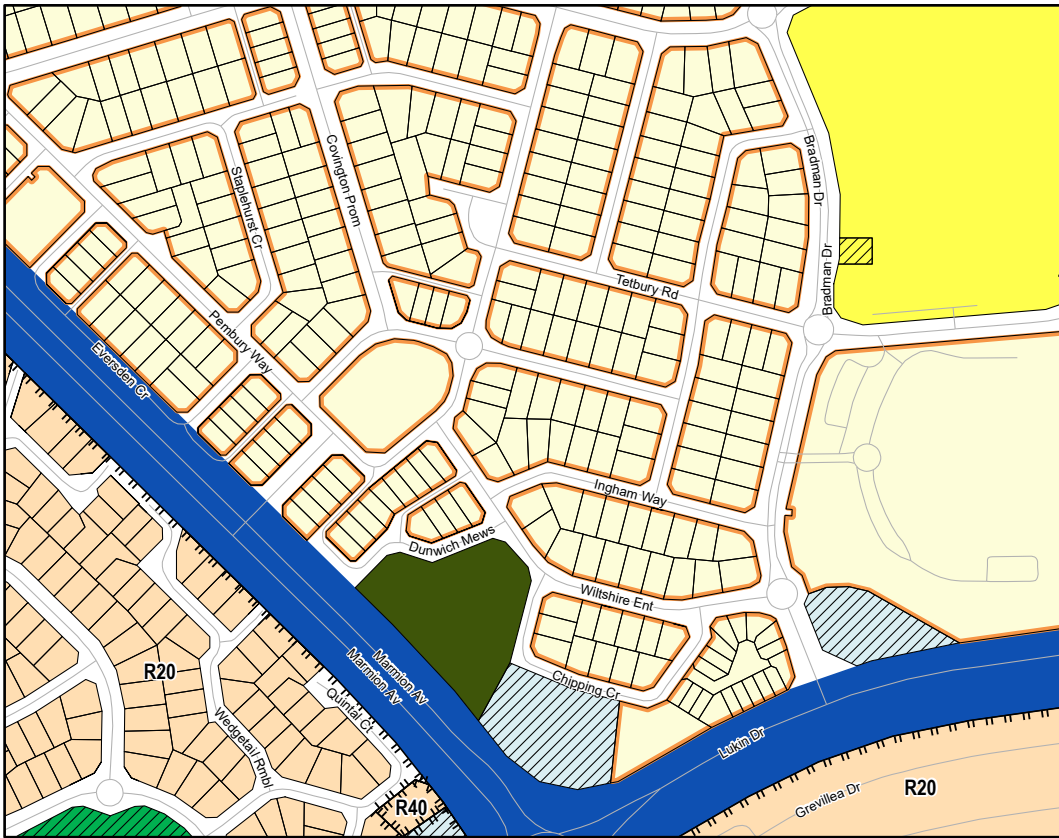
- COMMERCIAL
- RESIDENTIAL

LOCAL SCHEME RESERVES

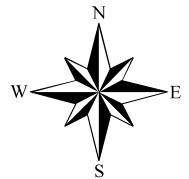
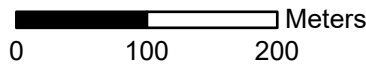
- PUBLIC OPEN SPACE



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212



EXISTING ZONE



LEGEND

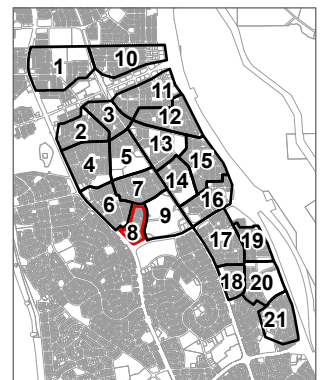
- R-CODE
- DPS2 ZONES & RESERVES**
- DRAINAGE/WATERWAY
- ENVIRONMENTAL CONSERVATION
- PUBLIC OPEN SPACE
- PUBLIC PURPOSES
- RESIDENTIAL
- URBAN DEVELOPMENT
- LOCAL ROAD
- MRS RESERVES**
- PUBLIC PURPOSES
- OTHER REGIONAL ROADS



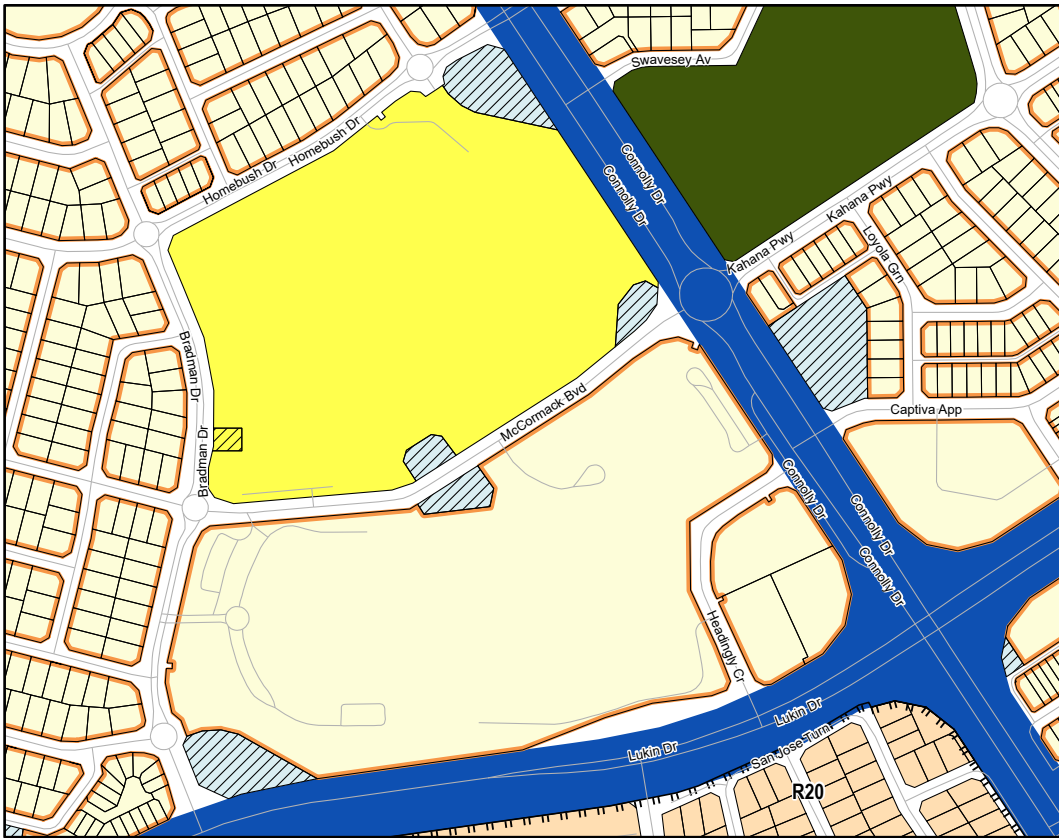
SCHEME (AMENDMENT) MAP 8

LEGEND

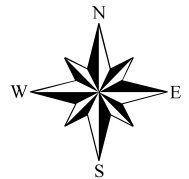
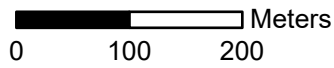
- R-CODE
- DPS2 ZONES**
- RESIDENTIAL
- LOCAL SCHEME RESERVES**
- PUBLIC OPEN SPACE



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212



EXISTING ZONE



LEGEND

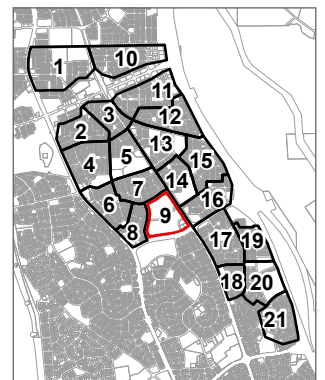
- R-CODE
- DPS2 ZONES & RESERVES**
- DRAINAGE/WATERWAY
- ENVIRONMENTAL CONSERVATION
- PUBLIC PURPOSES
- RESIDENTIAL
- URBAN DEVELOPMENT
- LOCAL ROAD
- MRS RESERVES**
- PUBLIC PURPOSES
- OTHER REGIONAL ROADS



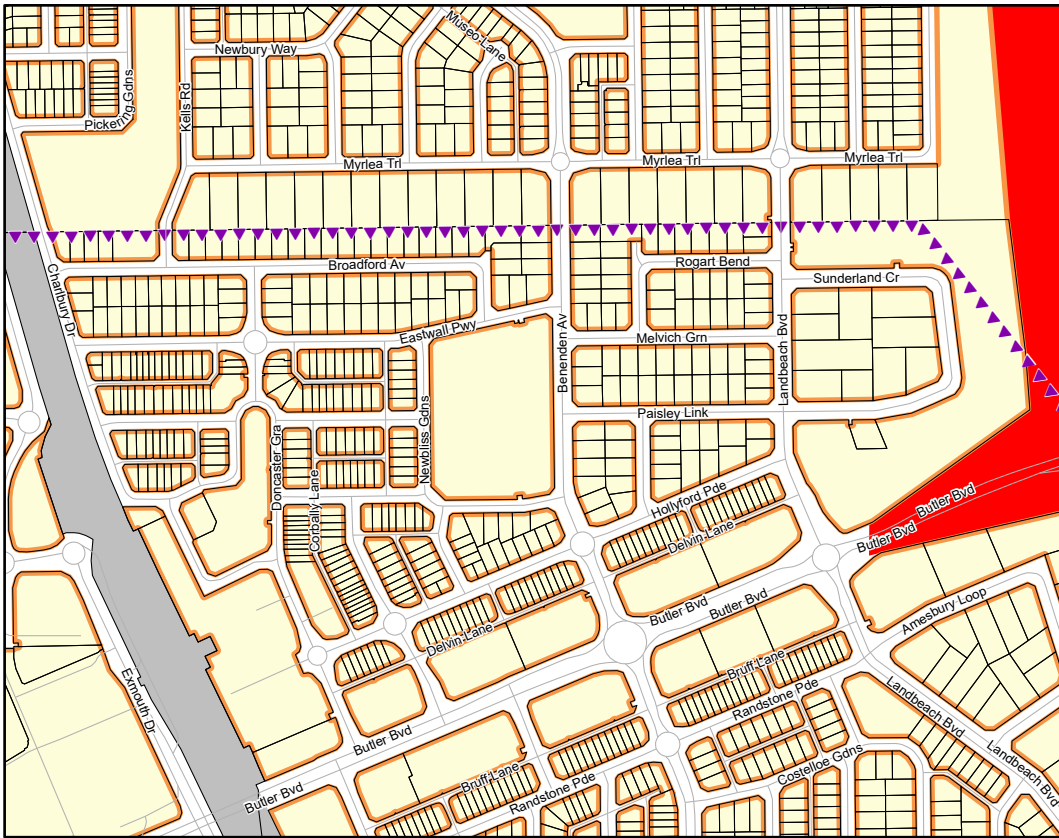
SCHEME (AMENDMENT) MAP 9

LEGEND

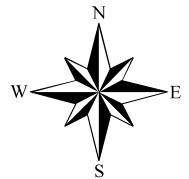
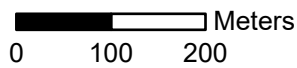
- R-CODE
- DPS2 ZONES**
- PRIVATE COMMUNITY PURPOSE
- SERVICE COMMERCIAL



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212



EXISTING ZONE



LEGEND

DEVELOPMENT CONTRIBUTION AREA

DPS2 ZONES & RESERVES

URBAN DEVELOPMENT
 LOCAL ROAD

MRS RESERVES

PRIMARY REGIONAL ROADS
 RAILWAYS



SCHEME (AMENDMENT) MAP 10

LEGEND

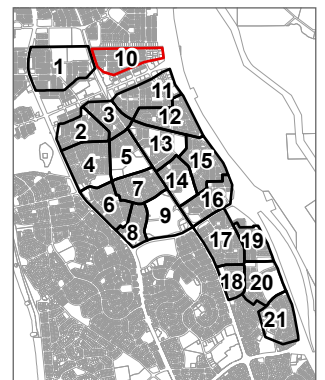
R-CODE

DPS2 ZONES

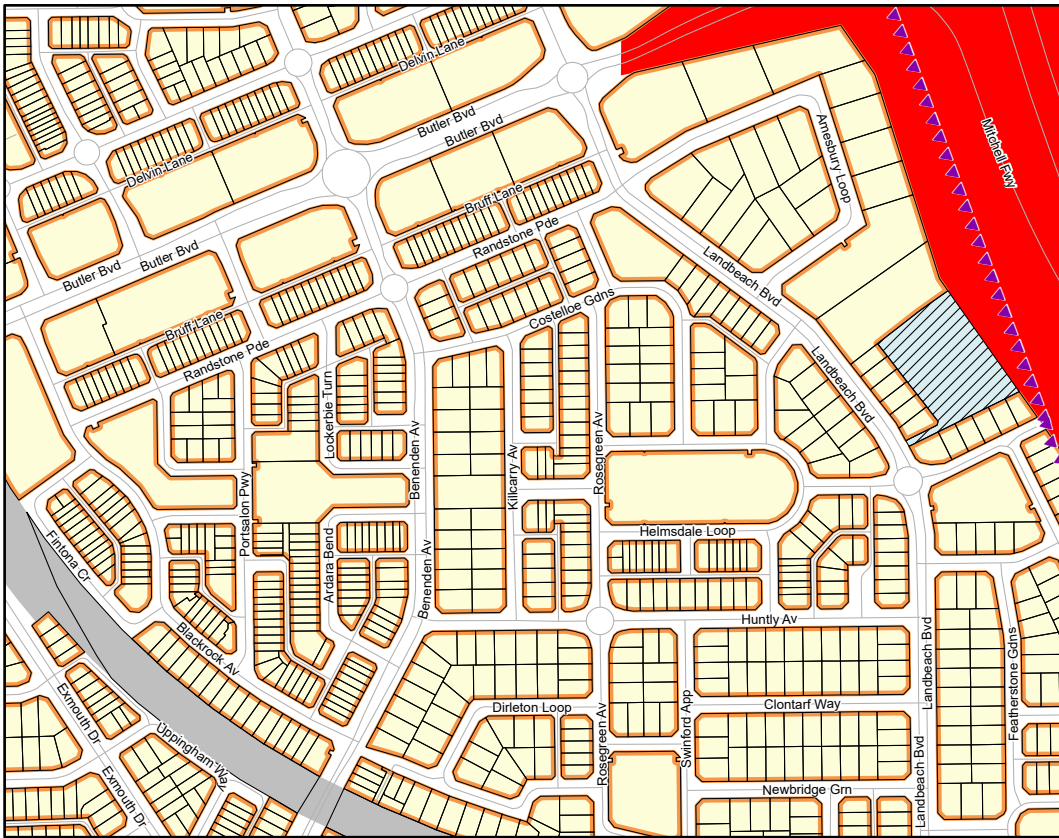
LIGHT INDUSTRY
 RESIDENTIAL

LOCAL SCHEME RESERVES

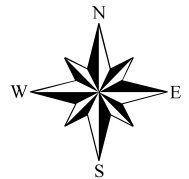
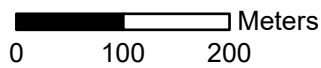
PUBLIC OPEN SPACE
 ENVIRONMENTAL CONSERVATION



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212



EXISTING ZONE



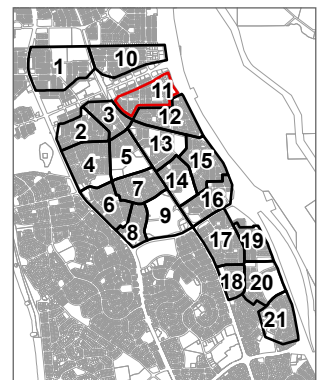
LEGEND

- - - DEVELOPMENT CONTRIBUTION AREA
- DPS2 ZONES & RESERVES**
- URBAN DEVELOPMENT
- LOCAL ROAD
- MRS RESERVES**
- PRIMARY REGIONAL ROADS
- RAILWAYS



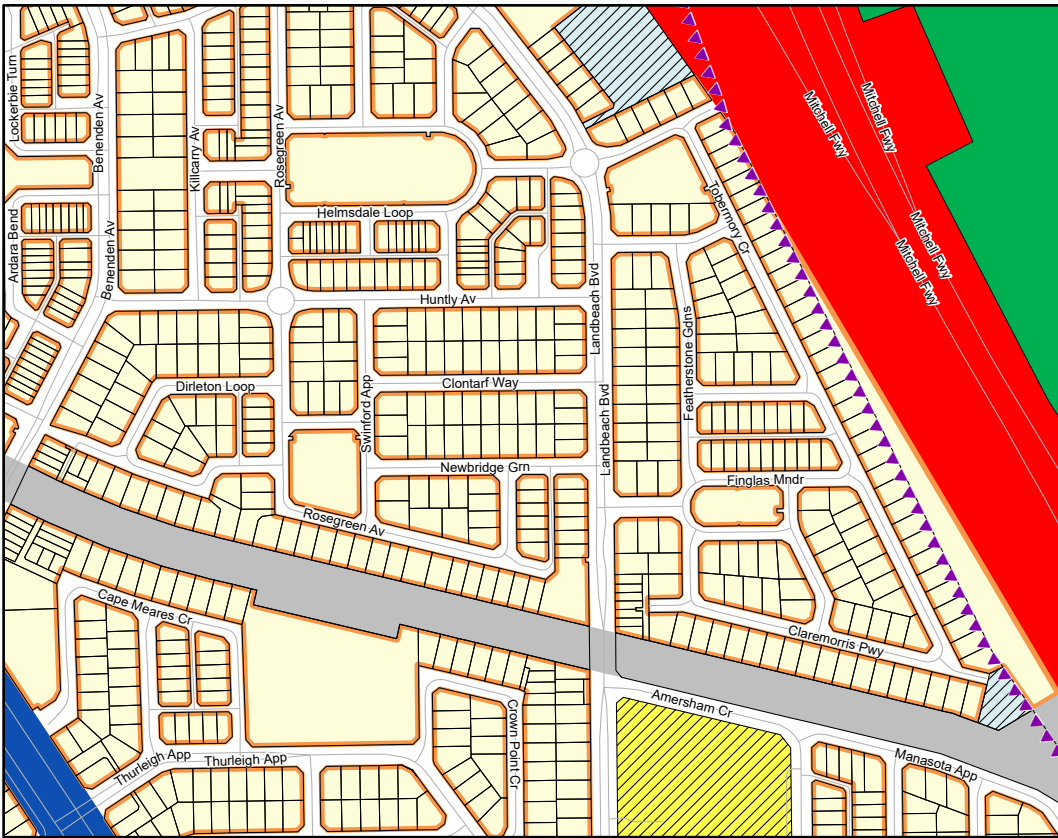
LEGEND

- R20 R-CODE
- DPS2 ZONES**
- LIGHT INDUSTRY
- RESIDENTIAL
- LOCAL SCHEME RESERVES**
- PUBLIC OPEN SPACE
- ENVIRONMENTAL CONSERVATION

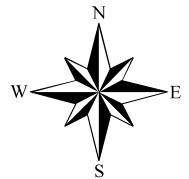
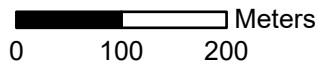


SCHEME (AMENDMENT) MAP 11

CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212



EXISTING ZONE



LEGEND

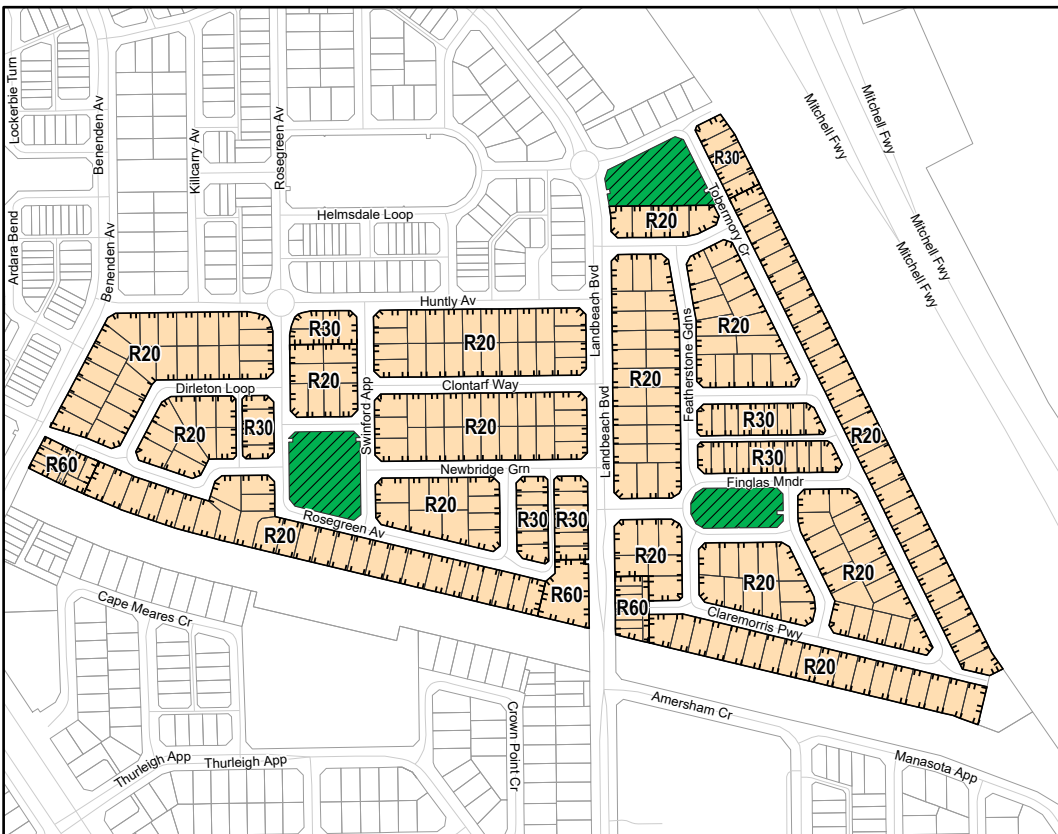
DEVELOPMENT CONTRIBUTION AREA

DPS2 ZONES & RESERVES

- DRAINAGE/WATERWAY
- PUBLIC PURPOSES
- URBAN DEVELOPMENT
- LOCAL ROAD

MRS RESERVES

- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS
- PARKS & RECREATION
- RAILWAYS



SCHEME (AMENDMENT) MAP 12

LEGEND

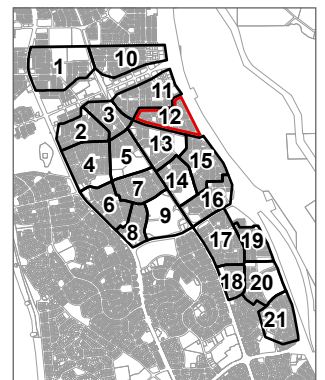
R-CODE

DPS2 ZONES

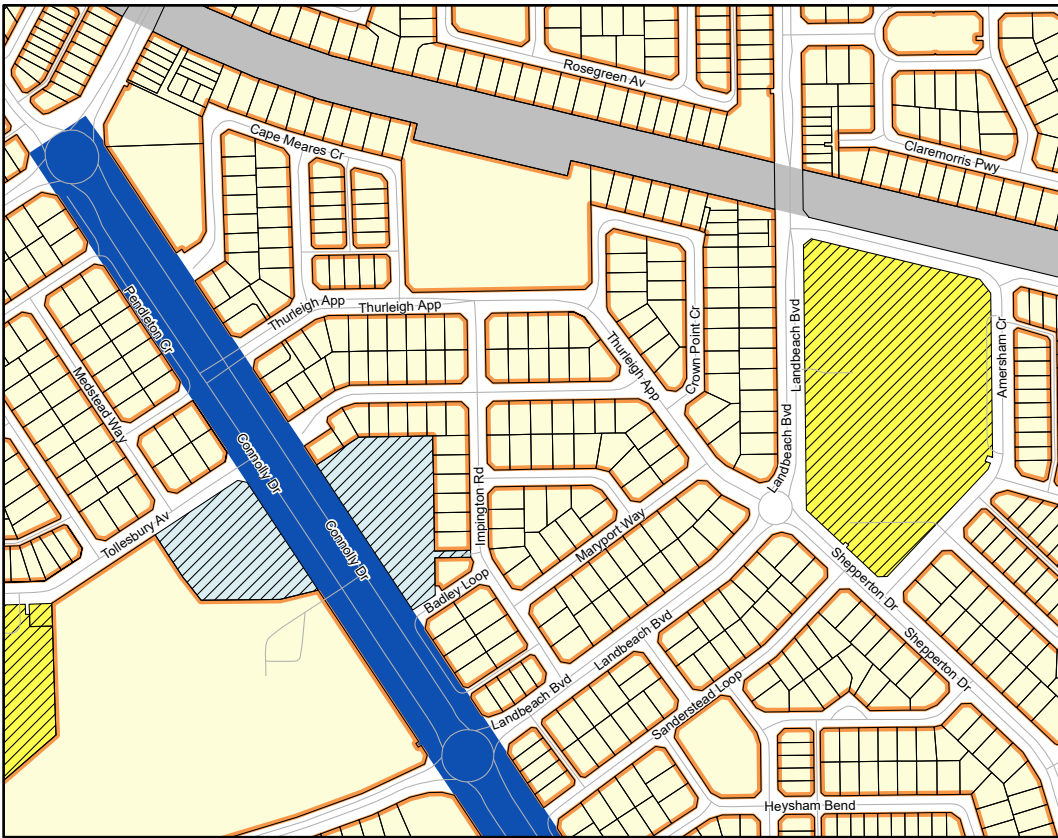
RESIDENTIAL

LOCAL SCHEME RESERVES

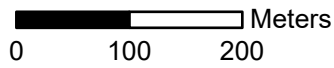
PUBLIC OPEN SPACE



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212



EXISTING ZONE



LEGEND

DPS2 ZONES & RESERVES

- DRAINAGE/WATERWAY
- PUBLIC PURPOSES
- URBAN DEVELOPMENT
- LOCAL ROAD

MRS RESERVES

- OTHER REGIONAL ROADS
- RAILWAYS



SCHEME (AMENDMENT) MAP 13

LEGEND

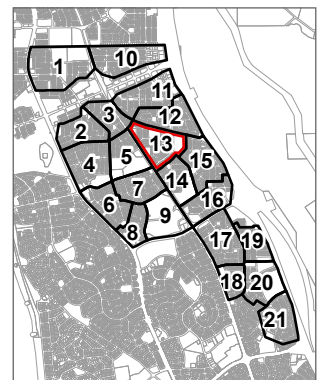
- R-CODE

DPS2 ZONES

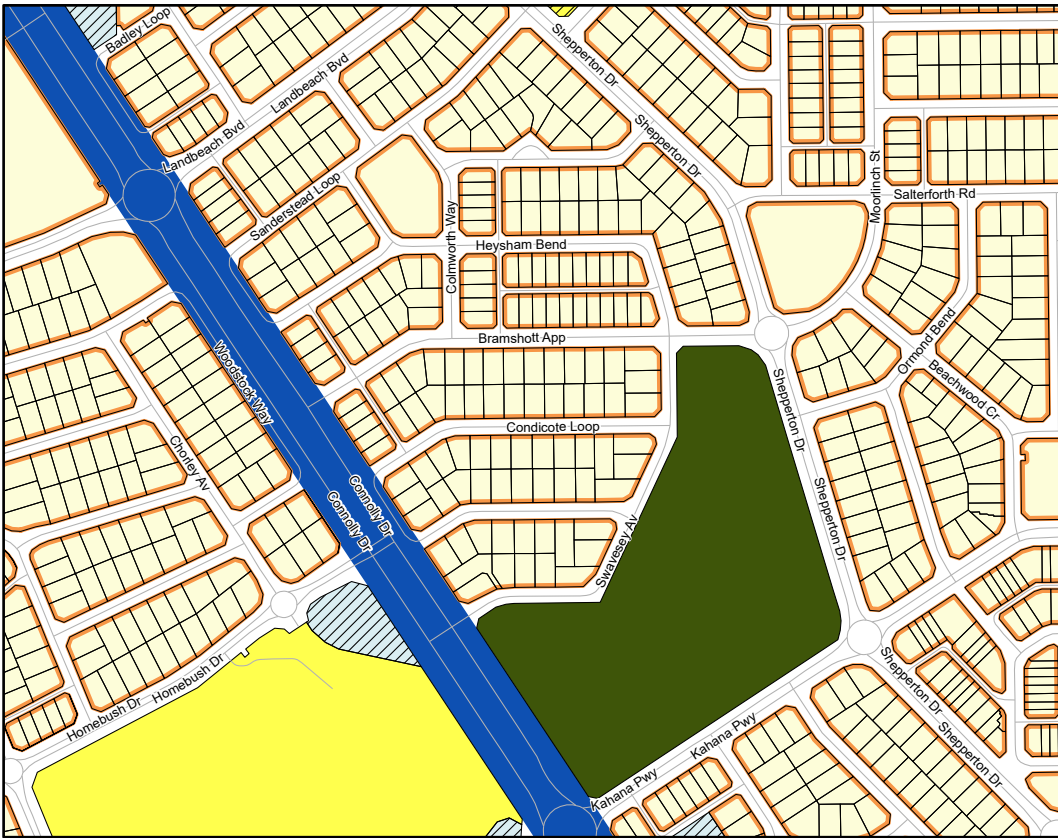
- RESIDENTIAL

LOCAL SCHEME RESERVES

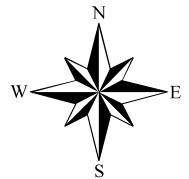
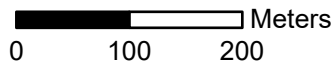
- PUBLIC OPEN SPACE



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212



EXISTING ZONE



LEGEND

DPS2 ZONES & RESERVES

- DRAINAGE/WATERWAY
- ENVIRONMENTAL CONSERVATION
- PUBLIC PURPOSES
- URBAN DEVELOPMENT
- LOCAL ROAD

MRS RESERVES

- PUBLIC PURPOSES
- OTHER REGIONAL ROADS



SCHEME (AMENDMENT) MAP 14

LEGEND

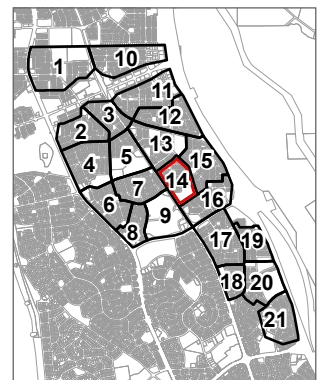
R-CODE

DPS2 ZONES

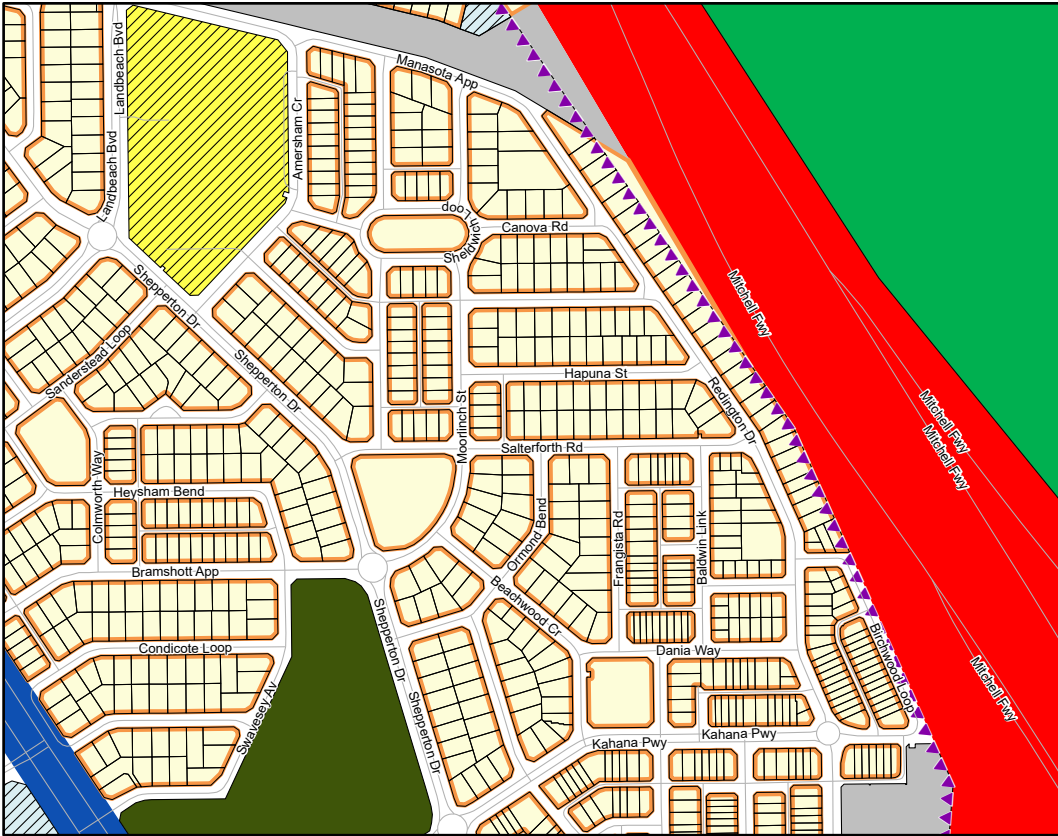
RESIDENTIAL

LOCAL SCHEME RESERVES

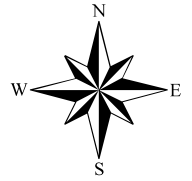
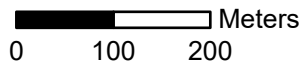
PUBLIC OPEN SPACE



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212

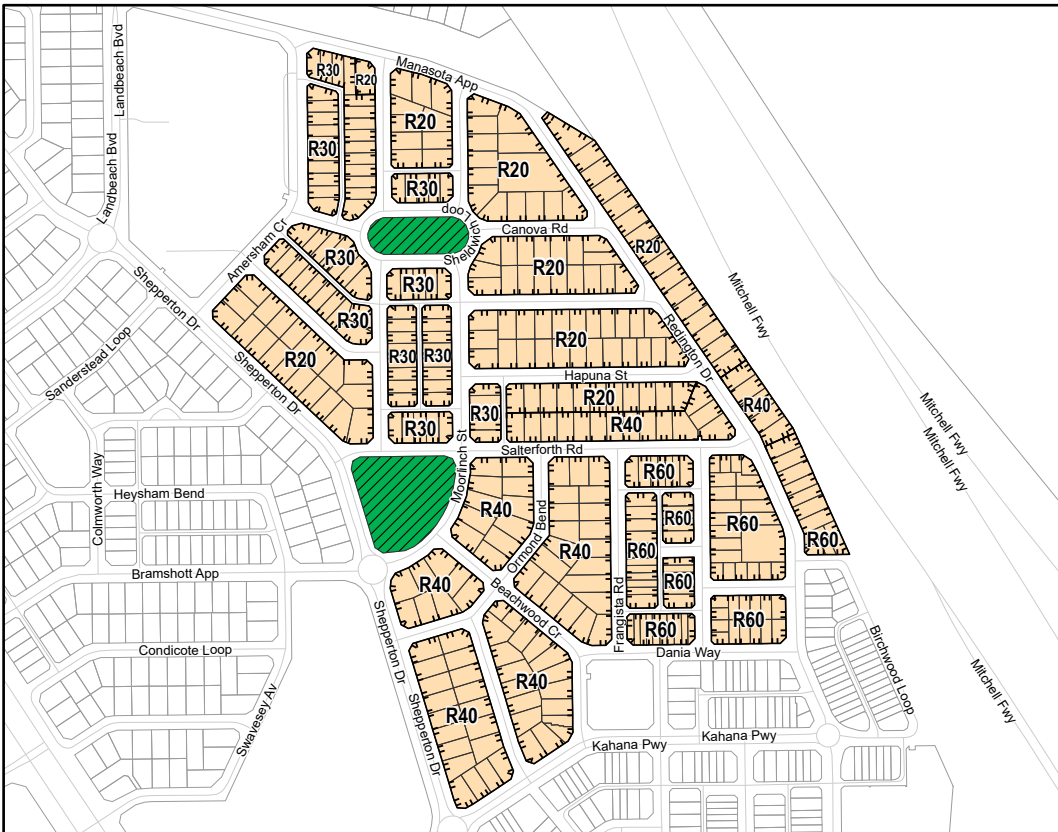


EXISTING ZONE



LEGEND

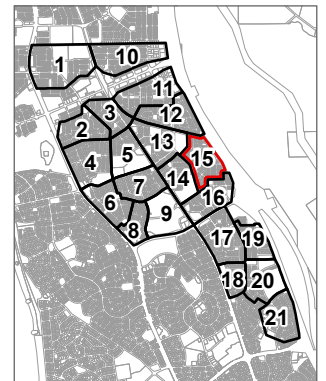
- DEVELOPMENT CONTRIBUTION AREA
- DPS2 ZONES & RESERVES**
- DRAINAGE/WATERWAY
- ENVIRONMENTAL CONSERVATION
- PUBLIC PURPOSES
- URBAN DEVELOPMENT
- LOCAL ROAD
- MRS RESERVES**
- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS
- PARKS & RECREATION
- RAILWAYS



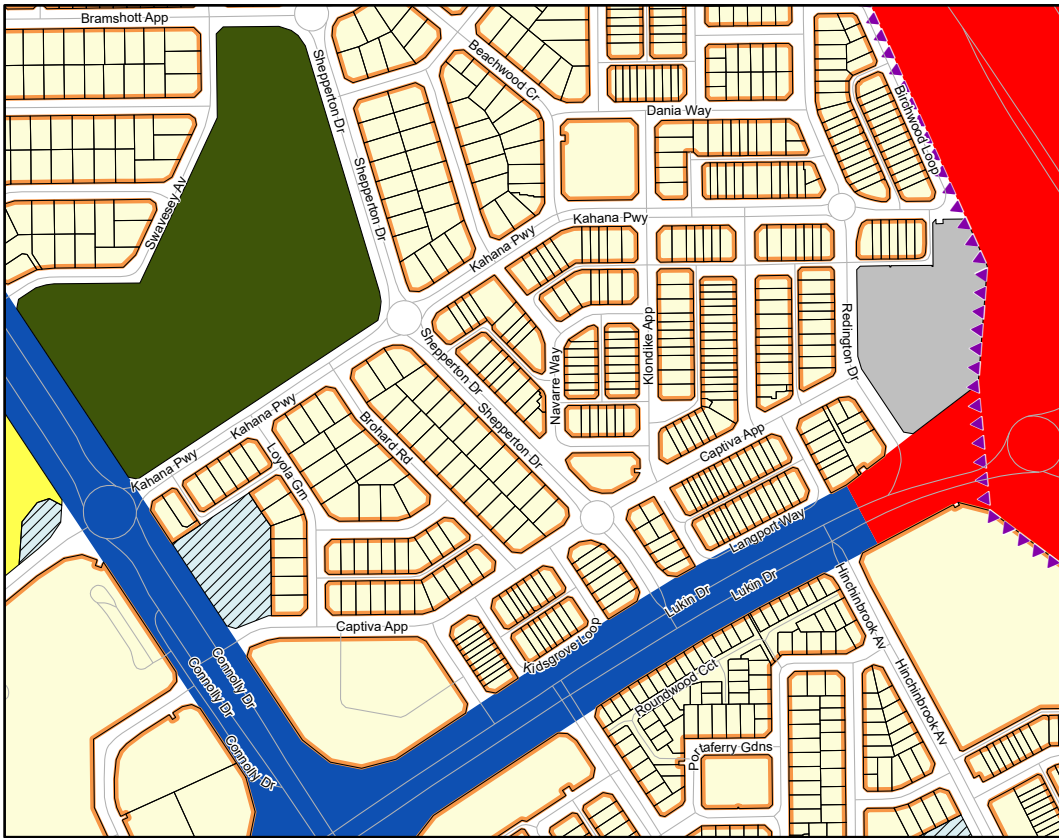
SCHEME (AMENDMENT) MAP 15

LEGEND

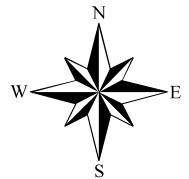
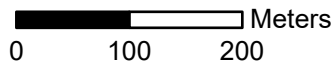
- R-CODE
- DPS2 ZONES**
- RESIDENTIAL
- LOCAL SCHEME RESERVES**
- PUBLIC OPEN SPACE



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212



EXISTING ZONE



LEGEND

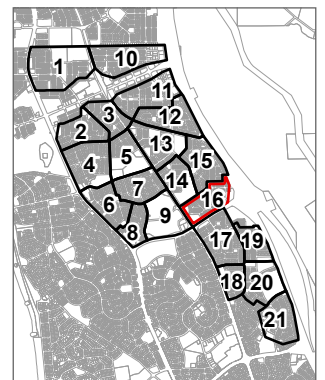
- DEVELOPMENT CONTRIBUTION AREA
- DPS2 ZONES & RESERVES**
- DRAINAGE/WATERWAY
- ENVIRONMENTAL CONSERVATION
- URBAN DEVELOPMENT
- LOCAL ROAD
- MRS RESERVES**
- PRIMARY REGIONAL ROADS
- PUBLIC PURPOSES
- OTHER REGIONAL ROADS
- RAILWAYS



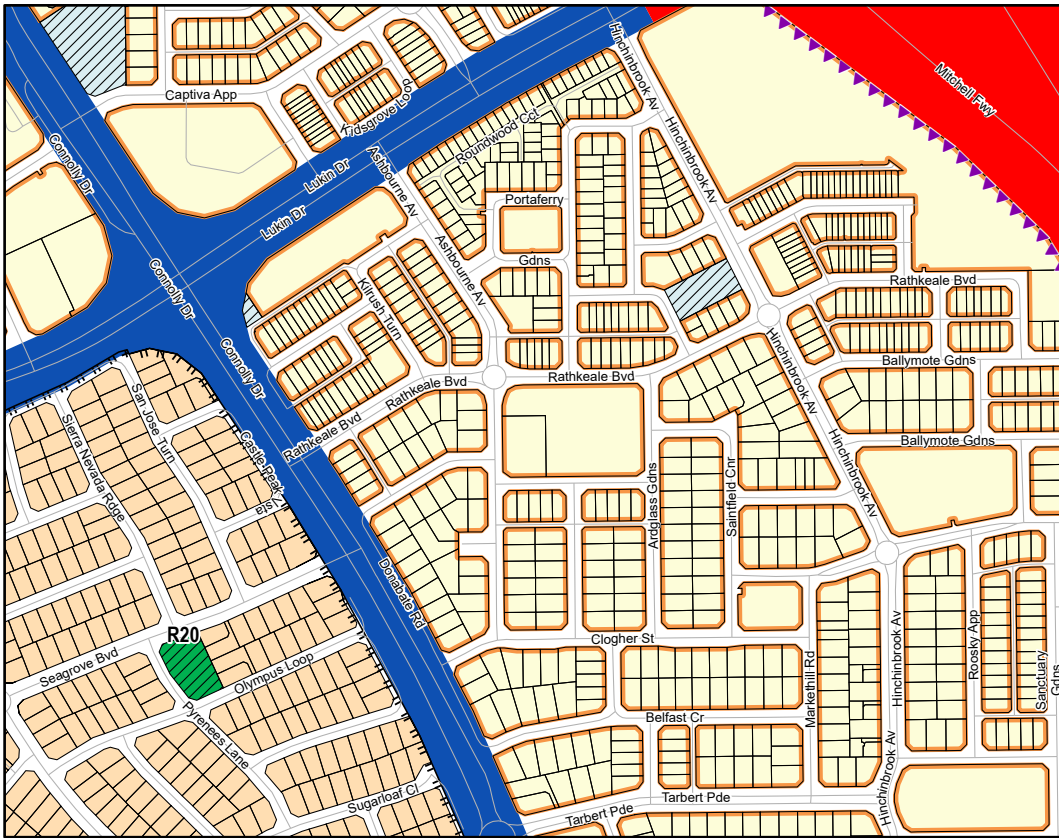
SCHEME (AMENDMENT) MAP 16

LEGEND

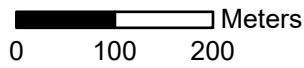
- R-CODE
- DPS2 ZONES**
- COMMERCIAL
- RESIDENTIAL
- LOCAL SCHEME RESERVES**
- PUBLIC OPEN SPACE



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212

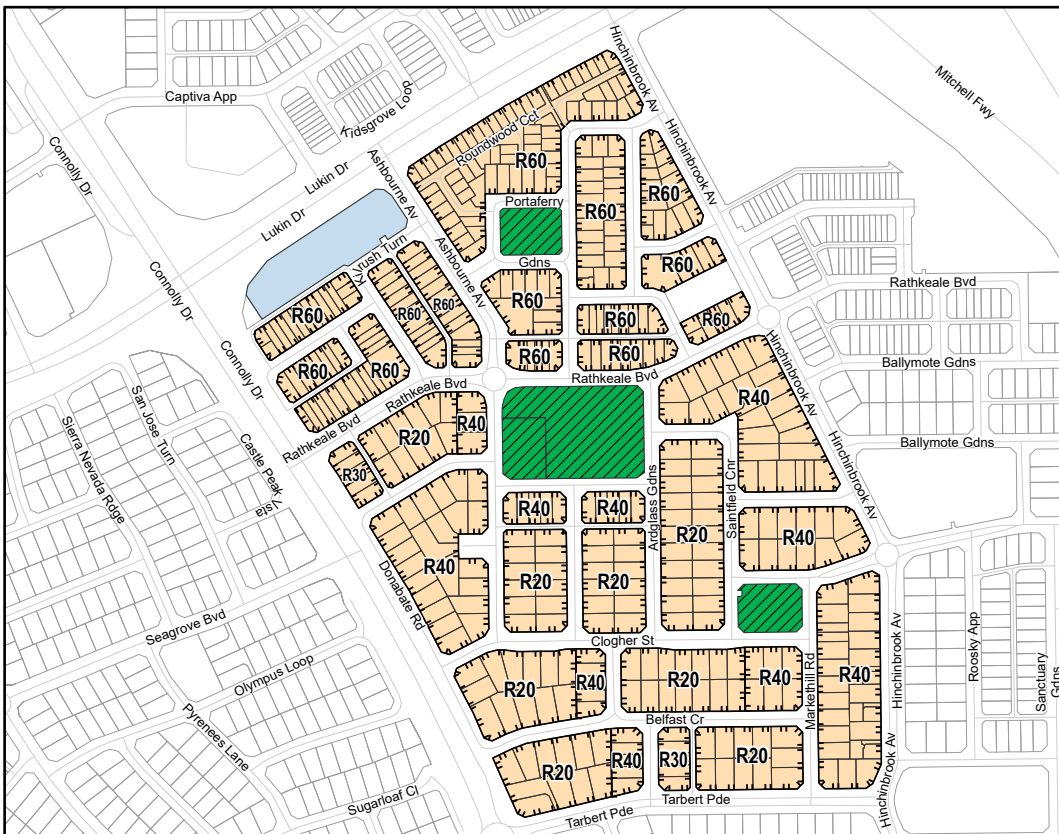


EXISTING ZONE



LEGEND

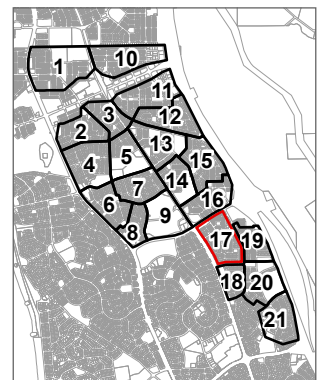
- R-CODE
- DEVELOPMENT CONTRIBUTION AREA
- DPS2 ZONES & RESERVES**
- DRAINAGE/WATERWAY
- PUBLIC OPEN SPACE
- RESIDENTIAL
- URBAN DEVELOPMENT
- LOCAL ROAD
- MRS RESERVES**
- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS



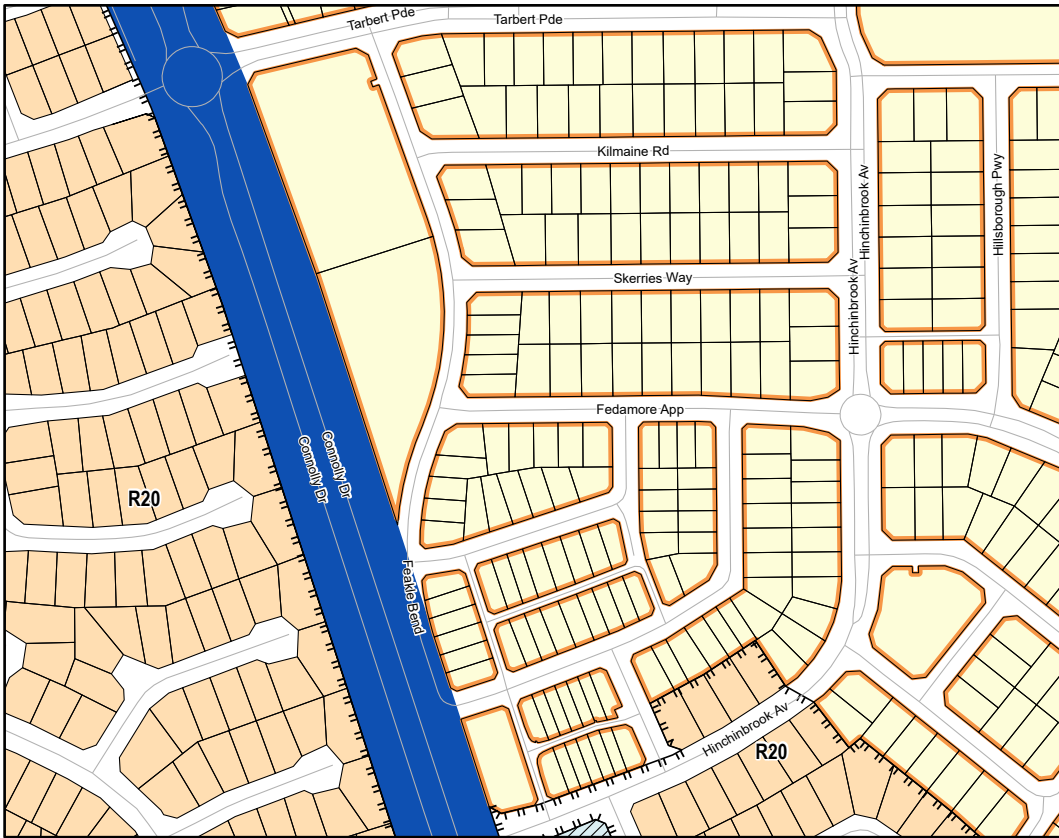
SCHEME (AMENDMENT) MAP 17

LEGEND

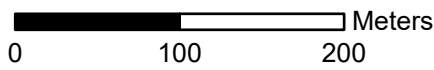
- R-CODE
- DPS2 ZONES**
- RESIDENTIAL
- SERVICE COMMERCIAL
- LOCAL SCHEME RESERVES**
- PUBLIC OPEN SPACE



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212

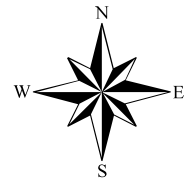


EXISTING ZONE



LEGEND

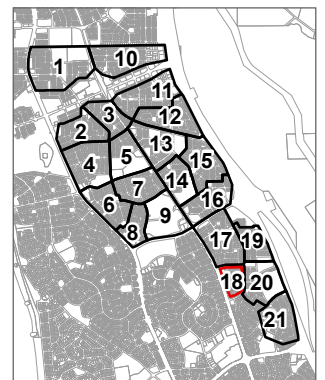
- R-CODE
- DPS2 ZONES & RESERVES**
- DRAINAGE/WATERWAY
- RESIDENTIAL
- URBAN DEVELOPMENT
- LOCAL ROAD
- MRS RESERVES**
- OTHER REGIONAL ROADS



SCHEME (AMENDMENT) MAP 18

LEGEND

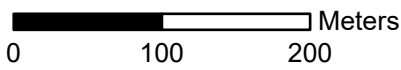
- R-CODE
- DPS2 ZONES**
- COMMERCIAL
- RESIDENTIAL
- LOCAL SCHEME RESERVES**
- PUBLIC OPEN SPACE



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212

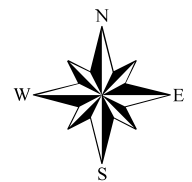


EXISTING ZONE



LEGEND

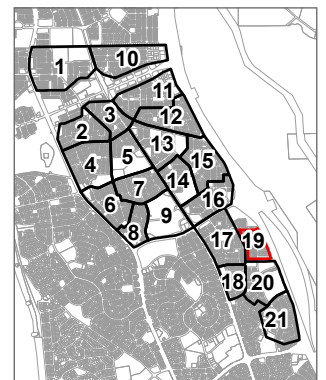
- DEVELOPMENT CONTRIBUTION AREA
- DPS2 ZONES & RESERVES**
- DRAINAGE/WATERWAY
- URBAN DEVELOPMENT
- LOCAL ROAD
- MRS RESERVES**
- PRIMARY REGIONAL ROADS



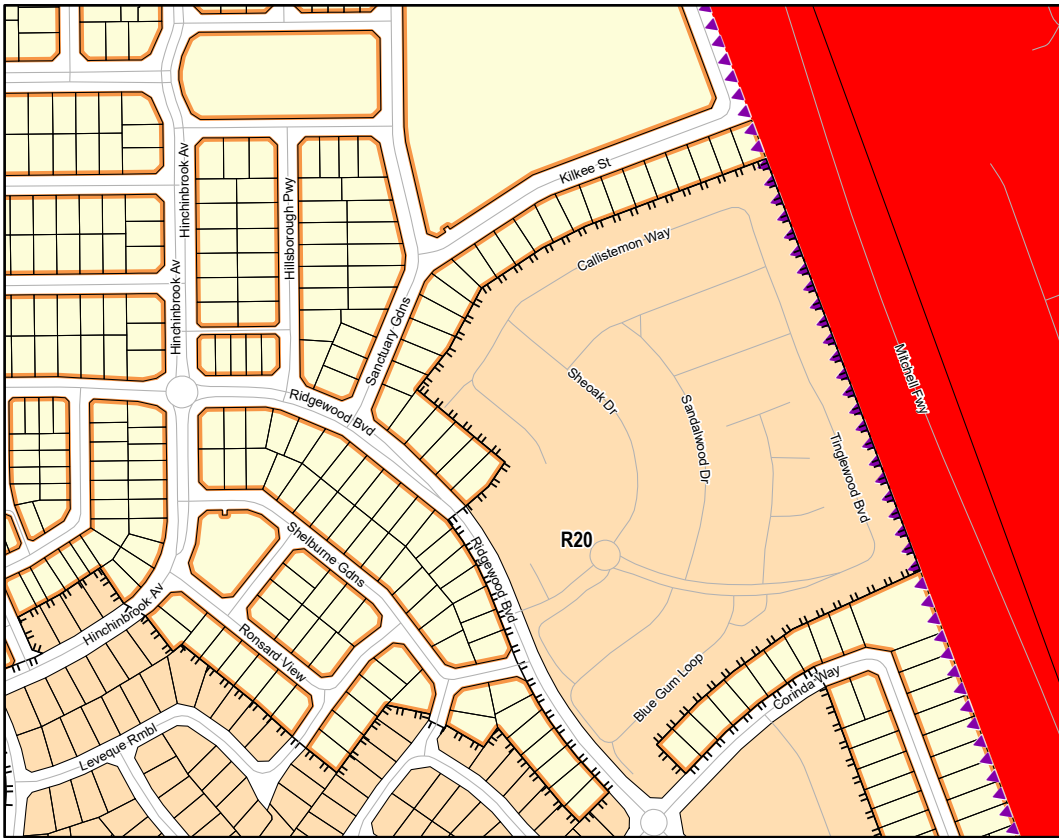
SCHEME (AMENDMENT) MAP 19

LEGEND

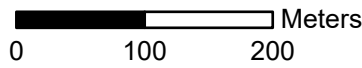
- R-CODE
- DPS2 ZONES**
- RESIDENTIAL
- LOCAL SCHEME RESERVES**
- PUBLIC OPEN SPACE



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212

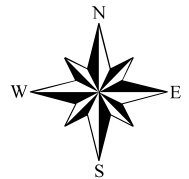


EXISTING ZONE



LEGEND

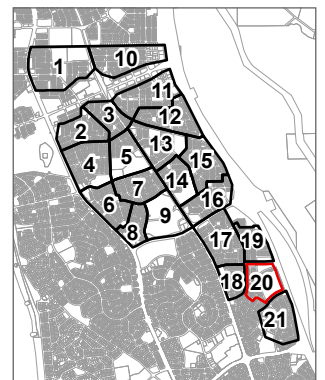
- R-CODE
- DEVELOPMENT CONTRIBUTION AREA
- DPS2 ZONES & RESERVES**
- DRAINAGE/WATERWAY
- RESIDENTIAL
- URBAN DEVELOPMENT
- LOCAL ROAD
- MRS RESERVES**
- PRIMARY REGIONAL ROADS



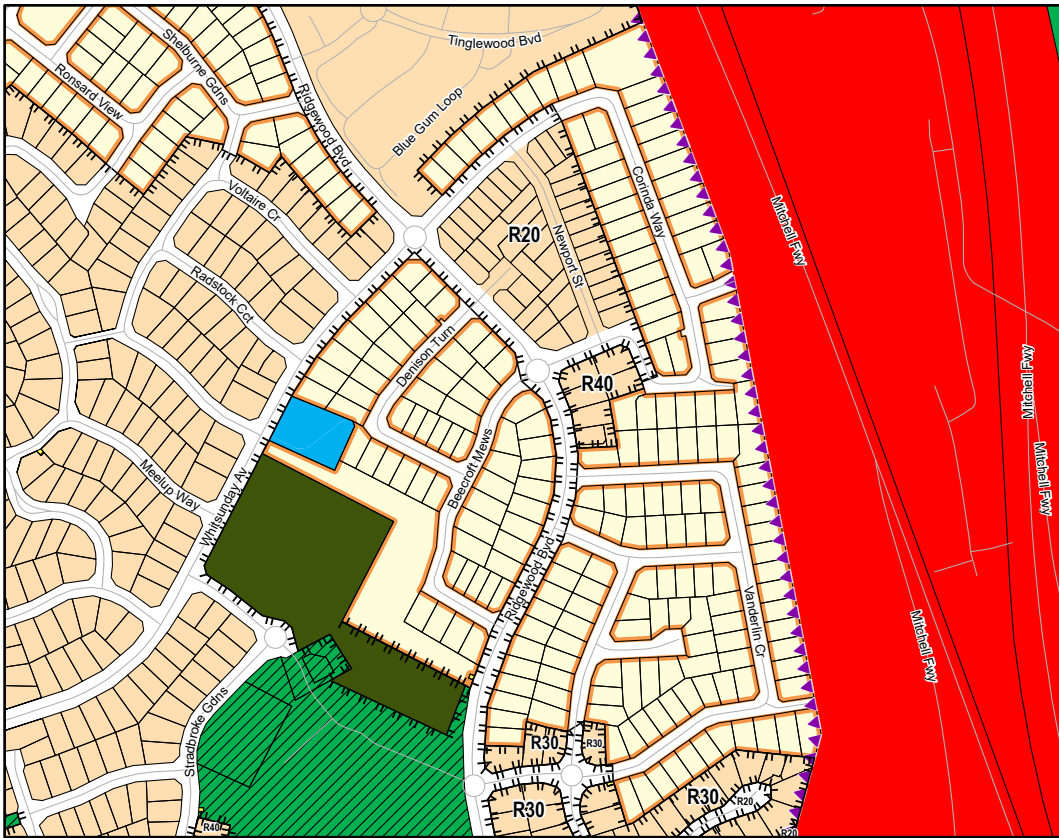
SCHEME (AMENDMENT) MAP 20

LEGEND

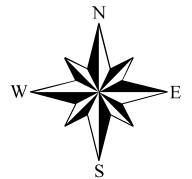
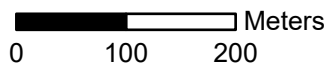
- R-CODE
- DPS2 ZONES**
- RESIDENTIAL
- LOCAL SCHEME RESERVES**
- PUBLIC OPEN SPACE



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212



EXISTING ZONE



LEGEND

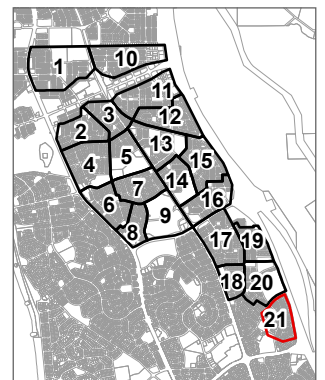
- R-CODE
- DEVELOPMENT CONTRIBUTION AREA
- DPS2 ZONES & RESERVES**
- COMMERCIAL
- ENVIRONMENTAL CONSERVATION
- PUBLIC OPEN SPACE
- PUBLIC PURPOSES
- RESIDENTIAL
- URBAN DEVELOPMENT
- LOCAL ROAD
- MRS RESERVES**
- PRIMARY REGIONAL ROADS
- PARKS & RECREATION



SCHEME (AMENDMENT) MAP 21

LEGEND

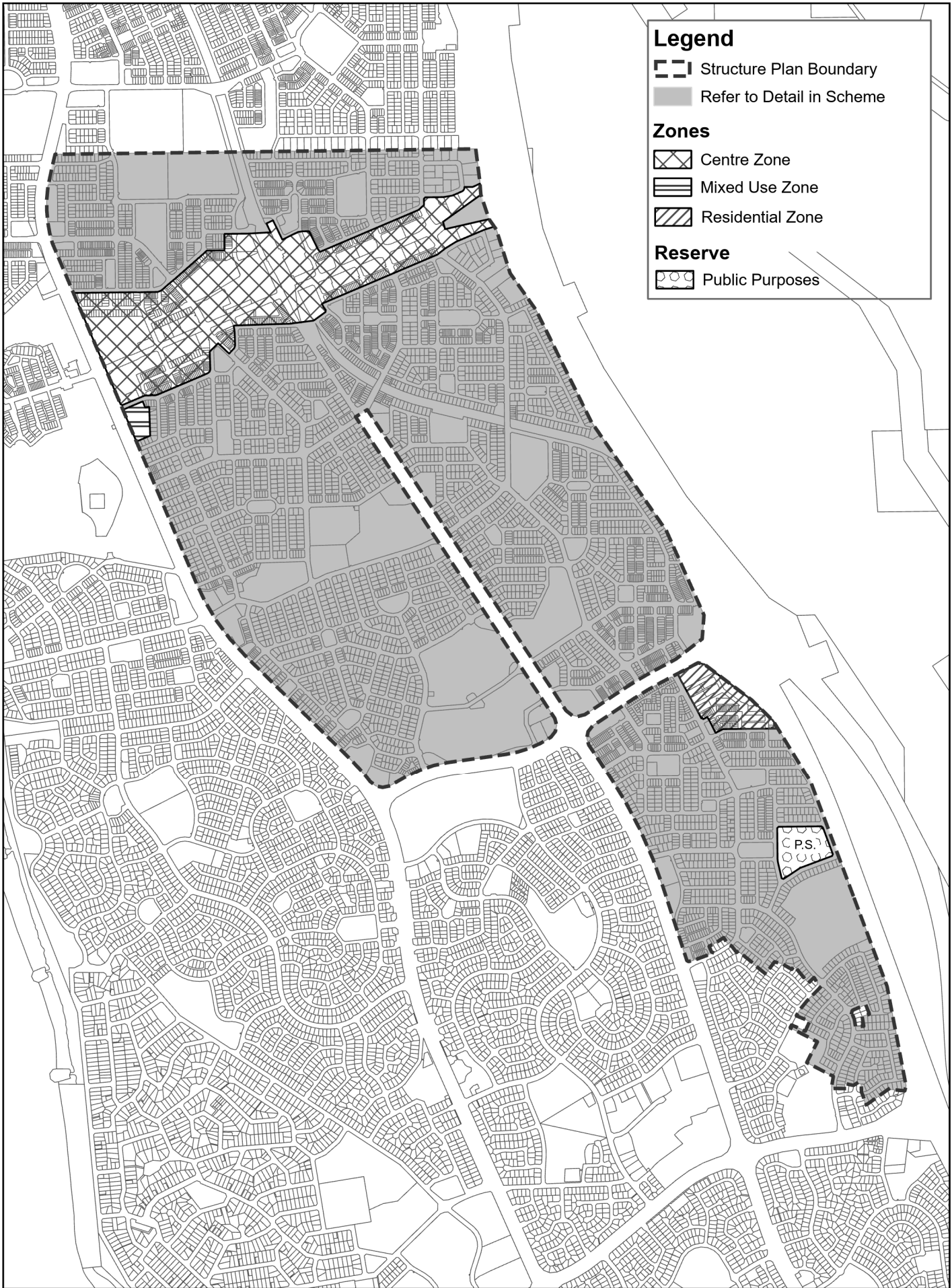
- R-CODE
- DPS2 ZONES**
- RESIDENTIAL
- LOCAL SCHEME RESERVES**
- ENVIRONMENTAL CONSERVATION
- LOCAL ROAD





STRUCTURE PLAN (AMENDMENT) MAPS

To support subsequent amendment to ASP 27 should Amendment No. 212 be approved



Legend

- Structure Plan Boundary
- Refer to Detail in Scheme

Zones

- Centre Zone
- Mixed Use Zone
- Residential Zone

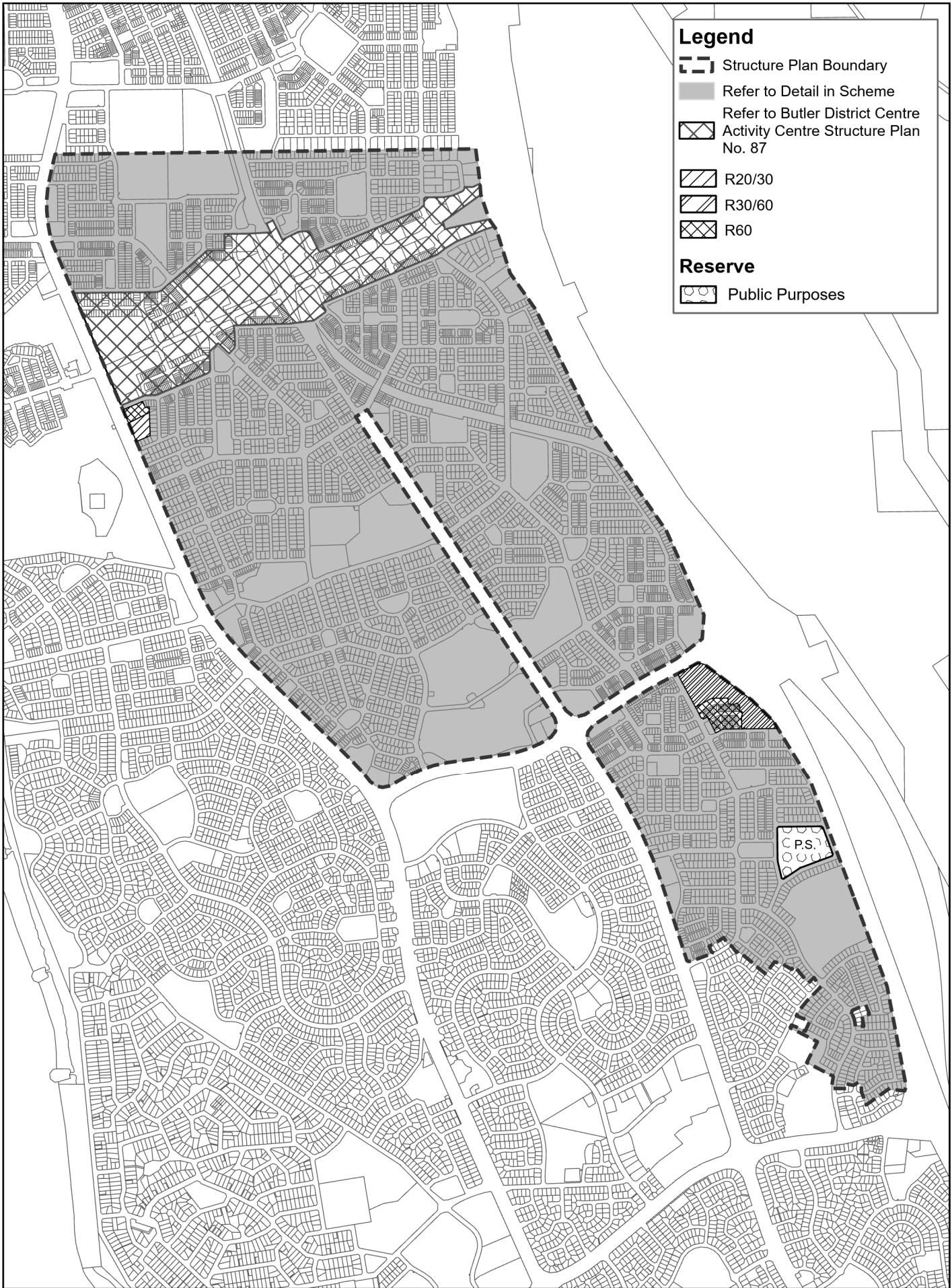
Reserve

- Public Purposes

0 0.25 0.5 km

BUTLER RIDGEWOOD
 Plan 1 - CONSOLIDATED ZONING PLAN

Produced by Customer & Information Services
 23/01/2024
 KACE : 109523



Legend

- Structure Plan Boundary
- Refer to Detail in Scheme
- Refer to Butler District Centre Activity Centre Structure Plan No. 87
- R20/30
- R30/60
- R60

Reserve

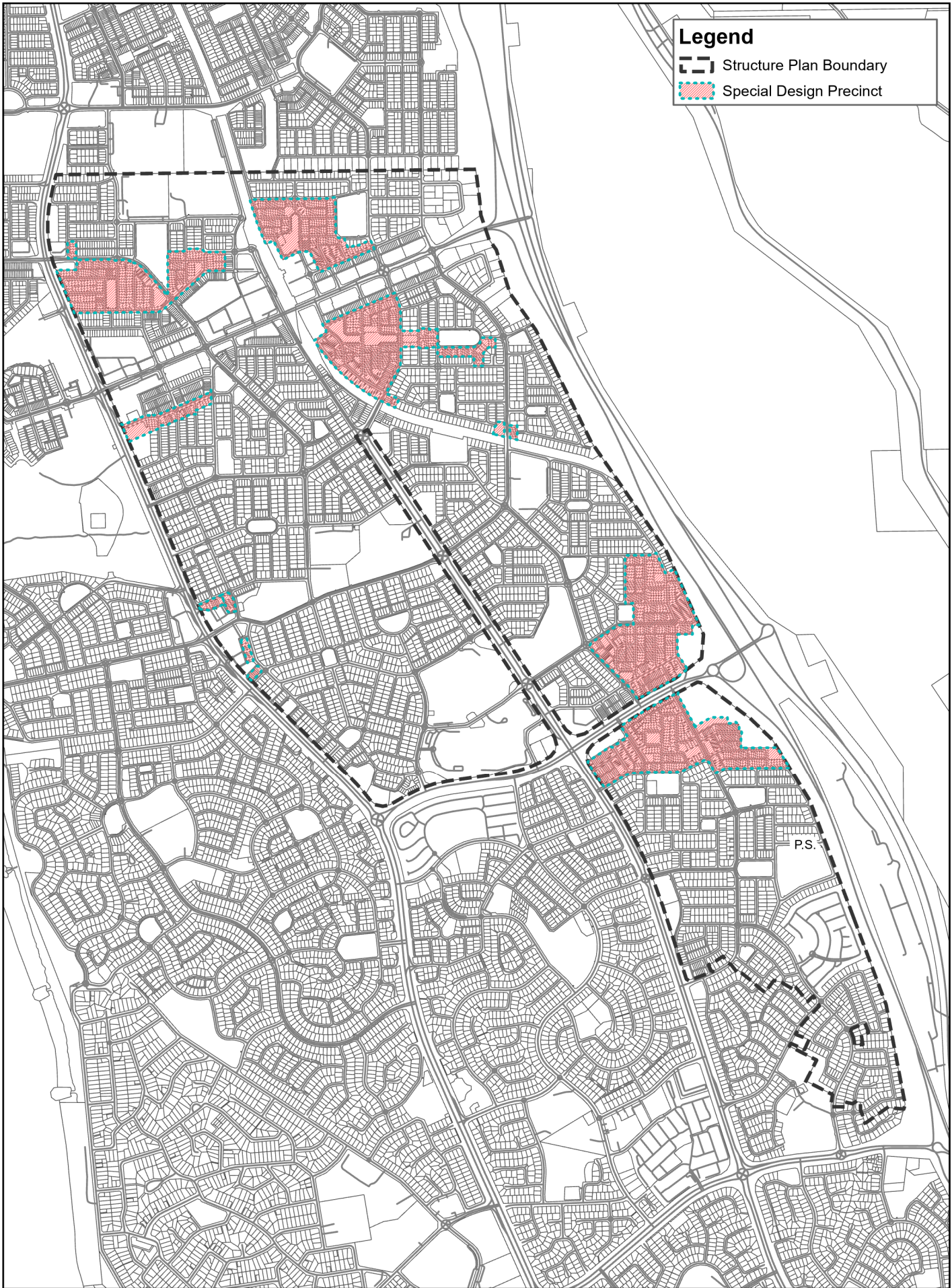
- Public Purposes

0 0.25 0.5 km


BUTLER RIDGEWOOD


Plan 2 - CONSOLIDATED R-CODE PLAN

Produced by Customer & Information Services
23/01/2024
KACE : 109523




Legend

-  Structure Plan Boundary
-  Special Design Precinct



0 0.25 0.5 km

BUTLER RIDGEWOOD
 Plan 3 - CONSOLIDATED APPROVED
 SPECIAL DESIGN PRECINCT



Produced by Customer & Information Services
 23/01/2024
 KACE : 109523

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SCHEME AMENDMENT REPORT

**AMENDMENT NO. 212
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. 212 to DPS 2 (**Amendment No. 212**) is located within the entire Butler locality and a portion of the Ridgewood locality (**subject area**). The subject area comprises of the land where the following local structure plans apply:

- Butler-Ridgewood Agreed Local Structure Plan No. 27 (**ASP 27**);
- Brighton Village Centre Agreed Local Structure Plan No. 38 (**ASP 38**); and
- Butler District Centre Activity Centre Structure Plan No. 87 (**ACP 87**).

For reference, ASP 27 is provided as **Appendix 1** and ASP 38 is provided as **Appendix 2** of this report.

The total land area affected by structure plans listed above (being the subject area) is approximately 615 hectares.

In addition to the local structure plans mentioned above, the subject area is located within the City's Butler-Jindalee Agreed District Structure Plan No. 39 (**DSP 39**). DSP 39 provides the broad district level planning framework for development of Butler, Jindalee – as well as parts of the Ridgewood and Alkimos localities. DSP 39 has also formed the basis for various local structure plans to be prepared, including ASP 27, ASP 38 and ACP 87. The proposals subject to this report affect planning at a local level, meaning that DSP 39 is not affected.

ASP 27 was initially adopted by the Western Australian Planning Commission (**WAPC**) in June 2002 to guide subdivision and development over the subject area. The current ASP 27 maps are listed as follows and are provided within **Appendix 1**:

- Consolidated Approved Local Structure Plan (Plan 1);
- Consolidated Zoning Plan (Plan 2);
- Consolidated R-Code Plan (Plan 3); and
- Consolidated Approved Special Design Precinct (Plan 4).

ASP 38 is a further structure plan specifically prepared for land parcels within the **Brighton Village Centre** site and is situated within an area affected by ASP 27, where on the Consolidated Approved Local Structure Plan in **Appendix 1**. ASP 38 was adopted in April 2005, with its specific purpose being to guide the development of the Brighton Village Centre.

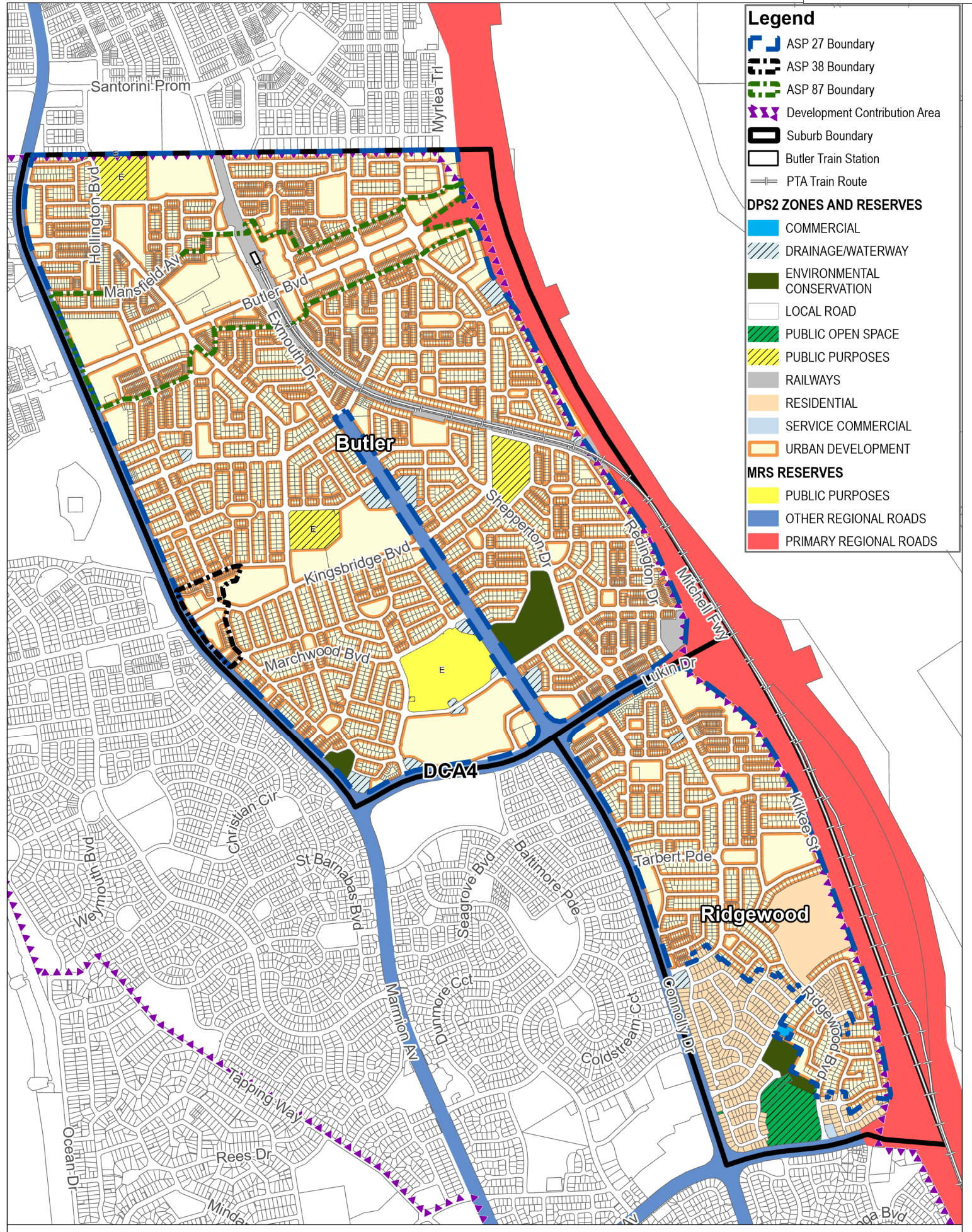
In addition, there is an activity centre structure plan that has been prepared for the **Butler District Centre** (ACP 87). The Butler District Centre is also situated within the ASP 27 area, where shown on the Consolidated Approved Local Structure Plan in **Appendix 1**. That activity centre structure plan was adopted in February 2013. As development in the Butler District Centre is still progressing, Amendment No. 212 does not seek to normalise land subject to ACP 87 – or change the structure planning currently affecting that centre.

Currently, the subject area is largely zoned Urban Development under DPS 2 as shown on the plan included in **Figure 1**. The Urban Development Zone is applied as an interim zone for developing areas, to form a basis for structure planning 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, Commercial or Service Commercial) depending on land use. The effect of structure plans over respective areas can also be considered at that time, with structure plans able to be amended or revoked under the planning framework as the case requires.

Amendment No. 212 proposes that the zoning over the majority of the subject area be normalised. Amendment No. 212 will, however, retain the Urban Development Zone over land that is yet to be subdivided and developed – to allow ASP 27 and ACP 87 to continue guiding subdivision and development in those areas. It is intended that ASP 27 be amended by WAPC after Amendment No. 212 is approved, to remove its effect over established areas and to the extent as detailed in this report. As outlined above, no changes are sought to ACP 87.

The land within the Brighton Village Centre (affected by ASP 38) contains a mix of residential and commercial development (shopping centre, child care premises, tavern and medical centre). As all lots subject to ASP 38 are developed in accordance with that structure plan, ASP 38 no longer needs to be in place to guide future development or land use. For this reason, the City considers that ASP 38 should be revoked by the WAPC, following an approval of Amendment No. 212.

Figure 1 incorporates the Scheme Map as updated following the recent gazettal 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)*. Amendment No. 172 was not, however, prepared to normalise zoning of land in structure plan areas.



Legend

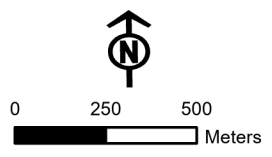
- ASP 27 Boundary
- ASP 38 Boundary
- ASP 87 Boundary
- Development Contribution Area
- Suburb Boundary
- Butler Train Station
- PTA Train Route

DPS2 ZONES AND RESERVES

- COMMERCIAL
- DRAINAGE/WATERWAY
- ENVIRONMENTAL CONSERVATION
- LOCAL ROAD
- PUBLIC OPEN SPACE
- PUBLIC PURPOSES
- RAILWAYS
- RESIDENTIAL
- SERVICE COMMERCIAL
- URBAN DEVELOPMENT

MRS RESERVES

- PUBLIC PURPOSES
- OTHER REGIONAL ROADS
- PRIMARY REGIONAL ROADS



**CITY OF WANNEROO
DISTRICT PLANNING SCHEME NO. 2 ZONES
OVER BUTLER and RIDGEWOOD**

1.2 Background to the City's Normalisation Process

The City is undertaking various initiatives to coincide with 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. 212 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 Butler and Ridgewood localities. The preparation of Amendment No. 212 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.

The City has a further need to review the necessity of its 65 structure plans, as 52 of which (including ASP 27, ASP 38, DSP 39 and ACP 87) 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. Therefore, Amendment No. 212 allows for the following to occur, which this report also informs:

- A revocation of ASP 38 to control the removal of this structure plan from the City's planning framework – rather than allowing its imminent expiry to cease its effect; and
- An amendment to ASP 27, for it to continue remaining in effect. This report also informs a request that will be made to the WAPC to consider an extension to its approval of ASP 27 to 19 October 2030, to allow the subdivision and development of the remaining undeveloped land to occur within the structure plan area.

In addition to the above, the City considers that ACP 87 and DSP 39 should undergo a review, separate from the City's preparation of Amendment No. 212, to support an approval duration extension for these structure plans. A review would also align these structure plans with the current State planning framework. The City will liaise with the key landowners and proponents of these structure plans in due course, in order to initiate their review (and the extension of their approval duration) to the satisfaction of the WAPC.

2.0 Detail of the Amendment and the Subject Area

2.1 Amendment No. 212 Proposal

The full extent of what Amendment No. 212 entails (including the Scheme (Amendment) Maps) is detailed in this document. The key features of Amendment No. 212 are summarised below:

- The rezoning of established residential lots from ‘Urban Development’ to ‘Residential’, with density codes that generally correspond to those currently in ASP 27 or ASP 38. This rezoning to ‘Residential’ includes various lots which ASP 27 and ASP 38 designate as being zoned either ‘Mixed Use’ or ‘Commercial’ – but which are currently used exclusively for ‘single house’ or ‘grouped dwelling’ development.
- Consistent with the zoning designations identified in ASP 27 and ASP 38, the rezoning of select lots from ‘Urban Development’ to ‘Mixed Use’. This is proposed only where approved development and location makes applying this zoning appropriate.
- The reclassifying of public open spaces, conservation and public utility sites in the subject area from ‘Urban Development’ zone to the corresponding ‘Local Scheme Reserve’.
- The rezoning of land with commercial development in activity centres (except the Butler District Centre) to ‘Commercial’, with the land assigned a density code corresponding with current structure plan provisions.
- The imposing of maximum retail net lettable area (**NLA**) for the activity centres through DPS 2 (except the Butler District Centre). The maximum retail NLA proposed are either currently prescribed in ASP 27 and ASP 38 – or are reflective of prior development approval conditions.
- A rezoning from ‘Urban Development’ to ‘Service Commercial’ for various lots designated with a ‘Business’ zoning in ASP 27. ‘Service Commercial’ is a zone recently introduced into DPS 2 through Amendment No. 172 and is an equivalent to the Business Zone currently in the structure plan.
- A rezoning from ‘Urban Development’ to ‘Light Industry’ for various lots designated with a ‘Service Industry’ zoning in ASP 27. ‘Light Industry’ is a zone recently introduced into DPS 2 through Amendment No. 172 and is an equivalent to the ‘Service Industry’ Zone currently in the structure plan.
- The rezoning of the Irene McCormack Catholic College and the St. Francis of Assisi Catholic Primary School site (one lot) from ‘Urban Development’ to ‘Private Community Purpose’.

A full description on what Amendment No. 212 is proposing in respect to the land in the subject area is as follows:

Locations within the Subject Area	Discussion of Proposal through Amendment No. 212 to DPS 2
Numerous residential lots shown on the Scheme (Amendment) Maps. <i>(Including lots designated as Mixed Use or Commercial zone in ASP 27 and ASP 38)</i>	These lots will be rezoned from ‘Urban Development’ to ‘Residential’ – and given a density coding that corresponds to what is outlined in either ASP 27 or ASP 38. Further justifications are provided in Section 4.6 and Section 4.7 below.

Locations within the Subject Area	Discussion of Proposal through Amendment No. 212 to DPS 2
<p>0.1m pedestrian accessway lots (or portions of 0.1m pedestrian accessway lots) adjoining the residential lots referred to above.</p>	<p>These land parcels are also known as 'spite strips' and act to prevent vehicular access onto residential lots from adjoining roads.</p> <p>For consistency, Amendment No. 212 also proposes to zone these land parcels 'Residential' and apply a density coding consistent with adjoining lots.</p>
<ul style="list-style-type: none"> • Lot 8201 (36) Oakbank Crescent, Butler (on DP: 70086); • Lot 8210 (24) Halesworth Parade, Butler (on DP: 73380); • Lot 8206 (1) Clipstone Parkway, Butler (on DP: 73381); • Lot 8211 (25) Mansfield Avenue, Butler (on DP: 71146); • Lot 8213 (2) Wilton Parkway, Butler (on DP: 76189); • Lot 8005 (2) Carmathen Avenue, Butler (on DP: 53292); • Lot 15521 (39) Benenden Avenue, Butler (on DP: 39579); • Lot 8006 (11) Deeside Road, Butler (on DP: 41390); • Lot 14769 (4) Soham Way, Butler (on DP: 35114); • Lot 14672 (36) Comberton Loop, Butler (on DP: 34237); • Lot 14648 (29) Kingsbridge Boulevard, Butler (on DP: 35592); • Lot 15173 (55) Kingsbridge Boulevard, Butler (on DP: 38787); • Lot 398 (85) Kingsbridge Boulevard, Butler (on DP: 47026); • Lot 553 (47) Marchwood Boulevard, Butler (on DP: 27675); • Lot 14552 (12) Pembury Way, Butler (on DP: 28947); • Lot 639 (6) Coniston Parkway, Butler (on DP: 29301); • Lot 14601 (10) Alston Way, Butler (on DP: 32984); • Lot 14990 (12) Chipping Crescent, Butler (on DP: 36280); • Lot 8023 (1) Eastwall Parkway, Butler (on DP: 67297); • Lot 8020 (1) Verwood Green, Butler (on DP: 66978); • Lot 8019 (32) Portsalon Parkway, Butler (on DP: 66978); • Lot 8017 (15) Killcarry Avenue, Butler (on DP: 58372); • Lot 8016 (30) Helmsdale Loop, Butler (on DP: 58372); • Lot 8012 (22) Tobermory Crescent, Butler (on DP: 57653); • Lot 8014 (40) Rosegreen Avenue, Butler (on DP: 56138); • Lot 8011 (39) Finglas Meander, Butler (on DP: 58914); • Lot 8001 (30) Thurleigh Approach, Butler (on DP: 62273); 	<p>The lots listed are Crown land parcels having a public open space function. As a result, Amendment No. 212 proposes to classify these lots as 'Local Scheme Reserve – Public Open Space' in DPS 2.</p>

Locations within the Subject Area	Discussion of Proposal through Amendment No. 212 to DPS 2
<ul style="list-style-type: none"> • Lot 15372 (19) Colmworth Way, Butler (on DP: 38456); • Lot 483 (8) Sheldwich Loop, Butler (on DP: 42957); • Lot 15373 (10) Salterforth Road, Butler (on DP: 38456); • Lot 8002 (21) Beachwood Crescent, Butler (on DP: 54881); • Lot 8008 (7) Navarre Way, Butler (on DP: 58925); • Lot 8010 (30) Portaferry Gardens, Ridgewood (on DP: 65144); • Lot 8009 (38) Ashbourne Avenue, Ridgewood (on DP: 45013); • Lot 8006 (5) Strabane Green, Ridgewood (on DP: 45013); • Lot 8008 (37) Clogher Street, Ridgewood (on DP: 50078); • Lot 8005 (2) Tarbert Parade, Ridgewood (on DP: 50058); • Lot 8019 (24) Feakle Bend, Ridgewood (on DP: 50620); • Lot 8004 (2) Gainford Way, Ridgewood (on DP: 414118); • Lot 8011 (69) Ballymore Gardens, Ridgewood (on DP: 51247); • Lot 8007 (27) Sanctuary Gardens, Ridgewood (on DP: 51224); and • Lot 8004 (3) Ronsard View, Ridgewood (on DP: 50069). 	<p>The lots listed are Crown land parcels having a public open space function. As a result, Amendment No. 212 proposes to classify these lots as 'Local Scheme Reserve – Public Open Space' in DPS 2.</p>
<ul style="list-style-type: none"> • Lot 8209 (250) Camborne Parkway, Butler (on DP: 77708); • Lot 8025 (50) Broadford Avenue, Butler (on DP: 67827; and Lot 8002 (31) Ridgewood Boulevard, Ridgewood (on DP: 49296). 	<p>These land parcels have a conservation value and are set aside as Crown land. As a result, Amendment No. 212 proposes to impose the 'Environmental Conservation' local scheme reserve over these lots.</p>
<ul style="list-style-type: none"> • Portion Lot 8024 (20) Doncaster Grange, Butler (on DP: 403454); and Portion Lot 8018 (6) Oban Way, Butler (on DP: 58915). 	<p>These lots are Crown land parcels – portions of which serve a conservation function and separate portions serving a recreation function. Amendment No. 212 proposes to impose both the 'Public Open Space' and 'Environmental Conservation' local scheme reserves over these lots, configured in a manner consistent with the use of the land.</p>
<ul style="list-style-type: none"> • Lot 2782 (1) Newmarket Parade, Butler (on DP: 73880); and • Lot 2607 (307) Camborne Parkway, Butler (on DP: 76654). 	<p>The City has approved child care and commercial development on Lot 2782; however, the lot is still vacant. Lot 2607 is a site of 31 multiple dwellings. Both Lot 2782 and Lot 2607 are designated 'Mixed Use (R80)' under ASP 27.</p> <p>Given the location of these lots adjoining Marmion Avenue, the approved uses and their zoning designation under ASP 27, Amendment No. 212 is proposing to apply the 'Mixed Use (R80)' zone over the land.</p>
<ul style="list-style-type: none"> • Lot 8212 (62) Hollington Boulevard, Butler (on DP: 70121); and • Lot 8015 (24P) Huntly Avenue, Butler (on DP: 56138). 	<p>These land parcels serve as pedestrian accessways between two public roads. Amendment No. 212 proposes to apply the 'Residential (R30)' Zone over these lots corresponding with the zoning and residential density of adjoining land parcels.</p>

Locations within the Subject Area	Discussion of Proposal through Amendment No. 212 to DPS 2
<ul style="list-style-type: none"> • Lot 8002 (12P) Marchwood Boulevard, Butler (on DP: 48289); and • Lot 8007 (15P) Frangista Road, Butler (on DP: 55782). 	<p>These land parcels serve as pedestrian accessways between two public roads. Amendment No. 212 proposes to apply the 'Residential (R60)' Zone over these lots, corresponding with the zoning and residential density of adjoining land parcels.</p>
<ul style="list-style-type: none"> • Lot 966 (11) Alveley Loop, Butler (on DP: 35114); and • Lot 980 (15) Alveley Loop, Butler (on DP: 65109). 	<p>Both Lot 966 and Lot 980 are freehold lots designated as being within a Special Zone in ASP 27 text. The Special Zone was created through the structure plan to support a telephone exchange (Lot 966) and a master antenna for television (Lot 980). Both land parcels are used in a manner consistent with the structure plan provisions.</p> <p>In light of the above, Amendment No. 212 proposes to apply the 'Public Purposes' local scheme reserve over both these land parcels.</p>
<p>Lot 13 (6) Wadhurst Road, Butler (on DP: 75038).</p>	<p>This site currently supports a Restaurant/Café and is located in proximity to the Brighton Village Centre. Amendment No. 212 proposes to apply the 'Mixed Use (R60)' Zone over Lot 13, which is consistent with the use of the land and the zoning designation in ASP 38.</p>
<ul style="list-style-type: none"> • Lot 279 (5) Kingsbridge Boulevard, Butler (on DP: 46281); • Lot 1190 (11) Kingsbridge Boulevard, Butler (on DP: 46281); • Lot 278 (6) Kingsbridge Boulevard, Butler (on DP: 46283); • Lot 1182 (2) Marchwood Boulevard, Butler (on DP: 46283); and • Lot 1172 (14) Marchwood Boulevard, Butler (on DP: 48289). 	<p>These lots comprise of the Brighton Village Centre and are currently affected by ASP 38.</p> <p>These lots contain commercial development – being a shopping centre (on Lot 279, Lot 280 and Lot 1190), tavern (on Lot 1190), retail tenancies and medical (Lot 1182) and child care premise (on Lot 1172).</p> <p>Amendment No. 212 proposes to:</p> <ul style="list-style-type: none"> • Zone these lots 'Commercial (R60)' consistent with ASP 38; and • Take the 4,500m² maximum retail NLA for the Brighton Village Centre (from ASP 38) and insert this into Schedule 7 of DPS 2.
<p>Lot 1061 (2) Captiva Approach, Butler (on DP: 56114).</p>	<p>Lot 1061 is designated 'Commercial (R60)' in ASP 27 and contains retail tenancies, supermarket, liquor store, medical, child premise and fast food outlet.</p> <p>Amendment No. 212 proposes to:</p> <ul style="list-style-type: none"> • Zone Lot 1061 'Commercial (R60)' consistent with ASP 27; and • Take the 3,000m² maximum retail NLA (from ASP 27) and insert this into Schedule 7 of DPS 2.
<p>Lot 9031 (104) Kingsbridge Boulevard, Butler (on DP: 39544).</p>	<p>ASP 27 applies a 'Centre (R20)' zoning over Lot 9031, meaning that no development was to commence without further structure planning being prepared. However, development approval was still granted by the City for a local centre development on Lot 9031 without a structure plan first being formulated. Land uses on Lot 9031 include a supermarket (shop) and liquor store.</p> <p>Consistent with the use of the land, Amendment No. 212 proposes to apply the 'Commercial (R20)' zone over Lot 9031. The amendment also proposes to apply a maximum retail NLA of 900m², which is consistent with the conditions of development approval for this centre.</p>

Locations within the Subject Area	Discussion of Proposal through Amendment No. 212 to DPS 2
<p>Lot 2005 (18) Bradman Drive, Butler (on DP: 49282).</p>	<p>Lot 2005 is occupied by both the Irene McCormack Catholic College and the St. Francis of Assisi Catholic Primary School. To support the private school use of the land, ASP 27 designated the 'Private Clubs/Recreation' Zone over Lot 2005. ASP 27 also assigns an R20 density coding over Lot 2005.</p> <p>The designation of this zoning was modelled off the 'Private Clubs/Recreation' Zone that was previously in DPS 2. This zone no longer exists in DPS 2, as it was replaced by the 'Private Community Purpose' Zone through Amendment No. 172. Therefore, it is considered appropriate in this case to apply the 'Private Community Purposes' Zone over Lot 2005 through Amendment No. 212.</p> <p>It is also considered appropriate to also apply the R20 density coding currently imposed through ASP 27. This would be a means to control the density of any permissible residential development that could be carried out on the lot.</p>
<ul style="list-style-type: none"> • Lot 4001 (1) Headingly Crescent, Butler (on DP: 76663); • Lot 1 (9) Headingly Cresacent, Butler (on DP: 409720); and • Lot 2 (11) Headingly Cresacent, Butler (on DP: 409720). 	<p>The listed lots are designated Business Zone under ASP 27 and given a density coding of R20/R30.</p> <p>A summary of development on these lots is as follows:</p> <ul style="list-style-type: none"> • Lot 4001 – Fire Station owned/managed by the Department of Fire and Emergency Services (DFES); • Lot 1 – Motor vehicle wash • Lot 2 – Service station <p>Since the approval of Amendment No. 172, DPS 2 no longer provides a Business' Zone; but instead provides a 'Service Commercial' Zone. Therefore, it is considered appropriate in this case to apply the 'Service Commercial' Zone over these lots through Amendment No. 212.</p> <p>As no residential development is permissible in the 'Service Commercial' Zone, Amendment No. 212 will not apply a density coding over these lots.</p>
<p>Lot 9001 (35) Kilrush Turn, Ridgewood (on DP: 406980).</p>	<p>Lot 9001 is designated 'Business' Zone under ASP 27 and given a density coding of R60.</p> <p>Lot 9001 has a Service Station under construction on eastern portion. The western portion of Lot 9001 remains vacant.</p> <p>It is proposed that Lot 9001 be zoned 'Service Commercial' through Amendment No. 212 (with no density coding), for the same reasons as the rezoning of Lot 4001, Lot 1 and Lot 2 outlined above.</p>
<ul style="list-style-type: none"> • Lot 3113 (254) Landbeach Boulevard, Butler (on DP: 422220); • Lot 3114 (250) Landbeach Boulevard, Butler (on DP: 422220); • Lot 3135 (44) Sunderland Crescent, Butler (on DP: 422220); <p><i>(continues on next page)</i></p>	<p>Refer to discussion on following page.</p>

Locations within the Subject Area	Discussion of Proposal through Amendment No. 212 to DPS 2
<ul style="list-style-type: none"> • Lot 3136 (40) Sunderland Crescent, Butler (on DP: 422220); • Lot 3137 (36) Sunderland Crescent, Butler (on DP: 422220); • Lot 3138 (32) Sunderland Crescent, Butler (on DP: 422220); • Lot 3118 (232) Landbeach Boulevard, Butler (on DP: 413756); • Lot 3117 (236) Landbeach Boulevard, Butler (on DP: 413756); • Lot 3116 (240) Landbeach Boulevard, Butler (on DP: 413756); • Lot 3115 (244) Landbeach Boulevard, Butler (on DP: 413756); • Lot 3120 (29) Sunderland Crescent, Butler (on DP: 413756); • Lot 3130 (21) Sunderland Crescent, Butler (on DP: 413756); • Lot 3131 (17) Sunderland Crescent, Butler (on DP: 413756); • Lot 3132 (13) Sunderland Crescent, Butler (on DP: 413756); • Lot 3133 (9) Sunderland Crescent, Butler (on DP: 413756); • Lot 3119 (5) Sunderland Crescent, Butler (on DP: 413756); • Lot 3139 (28) Sunderland Crescent, Butler (on DP: 422220); • Lot 701 (41) Amesbury Loop, Butler (on DP: 406066); • Lot 702 (35) Amesbury Loop, Butler (on DP: 406066); • Lot 703 (29) Amesbury Loop, Butler (on DP: 406066); • Lot 704 (23) Amesbury Loop, Butler (on DP: 406066); • Lot 705 (17) Amesbury Loop, Butler (on DP: 406066); • Lot 706 (11) Amesbury Loop, Butler (on DP: 406066); • Lot 707 (7) Amesbury Loop, Butler (on DP: 406066); • Lot 708 (172) Landbeach Boulevard, Butler (on DP: 405717); • Lot 709 (176) Landbeach Boulevard, Butler (on DP: 405717); • Lot 710 (186) Landbeach Boulevard, Butler (on DP: 405717); • Lot 711 (194) Landbeach Boulevard, Butler (on DP: 405717); • Lot 714 (198) Landbeach Boulevard, Butler (on DP: 406066); • Lot 801 (28) Amesbury Loop, Butler (on DP: 424095); • Lot 800 (22) Amesbury Loop, Butler (on DP: 424095); • Lot 692 (16) Amesbury Loop, Butler (on DP: 406066); • Lot 691 (166) Landbeach Boulevard, Butler (on DP: 405717); and • Lot 690 (154) Landbeach Boulevard, Butler (on DP: 405717). 	<p>These lots are situated in an area designated as 'Service Industry' on the ASP 27 map.</p> <p>Some of the listed lots are vacant, whereas others are occupied by various forms of development and land use typically found in a light industrial area.</p> <p>The designation of this zoning was modelled off the 'Service Industrial' Zone that was previously in DPS 2. The 'Service Industrial' Zone no longer exists as a zone, as it was replaced by the 'Light Industry' Zone when Amendment No. 172 was approved. Therefore, it is considered appropriate in this case to apply the 'Light Industry' Zone over listed lots through Amendment No. 212.</p> <p>As no residential development is permissible in the Light Industry Zone, no density coding over these lots through Amendment No. 212.</p>

Locations within the Subject Area	Discussion of Proposal through Amendment No. 212 to DPS 2
Portion Lot 3140 (22) Sunderland Crescent, Butler (on DP: 422220).	<p>In addition to the lots listed immediately above, the northern portion of Lot 3140 is also proposed to be zoned 'Light Industry' through Amendment No. 212. Lot 3140 is subject to a development approval that places warehouse/storage uses in the proposed Light Industry Zone.</p> <p>The remaining southern portion of Lot 3140 will remain in the 'Urban Development' Zone. This portion of Lot 3140 is situated in an area affected by ASP 87, where land use permissibility is different to that of the DPS 2 Light Industry Zone. On that remaining portion for example, the City has approved shop and office which are not permitted (or 'X') in the Light Industry Zone.</p>
Lot 2472 (48) Feakle Bend, Ridgewood (on DP: 400408).	<p>Lot 2472 currently provides a child care premise development, and is designated 'Commercial (R40)' Zone in ASP 27.</p> <p>Plan 1 of ASP 27 provides a notation capping retail floorspace in this Commercial zone to 500m². It is therefore considered that ASP 27 envisaged a local centre developing on Lot 2472 (or in the immediate area).</p> <p>Amendment No. 212 proposes to:</p> <ul style="list-style-type: none"> • Zone Lot 2472 'Commercial (R40)' consistent with ASP 27; and • Take the 500m² maximum retail NLA from Plan 1 of ASP 27 and insert this into Schedule 7 of DPS 2. <p>Although there is no retail uses on this site, a Commercial Zone is appropriate to support such uses should they ever emerge in the future. Child care premises is also a permissible use in the Commercial Zone under DPS 2.</p>
Newport Street and Adare Place road reserves, Ridgewood (shown on DP: 421957 and DP: 423713).	<p>Prior to a recent residential subdivision, the land in which these road reserves are now located was vacant. The land is affected by ASP 27 but also zoned 'Residential (R20)' under DPS 2.</p> <p>The road reserves are currently in the 'Residential' Zone – and are not situated in the 'Local Road' local scheme reserve on the Scheme Map, as the other road reserves in the locality are.</p> <p>Amendment No. 212 seeks to address this anomaly, by imposing the 'Local Road' local scheme reserve over these road reserves. The R20 density coding over the road reserves is not proposed to change.</p>
All other lots in the subject area.	No changes proposed in Amendment No. 212.

2.3 Further Actions Required to Structure Plan

Following an approval that the Minister for Planning (**Minister**) may grant for Amendment No. 212 to DPS 2, the WAPC will also need to consider revoking its approval of ASP 38 and amending ASP 27.

DSP 39 and ACP 87 can remain unchanged and operative in the planning framework in the interim; however, a review of those structure plans should be undertaken separately in due course.

To facilitate the revocation of ASP 38, the amendment to ASP 27 – and to confirm that DSP 39 and ACP 87 will remain unchanged, the Amendment No. 212 proposal includes a statement to that effect pursuant to Regulations 35A(a), 35A(b) and 35A(c) of the Regulations. The Statement is included in the resolution at the commencement of this document.

Amendments recommended to the ASP 27 text are further detailed in a track change version of the structure plan document, provided in **Appendix 3**. Modifications to the plans are provided in the Structure Plan (Amendment) Maps, enclosed in the resolution at the commencement of this document.

Further detail to support the WAPC's considerations on revoking ASP 38 and amending ASP 27 is provided in Section 5 and Section 6 of this report respectively.

2.4 DPS 2 Amendment Type

The City's Council (**Council**) has resolved that proposed Amendment No. 212 to DPS 2 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

Following its initiation by Council, Amendment No. 212 was referred to:

- The Environmental Protection Authority (**EPA**) pursuant to Section 81 and 82 of the *Planning and Development Act 2005*; and
- The Minister for approval to advertise pursuant to Section 83A of the *Planning and Development Act 2005*. The City understands that the Minister has delegated functions to approve advertising of most local scheme amendments to officers at the Department of Planning, Lands and Heritage (**DPLH**).

Following those referral processes, and as Council resolved for Amendment No. 212 to be a standard amendment, Amendment No. 212 will be subject to advertising for public comment for a period of 42 days. Any adjustments required by the EPA and DPLH are incorporated into the advertised version of the Amendment No. 212 proposal. Advertising will 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 has written to landowners and occupiers of land that it considers could be most affected by the DPS 2 amendment (and/or what is proposed for ASP 29 and ASP 38).

The process to amend and revoke structure plans is set out in the deemed provisions. However, the deemed provisions do not specifically outline advertising for amendments to (or revocation of) structure plans undertaken after the Minister's approval of a local planning scheme amendment. In any event, when Amendment No. 212 is advertised, the City will ensure that potential submitters are also made aware of the City's intentions to have ASP 27 amended and ASP 38 revoked.

4.0 Planning Comment on Amendment to DPS 2

4.1 Approval of Amendment No. 172 and Effect on Land in ASP 27

The current DPS 2 map for the subject area is provided as **Figure 1** (in Section 1.1 of this report). That plan incorporates the following amendments made to the Scheme Map made through Amendment No. 172, affecting the DPS 2 mapping over the subject area:

Locations within the ASP 27 Area	Modifications made through Amendment No. 172
<p>Road reserves within the Butler and Ridgewood localities excluding:</p> <ul style="list-style-type: none"> • Marmion Avenue, Hester Avenue, Connolly Drive, Lukin Drive, Mitchell Freeway and Portion of Butler Boulevard; and • Newport Street and Adare Place, Ridgewood. 	<p>Prior to the approval of Amendment No. 172, the lower-order road reserves in the subject area generally had a zoning or reservation consistent with the adjoining land (typically the Urban Development Zone in this case). Major roads were (and still are) reserved under the Metropolitan Region Scheme (MRS).</p> <p>However, Amendment No. 172 introduced a 'Local Road' local scheme reserve. This reserve type has been applied over most gazetted roads in the Butler and Ridgewood localities – except for Newport Street and Adare Place, Ridgewood as discussed in Section 4.19 below.</p>
<ul style="list-style-type: none"> • Lot 14988 (10) Wiltshire Entrance, Butler (on DP: 36280); • Lot 418 (21) Kahana Parkway, Butler (on DP: 52130); and • Lot 14433 (15) Ridgewood Boulevard, Ridgewood (on DP: 30189). 	<p>A 'Conservation' local scheme reserve was previously introduced through Amendment No. 109 to DPS 2, as gazetted in December 2015. Amendment No. 109 also applied a 'Conservation' local scheme reserve type over the lots listed.</p> <p>Amendment No. 172 subsequently modified the naming convention of this reserve to 'Environmental Conservation'.</p>
<p>Various drainage sites in the Butler and Ridgewood localities</p>	<p>Amendment No. 172 to DPS 2 imposed local scheme reserves for the purpose of 'Drainage/Waterways' over numerous drainage sites in the Butler and Ridgewood localities. Prior to the approval of Amendment No. 172, these drainage sites were zoned 'Urban Development'.</p>
<ul style="list-style-type: none"> • Lot 2966 (2) Halesworth Parade, Butler (on DP: 73880); and • Lot 431 (7) Amersham Crescent, Butler (on DP: 50047). 	<p>These are public primary school sites which were included within the 'Urban Development' Zone prior to the approval of Amendment No. 172. Since the approval of Amendment No. 172, the school sites are now in the 'Public Purposes' local scheme reserve.</p>
<p>Lot 1129 (30) Tollesbury Avenue, Butler (on DP: 37731)</p>	<p>This public primary school site was within the 'Public Use' local scheme reserve prior to the approval of Amendment No. 172. Amendment No. 172 then modified the naming convention of this reserve type to 'Public Purposes'.</p>
<p>Various residential lots in the Ridgewood locality</p>	<p>Various 'Urban Development' zoned lots in the Ridgewood locality affected by ASP 27 previously had an assigned density coding in DPS 2 which did not correspond to the structure plan. The approval of Amendment No. 172 addressed this anomaly by removing density codings over lots zoned 'Urban Development'.</p>

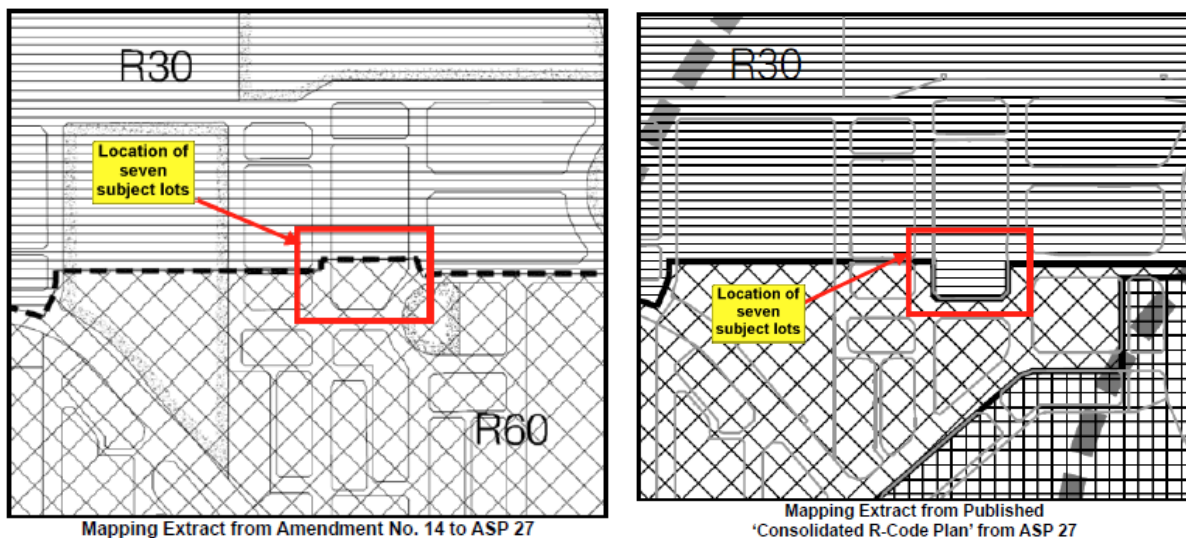
The approval of Amendment No. 172 did not result in any material changes to the DPS 2 mapping in relation to the land affected by ASP 38 or ACP 87.

4.2 Differences between Amendment No. 212 and ASP 27

Amendment No. 212 is proposed to generally take the zoning, reservation and density codings from the ASP 27 'Consolidated Zoning Plan' and 'Consolidated R-Code Plan' – and impose those into DPS 2.

In preparing Amendment No. 212, the City investigated the initial adoption of ASP 27 – as well as the approval history for the subsequent structure plan amendments. Through those investigations, the City identified only very minor variations to residential density code boundaries on the 'Consolidated R-Code Plan' against the approval of structure plan amendments. These inaccuracies are noted by the City, and the Scheme (Amendment) Maps were prepared in consideration of the intended outcomes of previous planning considerations.

The most significant variation between the 'Consolidated R-Code Plan' in ASP 27 and structure plan amendment approval detail was with the density codings of seven lots on Benfleet Drive, Rickleton Avenue and Manningtree Approach, Butler. Approval of Amendment No. 14 to ASP 27 gave an R60 density coding to these seven lots; whereas the 'Consolidated R-Code Plan' in the published version of ASP 27 is showing these lots as R30. Refer to the mapping extracts below:



Amendment No. 212 proposes to apply the R60 density coding to the seven lots, consistent with the approval of the structure plan amendment.

Further departures that the Amendment No. 212 proposal has made, to what is prescribed in ASP 27 and ASP 38, are identified and explained further in the following sections of this report.

4.3 Rezoning of Lots to Residential

Amendment No. 212 is proposed to apply the Residential Zone over a multitude of residential lots in the subject area. This not only includes lots which are designated Residential Zone in ASP 27, but also residential lots which both ASP and ASP 38 designates a Commercial and Mixed Use Zone over. Further discussion on this is provided in Section 4.6 and Section 4.7 below.

Both ASP 27 and ASP 38 currently apply density codings over the lots which Amendment No. 212 is proposing to rezone to Residential. Amendment No. 212 proposes to generally take those density codings and apply them over the relevant lots.

4.4 Rezoning of Spite Strips

Various locations in the Butler locality contain numerous 0.1 metre-wide pedestrian accessways (also known as 'spite strips') which act to legally prevent vehicular access onto adjoining lots from adjoining roads. Spite strips are no longer used to restrict access to lots, with specific provisions under the *Planning and Development Act 2005* now commonly used instead.

Although small, narrow and seemingly insignificant, spite strips are separate Crown land parcels that do exist in the subject area. All the spite strips in the subject area are also currently zoned Urban Development under DPS 2. Amendment No. 212 specifically attends to these 'strips' of Urban Development zoned within the subject area, by way of rezoning from Urban Development to a zone and density coding consistent with adjoining land parcels.

4.5 Rationale in Retaining Urban Development Zoning on Relevant Lots

As outlined above, Amendment No. 212 seeks to normalise the zoning, local scheme reservation and density coding over the majority of the subject area. However, the City considered it appropriate to retain the Urban Development zoning over areas yet to be subdivided or developed, in order for ASP 27 to remain in effect over such areas. The Urban Development Zone will remain in place over the following parts of the subject area as detailed below:

- All the land affected by ACP 87. As outlined above, this activity centre plan will be subject to a separate review in due course. In the interim, the land affected by ACP 87 will remain in the DPS 2 Urban Development Zone.
- Lot 9089 (79) Carmathen Avenue, Butler. Much of this lot contains a drainage sump; however, remains in Freehold and is privately owned. Therefore, it would be premature to place this land into a local scheme reserve, given the land ownership. The City will consider whether it would be appropriate to change the Urban Development zoning over this lot as part of a future local scheme amendment or through LPS 3.
- Various land parcels bound by Hinchinbrook Avenue, Rathkeale Boulevard, Mitchell Freeway and Lukin Drive, Ridgewood. The various reasons why the Urban Development Zone is proposed be retained over this area are outlined below:
 - There are numerous residential land parcels already created in this area; all of which are vacant. These parcels have a density coding of R60 and are subject to special design provisions which are applied through ASP 27 (refer to further discussion on those provisions in Section 6.5 of this report). The structure plan (and the special design provisions contained therein) can continue to apply over this area if the Urban Development Zone were to remain.
 - The remaining portion of this area is still in balance title and is pending further subdivision. The structure plan is still required to guide further subdivision outcomes.
 - The land was subject to a recent amendment to ASP 27 (Amendment No. 27), which was only approved in May 2023. The changes to ASP 27 introduced through Amendment No. 27 are yet to be acted upon by the proponents of that structure plan amendment.
- The vacant Lot 1026 (1) Musgrave Promenade, Ridgewood. This land parcel is identified in ASP 27 as being a primary school site. It is recommended that the Urban Development Zone remain over this lot to allow ASP 27 to guide future planning of the site. It is considered that if the school is not needed – and residential development is instead pursued – it would be ideal if a structure plan is in place for this to occur.

Furthermore, amending a structure plan to facilitate any residential development on Lot 1026 should be a less timely and more straightforward process than amending DPS 2. Therefore, through the preparation of Amendment No. 212, imposing the 'Public Purposes' local scheme reserve over Lot 1026 was not considered to be the most appropriate course of action.

4.6 Rezoning of Residential Lots Designated Commercial in Structure Plans

There are a total of 39 lots in the subject area with 'single house' or 'grouped dwelling' development that ASP 27 or ASP 38 designates a 'Commercial' zone over. These include:

- 25 lots in the vicinity of the Brighton Village Centre, ranging from 209m² to 566m². These lots are currently affected by ASP 38 and have a density coding of R60; and
- Fourteen (14) lots on Hinchinbrook Avenue and Feakle Bend, Ridgewood ranging from 219m² to 361m². ASP 27 designates an R40 density coding over these lots.

Figure 2 overleaf shows the location of land that has a Commercial zoning designation in ASP 27 and ASP 38 – and the extent of this land (with single house and grouped dwelling development) that will be rezoned to Residential through Amendment No. 212.

The Commercial zoning designation in ASP 38 supports both commercial and residential development. The Commercial Zone over the residential lots in the ASP 38 area was applied with the intention of providing:

- For a wide range of uses – including retail, entertainment, offices, business services and residential. This correlated with the objectives of the Commercial Zone provided for in DPS 2 at the time ASP 38 was adopted, as discussed further below; and
- A transition between the core retail area and residential development located outside the ASP 38 area. There was the anticipation that the character and use of the residential lots in the ASP 38 Commercial Zone would evolve over time, such as in West Perth and Subiaco.

ASP 27 also provides a Commercial zoning designation over a former land parcel (Lot 2360) located near Feakle Bend, Hinchinbrook Avenue and Connolly Drive, Ridgewood. However, Lot 2360 has since been subdivided into 14 residential lots and a commercial site, as approved by the WAPC in December 2012. How the subdivision of Lot 2360 was justified and approved by the WAPC is explained further in Section 4.14 of this report.

Prior to the approval of Amendment No. 172 in May 2023, an objective of the Commercial Zone in DPS 2 was as follows:

To provide for a wide range of uses within existing commercial areas, including retailing, entertainment, professional offices, business services and residential.

However, the approval of Amendment No. 172 modified the objectives of the Commercial Zone in DPS 2, to remove the emphasis for the zone being capable of supporting residential development. Informed by the revised objectives, the land use permissibility in DPS 2 for 'single house' and 'grouped dwelling' in the Commercial Zone changed from discretionary (or 'D') to not permitted (or 'X') on approval of Amendment No. 172.

In addition to the above, it would be unsuitable for Amendment No. 212 to impose a Commercial Zone over the residential lots mentioned above for the following reasons:

- The dwellings on these lots are designed and positioned in a way that hinders onsite parking and the carrying out of most commercial land uses.

- The lots may be of insufficient size to support commercial businesses, should redevelopment occur on these lots.
- The establishment of any commercial land use on any of the abovementioned lots would likely have a significant impact on the amenity of adjoining lots with residential land uses.

If the Commercial Zone were to be applied through DPS 2 over the 39 lots in question, existing single house and grouped dwelling development would be treated as non-conforming uses. Development applications for any alterations, repairs or additions to non-conforming uses must undergo a more rigorous planning assessment, which involves the need to advertise any proposal received. Furthermore, the City would not be able to approve any new single house or grouped dwelling development on these lots.

If an evolution away from residential land use in these areas were to happen – or if there is an economic need for more commercial land – a separate local scheme amendment can be prepared in the future to rezone land from Residential. Such an amendment can be considered on its own merits based on economic needs and potential planning impacts. Therefore, there is no need to retain the Commercial zone over residential land for an indeterminate period of time, pending the prospect any evolution of land uses which may occur in the long term (or if at all).

The objectives and purpose of the Residential Zone are more aligned with current land use and development on the 39 lots in question. Therefore, a Residential Zone over the 39 lots would be more appropriate.

4.7 Rezoning of Residential Lots Designated Mixed Use in Structure Plans

There are a total of 448 lots in the subject area with 'single house' or 'grouped dwelling' development that ASP 27 or ASP 38 designates a 'Mixed Use' zone over. Amendment No. 212 proposes to apply the Residential zoning over these lots – rather than the Mixed Use Zone as designated in ASP 27 and ASP 38. The location of the lots in question are identified in **Figure 2** overleaf.

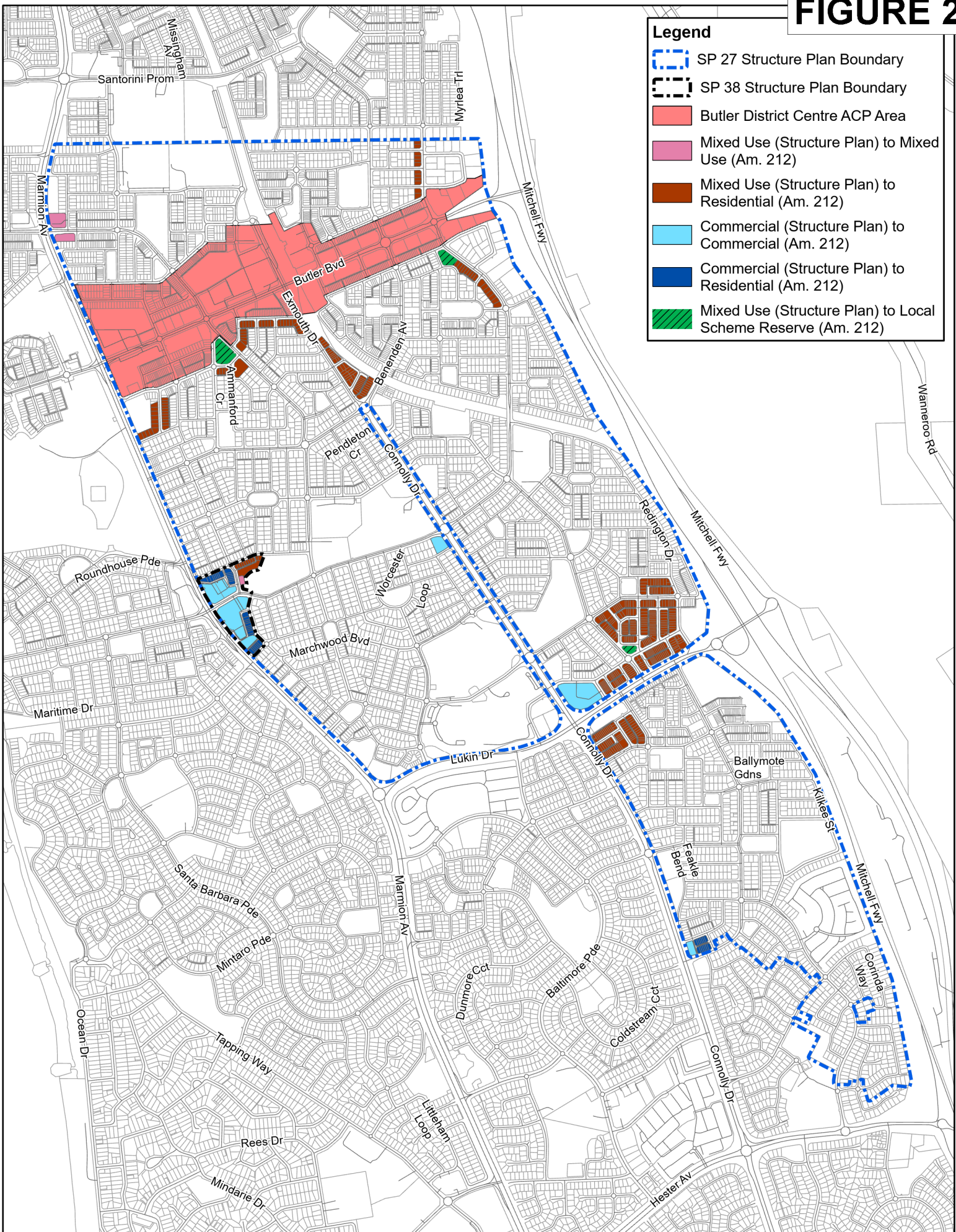
The lots described above exclude an additional 434 residential lots in the Butler District Centre, situated in Precinct D of ACP 87. That ACP 87 precinct best resembles the Mixed Use Zone as described in DPS 2. As outlined previously in this report, Amendment No. 212 is not considering a rezoning of land parcels subject to ACP 87.


The Mixed Use designated areas in ASP 27 were introduced progressively over a series of structure plan amendments. The Mixed Use designation in ASP 38 has been in place since its adoption in March 2005. Much of the basis for introducing the Mixed Use zoning designation in ASP 27 (in particular) was informed by the DSP 39 Centres Strategy, which provides the following in respect to the Mixed Use Zone:

Mixed Use centres/areas are potentially suitable for Shop Retail uses, professional and other types of offices in a "main street" context, as well as medium or higher density residential development. Mixed use areas should be pleasant to walk within, as people go about their business. They should generally not include showrooms or other types of bulky goods outlets, and development controls should ensure that building frontages are aligned with street reserve boundaries so that on-site parking cannot occur at the front of buildings (on-street parking is fine). Most attractive mixed use centres/areas have evolved over many years, but there is now a major effort to create an attractive and alive mixed use character in new developments.


Notwithstanding the above statement and the intentions of imposing a Mixed Use zoning designation, none of the residential development on the lots in question incorporate any form of shop retail, professional or office use. The land use conflicts and community opposition

FIGURE 2




0 250 500
Meters

**Commercial and Mixed Use Zonings in Structure Plans
Proposed Changes through Amendment No. 212 to DPS2
Butler and Ridgewood Localities**


Produced by Customer & Information Services
30/01/2024
KACE : 109551

could be significant if non-residential land uses were to be introduced into these Mixed Use zoned areas now that they have been established for a number of years.

In addition, it is unclear how all or many of the lots, many of which are under 300m², could support a viable non-residential use capable of attracting customers or clientele from the surrounding area.

Reflective of the arguments for the Commercial Zone provided in Section 4.6 above, there could potentially be an evolution away from a pure residential land use in these areas in the long term. If that occurs – and there is an economic need to provide land for non-residential uses – a separate local scheme amendment can be prepared in the future to rezone this land accordingly.

The objectives and purpose of the Residential Zone is more aligned with current land use and development on these lots. Therefore, it is considered most appropriate for Amendment No. 212 to impose a Residential Zone over the lots in question. This does not prevent a future amendment to the local planning scheme for these lots facilitating non-residential uses, should the need arise or if the character of the respective areas were to change.

4.8 Other Mixed Use Zone Sites

Further to the various residential lots referred to in Section 4.7 above, both ASP 27 and ASP 38 designates the following lots as Mixed Use:

- Lot 2782 (1) Newmarket Parade, Butler, which is designated Mixed Use (R80) in ASP 27. This lot is currently vacant, but does have development approval for retail uses and a child care premise.
- Lot 2607 (307) Camborne Parkway, Butler, which is designated Mixed Use (R80) in ASP 27. This lot supports a multiple dwelling development. Compared to other mixed use sites in the subject area with multiple dwellings, this site is suitable to be zoned Mixed Use, as its location on a major road renders Lot 2607 as being more suitable to support an evolution of its character and land use toward non-residential uses over time.
- Lot 13 (6) Wadhurst Road, Butler, which is designated Mixed Use (R60) in ASP 38. Lot 13 supports a restaurant/café development with associated parking.

Given the location, accessibility and land uses of the lots mentioned above, the City considers that the lots are suitable to be rezoned to Mixed Use through Amendment No. 212. The amendment will also transfer the density codings for these lots out of the structure plans and impose those into DPS 2.

In addition, ASP 27 and ASP 38 also designates a Mixed Use zoning over Lot 1710 (52) Ammanford Crescent, Butler and Lot 12 (12) Wadhurst Road, Butler. These lots are designated Mixed Use under the structure plans and support multiple dwelling development with no non-residential component.

In preparing Amendment No. 212, the City considered that it was not appropriate to apply the Mixed Use Zone over Lot 1710 and Lot 12 (mentioned above) for the following reasons:

- Lot 1710 is located adjoining local roads and is detached from the Butler District Centre. There is an availability of Mixed Use land between Lot 1710 and Butler Boulevard (located in area subject to ACP 87), which may be better suited in providing planning outcomes anticipated for the Mixed Use Zone.

- Lot 12 is positioned adjoining a public open space on two sides, with most of the vehicular access being provided predominantly from a rear laneway. There is only a minimal frontage to a local access street (Wadhurst Road). Both the positioning of Lot 12 in respect to the public domain and the existing multiple dwelling development constrains the ability for non-residential uses to be carried out on the site.

A Residential Zone for Lot 1710 and Lot 12 has therefore been proposed through Amendment No. 212, with an R60 density coding consistent with ASP 27 and ASP 38.

There is also open space lots designated Mixed Use Zone in ASP 27, but which are now reserved as Crown land parcels. Amendment No. 212 proposes to impose local scheme reserves (for 'Public Open Space' and/or 'Environmental Conservation') to correspond to the use of those respective land parcels. These land parcels form part of the discussion in Section 4.9 below.

4.9 Public Open Space and Environmental Conservation Areas

Although not well indicated on the ASP 27 mapping, there are numerous Crown land reserves in the subject area that have been created through subdivision for the purpose of providing open space. Amendment No. 212 proposes to apply the 'Public Open Space' and/or 'Environmental Conservation' local scheme reserves over these Crown land parcels.

The 'Environmental Conservation' local scheme reserve is being applied over Crown land parcels through Amendment No. 212 where biodiversity and conservation values have been identified. This approach aligns with the objectives for the 'Environmental Conservation' local scheme reserve, contained in Part 2.2 (Table 1) of DPS 2.

The 'Public Open Space' local scheme reserve is most commonly applied in Amendment No. 212. This local scheme reserve type has been applied to spaces that provide a range of active and passive recreational uses – as well as drainage or community facilities. Some of these reserves may be well vegetated with a substantial tree canopy; however do not provide a level of biodiversity and conservation value that warrants the application of the 'Environmental Conservation' local scheme reserve. How the 'Public Open Space' local scheme reserve has been applied is also consistent with the objectives of this reserve type, contained in Part 2.2 (Table 1) of DPS 2.

There are some Crown land parcels in the subject area which are proposed to contain both the 'Environmental Conservation' and 'Public Open Space' local scheme reserves. This has been proposed where a only portion of a reserve provides a level of biodiversity and conservation value. In those instances, the remaining portion of such reserves are proposed to be placed in the 'Public Open Space' local scheme reserve.

4.10 Public Utility Sites

In preparing Amendment No. 212, the City identified utilities on Lot 966 (11) Alveley Loop and Lot 980 (15) Alveley Loop, Butler. These sites are owned by utility providers in Freehold. As with most land parcels in the subject area, DPS 2 currently imposes an Urban Development zone over these landholdings.

These utility sites are identified in ASP 27 – both on Plan 1 (Consolidated Approved Local Structure Plan, within **Appendix 1**) and in the text provisions relating to the 'Special Zone - Restricted Use'. The structure plan restricts the land use permissibility of Lot 966 to a 'telephone exchange' and Lot 980 to a 'master antenna for television (MATV)'.

The Special Use Zone in DPS 2 is not considered to be an appropriate zone to apply over Lot 966 and Lot 980. The objective of the Special Use Zone in DPS 2 is to facilitate special categories of land uses which do not sit comfortably in any zone.

The 'Public Purpose' local scheme reserve objectives in DPS 2, however, is to provide for a range of essential physical and community infrastructure. The utility infrastructure provided on Lot 966 and Lot 980 are consistent with those objectives. Therefore, the City considered it appropriate for the 'Public Purposes' local scheme reserve to be applied over Lot 966 and Lot 980.

4.11 Brighton Village Centre

ASP 38 provides the planning framework for the Brighton Village Centre, located across various lots in vicinity of the northeastern and southeastern corners of the Kingsbridge Boulevard and Marmion Avenue intersection, Butler. The various land uses that are being carried out across the Brighton Village Centre are described in Section 1.1 above.

ASP 27 designates a Centre zone over the Brighton Village Centre. Pursuant to Clause 4.2 of the ASP 27 text (refer **Appendix 1**), no subdivision or development must commence in the structure plan's Centre Zone until a further structure plan has been prepared. This prompted the preparation and adoption of ASP 38 (refer **Appendix 2**). The ASP 38 'Zoning Plan' (Plan 1) then designates Commercial and Mixed Use zones over the Brighton Village Centre, and an R60 density coding throughout (Plan 3).

The sites that provide non-residential development in the Brighton Village Centre (such as retail, medical, child care, tavern and restaurants) are proposed through Amendment No. 212 to be rezoned to Commercial and Mixed Use, consistent with ASP 38. In preparing Amendment No. 212, the City considered that Commercial and Mixed Use zones were acceptable to transfer into DPS 2 through Amendment No. 212. There are no conflicts identified between the Scheme objectives of these zones and the activities being carried out on the relevant land parcels. Similarly, it was considered appropriate for the R60 density coding to also be transferred into DPS 2 through Amendment No. 212

Residential development in the ASP 38 area, on land parcels designated Commercial or Mixed Use Zone in ASP 38, will be rezoned to 'Residential (R60)' through Amendment No. 212. This is discussed in detail in Section 4.6 and Section 4.7 above.

Section 5 of ASP 38 imposes a maximum retail NLA of 4,500m² for the Brighton Village Centre, restricting the provision of this floorspace to a 'core retail area' (refer to Plan 2 of ASP 38 in **Appendix 2**). Amendment No. 212 will place this maximum retail NLA into Schedule 7 of the DPS 2 text. Schedule 7 will, however, list all the 'Commercial' zoned land in the existing ASP 38 area that the maximum retail NLA will pertain to, including a child care premise site located to the south of the ASP 38 'core retail area'. This would ensure that retail floorspace is controlled over the entire Brighton Village Centre (including the child care premise site).

What Amendment No. 212 is proposing for the Brighton Village Centre justifies the revocation of ASP 38, as explained further in Section 5 of this report.

4.12 Kingsbridge East Local Centre

ASP 27 facilitates a local centre at Lot 9031 (104) Kingsbridge Boulevard, Butler (on the corner of Kingsbridge Boulevard and Connolly Drive). Development of a supermarket and liquor store in this centre (referred to in this report as the **Kingsbridge East Local Centre**) has now been undertaken.

ASP 27 does not prescribe a maximum retail NLA for the Kingsbridge East Local Centre. ASP 27 instead applied a 'Centre' zoning for Lot 9031, meaning that ASP 27 envisaged a further structure plan to be prepared for this site. The further structure plan would have set the maximum retail NLA, similar to how ASP 38 prescribes a maximum retail NLA for the Brighton Village Centre (refer to Section 4.11 above).

A further structure plan for the Kingsbridge East Local Centre, however, was never prepared. Rather, the local centre on Lot 9031 was considered through the development approval process.

The Centres Strategy informing DSP 39 modelled a maximum retail NLA of 950m² for the Kingsbridge East Local Centre. This is reflective of the development approval conditions of this local centre, which imposes a maximum retail NLA of 900m².

In preparing Amendment No. 212, the City considered it more appropriate to apply the Commercial Zone over the Kingsbridge East Local Centre site – rather than the Centre Zone from DPS 2. The Commercial Zone is considered justified, as it is reflective of the current development on this site. Also, a Centre Zone would prompt a further structure plan to be prepared for the site, which is no longer required as development has now been undertaken.

In addition, a density coding of R20 over the Kingsbridge East Local Centre is proposed to be introduced through Amendment No. 212. R20 was nominated in regard to the density coding of this site as currently set out on the Consolidated R-Code Plan (Plan 3) of ASP 27. It is also considered that this lower-order centre does not provide a level of amenity that would make residential development to a higher density coding (multiple dwellings) appropriate in this circumstance.

4.13 Captiva Approach Neighbourhood Centre

ASP 27 provides the planning framework for an activity centre on Lot 1061 (2) Captiva Approach, Butler (on the corner of Lukin Drive and Connolly Drive). Development of this centre (referred to in this report as the **Captiva Approach Neighbourhood Centre**) has now been undertaken. The various land uses that are being carried out on Lot 1061 are listed in Section 2.1 above.

The ASP 27 'Consolidated Zoning Plan' (Plan 2) designates a Commercial zone over the site, with the ASP 27 text also prescribing a maximum retail NLA of 3,000m². ASP 27 also applies a density coding of R60 over Lot 1061.

In preparing Amendment No. 212, the City considered the ASP 27 Commercial Zone acceptable to transfer over into DPS 2 through Amendment No. 212 – as well as maximum retail NLA provisions and R60 density coding.

4.14 Lot 2472 Feakle Bend, Ridgewood

A child care premise site at Lot 2472 (48) Feakle Bend, as well as 14 residential lots immediately to the east, are designated Commercial Zone in ASP 27. The structure plan also provides the following detail relating to these 15 lots:

- On the 'Consolidated Approved Local Structure Plan' (Plan 1), a notation for a 'corner store' to be provided at this location with a maximum retail NLA of 500m²; and
- On the 'Consolidated R-Code Plan' (Plan 3), an R40 density coding.

The 14 residential lots (ranging from 219m² to 361m²) and a larger (1,827m²) child care premise site were created through a subdivision of former Lot 2360 (WAPC reference

146479). In obtaining approval for subdivision, the proponent successfully argued that a retail/commercial development at this location was not viable due to challenging topography and its proximity to other centres.

Amendment No. 212 proposes to rezone the 14 residential lots to 'Residential' – and this is discussed separately in Section 4.6 above. Lot 2472 will be rezoned to Commercial, which is considered suitable for the following reasons:

- The carrying out of a child care premise is consistent with the objectives of the Commercial Zone;
- Should the child care premise cease to operate, Lot 2472 could be redeveloped to support small-scale retail (small shops, take-away food) or other services (such as medical). This would align with the intentions of ASP 27 and be of benefit to the surrounding area.
- A Commercial zoning could facilitate a multiple dwelling development, as this form of development is discretionary (or 'D') in the Commercial Zone. This land use, however, is not preferable from a planning perspective, as it removes the potential for the site to cater for local retail needs. Rezoning Lot 2472 to Residential (which the child care premises is also permissible) is also not considered preferable by the City for the same reasons.

4.15 Maximum Retail Net Lettable Area

The provisions in Schedule 6 (Item No. 1) of DPS 2 prescribe that all land contained in Commercial zones shall have a maximum retail NLA listed in Schedule 7 of DPS 2.

As outlined further in Section 4.11 to Section 4.14 above, maximum retail NLA for commercial developments in the subject area (except the Butler District Centre) are currently provided in various provisions of ASP 27 and ASP 38 or as conditions of development approval. Amendment No. 212 proposes to consolidate the maximum retail NLA previously established for the relevant centres and insert those into Schedule 7 of DPS 2.

The City acknowledges that at a State planning level, there may be a shift away from prescribing maximum retail NLA in a local planning scheme. However, based on current DPS 2 provisions, the City argues that maximum retail NLA for the Madeley and Darch centres be inserted into Schedule 7 of DPS 2 – at least in the interim. Having a listing for maximum retail NLA in the City's local planning scheme in the long term could be subject to separate considerations during the scheme review and formulation of LPS 3.

4.16 Proposed Service Commercial Lots

Amendment No. 212 is proposed to apply the Service Commercial Zone over four land parcels currently designated Business Zone in ASP 27. The City considers this aspect of the proposal is justified for the following reasons:

- The Service Commercial Zone was recently introduced into DPS 2 through Amendment No. 172, as a replacement to Business zones located outside activity centres; and
- The land uses being carried out on the four lots (being service station, motor vehicle wash and fire station) are consistent with the objectives of the Service Commercial Zone contained in DPS 2.

ASP 27 currently has density codings over the lots that are proposing to be rezoned to Service Commercial. Amendment No. 212 does not propose to transfer the density codings from ASP 27, as residential land uses are not permitted in the Service Commercial Zone.

4.17 Lot 2005 Bradman Drive, Butler

Lot 2005 (18) Bradman Drive, Butler is a large 12 hectare land parcel supporting both the Irene McCormack Catholic College and the St. Francis of Assisi Catholic Primary School.

To cater for this private school use, Lot 2005 was designated 'Private Clubs/Recreation Zone' in ASP 27, which was previously a zone under DPS 2. However, the approval of Amendment No. 172 resulted in the Private Clubs/Recreation Zone being replaced with the 'Private Community Purpose' Zone.

An objective of the Private Community Purpose Zone under DPS 2 (among other things) is to provide sites for privately-owned institutions. The DPS 2 Zoning Table aligns with this objective by listing 'Educational Establishment' (schools) as a discretionary (or 'D') use. The application of the Private Community Purpose Zone over Lot 2005 through Amendment No. 212 is considered appropriate for that reason.

In addition, a density coding of R20 over Lot 2005 is also proposed to be introduced through Amendment No. 212. The density coding of R20 was nominated with regard to what is set out on the ASP 27 Consolidated R-Code Plan (Plan 3). It is also considered that this density coding will set a benchmark for any residential development permissible in the Private Community Purpose Zone. The most common forms of dwellings – being single house, grouped dwelling, multiple dwelling and residential building are all not permitted (or 'X') in the Private Community Purpose Zone. However, other residential uses such as holiday accommodation, holiday house and independent living complexes are capable of approval.

4.18 Proposed Light Industry Lots

Amendment No. 212 is proposed to apply the 'Light Industry' Zone over various land parcels which ASP 27 designates as 'Service Industry' Zone. The 'Service Industry' Zone in ASP 27 was an equivalent to the 'Service Industrial' Zone that was in DPS 2 prior to the approval of Amendment No. 172. The Light Industry Zone has since replaced the Service Industrial Zone.

The provision of a range of industrial uses and service industries is an objective of the Light Industry Zone. The range of land uses that are currently situated on the industrial lots include Place of Worship, Warehouse/Storage, Motor Vehicle Repairs, Lunch Bar, Recreation – Private and Bulky Goods Showroom. Therefore, the application of the Light Industry Zone through Amendment No. 212 over the Service Industry lots designated in ASP 27 is considered appropriate.

4.19 Proposed Local Road Reserves

As outlined in Section 4.1 above, most road reserves in the subject area were transferred into the 'Local Road' local scheme reserve on approval of Amendment No. 172.

However, there are two road reserves in the Ridgewood locality – being Newport Street and Adare Place – which were created through subdivision after the approval of Amendment No. 172. These land parcels are still situated in the Residential Zone, which was the zoning of a parent lot that has since been subdivided.

To be consistent with all other local roads in the subject area, Amendment No. 212 proposes to place the Newport Street and Adare Place road reserves into the 'Local Road' local scheme reserve.

4.20 Bushfire Planning Considerations

Although parts of the subject area are designated as 'bushfire prone' by the Fire and Emergency Services Commissioner, Amendment No. 212 is not supported by a bushfire management plan or other supporting bushfire documentation for the following reasons:

- The amendments proposed to DPS 2 do not seek to intensify or increase the development potential of lots already allowed through ASP 27;
- The proposed DPS 2 amendments will not increase the threat of bushfire on existing residents;
- The areas subject to rezoning through Amendment No. 212 have already undergone structure planning and subdivision, where bushfire planning considerations should have been undertaken;
- The bushfire planning framework requires a Bushfire attack level (BAL) assessment or other information to be prepared to support future development proposals in bushfire prone areas; and
- Amendment No. 212 does not seek to change existing access roads, which provide access to a bushfire for emergency vehicles – or access out by residents evacuating.

It should be noted that none of the land affected by ASP 38 is designated as 'bushfire prone'.

4.21 Development Contribution Considerations

The subject area is situated within developer contribution area 'DCA 4' relating to the Clarkson and Butler area, as indicated on the Scheme Map extract provided in **Figure 1**. Schedule 15 of the DPS 2 text then provides 'district distributor road infrastructure contribution arrangements' for this area – but makes no provision for structure plans to correlate with the developer contribution arrangements. Therefore, the Scheme provisions relating to the road infrastructure contribution arrangements for the Clarkson and Butler area stand in their own right.

Amendment No. 212 does not seek to amend any of the provisions in Schedule 15 of the DPS 2 text – or change the extent of the developer contribution area 'DCA 4' as shown on the Scheme Map. Therefore, what Amendment No. 212 is proposing should not affect the developer contribution arrangements in place.

5.0 Rationale for the Revocation of ASP 38

5.1 Initial Adoption of ASP 38

At the time that ASP 27 was adopted, it denoted that Brighton Village Centre as a 'local centre' site. ASP 27 also designated a 'Centre' zone for the Brighton Village Centre and made provision that no subdivision or development should commence or carried out until a further structure plan over the land be prepared and adopted (refer **Appendix 1**).

In response, ASP 38 was subsequently prepared and adopted in April 2005 to guide subdivision and development of the Brighton Village Centre. Part 1 of the ASP 38 (including the text provisions and associated maps) is included in **Appendix 2**.

5.2 Amendments to ASP 38

ASP 38 has been subject to one amendment since its adoption. Amendment No. 1 to ASP 38 was endorsed by the WAPC in June 2006, which introduced the New Choices Special Design Precinct into the structure plan.

That amendment introduced a new map (Plan 4 – New Choices Special Design Precinct) which identified that all residential lots in the ASP 38 area being subject to the Special Design Precinct provisions. An additional section was introduced into the ASP 38 text (Section 9), which outlined the relevant built form provisions for this Precinct.

No other amendments to ASP 38 have been prepared or approved since June 2006.

5.3 Review of Existing Provisions in ASP 38

The existing provisions in ASP 38 predominantly guide the development of the Brighton Village Centre and are analysed further by the City in the table included in **Appendix 4**.

On review by the City, there are no provisions in ASP 38 that warrant the retention of that structure plan. The provisions contained in ASP 38 are either:

- Considered redundant – due to Amendment No. 212 introducing zoning and land use controls into DPS 2, built form in the structure plan area being completed and/or changes to planning legislation; or
- Could be enforced through ASP 27, particularly the Special Design Precinct provisions pertaining to residential development). Refer to further discussions in Section 6.5 below.

As such, the loss of the structure plan provisions through the revocation of ASP 38 will not pose any significant consequences from a planning perspective.

5.4 Existing Detailed Area Plan

There is one detailed area plan (**DAP**) affecting land within the ASP 38 area – being 'Detailed Area Plan – Lot 397 (43) Brampton Avenue, Butler'. This DAP relates to the residential development of lots on Wadhurst Road and Brampton Avenue, all of which are accessible from a laneway (Burnley Way). A summary of all DAP's and local development plans (**LDP**'s) in the subject area is provided in **Appendix 5**.

Subdivision approval issued by the WAPC (reference 145746) required a DAP to be prepared and approved, as proposed lots were abutting a public open space. The DAP meets the requirements of the subdivision approval condition – and in addition, imposes built form controls for Lots 1-10 fronting Brampton Avenue (which do not abut public open space).

The DAP makes provision for the following built form elements applicable to the residential lots:

- Dwelling setbacks to primary streets, secondary streets, the laneway (Burnley Way) and the adjoining public open space;
- Porch and verandah setbacks to the adjoining streets;
- Garage setback to the laneway;
- Upper floor encroachment allowances;
- Open space on a lot (reduced from what the Residential Design Codes prescribes)
- Permission for outdoor living areas to be located in the front setback area for the single houses;
- Outdoor living size and dimension requirements for the single houses;
- Balcony or courtyard area requirements for the multiple dwellings;
- Plot ratio requirement of the multiple dwelling development;
- Dwelling orientation and surveillance requirements to adjoining streets and public open space;
- Crossover/driveway locations from Wadhurst Road;
- Building envelopes for both the single house and multiple dwelling developments;
- Mandatory garage locations;
- Bin pad locations; and
- Vehicle access restrictions, which extend what is shown on the relevant Deposited Plan.

The DAP was initially approved by the City on 19 December 2012, with an amendment (the current version) approved on 28 June 2013. Since the approvals of the DAP, the deemed provisions as contained in the Regulations came into effect in October 2015, and renamed detailed area plans to 'local development plans' (LDP's)

Under Clause 57 of the deemed provisions, the approval of an LDP 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. Therefore, the DAP affecting the land in the ASP 38 area will expire on 19 October 2025.

The DAP can operate under the deemed provisions with or without ASP 38 being in place. Therefore, no considerations are required to be made on the DAP in light of the revocation of ASP 38.

As all lots within the DAP area have been developed, the DAP is already considered redundant. Consideration to have the DAP revoked could be made; however, Clause 58 of the deemed provisions makes the following provision on the revocation of 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 DAP supports 'single house' and 'multiple dwelling' development, which is permissible in both the Mixed Use Zone (which the land is designated as in ASP 38) and the Residential Zone (the proposed zoning of the land through Amendment No. 212). Development is currently not, nor will it become, a non-conforming use. The above provision therefore does not assist the City in revoking the DAP within the ASP 38 area. As there are no other legal mechanisms to revoke the DAP, the City is proposing that it remain in place until its expiry in October 2025.

5.5 WAPC Considerations to Revoke ASP 38

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. 212 proposal, that in part prescribes that the WAPC's approval of ASP 38 will need to be revoked pursuant to Regulation 35A(a). Detail justifying the aspect of the Statement regarding ASP 38 is included in this report.

The preparation of the Statement has been informed by the WAPC's 'WA Planning Manual: Guidance for Structure Plans' (**Structure Plan Guidelines**). Relative to the revocation of structure plans, the Structure Plan Guidelines provide the following:

In Section 6.3: Careful consideration should be given to the revocation of a structure plan to ensure that there is an alternative framework in place to guide decision making for subdivision and development in the subject area. For example, a scheme amendment may be necessary to incorporate the zoning of an area under the scheme, prior to the revocation of a structure plan.

In Section 7.2: When a structure plan area has been fully subdivided or developed, the structure plan is deemed to have achieved its purpose. The local government, or a local government at the request of a landowner, can initiate a scheme amendment to transfer part or all of the structure plan area into the scheme (through the scheme amendment process) to designate a scheme zone and relevant controls (Part 5, r.35A of the Regulations).

In Section 7.2: The proposed scheme amendment should include a statement specifying whether the scheme amendment will result in the affected structure plan being partially or fully revoked (Schedule 2, cl.29A of the Regulations).

ASP 38 considered to have achieved its purpose, as the land affected by this structure plan has been fully subdivided and developed. Therefore, ASP 38 can be revoked. The revocation of ASP 38 can be undertaken following the rezoning of land in the structure plan area through Amendment No. 212. Amendment No. 212, as well as this supporting Scheme Amendment document, has been prepared so that the process mapped out in Appendix 8 of the Structure Plan Guidelines (for revoking structure plans following a local planning scheme amendment) can be followed.

6.0 Rationale of Recommended Amendments to ASP 27

6.1 Amendments Proposed to Structure Plan Maps

The approval of Amendment No. 212 would render much of the detail in the ASP 27 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 27 over the normalised areas once Amendment No. 212 is approved.

The Consolidated Approved Local Structure Plan (Plan 1) in ASP 27 provides a plan detailing how subdivision and development in the structure plan area will be rolled out. As most of the land in the subject area has now been subdivided or developed, Plan 1 from ASP 27 no longer serves its purpose. The Statement supporting Amendment No. 212 seeks amendments to ASP 27 that include the removal of Plan 1 from that structure plan.

Proposed amendments to ASP 27 will, however, retain a Consolidated Zoning Plan (as a new Plan 1) and a Consolidated R-Code Plan (as a new Plan 2). These plans will be amended to remove detail over established areas which will be normalised following the approval of Amendment No. 212. 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.

Amendments to the ASP 27 Consolidated Approved Special Design Precinct (as a new Plan 3) are also proposed. Changes to this plan seek to reduce the Special Design Precinct to exclude all lots affected by ACP 87 – as that structure plan already imposes Special Design Precinct provisions relative to its applicable land area. In addition, the new Plan 3 will also exclude the following lots in which the Special Design Precinct provisions are no longer appropriate:

- Lot 2782 (1) Newmarket Parade and Lot 2607 (307) Camborne Parkway, Butler – which are proposed to be rezoned to Mixed Use (R80) in ASP 27. The Special Design Provisions are not compatible with the approved development of child care premise and commercial tenancies (Lot 2782) and three-storey multiple dwelling development (Lot 2607); and
- Lot 9001 (35) Kilrush Turn, Ridgewood, which Amendment No. 212 is proposing to rezone to Service Commercial. As outlined in Section 4.16 above, residential development (which the Special Design Precinct provisions support) is not capable of approval in the Service Commercial Zone.

The amended mapping that is proposed to support ASP 27 following the approval of Amendment No. 212 is provided as the Structure Plan (Amendment) Maps in the resolution at the commencement of this document.

6.2 Amendments Proposed to the Structure Plan Text

As outlined in the Statement, the City considers that there is a need for the WAPC to amend the ASP 27 structure plan text quite significantly, following the approval of Amendment No. 212.

Much of the proposed amendments to the structure plan text are prompted by what is proposed within Amendment No. 212 – as well as the Structure Plan (Amendment) Maps discussed in Section 6.1 above. For example, text amendments are proposed to remove provisions relating to various zones which will not feature on the Structure Plan (Amendment) Maps.

The ASP 27 text is rather unique in comparison to other structure plans, as it provides an extensive 'overview' as a preamble. This overview outlines how the structure plan has effect and provides a detailed description of all but the last three amendments. In addition, the 'overview' provides reference to a 'Brighton Master Plan', which was never included in the operational part of ASP 27 at any point since its adoption. An update to the overview is needed to remove reference to the 'Brighton Master Plan', as well as detail on how the structure plan operates (as this is now in the deemed provisions) and the extent of amendments (which is duplication of a similar list provided elsewhere in ASP 27).

In addition, modifications sought to the ASP 27 text also seek to align the structure plan with the existing broader planning framework – which has changed significantly since ASP 27 was initially adopted in 2002. This includes, for example:

- Removing assertions that the provision, standards or requirements of ASP 27 are given the same force and effect as if they were in DPS 2. By removing these assertions, it would make ASP 27 consistent with the deemed provisions in the Regulations (gazetted in October 2015), which stipulates that decision-makers (such as the City) is to have due regard, but is not bound by, structure plans.
- Modifying the structure plan text to align with the current version of the R-Codes (**R-Codes**, as gazetted in July 2021). The structure plan text conforms with the terminology and references used in a version of the R-Codes that was in effect from October 2002 to April 2008 (**2002 R-Codes**).
- Other outdated planning terminologies are also sought to be updated – such as replacing 'detailed area plans' to 'local development plans' as they are now called in the deemed provisions.

The full extent of the amendments to the ASP 27 that the City is seeking is outlined in a track change version of the structure plan text provided in **Appendix 3**. Further justifications to the text changes is also provided in the following sections.

6.3 Residential Zone

The current ASP 27 Residential Zone is situated over the area shown as such on the 'Consolidated Zoning Plan' (Plan 2, contained in **Appendix 1**). The density codings of land are then outlined on the existing ASP 27 'Consolidated R-Code Plan' (Plan 3, contained in **Appendix 1**).

In light of the modifications to the ASP 27 maps (refer to Section 6.1 above), the ASP 27 text also requires amendment. The text amendments proposed for ASP 27 (see **Appendix 3**, proposed Section 2.1.1) will separate the ASP 27 Residential Zone (as will be shown on the revised Consolidated Zoning Plan) from the land proposed to be zoned Residential through Amendment No. 212. Amended text will prescribe that the Residential Zone in the structure plan will not relate to (or is the same as) the land zoned Residential in the Scheme. This will then mean that:

- The zoning, land use permissibility and density coding of land rezoned to Residential through Amendment No. 212 will be enforced through DPS 2 and not the structure plan; and
- ASP 27 will continue to guide zoning and density coding over land which will remain in the structure plan's Residential Zone (as shown on the amended ASP 27 Consolidated Zoning Plan).

6.4 Residential Zone Provisions

The amendments sought to the ASP 27 will retain built form provisions for land that will remain in the structure plan Residential Zone, albeit modified. These provisions will no longer apply to areas which will be rezoned to Residential under DPS 2.

Amendments to the text sought are in response to what is proposed in Amendment No. 212 – as well as changes that have occurred to the R-Codes since the adoption of ASP 27. Amendments will also consolidate the Residential Zone provisions to one section, as the provisions are currently scattered throughout Part 1 of the structure plan text. It is proposed that the 'R-Code Variation Table' (or Table A) be retained in the ASP 27 text.

Track changes outlining the amendments to the ASP 27 text (including amendments affecting the ASP 27 Residential Zone) are provided in **Appendix 3**. The amendments affecting the Residential Zone are then also explained in **Appendix 6**.

Notwithstanding the above, the residential development requirements in the Special Design Precinct (discussed in Section 6.5 below) will remain in its own section of the ASP 27 text.

6.5 Special Design Precinct Provisions

The aim of the ASP 27 Special Design Precinct is to guide specific residential development outcomes in most R60 residential areas of the structure plan. These outcomes are currently sought for residential development in both the ASP 27 Residential and Mixed Use Zones.

Land in which the Residential and Mixed Use zone will continue to apply, following the amendment to ASP 27, is shown on the Structure Plan (Amendment) Maps. A portion of this land will remain coded R60. The Special Design Precinct provisions are not yet considered redundant, as they are needed to guide residential built form outcomes in areas not yet developed.

Given the difference with the provisions of the R-Codes, it is proposed that the ASP 27 Special Design Precinct provisions remain in effect over established areas – including areas which will be rezoned through Amendment No. 212. This would assist landowners in undertaking development on vacant lots which may remain in the established areas – or to provide a planning framework to guide redevelopment or additions to existing development. This is different to the Residential zone provisions contained in Section 2.1 of the amended ASP 27 text (refer **Appendix 3**), which will apply to land zoned Residential only through the structure plan.

There are some minor amendments to the Special Design Precinct provisions proposed. These amendments are to ensure that the relevant provisions align properly with the latest version of the R-Codes. Track changes outlining the amendments to the ASP 27 text (including amendments affecting the ASP 27 Special Design Precinct) are provided in **Appendix 3**. The amendments affecting the Special Design Precinct are then also explained in **Appendix 7**.

6.6 Mixed Use Zone

Most of the land with a Mixed Use zoning designation in ASP 27 is proposed to be rezoned to Residential, as discussed in Section 4.7 and Section 4.8 above.

There is one small vacant area of land which will remain designated Mixed Use under ASP 27, and that is shown on the Structure Plan (Amendment) Maps. Much of this small area is being used as a drainage sump; however, remains privately owned. The amendments

proposed to ASP 27 will retain the Mixed Use zone provisions to support any development that may occur over the existing sump or immediately adjoining area.

6.7 Centre and Urban Development Zones in ASP 27

Section 4.2 of the existing ASP 27 text (refer **Appendix 1**) makes provision that no subdivision or development shall commence in the structure plan's Centre and Urban Development Zones, without a further agreed structure plan being prepared. Since the adoption of ASP 27, further structure plans to guide subdivision and development have been developed for the Centre Zones located over the Brighton Village Centre (ASP 38) and the Butler District Centre (ACP 87).

The structure plan Centre zone is located where shown on the Consolidated Zoning Plan (Plan 2), contained in **Appendix 1**. Although provided for in the past, ASP 27 no longer shows an Urban Development Zone on the structure plan maps.

Minor amendments to the text in Section 4.2 of ASP 27 is proposed (and renumbered to Section 2.2, refer **Appendix 3**), mainly to remove unnecessary reference to the Urban Development Zone.

The structure plan text will retain reference to a Centre zone, as the Butler District Centre (guided by ACP 87) is situated on land zoned Centre in ASP 27. The Structure Plan (Amendment) Maps, incorporated into the Amendment No. 212 resolution at the start of this document, will also continue to show a Centre zone over Butler District Centre – but not over the Brighton Village Centre, as ASP 38 will be revoked.

6.8 Structure Plan Reserves

ASP 27 currently makes provision for 'local scheme reserves', as text in Section 4.9 and on the existing Consolidated Zoning Plan (refer to Plan 2 contained in **Appendix 1**).

The proposed amendments to ASP 27 will only seek to make minor changes to the existing provisions relating to local scheme reserves, as detailed below:

- The relevant section in the ASP 27 text being renamed to 'Reserves', to differentiate between the reserves shown in the structure plan and local scheme reserves that are in DPS 2; and
- The reclassifying of the 'Public Use' reserve shown on the existing ASP 27 Consolidated Zoning Plan to 'Public Purposes'. This is so that there is a consistency in naming convention to the equivalent local scheme reserve type in DPS 2. This change is reflected in the Structure Plan (Amendment) Maps.

6.9 Structure Plan Commercial Zones and Maximum Retail NLA

As outlined in Section 4.11 to Section 4.15 of this report, Amendment No. 212 proposes to insert maximum retail NLA for the activity centres in the subject area (except Butler District Centre). These will be imposed into Schedule 7 of DPS 2 through Amendment No. 212.

ASP 27 currently applies a Commercial zoning designation and provides the maximum retail NLA for the following centres:

- The Captiva Approach Neighbourhood Centre in Schedule 1 of the ASP 27 text (in Section 4.8, refer **Appendix 1**). The prescribed maximum retail NLA for this centre is 3,000m², which is proposed to be transferred into DPS 2.

- A local centre on Feakle Bend, Ridgewood. Plan 1 of ASP 27 (refer **Appendix 1**) provides a notation for a 500m² 'corner store' at this location. The location in question now includes residential lots in which ASP 27 applies a Commercial zoning over, as well as an adjoining child care premise site. It is proposed that Amendment No. 212 only apply the 500m² maximum retail NLA over the child care premise site.

ASP 27 also applies a Commercial Zone over the Kingsbridge East Local Centre. However, the structure plan does not provide a maximum retail NLA for this centre. Amendment No. 212 instead proposes to apply a 900m² maximum retail NLA for this centre taken from a condition of development approval granted over the respective site.

The 4,500m² maximum retail NLA proposed in Amendment No. 212 for the Brighton Village Centre has been taken from ASP 38.

It is envisaged that there will be no new Commercial sites emerging in the subject area. The activity centres in ASP 27 will be rezoned to Commercial through Amendment No. 212, and the Butler District Centre is subject to its own structure plan. Therefore, all the Commercial Zone provisions contained in Section 4.8 of the ASP 27 text (including Schedule 1) can be deleted.

6.10 Local Development Plans

The City has approved 11 detailed area plans (DAP's) or local development plans (LDP's) on land within the ASP 27 and ASP 38 areas. **Appendix 5** contains a table that provides the current status of the DAP's and LDP's, including the approval dates, expiry dates and detail contained within each plan.

How LDP's function in the planning framework is outlined in Part 6 of the deemed provisions, and is also discussed in Section 5.4 of this report.

Ten of the 11 LDP's are due to expire on 19 October 2025. Unless the City extends the approval period, the effect of the LDP's will lapse on expiry. The ten LDP areas are developed, except one lot.

The remaining LDP which will remain in effect in the subject area is Local Development Plan No. 6 (affecting the former Lot 815 Rathkeale Boulevard, Ridgewood). This LDP was approved in August 2018, and is set to expire in August 2028. This LDP applies where ASP 27 will continue to have effect after the approval of Amendment No. 212. Therefore, there is no need to review the provisions and operation of Local Development Plan No. 6 at this time.

6.11 WAPC Consideration to Amend ASP 27

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. 212 proposal, that in part prescribes that ASP 27 will need to be amended by the WAPC pursuant to Regulation 35A(b). Detail justifying the inclusion of the Statement as it relates to ASP 27, and the amendments proposed, is included in this report.

The preparation of the Statement has been informed by Structure Plan Guidelines; and in particular, Appendix 8 of that document.

Guided by this report, an amendment to ASP 27 should then be undertaken by the WAPC pursuant to Clause 29A(2) of the deemed provisions, following the approval of Amendment No. 212.

6.12 Extension of the ASP 27 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 27 was), the date of approval under the deemed provisions is taken to be from 19 October 2015.

Both the deemed provisions and the Structure Plan Guidelines outline the possibility for the approval duration of a structure plan to be extended. In this case, the City is seeking that the WAPC extend the approval duration for ASP 27 to 19 October 2030.

The Structure Plan Guidelines provide a range of considerations for the WAPC to determine an extension to a structure plan approval period, as listed below:

- *The extent of subdivision and/or development uptake in the structure plan area, and whether the plan has been largely implemented.*
- *The plan's delivery progress based on its set purpose, vision, and objectives, and whether implementation of the plan is aligning with its set targets.*
- *Government priorities, any applicable planning strategy and policy framework, and whether significant changes to these have occurred since the plan was approved.*
- *If consultation with the community and key stakeholders should be undertaken to confirm and adjust the direction and next stages of the plan.*
- *Whether important infrastructure has or will become available, and whether adjustments will need to be made to the plan as a result.*

Key reasons that City considers that an extension of the approval duration for ASP 27 would not conflict with the abovelisted considerations are outlined below:

- ASP 27 has largely been implemented. There are now only small portions of land in the ASP 27 area where subdivision and development is pending.
- The objectives of the Residential Zone in ASP 27 have been achieved to date through existing subdivision and development. To continue delivering consistent residential development outcomes, these objectives need to remain within the structure plan for an extended time period.
- The structure plan needs to continue providing the planning framework for a reserve type that is suitable to support a proposed primary school on a vacant site in the Ridgewood locality. Applying a local scheme reserve through DPS 2 over that vacant site now may restrict or prolong alternative forms of development (such as residential) from occurring on that site.
- The City's intentions to extend the approval period of ASP 27 are expressed in this document, which will publicly be available for viewing when Amendment No. 212 is advertised. Any submissions received on the status and direction of ASP 27 can be considered accordingly through this process.

7.0 Conclusion

Amendment No. 212 has been prepared as a 'standard' amendment in the context of the *Planning and Development (Local Planning Schemes) Regulations 2015*. Amendment No. 212 seeks to normalise the zoning and density coding of established areas within ASP 27 and ASP 38.

The Amendment No. 212 proposal also utilises provisions from the Regulations, by including a Statement prompting a subsequent amendment to ASP 27 to be undertaken by the WAPC. The same Statement also prompts the WAPC to consider revoking ASP 38 after Amendment No. 212 is approved. – as well as the revocation of ASP 38. The amendments to ASP 27 are recommended to modify the structure plan map and text to coincide with Amendment No. 212 – and to adjust the ASP 27 text to resolve inconsistencies and remove redundant text.

The City is hopeful that this report assists the WAPC in explaining the purpose and detail of Amendment No. 212 – as well as the reasoning why ASP 38 can be revoked and a subsequent amendment to ASP 27 is needed to ASP 27 and revocation of ASP 38.



APPENDIX 1

Current ASP 27 Text and Associated Plans

**CONSOLIDATED DOCUMENT
AMENDMENTS 1 – 27**

**BUTLER-RIDGEWOOD AGREED
LOCAL STRUCTURE PLAN**

(AS AMENDED)

**Structure Plan No. 27
Adopted: 4 June 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:

4 June 2002

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 Butler Ridgewood Agreed Local Structure Plan

Amendment No.	Description of Amendment	Endorsed Council	Endorsed WAPC
1.	Extension of coverage west of Connolly Drive. Stage 21, Primary School, Open Space and other Schools.	20.06.03	04.04.04
2.	Extension of coverage east of Connolly Drive and north of Lukin Drive.	20.06.03	04.04.04
3.	Introducing R-Code Variations, a split R20/30 coding designation and detailed area plans.	20.06.03	04.04.04
4.	Recoding Cottage Lots east of Marmion Avenue from R25 to R30.	20.06.03	04.04.04
5.	Extension of coverage north of Benenden Drive.	20.06.03	04.04.04
6.	Extension of coverage east of Connolly Drive to the southern extent of the railway alignment and designation of R20/30.	11.10.04	30.09.03
7.	Extension of coverage to incorporate the undeveloped portion of Ridgewood.	15.03.05	11.04.05
8.	To rationalize the zonings over Lot 101, 103, 12675 and 12676 (previously Lot 102) and Lot 12677 Lukin Drive and Connolly Drive, Brighton to reflect land use and land exchanges in Brighton.	06.01.04	24.11.04
9.	Extension of coverage east of Connolly Drive and north of Lukin Drive, including Residential, Mixed Use and Business Zones.	11.02.05	11.04.05
10.	Extension of coverage to incorporate land adjacent the District Centre and portions of land adjacent Connolly Drive and the Freeway. Recoding of a portion of land adjacent Marmion Avenue to R40, insertion of guidelines for lots overlooking POS, minor amendments to New Choice provisions and minor modifications to the text and Table A.	26.06.07	21.02.08
11.	Introduction of New Choices Special Design Precinct and Special Provisions.	03.10.05	03.04.06
12.	Extension of coverage over Lots 32 and Pt Lot 33 Connolly Drive.	28.11.05	8.06.06
13.	Modify zonings on either side of Lukin Drive adjacent Butler Station and minor modifications to Table A	08.05.08	27.02.09
14.	To include the northern portion of Lot 8 Marmion Avenue (including the District Centre and western portion of Brighton Boulevard Activity Corridor) in the Butler-Ridgewood Local Structure Plan and to introduce modified setback provisions to laneways and reword Point (1) of Other Requirements of Clause 5.2 – New Choices Special Design Precinct.	11.06.10	08.07.10
15.	Rezones Lot 1581 Ashbourne Avenue, and Lots 2446 and 2447 Portaferry Gardens, Ridgewood, from "Mixed Use" Zone to "Residential R60" zone.	06.12.10	14.10.11
16.	Rezones Lot 201 Chipping Crescent, Butler from "Business" zone to "Residential R40" zone.	22.02.11	14.10.11

Record of Amendments made to the Butler Ridgewood Agreed Local Structure Plan continued

Amendment No.	Description of Amendment	Endorsed Council	Endorsed WAPC
17.	To rationalise zoning boundaries and R Codes in and around the Brighton District Centre to reflect approved and proposed subdivision designs and current land use proposal included within the Brighton District Centre Structure Plan	27.09.11	02.04.12
18.	To extend coverage east of Lukin Drive to include Lot 814 Lukin Drive within the Agreed Butler Ridgewood Local Structure Plan No. 27.	05.02.13	06.05.13
19.	Rezones Lot 1061 (On Plan 56114) (No. 2) Captiva Approach, Butler from 'Business' to 'Commercial' zone, and inserts 'Schedule 1' to set out a maximum permissible shop-retail NLA floorspace for that lot.	28.08.13	23.09.13
20.	Rezones a portion of lot 9132 Redington Drive, Butler from "Centre" to "Residential" zone.	02.07.14	20.10.14
21.	Rezones part Lot 1316 (on Plan 65142) (No. 1) Saunton Way, Ridgewood from Business R60 to Mixed Use R60. Insert Detailed Area Plan provisions for the same lot in Clause 4.6	07.07.15	13.01.16
22.	Recodes a portion of Lot 1221 Claremorris Parkway and Lot 1376 Rosegreen Avenue, Butler from "R20" to "R60" and to include both lots within the New Choices Special Design Precinct.	17.12.14	18.02.15
23.	Rezones a portion of Lot 9330 from 'Primary Regional Road' to 'Service Industrial' and 'Centre Zone,' and updates the structure plan text to make reference to the 'Service Industrial' Zone, clarifying that the provisions, standards and requirements of this Zone are to be in accordance with District Planning Scheme No. 2.	10.06.15	10.10.15
24.	Include a portion of Lot 29, zoning this land 'Service Industrial' along with reconfiguring the 'Service Industry' and 'Centre' zoning of a portion of Lot 9332'.	N/A	25.05.19
25.	Cancelled	N/A	N/A
26.	Modify Plan 2 – Consolidated Zoning Plan to remove the Mixed Use zone on Lot 9001 Kilrush Turn, Ridgewood and replace with Business zone.	N/A	06.10.22
27.	<ul style="list-style-type: none"> – Amend Plan 1 to remove portion of Lot 9000 Gainford Way, Ridgewood from the 'Special Design Precinct' and remove 'Mixed Use' annotation; – Amend Plan 2 rezone Lots 39 - 61, 79 – 91 and 9000 Gainford Way, Lots 92 – 100 Radford Lane, Lots 101 – 107 Rathkeale Boulevard and Lots 108 110 Harlow Way, Ridgewood from 'Mixed Use' to 'Residential'; – Amend Plan 3 to change density code of portion of Lot 9000 Gainford Way, Ridgewood from 'R60' to 'R30/60'; – Amend Plan 4 to remove of portion of Lot 9000 Gainford Way, Ridgewood from the 'Special Design Precinct'; – Amend Table A – RD-Code Variations Table to include Front loaded lots in Section 2; and – Amend clause 3.0 to include guidance on R30/60 coded areas to include the following text: 'Within areas designated R30/R60, 	N/A	23.05.23

	the R30 code applies except for lots identified for grouped dwellings by a subdivision application where the R60 code applies.'		
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BUTLER RIDGEWOOD AGREED STRUCTURE PLAN

OVERVIEW

Clause 9.8 of the City of Wanneroo District Planning Scheme No. 2 (hereinafter called "the Scheme") provides, amongst other things, that a provision, standard or requirement of a Structure Plan approved under Part 9 of the Scheme, shall be given the same force and effect as if it was a provision, standard or requirement of the Scheme. It is hereby provided that such force and effect shall only be given to Part 1 of this Structure Plan. Part 2 of this Structure Plan is for explanatory purposes only, providing a descriptive analysis of the Structure Plan initiatives.

Clause 9.8.3 (f) of the Scheme states that where, in the event of there being any inconsistency or conflict between any provision, requirement of standard of the Scheme and any provision requirement or standard of an agreed Structure Plan, the provision, requirement or standard of the Scheme shall prevail.

This Butler Ridgewood Agreed Local Structure Plan (LSP), (previously titled the Butler (Brighton) Local Structure Plan), was endorsed by the Western Australian Planning Commission (WAPC) and the City of Wanneroo on 4 June 2002.

Following adoption of the LSP a number of amendments have been finalised to reflect the incremental extension of the development area and subdivision approvals within the Brighton estate. This is done by expanding the coverage of the Structure Plan, Zoning and RD-Code plans and introducing new provisions where relevant. Details of finalised amendments as of August 2006 to the LSP are detailed below:

- Amendment No. 1 - Extension of coverage west of Connolly Drive. Stage 21, Primary School, Open Space and other Schools;
- Amendment No. 2 - Extension of coverage east of Connolly Drive and north of Lukin Drive;
- Amendment No.3 – Introducing R-Code variations, a split R20/30 coding designation and detailed area plans;
- Amendment No. 4 - Recoding cottage lots east of Marmion Avenue from R25 to R30;
- Amendment No.5 – Extension of coverage north of Benenden Drive.
- Amendment No. 6 – Extension of coverage east of Connolly Drive to the southern extent of the railway alignment and designation of R20/30.
- Amendment No. 7 - Extension of coverage to incorporate the undeveloped portion of Ridgewood.
- Amendment No. 8 – To rationalize the zonings over Lot 101, 103, 12675 and 12676 (previously Lot 102) and Lot 12677 Lukin Drive and Connolly Drive, Brighton to reflect land use and exchanges in Brighton.
- Amendment No. 9 – Extension of coverage east of Connolly Drive and north of Lukin Drive, including Residential, Mixed Use and Business Zones.
- Amendment No. 10 - Extension of coverage to incorporate land adjacent the District Centre and portions of land adjacent Connolly Drive and the Freeway. Recoding of a portion of land adjacent Marmion Avenue to R40, insertion of guidelines for lots overlooking POS, minor amendments to New Choice provisions and minor modifications to the text and Table.

- Amendment No. 11 – Introduction of New Choices Special Design Precinct and Special Provisions.
- Amendment No. 12 – Extend Structure Plan coverage over Lots 32 and Pt Lot 33 Connolly Drive.
- Amendment No. 13 – Modify Zonings on either side of Lukin Drive adjacent Butler Station and minor modifications to Table A
- Amendment No. 14 - To include the northern portion of Lot 8 Marmion Avenue (including the District Centre and western portion of Brighton Boulevard Activity Corridor) in the Butler-Ridgewood Local Structure Plan and to introduce modified setback provisions to laneways, and reword Point (1) of Other Requirements of Clause 5.2 – New Choices Special Design Precinct.
- Amendment No. 15 – Rezones Lot 1581 Ashbourne Avenue, and Lots 2446 and 2447 Portaferry Gardens, Ridgewood, from “Mixed Use” Zone to “Residential R60” zone.
- Amendment No. 16 – Rezones Lot 201 Chipping Crescent, Butler from “Business” zone to “Residential R40” zone.
- Amendment No. 17 - To rationalise zoning boundaries and R Codes in and around the Brighton District Centre to reflect approved and proposed subdivision designs and current land use proposal included within the Brighton District Centre Structure Plan
- Amendment No. 18 - To extend coverage east of Lukin Drive to include Lot 814 Lukin Drive within the Agreed Butler Ridgewood Local Structure Plan
- Amendment 19 - Rezones Lot 1061 (On Plan 56114)(No. 2) Captiva Approach, Butler from ‘Business’ to ‘Commercial’ zone, and inserts ‘Schedule 1’ to set out a maximum permissible shop-retail NLA floorspace for that lot.
- Amendment 20 - Rezones a portion of lot 9132 Redington Drive, Butler from “Centre” to “Residential” zone.
- Amendment 22 - Recodes a portion of Lot 1221 Claremorris Parkway and Lot 1376 Rosegreen Avenue, Butler from “R20” to “R60” and to include both lots within the New Choices Special Design Precinct

- Amendment 23 - Rezones a portion of Lot 9330 from 'Primary Regional Road' to 'Service Industrial' and 'Centre Zone', and updates the structure plan text to make reference to the 'Service Industrial' Zone, clarifying that the provisions, standards and requirements of this Zone are to be in accordance with District Planning Scheme No. 2.

Following the approval of Council and the WAPC, these amendments have now been combined into this 'Consolidated Structure Plan' document, which as of August 2006 is the operational Part 1 document. Each Amendment may also still be viewed as a separate document at the City which includes more detail of each proposal.

To assist in interpreting the Structure Plan the Brighton Master Plan and a consolidated Structure Plan are included overleaf. These are non statutory plans and are provided for information and descriptive purposes only.

PART 1

STATUTORY PLANNING SECTION BUTLER RIDGEWOOD AGREED LOCAL STRUCTURE PLAN

As provided for under the provisions of the Scheme, this part of the Butler Ridgewood Agreed Local Structure Plan has the same force and effect as a provision, standard or requirement of the Scheme.

SUBJECT AREA

The Structure Plan area includes all of the land covered by the Butler Joint Venture Group at Brighton comprising the Ministry of Housing, Satterley Property Group, Wyllie Group and Home Building Society and others and comprises a total area of approximately 584 hectares. The original lot details are as follows:

- Pt Lot 11 Connolly Drive.
- Pt Lot 31 Connolly Drive.
- Lot 32 Connolly Drive.
- Lot 33 Connolly Drive.
- Pt Lot 7 Marmion Avenue.
- Lot 8 Marmion Avenue.
- Lot 101 Connolly Drive
- Lot 103 Connolly Drive
- Lot 12675 Lukin Drive
- Lot 12676 Lukin Drive

1.0 AGREED LOCAL STRUCTURE PLAN

Plan 1: The Local Structure Plan.

2.0 ZONES

Plan 2: The Zoning Plan.

3.0 RESIDENTIAL DENSITY CODING

Plan No.3: Residential Code Plan applies residential codings within the Structure Plan area.

Unless otherwise nominated on Plan No.3 a dual coding of R20/30 applies to the Structure Plan Area.

Within areas designated R20/30 the R20 code applies except for lots with vehicular access to a public laneway where the R30 code applies. This does not include lots on public laneways with vehicular access limited to a side boundary, only. Such lots remain Traditional or Garden Lots by definition in Table A.

Within areas designated R30/R60, the R30 code applies except for lots identified for grouped dwellings by a subdivision application where the R60 code applies.

4.0 PROVISIONS

4.1 Residential Zone

The provisions, standards and requirements of this Zone are in accordance with those applicable to the same Zone as are included in the City's District Planning Scheme No. 2 (the Scheme) and the RD-Codes including those standards included in Table No.1.

A key objective for this zone is the promotion of the siting and design of dwellings to maximise solar access and energy efficiency and to encourage the location of living areas and major activity areas such as courtyards on the solar boundary.

4.1.1 Vehicle Access

All rear laneway lots shall gain vehicle access from the laneway only.

4.1.2 Nominated Zero Lot Line

Unless otherwise depicted on an adopted Detailed Area Plan the nominated Zero Lot Line boundary for any lot is the southernmost or westernmost boundary (except where this boundary is to a secondary street).

4.1.3 Detailed Area Plans

Detailed Area Plans may be prepared for any lot within the Structure Plan Area to indicate Acceptable Development standards which apply for those lots pursuant to the RD-Codes and the RD-Code Variations contained in Table A and any other matters deemed relevant. Detailed Area Plans will be endorsed by the City of Wanneroo.

4.1.4 Table A

Table A includes those variations to the RD-Codes which are deemed to constitute Acceptable Development within the Structure Plan Area and where neighbour consultation and planning approval is not required.

4.1.5 Public Open Space Lots

In addition to the Acceptable Development Standards of Table A, for those lots immediately adjacent Public Open Space the following provisions shall apply:

- i) a 3 metre setback from the Public Open Space frontage;
- ii) must have a minimum of one habitable room with a major opening facing toward the Public Open Space area - where, for the purposes of this Clause, a "habitable room" means a room that is used for normal domestic activities and includes a living room, lounge room, sitting room, television room, kitchen, dining room, however, does not include a bedroom; and
- iii) permeable fencing to the public open space boundary to the specification and satisfaction of the City.

4.2 Centre Zone & Urban Development Zone

In accordance with the provisions of the Centre Zone and Urban Development Zone under the Scheme, no subdivision should be or other development shall be commenced in these zones until Agreed Structure Plans have been prepared and adopted for these zones under the provisions of the Scheme. The permissibility of uses in these zones shall be determined in accordance with the provisions of these Agreed Structure Plans.

4.3 Special Zone – Restricted Use

Notwithstanding anything contained in Table No. 1 of District Planning Scheme No. 2 the land specified in Schedule A of this Structure Plan may only be used for the specific use or uses that are listed and subject to the conditions set out in Schedule A (below) with respect to that land.

SCHEDULE A

No.	Street/Locality	Particulars of land	Restricted Use and Conditions (where applicable)
A1	Alveley Loop, Butler	Lot 996	▪ Telephone Exchange
A2	Alveley Loop, Butler	Lot 980	▪ MATV site

4.4 Business Zone

The provisions, standards and requirements of this Zone are in accordance with those applicable to the same Zone as are included in the City's District Planning Scheme No. 2 (the Scheme).

4.5 Civic and Cultural Zone

The provisions, standards and requirements of this Zone are in accordance with those applicable to the same Zone as are included in the City's District Planning Scheme No. 2 (the Scheme).

4.6 Mixed Use Zone

The provisions, standards and requirements of this Scheme relating to Mixed Use Zone, The Residential Design Codes (RD Codes) and the RD Code variations included in Table A of this Structure Plan are applicable.

4.7 Private Clubs/Recreation Zone

The provisions, standards and requirements of this Zone are in accordance with those applicable to the same Zone as are included in the City's District Planning Scheme No. 2 (the Scheme).

4.8 Commercial Zone

The provisions, standards and requirements of this Zone are in accordance with those applicable to the same Zone as are included in the City's District Planning Scheme No. 2 with the following exception:

The use class 'Liquor Store' shall be an 'A' use in the Commercial Zone located on Lot 1061 Captiva Approach, Butler.

Retail Floorspace

Retail floor space in the Commercial Zone will be in accordance with Schedule 1.

SCHEDULE 1: Retail Floorspace Provision

Centre	Maximum Nett Letable Area (m ²)
Local Centre at Lot 1061 Captiva Approach, Butler	3,000

4.9 Local Scheme Reserves

The provisions, standards and requirements of this Reserve are in accordance with those applicable to the same Reserve as are included in the City's District Planning Scheme No. 2 (the Scheme).

4.10 Service Industrial Zone

The provisions, standards and requirements of this Zone are in accordance with those applicable to the same Zone as are included in the City's District Planning Scheme No. 2 (the Scheme).

4.11 Setbacks to Rear Laneways

All garages and dwellings shall be setback from the rear lot boundary abutting a laneway as follows:

- 0.5m minimum setback where the rear boundary abuts a laneway of 6.0m or greater in width.
- 1.0m minimum setback where the rear boundary abuts a laneway of 5.0m in width.

5.0 OTHER PROVISIONS

5.1 Heritage

Authorisation being issued by the Department of Indigenous Affairs prior to the subdivision/development of the land to ensure sites of heritage significance receive appropriate protection/recognition under the relevant Act.

5.2 New Choices Special Design Precinct

The following Structure Plan provisions apply to those New Choices Special Design Precincts as identified on Plan No. 4 and coded R60.

The provisions of the R-Codes apply generally within the Precincts, however, the following Structure Plan provisions take precedence over, and operate as variations to, the relevant R-Code standards and thereby constitute Acceptable Development.

Setbacks

The requirements of the R-Codes generally apply to all setbacks (Primary, Secondary Street and Other/Rear) except as otherwise provided in the Tables below.

SETBACKS TO PRIMARY STREET		
	Min. (m)	Max. (m)
Dwelling	2.0	4.0
Verandah	1.5	3.0
<i>Note: The front setback averaging provision of the R-Codes do not apply</i>		

Boundary Walls

- 1 The front setback for the purpose of calculating the length of a boundary wall is the front of the building on that boundary.
- 2 The following boundary wall variations only apply to development on lots less than 540m² in area. For all other lots the standard requirements of the R-Codes for boundary walls apply.

2.1 *Height and Length*

BOUNDARY WALLS		
Description	Max. height	Max. length
Single Storey	3.5m	No limit
Two Storey & Above	6.5m	12m

- 2.2 Except for corner lots boundary walls to both side boundaries of a lot constitutes Acceptable Development.

Site Cover

- 1 Maximum site cover is 75%

Plot Ratio

- 1 The Plot ratio requirements of the R-Codes do not apply.

Outdoor Living

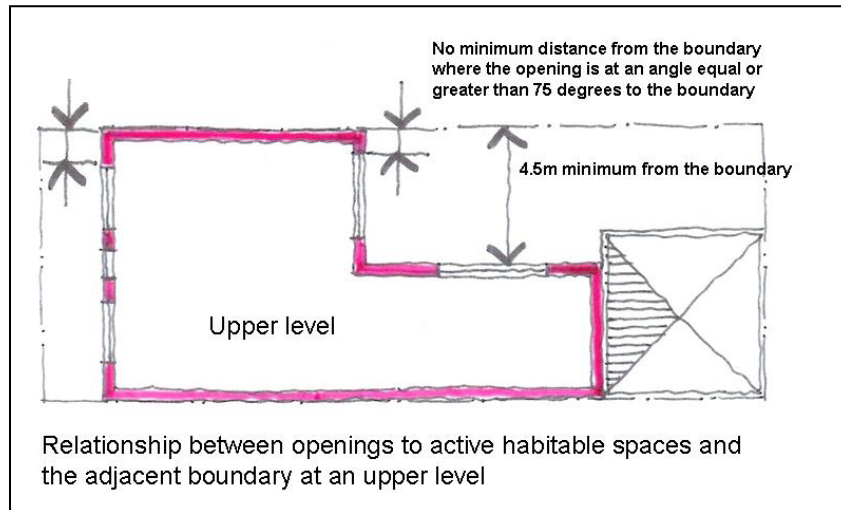
- 1 An Outdoor Living Area with a minimum usable space of 24m² and minimum dimension of 4m, which may include land within the nominated secondary street setback area.
- 2 No more than one third of the outdoor living area may be covered by the main roof of the dwelling.
- 3 Outdoor Living Areas shall be located on the northernmost or easternmost side boundary to maximise solar access.

Car Parking

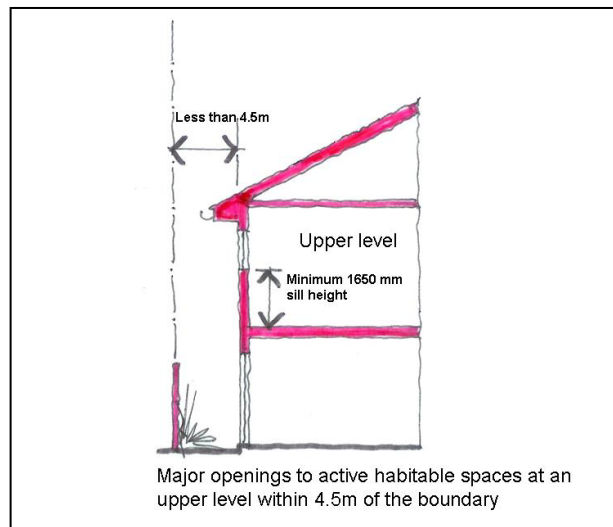
- 1 Of the two bays required per dwelling, one car bay shall be covered.
- 2 Ancillary accommodation located above the garage on laneway lots with a plot ratio area of not greater than 40m² does not require an additional car parking bay on site.

Privacy

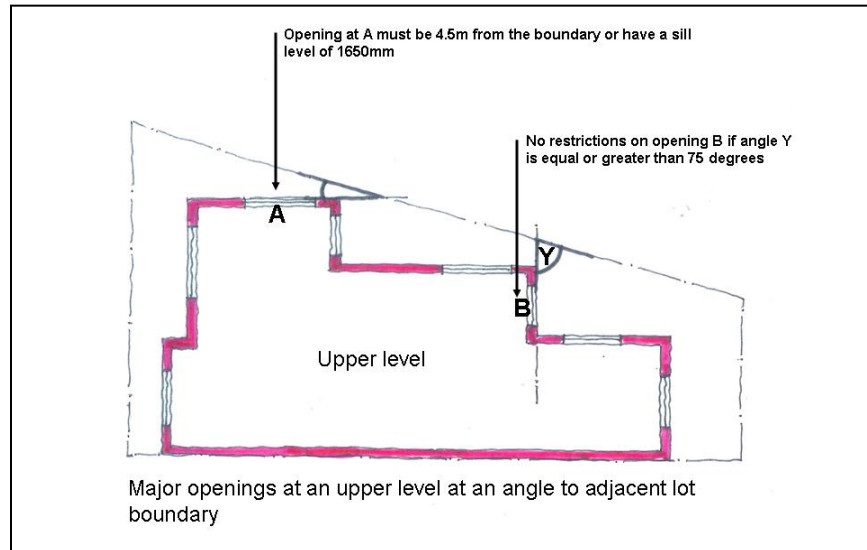
- 1 Major openings to active habitable spaces, or their equivalent, with a floor level more than 0.5m above natural ground level shall be at least 4.5 metres away from a boundary to another lot.



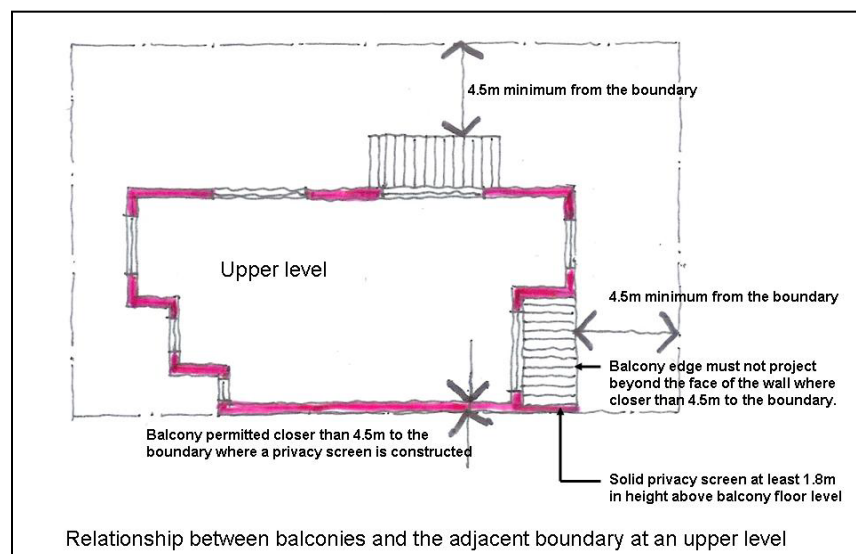
- 2 Major openings at all upper levels including the split levels may be located within 4.5 metres provided the sill level of the major opening is at least 1650mm above its finished floor level.



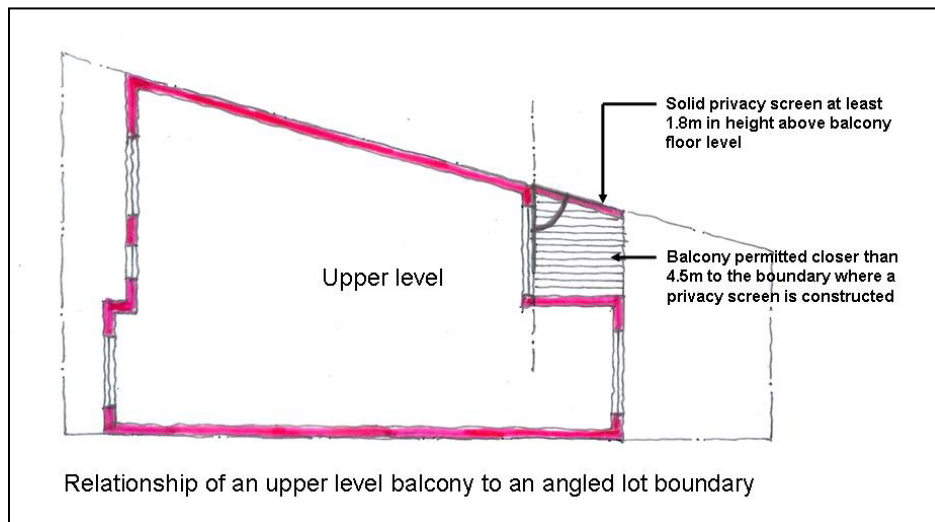
- 3 No minimum distance from the boundary where the major opening is situated in a wall at an angle greater than 75 degrees from the boundary.



- 4 Balconies or decks at an upper level shall be located at least 4.5m from the boundary, except as described in clauses 5 and 6 below.



- 5 Balconies or decks at an upper level may be located within 4.5m of the boundary to an adjacent lot where the wall is equal to, or greater than, 75 degree to the boundary, provided that the balcony does not project beyond the face of the wall.



- 6 Where a balcony or deck at an upper level is located within 4.5m of a boundary with another lot, the balcony shall incorporate a permanent solid vertical screen to a height of 1.8m above the finished floor level on the side of the balcony facing the adjacent property.

Other Requirements

- 1 a) For those R60 coded lots between 360m² and 800m² and being of a type and configuration which can 'capably and practically' accommodate more than one dwelling (see criteria under sub-clause (c)), the City shall require the submission and approval of a Detailed Area Plan (DAP) which stipulates the minimum number of dwellings to be constructed on that lot. The City will request the Western Australian Planning Commission impose a condition on any subdivision approval in the R60 areas requiring the preparation of a DAP for such lot(s). The geographical area to which a DAP relates shall be to the satisfaction of the City.
- b) Unless otherwise approved by the City under sub-clause (d), development of R60 coded lots covered by a DAP shall comply with the approved DAP.
- (c) For the purpose of this Clause (1), a lot is not considered to be able to 'capably and practically' accommodate more than one dwelling where any one or more of the following circumstances apply:
 - The lot is irregular in shape (see Example A on Figure 1);
 - The lot has been sized to address a particular amenity or design constraint (i.e. deeper lots abutting freeway/railway – see Example B on Figure 1 and 2);
 - The lot is 12.5m wide or less as measured at the primary street frontage and does not have laneway access for vehicles (see Example C on Figure 1 and 2);

- Presence of side and/or rear retaining walls restrict practical vehicle access for multiple garages (See Example D on Figure 1);
- City engineering and site distance safety requirements on corners restrict vehicle access options (See Example E on Figure 2);
- Other circumstances as determined by the City.

(d) To encourage diversity of accommodation and mixed use, the City may, at its discretion, allow fewer than the maximum number of dwellings on a lot than stipulated by a DAP, in the following circumstances:

- The dwelling includes a self contained ancillary accommodation unit which meets the definition of Ancillary Accommodation under Appendix 1 of the R Codes ;
- The dwelling is designed to allow for conversion of at least 20m² of the ground floor to mixed use/office;
- The DAP and/or design of the dwelling demonstrates how a future additional dwelling(s), to the maximum possible under the coding, can be accommodated without demolition of the original dwelling).

(e) In determining the maximum number of dwellings achievable Council will reference Table 1 of the R Codes and apply the Average Minimum Site Area standard for the R60 Code being 180m².

2 Design Element No. 9 (Climate) of the R-Codes does not apply within this Precinct.

TABLE A – RD-CODE VARIATION TABLE

The following variations to the RD-Codes constitute Acceptable Development. Any development which complies with the RD-Codes, the requirements of this Table and/or any adopted Detailed Area Plan, does not require a separate Planning Approval or consultation with neighbours or other landowners. Except as provided for in this table all other RD-Code requirements apply.

Note: Within areas designated R20/30 the R20 code generally applies expect for those lots serviced by a public laneway along the rear boundary where the R30 code applies unless other nominated.

1. Front Setbacks

Lot Type	Minimum	Average	Garage/Carport
Traditional Lots (R20) (>550m ²)	As per RD-Codes		Where applicable 4.5m minimum front setback applies to any garage/carport built up to a side boundary;
Garden Lots (R20) (425m ² - 550m ²)	3.0m	4.5m	
Cottage Lots (R30 – R40)	1.5m	3.0m	N/A
Front loaded lots (R30 and R40)	1.5m	3.0m	Minimum 3.0m

The “front setback” standard to be applied when calculating the acceptable length of any boundary wall (pursuant to Clause 3.3.2 A2 (iii) of the RD-Codes) is the front of the building itself on that boundary.

2. Private Open Space Reduction

The minimum open space requirement for Cottage lots, Front loaded lots, and Garden lots may be reduced from those specified in the RD-Codes to a minimum of 30% (Cottage and Front loaded) and 40% (Garden) respectively subject to compliance with the following criteria;

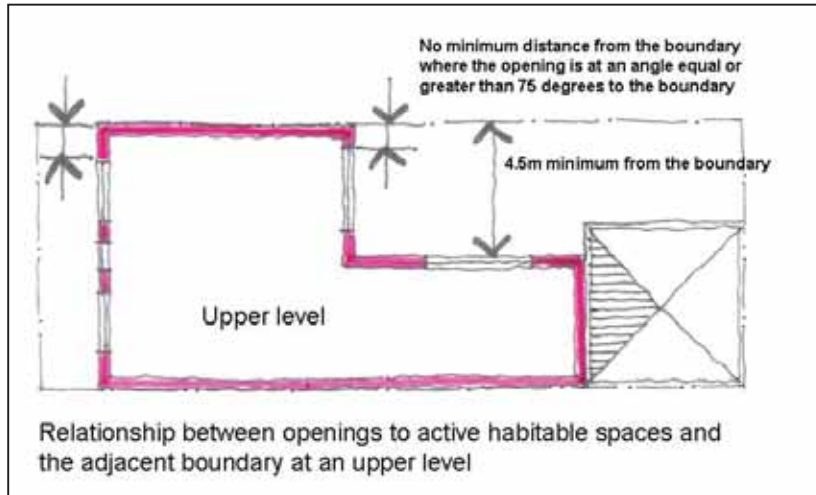
- (a) Minimum 2.0 metre side boundary setback to habitable rooms with major openings on the northernmost or easternmost boundary.
- (b) Any boundary wall (if proposed) to be built on the nominated Zero Lot Line boundary and in accordance with the standards of the RD-Codes and this Table.
- (c) Provision of an Outdoor Living Area designed in accordance with the RD Codes and directly accessible from an internal living area on the northernmost or easternmost boundary.

Where the outdoor living area is not directly accessible from an internal living area, provision of an additional outdoor living area which complies with the following criteria:

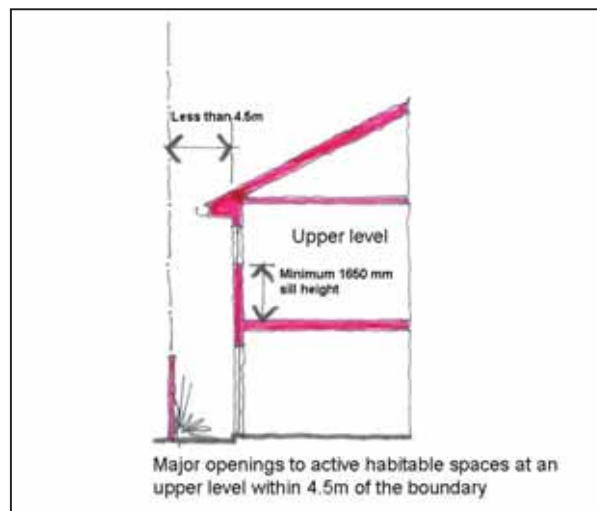
Lot Type	Min.Area	Min. Dimension	Other
Cottage	20m ²	4	1. May be included under the roof of the main dwelling 2. Must be located on the northernmost or easternmost side boundary of the dwelling
Garden	25m ²	4	
Front Loaded	20m ²	4	

Privacy

- 1 Major openings to active habitable spaces, or their equivalent, with a floor level more than 0.5m above natural ground level shall be at least 4.5 metres away from a boundary to another lot.

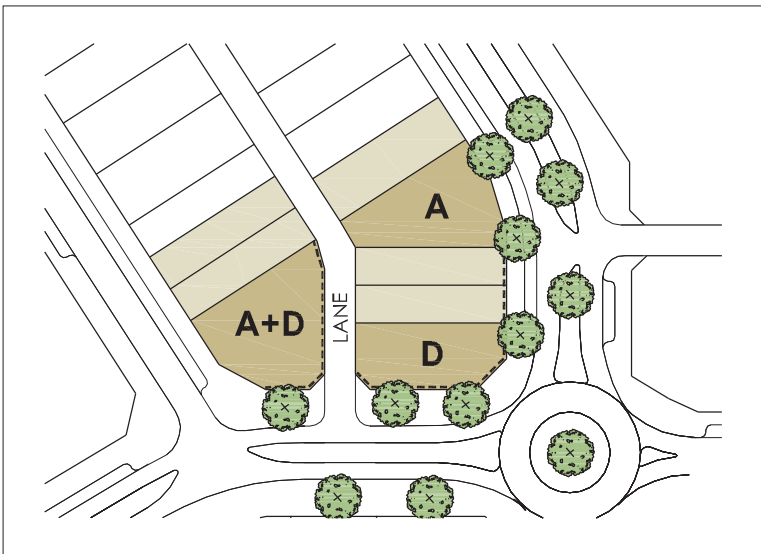


- 2 Major openings at all upper levels including the split levels may be located within 4.5 metres provided the sill level of the major opening is at least 1650mm above its finished floor level.



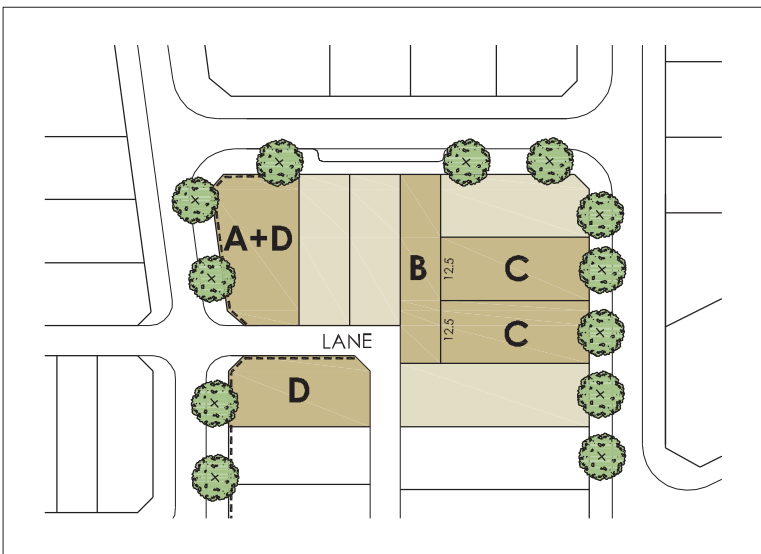


Example A
Irregular lot layout



Example A
Irregular lot layout

Example D
Presence of retaining wall



Example A
Irregular lot layout

Example B
Design constraints / amenity impact
(increased lot depth)

Example C
12.5m (or less) front loaded lots

Example D
Presence of retaining wall

FIGURE 1

Refer Section 5.2, Other Requirements 1a
Agreed LSP No. 27
City of Wanneroo



plan no: 885-328a-01

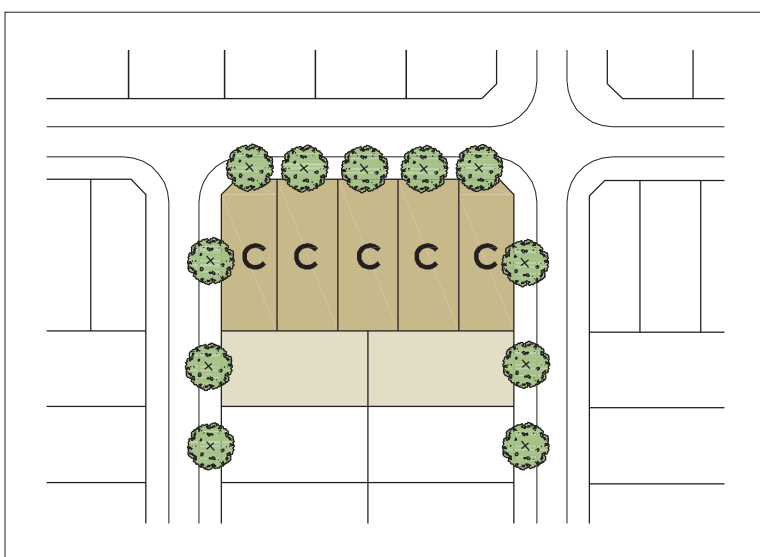
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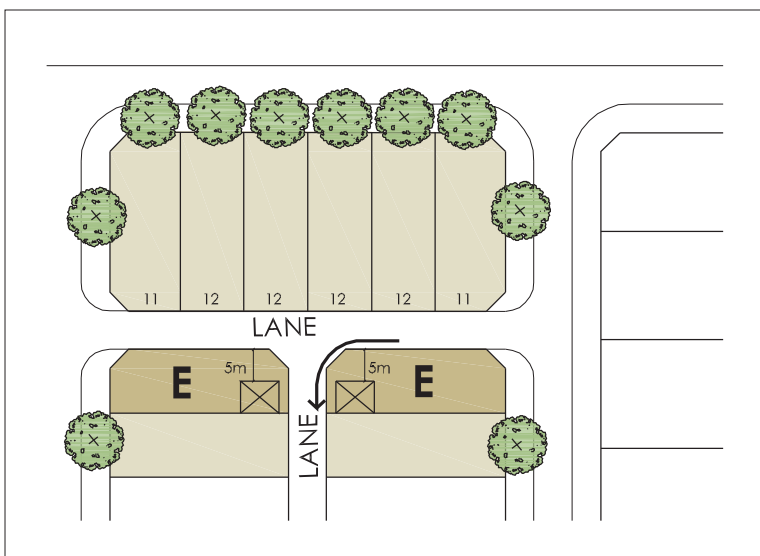




Example B
Design constraints / amenity impact
(increased lot depth)



Example C
12.5m (or less) front loaded lots



Example E
Site distance to crossover on laneway lot

FIGURE 2

Refer Section 5.2, Other Requirements 1a
Agreed LSP No. 27
City of Wanneroo



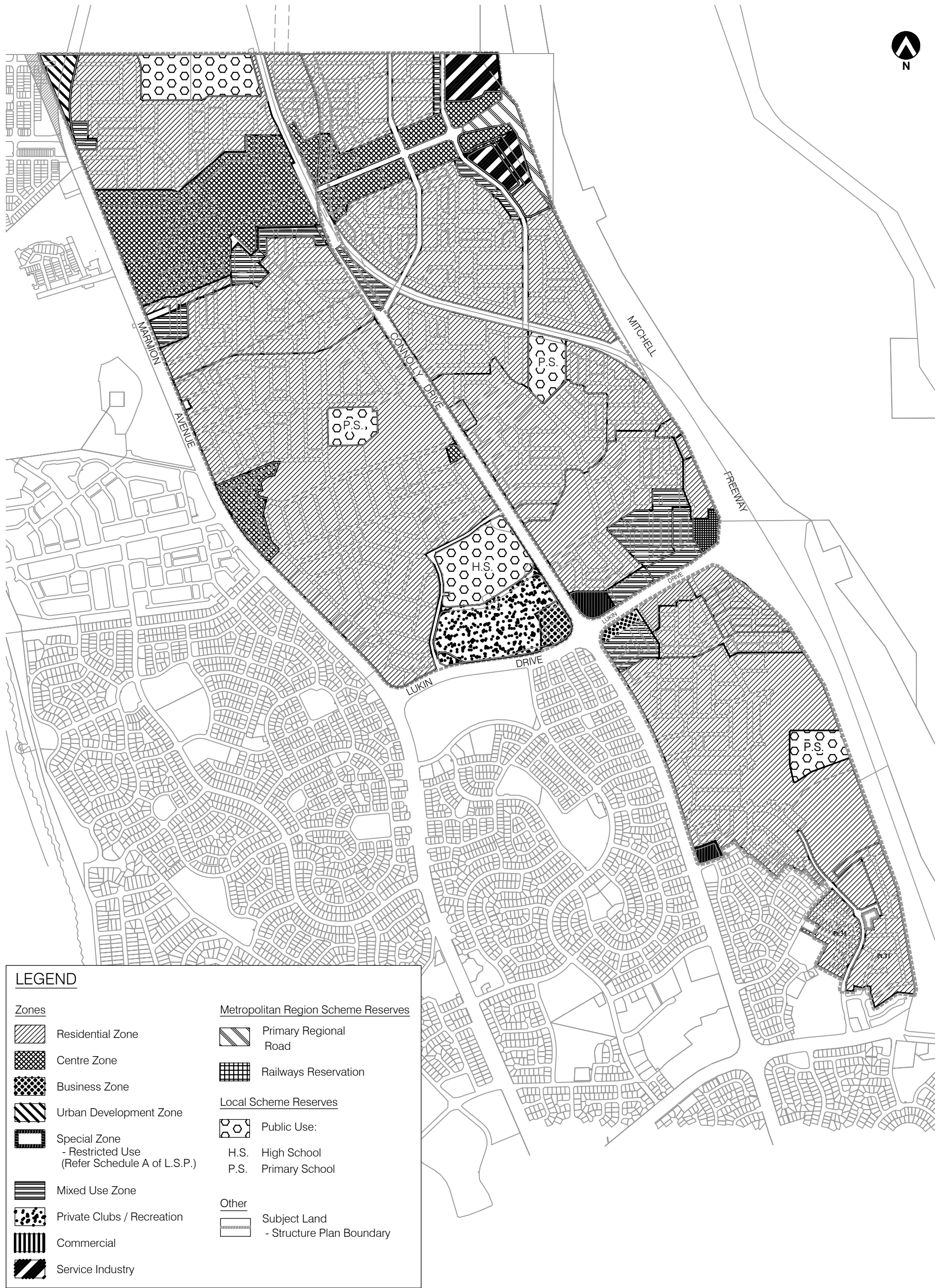
plan no: 885-328a-02

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date: 04.08.10



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LEGEND


Zones

-  Residential Zone
-  Centre Zone
-  Business Zone
-  Urban Development Zone
-  Special Zone
- Restricted Use
(Refer Schedule A of L.S.P.)
-  Mixed Use Zone
-  Private Clubs / Recreation
-  Commercial
-  Service Industry

Metropolitan Region Scheme Reserves

-  Primary Regional Road
-  Railways Reservation

Local Scheme Reserves

-  Public Use:
- H.S. High School
- P.S. Primary School

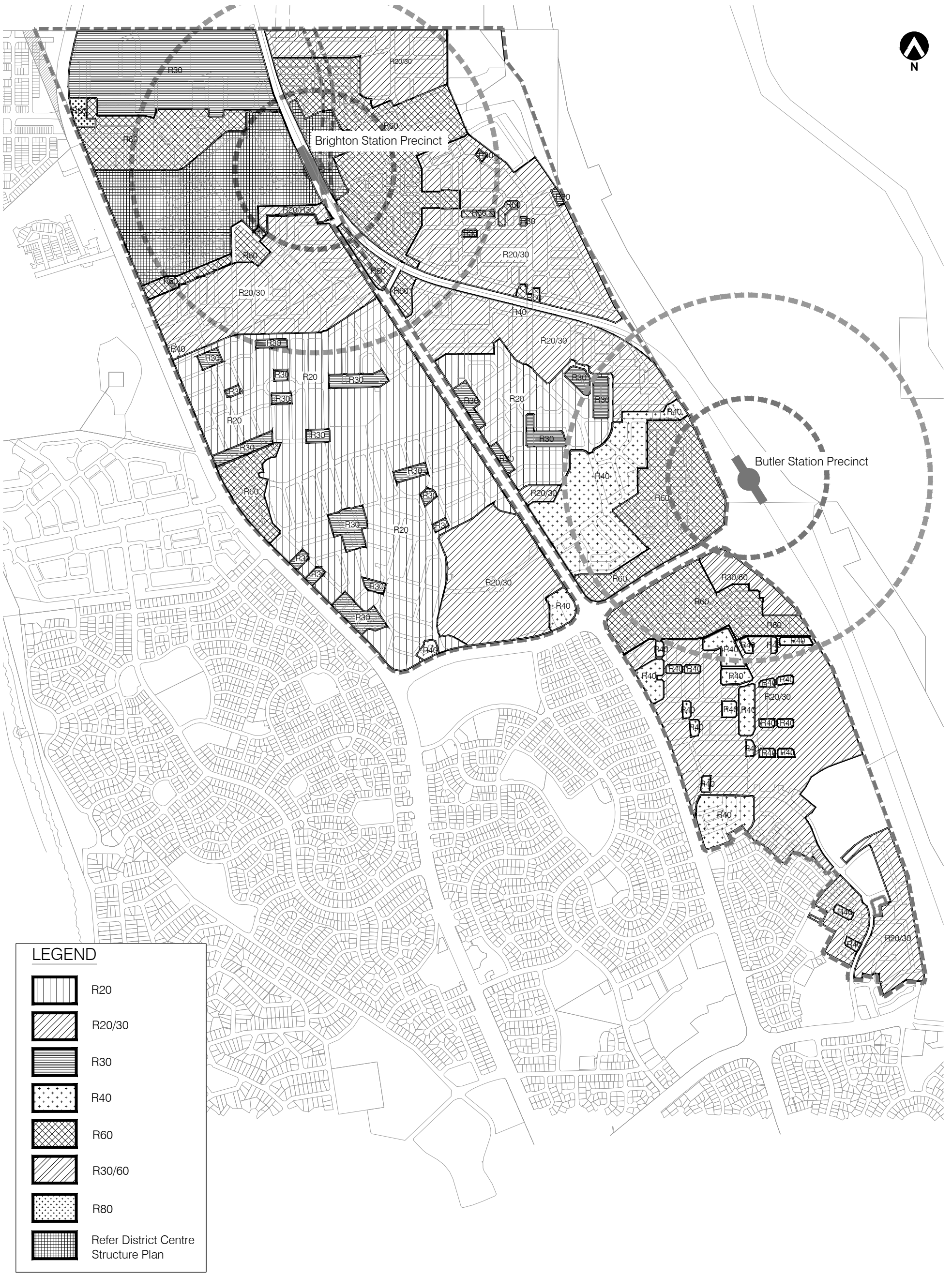
Other

-  Subject Land
- Structure Plan Boundary

BUTLER RIDGEWOOD

PLAN 2 - CONSOLIDATED ZONING PLAN



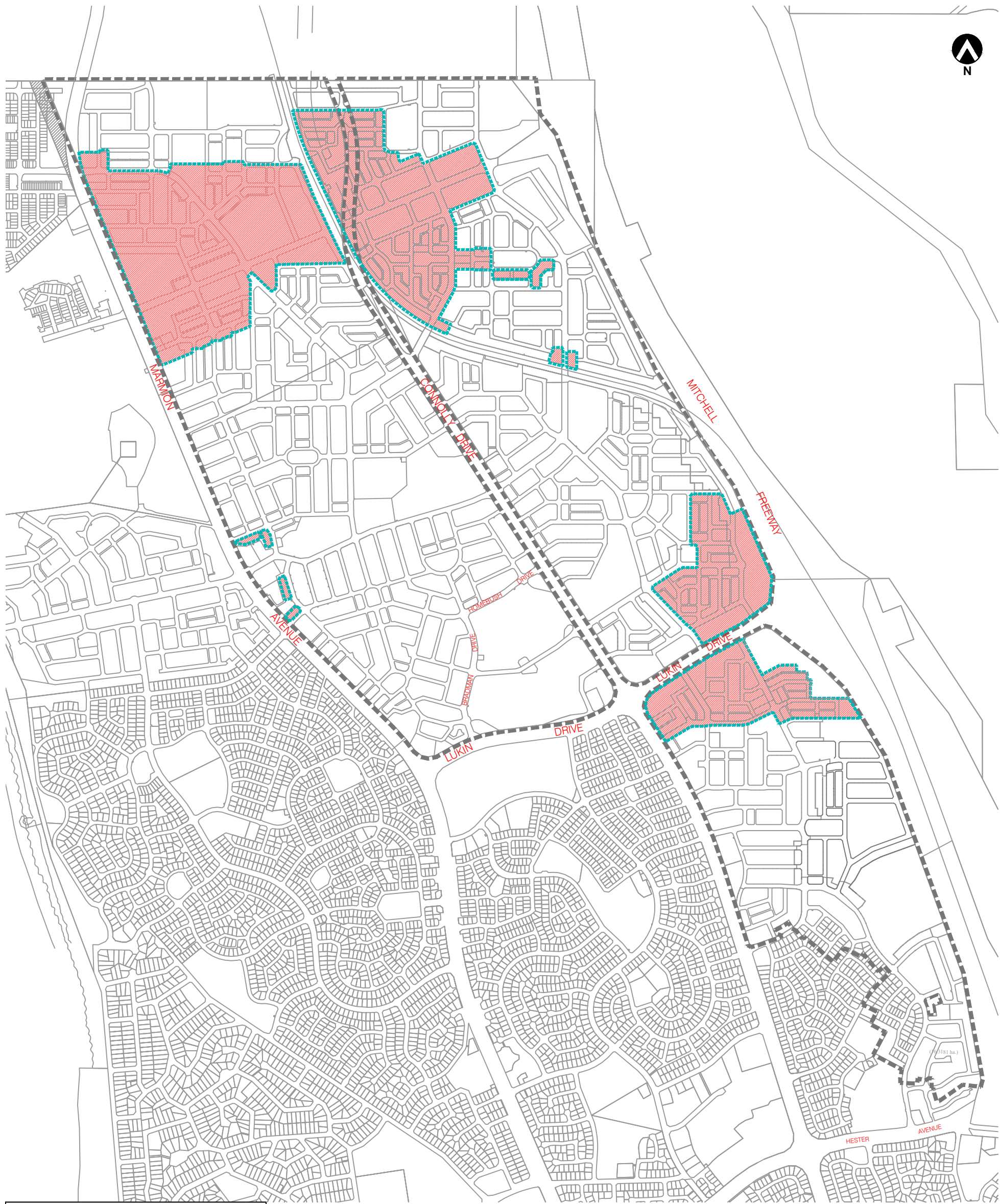


LEGEND	
	R20
	R20/30
	R30
	R40
	R60
	R30/60
	R80
	Refer District Centre Structure Plan



BUTLER RIDGEWOOD

PLAN 3 - CONSOLIDATED R-CODE PLAN





LEGEND

-  Subject Land - Structure Plan Boundary
-  Special Design Precinct

BUTLER RIDGEWOOD

PLAN 4 - CONSOLIDATED APPROVED SPECIAL DESIGN PRECINCT





APPENDIX 2

Current ASP 38 Text and Associated
Plans

BRIGHTON VILLAGE CENTRE
STRUCTURE PLAN

(As Amended)

Structure Plan No. 38
Adopted: 15 April 2005

This Structure Plan is prepared under the provisions of Part 9 of the
City of Wanneroo District Planning Scheme No. 2

CERTIFICATION OF AGREED STRUCTURE PLAN

BRIGHTON VILLAGE CENTRE

CERTIFIED THAT AGREED STRUCTURE PLAN
BUTLER (BRIGHTON) VILLAGE CENTRE
WAS ADOPTED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING
COMMISSION ON 15 APRIL 2005

.....
Chairperson, Western Australian
Planning Commission

AND
BY RESOLUTION OF THE COUNCIL OF THE CITY OF WANNEROO ON
17 MARCH 2005

AND THE SEAL OF THE MUNICIPALITY WAS PURSUANT TO THE
COUNCIL'S RESOLUTION HERETO AFFIXED IN THE PRESENCE OF

.....
Mayor, City of Wanneroo

.....
Chief Executive Officer, City of Wanneroo

This Structure Plan is prepared under the provisions of Part 9 of the
City of Wanneroo District Planning Scheme No. 2

Record of Amendments made to the Agreed Structure Plan

Brighton Village Centre

Amendment No.	Description of Amendment	Finally Endorsed Council	Finally Endorsed WAPC
1	Introduces New Choices Special Design Precincts (Plan No. 4)and new provisions relating to these Precincts (Section 9)	3.10.05	23.6.06

PART 1

STATUTORY PLANNING SECTION

BRIGHTON VILLAGE CENTRE STRUCTURE PLAN

As provided for under the provisions of the Scheme, this part of the Brighton Village Centre Structure Plan has the same force and effect as a provision, standard or requirement of the Scheme. 'The Scheme' shall mean the City of Wanneroo District Town Planning Scheme No. 2.

1.0 SUBJECT AREA

The land covered by this Structure Plan comprises Lots 78 and 79 Kingsbridge Boulevard and Lot 397 Brampton Avenue, Butler.

2.0 ZONES

Plan No. 1 – the Zoning Plan includes the Zones, which cover the Subject Area. The provisions, standards and requirements of each of these Zones are in accordance with those applicable to the same Zones as are included in the Scheme in addition to any additional requirements, which are included within this Structure Plan.

3.0 CONCEPT PLAN

Plan No. 2 – The Concept Plan provides a number of key design principles for development in the structure plan area. Development should generally proceed in accordance with this Concept Plan.

4.0 MAIN STREET PRECINCT

Plan No. 2 – The Concept Plan includes a Main Street Precinct where special Provisions (refer 8.0 below) apply.

5.0 RETAIL FLOORSPACE

Subject also to the requirements of the Metropolitan Centres Policy Statement (SPP No.9), particularly insofar as floorspace allocation is concerned, the maximum retail floorspace limit for this Centre shall be 4500m² nla. This retail limit shall be restricted to the Core Retail Area as delineated on Plan No. 2 – The Concept Plan.

6.0 LANDMARK SITES

Plan No. 2 – The Concept Plan indicates Landmark Sites. Any building developed on a Landmark Site must pay special attention to built form and urban design to recognize the visual prominence of these sites and their key role in defining the character of the village. Special attention should be given to street address and presence, window locations, roof form, articulation of corner works, materials and colour.

7.0 RESIDENTIAL DENSITY CODINGS

In accordance with Clause 4.4.5 of the Scheme, Plan No. 3 – the Residential Code Plan, depicts the residential density codes that apply to the Subject Land.

Residential development within the Subject Area, shall conform with the provisions of the Residential Planning Codes of Western Australian as given effect by Clause 4.4. of the Scheme and any variations to the R Codes described in this Structure Plan.

8.0 SPECIAL PROVISIONS

- (i) The following Special Provisions apply to the Commercial Zone in addition to any other provision of the Scheme which may be relevant;
1. The building setback adjacent the Kingsbridge Boulevard Main Street Precinct shall be between nil and 2.0 metres for any portion of a building which fronts that portion of that road unless otherwise agreed by Council (Refer Table No. 1).
 2. All other building setbacks excepting the New Choices Special Design Precincts are in accordance with Table No. 1 – Building Setbacks to Roads.
 3. The building line adjacent the Kingsbridge Main Street shall consist of a generally continuous façade incorporating continuous awnings and/or colonnades, and may only be broken for minor incursions associated with the following:
 - Pedestrian access and public open space
 - Vehicle driveway access and parking as nominated on Plan No.2 – Concept Plan

- Landscaping and courtyards
- Other uses or features deemed appropriate by Council

All buildings fronting the Main Street shall be provided with a continuous awning or colonnade. The width of the awning shall have a minimum of 2.0 metres projecting over the road reserve, with minimum 2.75 metres ground clearance.

4. The ground floor of any building adjacent the Main Street Precinct shall not be more than 0.5m above street level or not more than an average of 0.5m for sloping sites.
 5. Shade trees within public carparks shall be planted at the rate of one tree to every four cars and shall be protected from damage by vehicles.
 6. Service areas, bin and material storage areas and services such as airconditioners, compressors and other machinery, shall be located to the rear of the building line, or where conditions dictate and to the satisfaction of Council, shall be located away from public areas and screened from view from streets and public areas by an enclosure in the style and material of the building.
 7. Signage within Main Street shall not project above a building parapet or an eave line unless treated as an architectural feature.
 8. Any signage above pedestrian areas shall have a minimum ground clearance of 3.0 metres.
 9. Entry doors from mainstreet shall be at grade with adjoining paving.
 10. Verge paving to be extended up to building line in style and material to match verge paving.
- (ii) The following Special Provisions apply in both the Commercial and Mixed Use Zones in addition to any other provisions of the Scheme which may be relevant;
1. All buildings shall be designed to address the street frontage and to minimize blank facades to street or carpark frontages.

2. All other building setbacks excepting the New Choices Special Design Precincts are in accordance with Table No. 1 – Building Setbacks to Roads.
3. In considering any Development Application the Council will require the issue of surveillance and security to be fully addressed and take account of;
 - (i) Type of land use
 - (ii) Lighting of public spaces
 - (iii) Active building frontages to internal carparks.
 - (iv) Design of pedestrian movement systems
 - (v) Landscaping
 - (vi) Form and type of spaces between buildings linking public roads to internal carparking.
4. Maximum site cover for lots less than 350m² being developed with a residential use is in accordance with the R Codes. A reduction to a maximum of 70% is permissible, subject to the provision of a 30m² private courtyard at the ground floor level with a minimum width of 4.0 metres. This courtyard shall be directly accessible from a habitable room.
5. That area depicted as Access and Carparking on Plan No.2 may only be developed and used for these and related purposes. Carparking provision is not however limited to these areas.

TABLE NO. 1 - BUILDING SETBACKS TO ROADS

Road	FRONT SETBACKS ON THE ROAD	
	Minimum	Maximum
1. Kingsbridge Boulevard abutting Main Street Precinct	NIL	2.0
2. Marmion Avenue	3.0m	N/A
3. Wadhurst Road, Pymore Crescent, Marchwood Boulevard and Durley Way	AS PER THE SCHEME	AS PER THE SCHEME

9.0 NEW CHOICES SPECIAL DESIGN PRECINCT

The following Structure Plan provisions apply to those New Choices Special Design Precincts as identified on Plan No.4 and Coded R60.

The provisions of the R-Codes apply generally within the Precincts, however the following Structure Plan provisions take precedence over, and operate as variations to, the relevant R-Code standards and thereby constitute Acceptable Development.

Setbacks

The requirements of the R-Codes generally apply to all setbacks (Primary, Secondary Street and Other/Rear) except as otherwise provided in the Tables below.

SETBACKS TO PRIMARY STREET		
	Min. (m)	Max. (m)
Dwelling	2.0	4.0
Verandah	1.5	3.0

Note: The front setback averaging provision of the R-Codes do not apply

GARAGES & CARPORT SETBACKS	
	Min (m)
Laneway	1.5

Boundary Walls

1. The front setback for the purpose of calculating the length of a boundary wall is the front of the building on that boundary.
2. The following boundary wall variations only apply to development on lots less than 540m² in area. For all other lots the standard requirements of the R-Codes for boundary walls apply.

2.1 Height and Length

BOUNDARY WALLS		
<u>Description</u>	Max. height	Max. length
Single Storey	3.5m	No limit
Two Storey & Above	6.5m	12m

2.2 Except for corner lots, boundary walls to both side boundaries of a lot constitutes Acceptable Development.

Site Cover

1. Maximum site cover is 75%.

Plot Ratio

1. The Plot ratio requirements of the R-Codes do not apply.

Outdoor Living

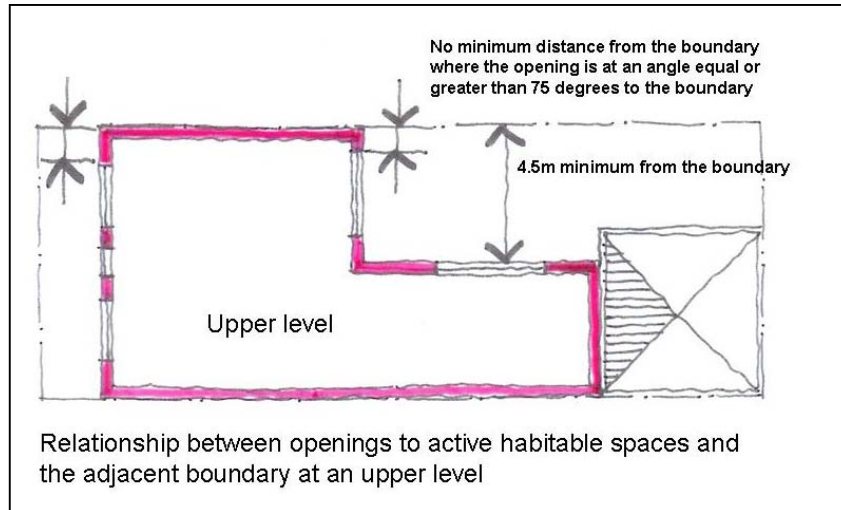
1. All single and grouped dwellings shall include an Outdoor Living Area with a minimum 6m x 4m of usable space, accessible from a habitable room. This does not apply to Multiple Dwellings.
2. No more than one third of the outdoor living area may be covered by the main roof of the dwelling.
3. Outdoor Living Areas shall be located on the northernmost or easternmost side boundary to maximise solar access.

Car Parking

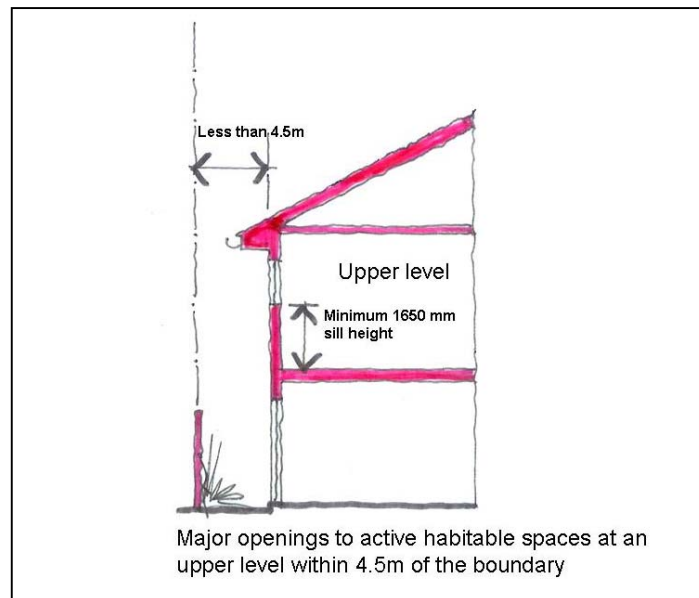
1. A minimum of one covered car bay is required on site per dwelling.
2. Ancillary accommodation located above the garage on laneway lots with a plot ratio area of not greater than 40m² does not require an additional car parking bay on site.

Privacy

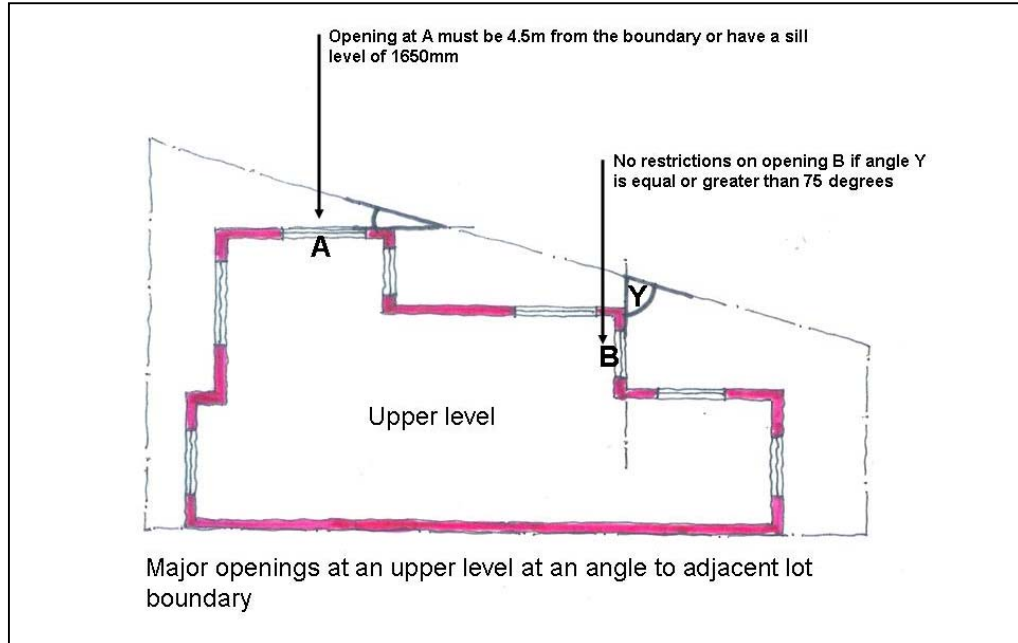
1. Major openings to active habitable spaces, or their equivalent, with a floor level more than 0.5m above natural ground level shall be at least 4.5 metres away from a boundary to another lot.



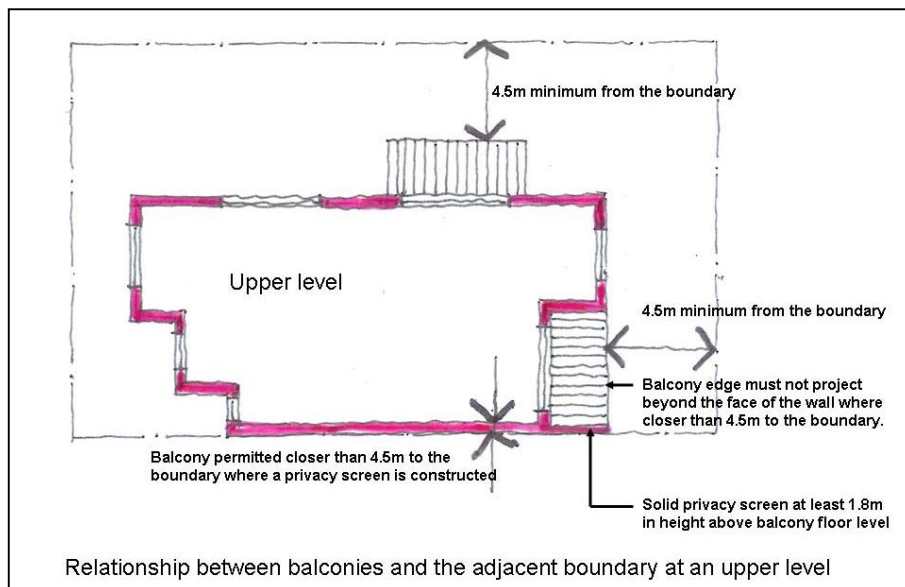
2. Major openings at all upper levels including the split levels may be located within 4.5 metres provided the sill level of the major opening is at least 1650mm above its finished floor level.



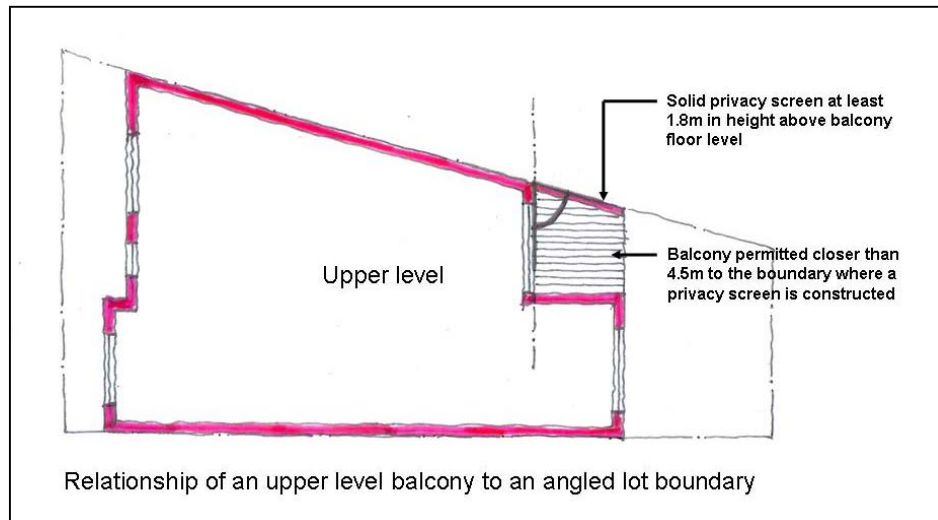
3. No minimum distance from the boundary where the major opening is situated in a wall at an angle greater than 75 degrees from the boundary.



4. Balconies or decks at an upper level shall be located at least 4.5m from the boundary, except as described in clauses 5 and 6 below.



- Balconies or decks at an upper level may be located within 4.5m of the boundary to an adjacent lot where the wall is equal to, or greater than 75 degree to the boundary, provided that the balcony does not project beyond the face of the wall.



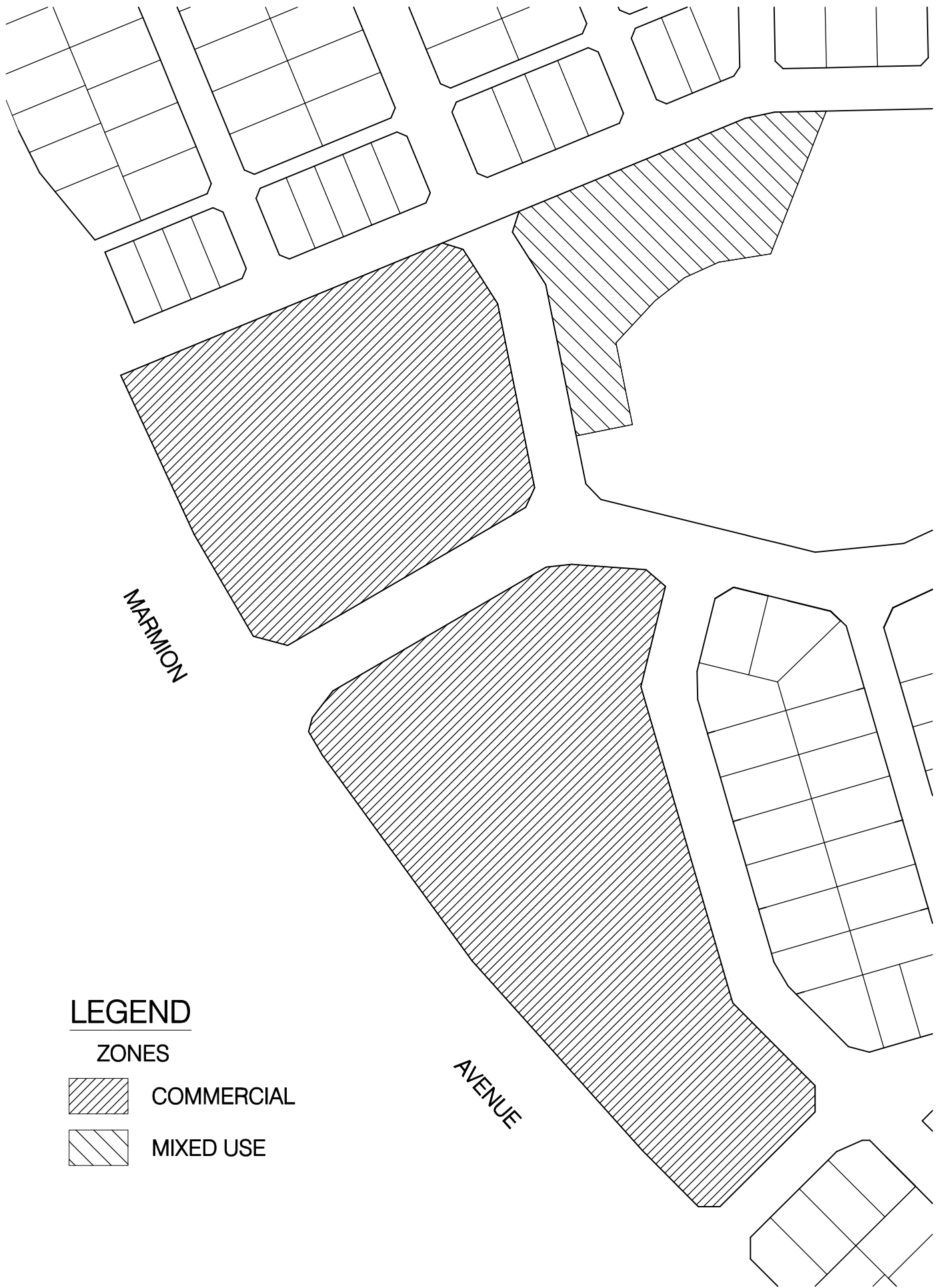
- Where a balcony or deck at an upper level is located within 4.5m of a boundary with another lot, the balcony shall incorporate a permanent solid vertical screen to a height of 1.8m above the finished floor level on the side of the balcony facing the adjacent property.

Other Requirements

- Any proposal for a dwelling(s) on a lot, which is less than the maximum number of dwellings achievable on that lot (pursuant to the R60 coding), shall demonstrate how reasonable provision has been made for future further development which may achieve (without substantial demolition works) the maximum number of dwellings, recognising the proposal as lodged.



Council will require a supporting plan(s) showing either how a further dwelling may be developed, with due regard to the lodged proposal, or how the building may be modified in the future to achieve the maximum dwelling yield potential.

- Design Element No. 9 (Climate) of the R-Codes does not apply within this Precinct.



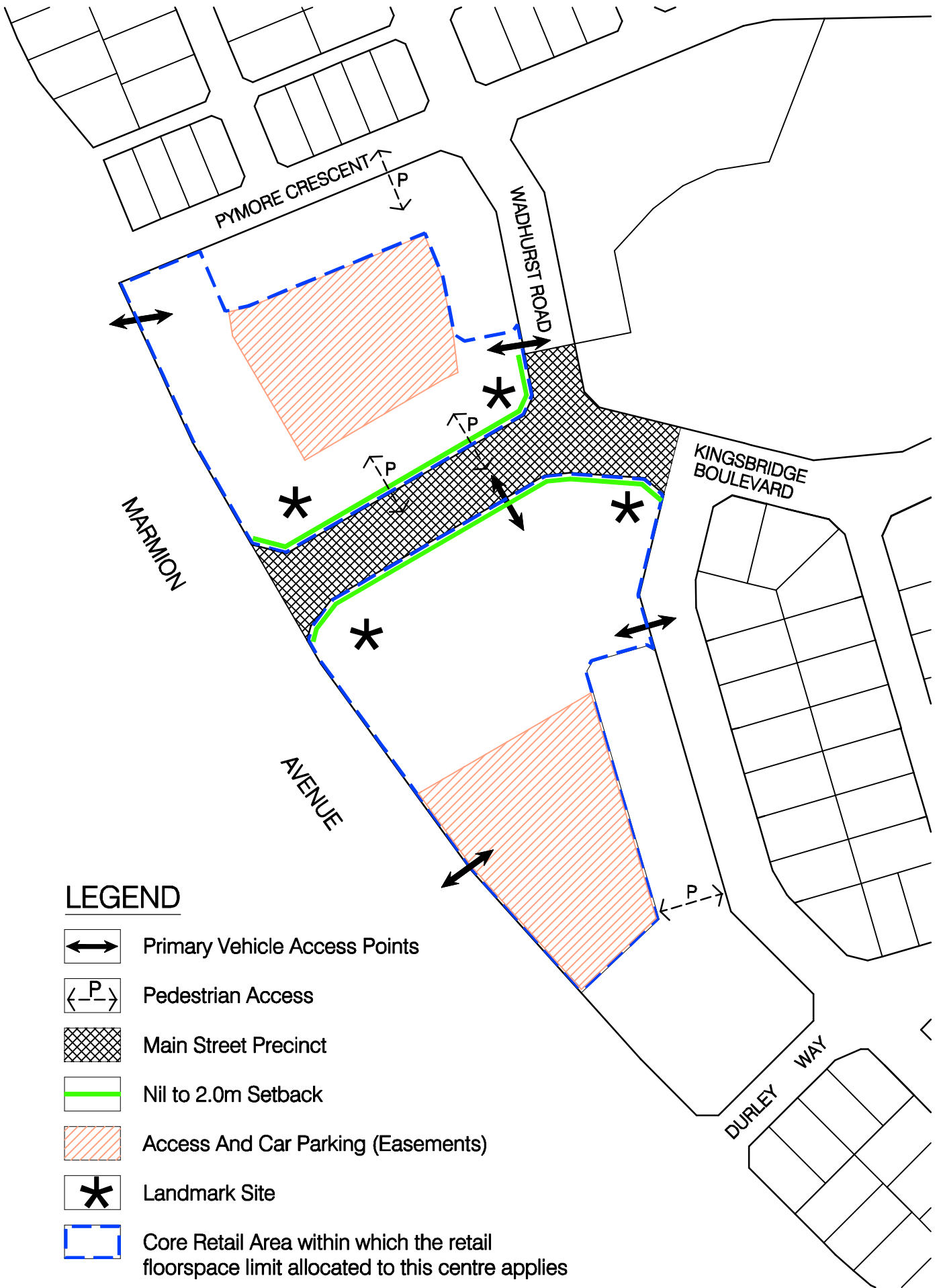
LEGEND

ZONES








-  COMMERCIAL
-  MIXED USE

BRIGHTON
 PLAN No. 1 - ZONING PLAN





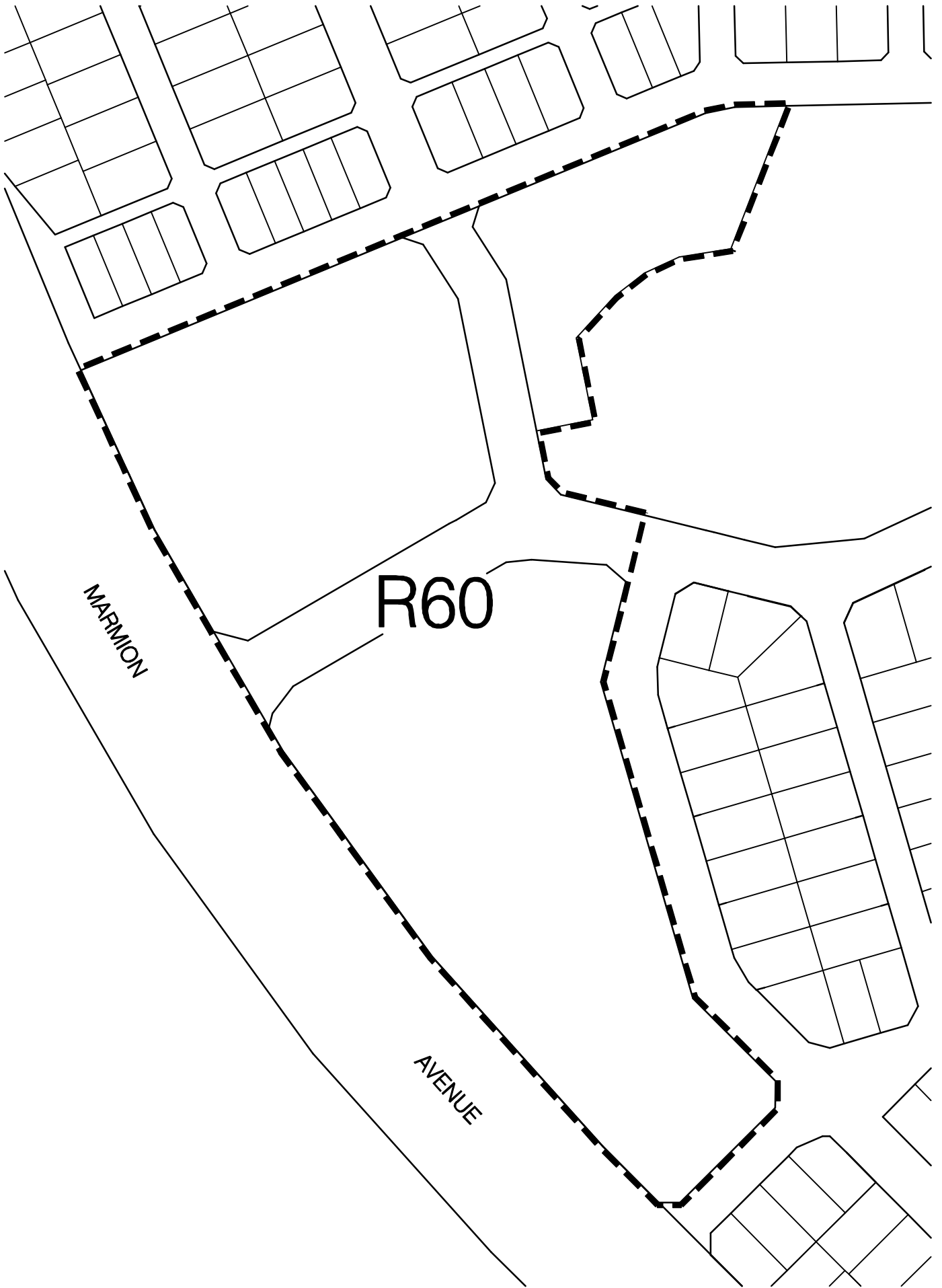
LEGEND

-  Primary Vehicle Access Points
-  Pedestrian Access
-  Main Street Precinct
-  Nil to 2.0m Setback
-  Access And Car Parking (Easements)
-  Landmark Site
-  Core Retail Area within which the retail floorspace limit allocated to this centre applies

BRIGHTON
 PLAN No. 2 - CONCEPT PLAN



CHAPPELL & LAMBERT
 TOWN PLANNING
 URBAN DESIGN
 Date : 17.06.04 885-88C



BRIGHTON

PLAN No. 3 - R-CODE PLAN



CHAPPELL
& LAMBERT
TOWN PLANNING
URBAN DESIGN

885-44A



LEGEND

 New Choices
Special Design Precinct

BRIGHTON

PLAN No. 4 - NEW CHOICES
SPECIAL DESIGN PRECINCT



**CHAPPELL
& LAMBERT**

TOWN PLANNING
URBAN DESIGN

Date: 22.11.05

885-200



APPENDIX 3

Amendments Proposed to ASP 27 Text
Track Changes Consistent with Statement

**CONSOLIDATED DOCUMENT
AMENDMENTS 1 – 27**

**BUTLER-RIDGEWOOD AGREED
LOCAL STRUCTURE PLAN**

(AS AMENDED)

**Structure Plan No. 27
Adopted: 4 June 2002**

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

Record of Amendments made to the Butler Ridgewood Agreed Local Structure Plan

Amendment No.	Description of Amendment	Endorsed Council	Endorsed WAPC
1.	Extension of coverage west of Connolly Drive. Stage 21, Primary School, Open Space and other Schools.	20.06.03	04.04.04
2.	Extension of coverage east of Connolly Drive and north of Lukin Drive.	20.06.03	04.04.04
3.	Introducing R-Code Variations, a split R20/30 coding designation and detailed area plans.	20.06.03	04.04.04
4.	Recoding Cottage Lots east of Marmion Avenue from R25 to R30.	20.06.03	04.04.04
5.	Extension of coverage north of Benenden Drive.	20.06.03	04.04.04
6.	Extension of coverage east of Connolly Drive to the southern extent of the railway alignment and designation of R20/30.	11.10.04	30.09.03
7.	Extension of coverage to incorporate the undeveloped portion of Ridgewood.	15.03.05	11.04.05
8.	To rationalize the zonings over Lot 101, 103, 12675 and 12676 (previously Lot 102) and Lot 12677 Lukin Drive and Connolly Drive, Brighton to reflect land use and land exchanges in Brighton.	06.01.04	24.11.04
9.	Extension of coverage east of Connolly Drive and north of Lukin Drive, including Residential, Mixed Use and Business Zones.	11.02.05	11.04.05
10.	Extension of coverage to incorporate land adjacent the District Centre and portions of land adjacent Connolly Drive and the Freeway. Recoding of a portion of land adjacent Marmion Avenue to R40, insertion of guidelines for lots overlooking POS, minor amendments to New Choice provisions and minor modifications to the text and Table A.	26.06.07	21.02.08
11.	Introduction of New Choices Special Design Precinct and Special Provisions.	03.10.05	03.04.06
12.	Extension of coverage over Lots 32 and Pt Lot 33 Connolly Drive.	28.11.05	8.06.06
13.	Modify zonings on either side of Lukin Drive adjacent Butler Station and minor modifications to Table A	08.05.08	27.02.09
14.	To include the northern portion of Lot 8 Marmion Avenue (including the District Centre and western portion of Brighton Boulevard Activity Corridor) in the Butler-Ridgewood Local Structure Plan and to introduce modified setback provisions to laneways and reword Point (1) of Other Requirements of Clause 5.2 – New Choices Special Design Precinct.	11.06.10	08.07.10
15.	Rezones Lot 1581 Ashbourne Avenue, and Lots 2446 and 2447 Portaferry Gardens, Ridgewood, from "Mixed Use" Zone to "Residential R60" zone.	06.12.10	14.10.11

Consolidated Butler Ridgewood Agreed Local Structure Plan

Amendment No.	Description of Amendment	Endorsed Council	Endorsed WAPC
16.	Rezones Lot 201 Chipping Crescent, Butler from "Business" zone to "Residential R40" zone.	22.02.11	14.10.11
17.	To rationalise zoning boundaries and R Codes in and around the Brighton District Centre to reflect approved and proposed subdivision designs and current land use proposal included within the Brighton District Centre Structure Plan	27.09.11	02.04.12
18.	To extend coverage east of Lukin Drive to include Lot 814 Lukin Drive within the Agreed Butler Ridgewood Local Structure Plan No. 27.	05.02.13	06.05.13
19.	Rezones Lot 1061 (On Plan 56114) (No. 2) Captiva Approach, Butler from 'Business' to 'Commercial' zone, and inserts 'Schedule 1' to set out a maximum permissible shop-retail NLA floorspace for that lot.	28.08.13	23.09.13
20.	Rezones a portion of lot 9132 Redington Drive, Butler from "Centre" to "Residential" zone.	02.07.14	20.10.14
21.	Rezones part Lot 1316 (on Plan 65142) (No. 1) Saunton Way, Ridgewood from Business R60 to Mixed Use R60. Insert Detailed Area Plan provisions for the same lot in Clause 4.6	07.07.15	13.01.16
22.	Recodes a portion of Lot 1221 Claremorris Parkway and Lot 1376 Rosegreen Avenue, Butler from "R20" to "R60" and to include both lots within the New Choices Special Design Precinct.	17.12.14	18.02.15
23.	Rezones a portion of Lot 9330 from 'Primary Regional Road' to 'Service Industrial' and 'Centre Zone,' and updates the structure plan text to make reference to the 'Service Industrial' Zone, clarifying that the provisions, standards and requirements of this Zone are to be in accordance with District Planning Scheme No. 2.	10.06.15	10.10.15
24.	Include a portion of Lot 29, zoning this land 'Service Industrial' along with reconfiguring the 'Service Industry' and 'Centre' zoning of a portion of Lot 9332'.	N/A	25.05.19
25.	Cancelled	N/A	N/A
26.	Modify Plan 2 – Consolidated Zoning Plan to remove the Mixed Use zone on Lot 9001 Kilrush Turn, Ridgewood and replace with Business zone.	N/A	06.10.22
27.	<ul style="list-style-type: none"> - Amend Plan 1 to remove portion of Lot 9000 Gainford Way, Ridgewood from the 'Special Design Precinct' and remove 'Mixed Use' annotation; - Amend Plan 2 rezone Lots 39 - 61, 79 – 91 and 9000 Gainford Way, Lots 92 – 100 Radford Lane, Lots 101 – 107 Rathkeale Boulevard and Lots 108 110 Harlow Way, Ridgewood from 'Mixed Use' to 'Residential'; - Amend Plan 3 to change density code of portion of Lot 9000 Gainford Way, Ridgewood from 'R60' to 'R30/60'; - Amend Plan 4 to remove of portion of Lot 9000 Gainford Way, 	N/A	23.05.23

Amendment No.	Description of Amendment	Endorsed Council	Endorsed WAPC
	<p>Ridgewood from the 'Special Design Precinct';</p> <ul style="list-style-type: none"> - Amend Table A – RD-Code Variations Table to include Front loaded lots in Section 2; and - Amend clause 3.0 to include guidance on R30/60 coded areas to include the following text: 'Within areas designated R30/R60, the R30 code applies except for lots identified for grouped dwellings by a subdivision application where the R60 code applies.' 		
<u>28</u>	<p><u>Various amendments to the structure plan text and maps to coincide with Amendment No. 212 to District Planning Scheme No. 2, made pursuant to Clause 29A(2) of the deemed provisions.</u></p>		

BUTLER RIDGEWOOD AGREED STRUCTURE PLAN

OVERVIEW

~~Clause 9.8 of the City of Wanneroo District Planning Scheme No. 2 (hereinafter called "the Scheme") provides, amongst other things, that a provision, standard or requirement of a Structure Plan approved under Part 9 of the Scheme, shall be given the same force and effect as if it was a provision, standard or requirement of the Scheme. It is hereby provided that such force and effect shall only be given to Part 1 of this Structure Plan. Part 2 of this Structure Plan is for explanatory purposes only, providing a descriptive analysis of the Structure Plan initiatives.~~

~~Clause 9.8.3 (f) of the Scheme states that where, in the event of there being any inconsistency or conflict between any provision, requirement or standard of the Scheme and any provision requirement or standard of an agreed Structure Plan, the provision, requirement or standard of the Scheme shall prevail.~~

This Butler Ridgewood Agreed Local Structure Plan (LSP), (previously titled the Butler (Brighton) Local Structure Plan), was endorsed by the Western Australian Planning Commission (WAPC) and the City of Wanneroo on 4 June 2002.

Following adoption of the LSP a number of amendments have been finalised to reflect the incremental extension of the development area and subdivision approvals within the Brighton estate. This is done by expanding the coverage of the Structure Plan, ~~Zoning and RD Code plans maps~~ and introducing new provisions where relevant. A record of amendments Details of finalised amendments as of of August 2006 is detailed in this LSP. ~~to the LSP are detailed below:~~

- ~~Amendment No. 1 – Extension of coverage west of Connolly Drive. Stage 21, Primary School, Open Space and other Schools;~~
- ~~Amendment No. 2 – Extension of coverage east of Connolly Drive and north of Lukin Drive;~~
- ~~Amendment No. 3 – Introducing R-Code variations, a split R20/30 coding designation and detailed area plans;~~
- ~~Amendment No. 4 – Recoding cottage lots east of Marmion Avenue from R25 to R30;~~
- ~~Amendment No. 5 – Extension of coverage north of Benenden Drive.~~
- ~~Amendment No. 6 – Extension of coverage east of Connolly Drive to the southern extent of the railway alignment and designation of R20/30.~~
- ~~Amendment No. 7 – Extension of coverage to incorporate the undeveloped portion of Ridgewood.~~
- ~~Amendment No. 8 – To rationalize the zonings over Lot 101, 103, 12675 and 12676 (previously Lot 102) and Lot 12677 Lukin Drive and Connolly Drive, Brighton to reflect land use and exchanges in Brighton.~~
- ~~Amendment No. 9 – Extension of coverage east of Connolly Drive and north of Lukin Drive, including Residential, Mixed Use and Business Zones.~~
- ~~Amendment No. 10 – Extension of coverage to incorporate land adjacent the District Centre and portions of land adjacent Connolly Drive and the Freeway. Recoding of a portion of land adjacent Marmion Avenue to R40, insertion of guidelines for lots overlooking~~

- ~~POS, minor amendments to New Choice provisions and minor modifications to the text and Table.~~
- ~~■ Amendment No. 11 – Introduction of New Choices Special Design Precinct and Special Provisions.~~
 - ~~■ Amendment No. 12 – Extend Structure Plan coverage over Lots 32 and Pt Lot 33 Connolly Drive.~~
 - ~~■ Amendment No. 13 – Modify Zonings on either side of Lukin Drive adjacent Butler Station and minor modifications to Table A~~
 - ~~■ Amendment No. 14 – To include the northern portion of Lot 8 Marmion Avenue (including the District Centre and western portion of Brighton Boulevard Activity Corridor) in the Butler Ridgewood Local Structure Plan and to introduce modified setback provisions to laneways, and reword Point (1) of Other Requirements of Clause 5.2 – New Choices Special Design Precinct.~~
 - ~~■ Amendment No. 15 – Rezones Lot 1581 Ashbourne Avenue, and Lots 2446 and 2447 Portaferry Gardens, Ridgewood, from “Mixed Use” Zone to “Residential R60” zone.~~
 - ~~■ Amendment No. 16 – Rezones Lot 201 Chipping Crescent, Butler from “Business” zone to “Residential R40” zone.~~
 - ~~■ Amendment No. 17 – To rationalise zoning boundaries and R Codes in and around the Brighton District Centre to reflect approved and proposed subdivision designs and current land use proposal included within the Brighton District Centre Structure Plan~~
 - ~~■ Amendment No. 18 – To extend coverage east of Lukin Drive to include Lot 814 Lukin Drive within the Agreed Butler Ridgewood Local Structure Plan~~
 - ~~■ Amendment 19 – Rezones Lot 1061 (On Plan 56114) (No. 2) Captiva Approach, Butler from ‘Business’ to ‘Commercial’ zone, and inserts ‘Schedule 1’ to set out a maximum permissible shop retail NLA floorspace for that lot.~~
 - ~~■ Amendment 20 – Rezones a portion of lot 9132 Redington Drive, Butler from “Centre” to “Residential” zone.~~
 - ~~■ Amendment 22 – Recodes a portion of Lot 1221 Claremorris Parkway and Lot 1376 Rosegreen Avenue, Butler from “R20” to “R60” and to include both lots within the New Choices Special Design Precinct~~

- ~~Amendment 23~~ Rezones a portion of Lot 9330 from 'Primary Regional Road' to 'Service Industrial' and 'Centre Zone', and updates the structure plan text to make reference to the 'Service Industrial' Zone, clarifying that the provisions, standards and requirements of this Zone are to be in accordance with District Planning Scheme No. 2.

~~Following the approval of Council and the WAPC, these amendments have now been combined into this 'Consolidated Structure Plan' document, which as of August 2006 is the operational Part 1 document. Each Amendment may also still be viewed as a separate document at the City which includes more detail of each proposal.~~

~~To assist in interpreting the Structure Plan the Brighton Master Plan and a consolidated Structure Plan are included overleaf. These are non-statutory plans and are provided for information and descriptive purposes only.~~

PART 1 - IMPLEMENTATION

~~STATUTORY PLANNING SECTION~~

~~BUTLER RIDGEWOOD AGREED LOCAL STRUCTURE PLAN~~

~~As provided for under the provisions of the Scheme, this part of the Butler Ridgewood Agreed Local Structure Plan has the same force and effect as a provision, standard or requirement of the Scheme.~~

1.0 SUBJECT AREA

~~The Butler-Ridgewood Agreed Local Structure Plan No. 27 applies to various land parcels of land contained within the inner edge of the broken line denoting the structure plan boundary, as shown on the Consolidated Zoning Plan (Plan 1).~~

~~The Structure Plan area includes all of the land covered by the Butler Joint Venture Group at Brighton comprising the Ministry of Housing, Satterley Property Group, Wyllie Group and Home Building Society and others and comprises a total area of approximately 584 hectares. The original lot details are as follows:~~

- ~~● — Pt Lot 11 Connolly Drive.~~
- ~~● — Pt Lot 31 Connolly Drive.~~
- ~~● — Lot 32 Connolly Drive.~~
- ~~● — Lot 33 Connolly Drive.~~
- ~~● — Pt Lot 7 Marmion Avenue.~~
- ~~● — Lot 8 Marmion Avenue.~~
- ~~● — Lot 101 Connolly Drive~~
- ~~● — Lot 103 Connolly Drive~~

- ~~Lot 12675~~ ~~Lukin Drive~~
- ~~Lot 12676~~ ~~Lukin Drive~~

~~1.0 — AGREED LOCAL STRUCTURE PLAN~~

~~Plan 1: The Local Structure Plan.~~

~~2.0 — ZONES~~

~~Plan 2: The Zoning Plan.~~

~~3.0 — RESIDENTIAL DENSITY CODING~~

~~Plan No.3: Residential Code Plan applies residential codings within the Structure Plan area.~~

~~Unless otherwise nominated on Plan No.3 a dual coding of R20/30 applies to the Structure Plan Area.~~

~~Within areas designated R20/30 the R20 code applies except for lots with vehicular access to a public laneway where the R30 code applies. This does not include lots on public laneways with vehicular access limited to a side boundary, only. Such lots remain Traditional or Garden Lots by definition in Table A.~~

~~Within areas designated R30/R60, the R30 code applies except for lots identified for grouped dwellings by a subdivision application where the R60 code applies.~~

42.0 PROVISIONS

42.1 Residential Zone

2.1.1 Section 2.1 only relates to land designated as Residential Zone in the LSP, where shown on the Consolidated Zoning Plan (Plan 1). This section does not relate to land parcels indicated as 'Refer to Detail in Scheme' on Plan 1.

2.1.2 The provisions, standards and requirements of ~~this Zone~~ the Residential Zone identified on Plan 1 are in accordance with those applicable to the same Zone ~~as are included~~ in the City's District Planning Scheme No. 2 (the Scheme), ~~and~~ the RD-Codes ~~including these standards included in Table No.1.~~ and the provisions of this LSP.

2.1.3 A key objective for this zone is the promotion of the siting and design of dwellings to maximise solar access and energy efficiency and to encourage the location of living areas and major activity areas such as courtyards on the solar boundary.

2.1.4 The 'Consolidated R-Code Plan' (Plan 2) applies residential codings within the Structure Plan area except where otherwise provided in the Scheme.

Within areas designated R20/30 the R20 code applies except for lots with vehicular access to a public laneway where the R30 code applies. This does not include lots on public laneways with vehicular access limited to a side boundary only. Such lots remain Traditional or Garden Lots by definition in Table A.

Within areas designated R30/R60, the R30 code applies except for lots identified for grouped dwellings by a subdivision application where the R60 code applies.

~~4.1.1 Vehicle Access~~

~~All rear laneway lots shall gain vehicle access from the laneway only.~~

~~4.1.2 Nominated Zero Lot Line~~

2.1.5 Unless otherwise depicted on an ~~adopted Detailed Area~~ approved Local Development Plan the nominated Zero Lot Line boundary for any lot is the southernmost or westernmost boundary (except where this boundary is to a secondary street).

~~4.1.3 Detailed Area Plans~~

~~Detailed Area Plans may be prepared for any lot within the Structure Plan Area to indicate Acceptable Development standards which apply for those lots pursuant to the RD Codes and the RD Code Variations contained in Table A and any other matters deemed relevant. Detailed Area Plans will be endorsed by the City of Wanneroo.~~

~~4.1.4 Table A~~

~~2.1.6~~ Table A includes those variations to the RD-Codes which are deemed ~~to comply to constitute Acceptable Development~~ within the Structure Plan Area and where neighbour consultation and ~~planning development~~ approval is not required.

~~4.1.5 Public Open Space Lots~~

~~2.1.7~~ In addition to the ~~Acceptable Development Standards deemed to comply standards~~ of Table A, for those lots immediately adjacent Public Open Space the following provisions shall apply:

- i) a 3 metre setback from the Public Open Space frontage;
- ii) must have a minimum of one habitable room with a major opening facing toward the Public Open Space area - where, for the purposes of this Clause, a "habitable room" means a room that is used for normal domestic activities and includes a living room, lounge room, sitting room, television room, kitchen, dining room, however, does not include a bedroom; and
- iii) permeable fencing to the public open space boundary to the specification and satisfaction of the City.

2.1.8 All garages and dwellings shall be setback from the rear lot boundary abutting a laneway as follows:

- 0.5m minimum setback where the rear boundary abuts a laneway of 6.0m or greater in width.
- 1.0m minimum setback where the rear boundary abuts a laneway of 5.0m in width.

42.2 Centre Zone & Urban Development Zone

This section relates to the Centre Zone where shown on the Consolidated Zoning Plan (Plan 1). In accordance with the provisions of the Centre Zone ~~and Urban Development Zone~~ under the Scheme, no subdivision ~~should be~~ or ~~other~~ development shall ~~be~~ commenced ~~in these zones~~ until a further Agreed Structure Plans ~~has~~ve been prepared and ~~adopted~~ approved ~~for these zones under the provisions of the Scheme~~. The permissibility of uses ~~in these zones~~ shall be ~~determined~~ in accordance with the provisions of ~~these~~ a further Agreed Structure Plans.

4.3 ~~Special Zone – Restricted Use~~

~~Notwithstanding anything contained in Table No. 1 of District Planning Scheme No. 2 the land specified in Schedule A of this Structure Plan may only be used for the specific use or uses that are listed and subject to the conditions set out in Schedule A (below) with respect to that land.~~

SCHEDULE A

No.	Street/Locality	Particulars of land	Restricted Use and Conditions (where applicable)
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A1	Alveley Loop, Butler	Lot 996	▪ Telephone Exchange
A2	Alveley Loop, Butler	Lot 980	▪ MATV site

4.4 Business Zone

The provisions, standards and requirements of this Zone are in accordance with those applicable to the same Zone as are included in the City's District Planning Scheme No. 2 (the Scheme).

4.5 Civic and Cultural Zone

The provisions, standards and requirements of this Zone are in accordance with those applicable to the same Zone as are included in the City's District Planning Scheme No. 2 (the Scheme).

4.62.3 Mixed Use Zone

The provisions, standards and requirements of the Mixed Use Zone identified on Plan 1 are in accordance with the this Scheme relating to Mixed Use Zone, The Residential Design Codes (RD the R-Codes) and the RD Code variations included in Table A of this Structure Plan are where applicable. This provision does not relate to land identified as 'Refer to Detail in Scheme' on Plan 1.

4.7 Private Clubs/Recreation Zone

The provisions, standards and requirements of this Zone are in accordance with those applicable to the same Zone as are included in the City's District Planning Scheme No. 2 (the Scheme).

4.8 Commercial Zone

The provisions, standards and requirements of this Zone are in accordance with those applicable to the same Zone as are included in the City's District Planning Scheme No. 2 with the following exception:

The use class 'Liquor Store' shall be an 'A' use in the Commercial Zone located on Lot 1061 Captiva Approach, Butler.

Retail Floorspace

Retail floor space in the Commercial Zone will be in accordance with Schedule 1.

SCHEDULE 1: Retail Floorspace Provision

Centre	Maximum Nett Letable Area (m ²)
Local Centre at Lot 1061 Captiva Approach, Butler	3,000

4.92.4 Local Scheme Reserves

The provisions, standards and requirements of this Reserve/reserves indicated on Plan 1 are in accordance with those applicable to/for the same Reserve as are included in the City's District Planning Scheme No. 2 (the Scheme) local scheme reserve type in the Scheme.

4.10 Service Industrial Zone

~~The provisions, standards and requirements of this Zone are in accordance with those applicable to the same Zone as are included in the City's District Planning Scheme No. 2 (the Scheme).~~

~~4.11~~ **Setbacks to Rear Laneways**

~~All garages and dwellings shall be setback from the rear lot boundary abutting a laneway as follows:~~

- ~~• 0.5m minimum setback where the rear boundary abuts a laneway of 6.0m or greater in width.~~
- ~~• 1.0m minimum setback where the rear boundary abuts a laneway of 5.0m in width.~~

5.0 3.0 OTHER PROVISIONS

53.1 Heritage

Authorisation being issued by the ~~Department of Indigenous Affairs~~ relevant government agencies prior to the subdivision/development of the land to ensure sites of heritage significance receive appropriate protection/recognition under the relevant Act.

5.2 3.2 New Choices Special Design Precinct

The following Structure Plan provisions apply to these New Choices Special Design Precincts as identified on the 'Consolidated Approved Special Design Precinct Plan' (Plan No. 4-3) and coded R60.

The provisions of the R-Codes apply generally within the New Choices Special Design Precincts, ~~However,~~ the following Structure Plan provisions ~~take precedence over, and~~ operate as variations to, the relevant R-Code standards ~~and thereby constitute Acceptable Development.~~

Setbacks

The requirements of the R-Codes generally apply to all setbacks (Primary, Secondary Street and Other/Rear) except as otherwise provided in the Tables below.

SETBACKS TO PRIMARY STREET		
	Min. (m)	Max. (m)
Dwelling	2.0	4.0
Verandah	1.5	3.0

Note: The front setback averaging provision of the R-Codes do not apply

Boundary Walls

- 1 The front setback for the purpose of calculating the length of a boundary wall is the front of the building on that boundary.
- 2 The following boundary wall variations only apply to development on lots less than 540m² in area. For all other lots the standard requirements of the R-Codes for boundary walls apply.

~~2.1 Height and Length~~

BOUNDARY WALLS		
Description	Max. height	Max. length
Single Storey	3.5m	No limit
Two Storey & Above	6.5m	12m

~~2.2 — Except for corner lots boundary walls to both side boundaries of a lot constitutes Acceptable Development.~~

Site Cover

- 1 Maximum site cover is 75%

Plot Ratio

~~1 — The Plot ratio requirements of the R Codes do not apply.~~

Outdoor Living

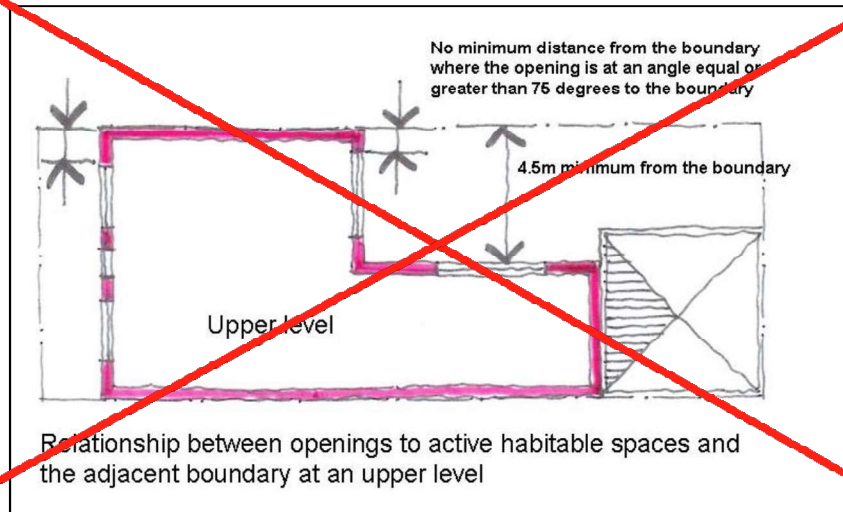
- 1 An Outdoor Living Area with a minimum usable space of 24m² and minimum dimension of 4m, which may include land within the nominated secondary street setback area.
- 2 No more than one third of the outdoor living area may be covered by the main roof of the dwelling.
- 3 Outdoor Living Areas shall be located on the northernmost or easternmost side boundary to maximise solar access.

Car Parking

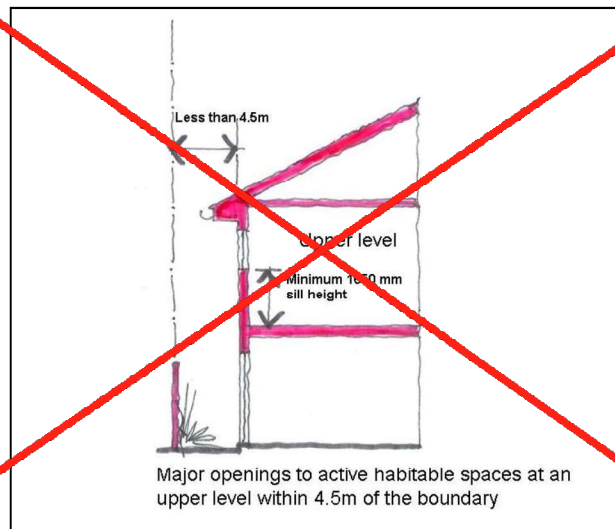
- 1 Of the ~~two-car~~ bays required under the R-Codes per dwelling, one car bay shall be covered.
- 2 Ancillary accommodation located above the garage on laneway lots with a plot ratio area of not greater than 40m² does not require an additional car parking bay on site.

Privacy

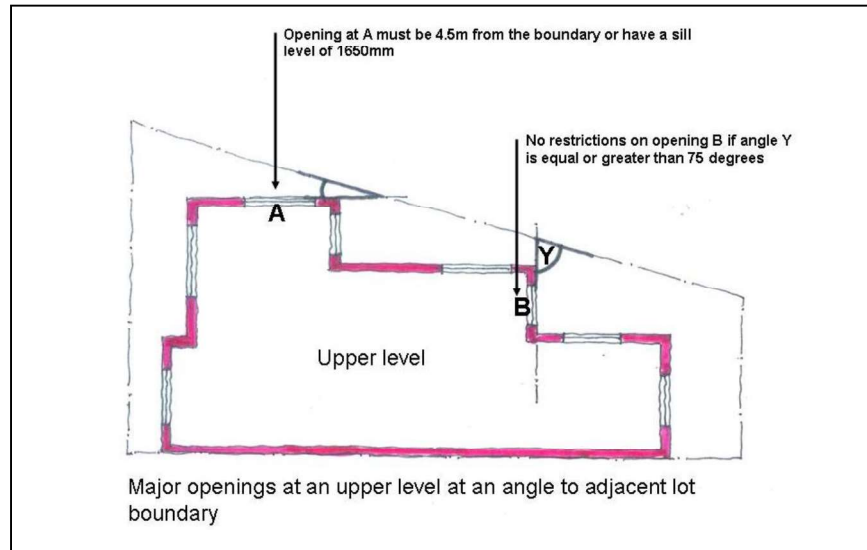
- ~~1 Major openings to active habitable spaces, or their equivalent, with a floor level more than 0.5m above natural ground level shall be at least 4.5 metres away from a boundary to another lot.~~



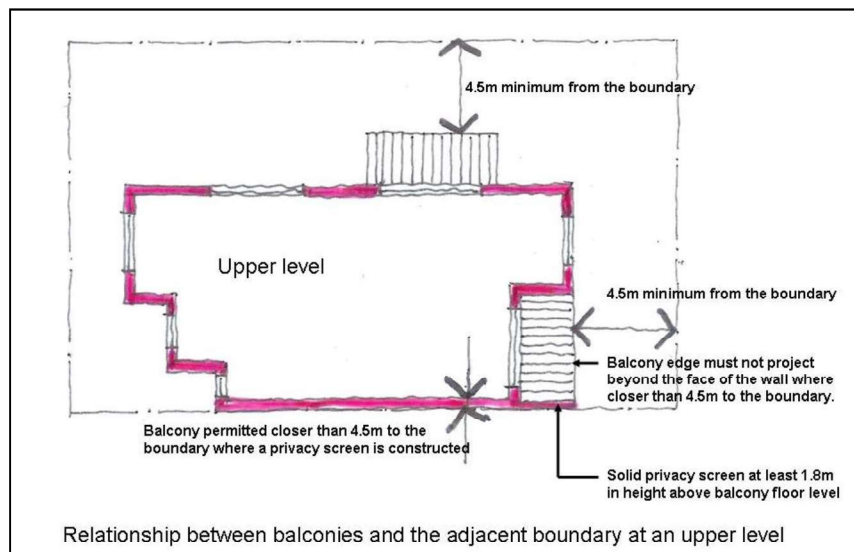
- ~~2 Major openings at all upper levels including the split levels may be located within 4.5 metres provided the sill level of the major opening is at least 1650mm above its finished floor level.~~



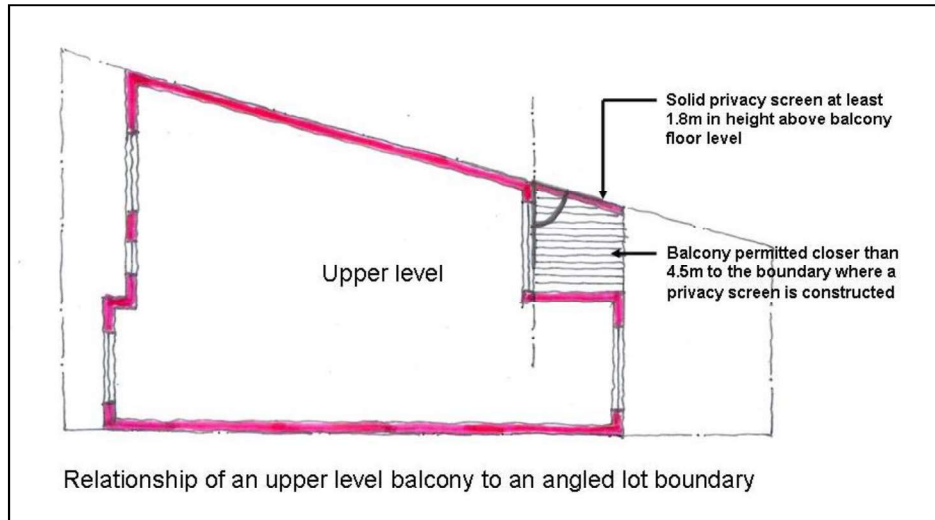
- 31 No minimum distance from the boundary where the major opening is situated in a wall at an angle greater than 75 degrees from the boundary.



- 42 Balconies or decks at an upper level shall be located at least 4.5m from the boundary, except as described in clauses 53 and 64 below.



- 53 Balconies or decks at an upper level may be located within 4.5m of the boundary to an adjacent lot where the wall is equal to, or greater than, 75 degree to the boundary, provided that the balcony does not project beyond the face of the wall.



- 64 Where a balcony or deck at an upper level is located within 4.5m of a boundary with another lot, the balcony shall incorporate a permanent solid vertical screen to a height of 1.8m above the finished floor level on the side of the balcony facing the adjacent property.

Other Requirements

- 1 a) For those R60 coded lots between 360m² and 800m² and being of a type and configuration which can 'capably and practically' accommodate more than one dwelling (see criteria under sub-clause (c)), the City shall require the submission and approval of a ~~Detailed Area Local Development Plan~~ DAPLDP which stipulates the minimum number of dwellings to be constructed on that lot. The City will request the Western Australian Planning Commission impose a condition on any subdivision approval in the R60 areas requiring the preparation of ~~a DAP-an LDP~~ for such lot(s). The geographical area to which ~~a DAP-an LDP~~ relates shall be to the satisfaction of the City.
- b) Unless otherwise approved by the City under sub-clause (d), development of R60 coded lots covered by ~~a DAP-an LDP~~ shall comply with the approved DAPLDP.
- (c) For the purpose of this Clause (1), a lot is not considered to be able to 'capably and practically' accommodate more than one dwelling where any one or more of the following circumstances apply:
- The lot is irregular in shape (see Example A on Figure 1);
 - The lot has been sized to address a particular amenity or design constraint (i.e. deeper lots abutting freeway/railway – see Example B on Figure 1 and 2);
 - The lot is 12.5m wide or less as measured at the primary street frontage and does not have laneway access for vehicles (see Example C on Figure 1 and 2);

- Presence of side and/or rear retaining walls restrict practical vehicle access for multiple garages (See Example D on Figure 1);
- City engineering and site distance safety requirements on corners restrict vehicle access options (See Example E on Figure 2);
- Other circumstances as determined by the City.

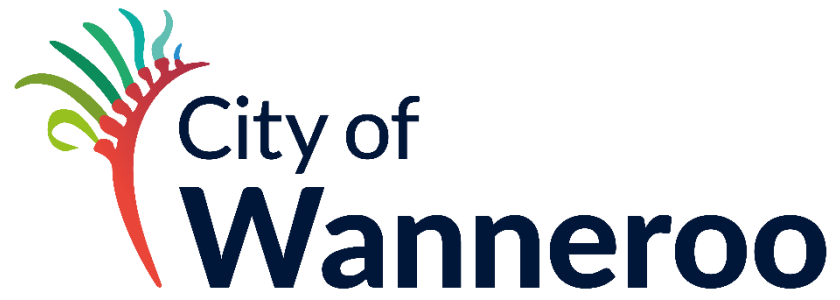
(d) To encourage diversity of accommodation and mixed use, the City may, at its discretion, allow fewer than the maximum number of dwellings on a lot than stipulated by ~~a DAP or LDP~~, in the following circumstances:

- The dwelling includes a self contained ancillary dwelling accommodation unit which meets the definition of 'Ancillary Accommodation Dwelling' under Appendix 1 of the R Codes ;
- ~~The dwelling is designed to allow for conversion of at least 20m² of the ground floor to mixed use/office;~~
- The ~~DAP-LDP~~ and/or design of the dwelling demonstrates how a future additional dwelling(s), to the maximum possible under the coding, can be accommodated without demolition of the original dwelling).

(e) In determining the maximum number of dwellings achievable Council will consider reference Table 1 of the average minimum site area standards of the R-Codes and apply the Average Minimum Site Area standard for the R60 Code being 180m².

- 2 Design Element 5.4.2 No. 9 (Climate) of the R-Codes (Solar access for adjoining sites) does not apply within this Precinct.

TABLE A – RD-CODE VARIATION TABLE			
<p>The following variations to the RD-Codes constitute Acceptable Development <u>deemed-to-comply</u>. Any development which complies with the RD-Codes, the requirements of this Table and/or any adopted Detailed Area Local Development Plan, does not require a separate <u>Planning Development</u> Approval or consultation with neighbours or other landowners. Except as provided for in this table all other RD-Code requirements apply.</p>			
<p>Note: Within areas designated R20/30 the R20 code generally applies except for those lots serviced by a public laneway along the rear boundary where the R30 code applies unless other nominated.</p>			
1. Front Setbacks			
Lot Type	Minimum	Average	Garage/Carport
Traditional Lots (R20) (>550m ²)	As per RD-Codes		Where applicable 4.5m minimum front setback applies to any garage/carport built up to a side boundary;
Garden Lots (R20) (425m ² - 550m ²)	3.0m	4.5m	
Cottage Lots (R30 – R40)	1.5m	3.0m	N/A
Front loaded lots (R30 and R40)	1.5m	3.0m	Minimum 3.0m
<p>The “front setback” standard to be applied when calculating the acceptable length of any boundary wall (pursuant to Clause 3.3.2 A2-5.1.3 C3.2 (iii) of the RD-Codes) is the front of the building itself on that boundary.</p>			
2. Private Open Space Reduction			
<p>The minimum open space requirement for Cottage lots, Front loaded lots, and Garden lots may be reduced from those specified in the RD-Codes to a minimum of 30% (Cottage and Front loaded) and 40% (Garden) respectively subject to compliance with the following criteria:</p> <ul style="list-style-type: none"> (a) Minimum 2.0 metre side boundary setback to habitable rooms with major openings on the northernmost or easternmost boundary. (b) Any boundary wall (if proposed) to be built on the nominated Zero Lot Line boundary and in accordance with the standards of the RD-Codes and this Table. (c) Provision of an Outdoor Living Area designed in accordance with the RD-Codes and directly accessible from an internal living area on the northernmost or easternmost boundary. <p>Where the outdoor living area is not directly accessible from an internal living area, provision of an additional outdoor living area which complies with the following criteria:</p>			
Lot Type	Min.Area	Min. Dimension	Other
Cottage	20m ²	4	1. May be included under the roof of the main dwelling 2. Must be located on the northernmost or easternmost side boundary of the dwelling
Garden	25m ²	4	
Front Loaded	20m ²	4	



APPENDIX 4

Review of ASP 38 Provisions

Review of Structure Plan Provisions – Brighton Village Centre Local Structure Plan No. 38

Structure Plan Provision	City Comment and Consideration on Provision
Preamble	
<p>As provided for under the provisions of the Scheme, this part of the Brighton Village Centre Structure Plan has the same force and effect as a provision, standard or requirement of the Scheme. 'The Scheme' shall mean the City of Wanneroo District Town Planning Scheme No. 2.</p>	<p>Prior to the gazettal of the <i>Planning and Development (Local Planning Schemes) Regulations 2015 (Regulations)</i>, structure plans could have force and effect under DPS 2.</p> <p>The Regulations now provide deemed provisions for local planning schemes (deemed provisions). Under the deemed provisions, decision-makers are to have 'due regard' to structure plans, which now makes structure plans (including ASP 38) non-binding. The Regulations prevail over the assertion made in the structure plan.</p>
1.0 Subject Area	
<p>The land covered by this Structure Plan comprises Lots 78 and 79 Kingsbridge Boulevard and Lot 397 Brampton Avenue, Butler.</p>	<p>Describes the initial lots (now subdivided) that comprise the extent of the ASP 38 area.</p>
2.0 Zones	
<p>Plan No. 1 – the Zoning Plan includes the Zones, which cover the Subject Area. The provisions, standards and requirements of each of these Zones are in accordance with those applicable to the same Zones as are included in the Scheme in addition to any additional requirements, which are included within this Structure Plan.</p>	<p>Should the zoning of the land be normalised as proposed – and the structure plan revoked – the standards and requirements for the respective zones contained in DPS 2 will apply over the ASP 38 area.</p> <p>The 'additional requirements' included within ASP 38 are all redundant as discussed further in this table.</p>
3.0 Concept Plan	
<p>Plan No. 2 – The Concept Plan provides a number of key design principles for development in the structure plan area. Development should generally proceed in accordance with this Concept Plan.</p>	<p>The 'Concept Plan' predominantly guided development of the shopping centre sites and demonstrates the design elements that were to be achieved. The Concept Plan is now considered redundant, as the development it guided has now been completed.</p>
4.0 Main Street Precinct	
<p>Plan No. 2 – The Concept Plan includes a Main Street Precinct where Special Provisions (refer 8.0 below) apply.</p>	<p>Informs where the Special Provisions in Section 8 of ASP 38 apply.</p>

Review of Structure Plan Provisions – Brighton Village Centre Local Structure Plan No. 38

Structure Plan Provision	City Comment and Consideration on Provision
5.0 Retail Floorspace	
<p>Subject also to the requirements of the Metropolitan Centres Policy Statement (SPP No.9), particularly insofar as floorspace allocation is concerned, the maximum retail floorspace limit for this Centre shall be 4500m² NLA. This retail limit shall be restricted to the Core Retail Area as delineated on Plan No. 2 – The Concept Plan.</p>	<p>It is noted that the maximum retail floorspace of 4,500m² was set with regard to the provisions of the now defunct SPP No. 9.</p> <p>A maximum retail floorspace NLA of 4,500m² for the Brighton Village Centre is proposed to be inserted into Schedule 7 of DPS 2 through Amendment No. 212. However, the maximum retail NLA in Schedule 7 will relate to all the land proposed to be zoned 'Commercial' in Amendment No. 212, including a child care premise site which is located to the south of the ASP 38 'Core Retail Area'. This would ensure that retail floorspace is controlled over the child care premise site in the event that it is ever redeveloped to support retail uses.</p>
6.0 Landmark Sites	
<p>Plan No. 2 – The Concept Plan indicates Landmark Sites. Any building developed on a Landmark Site must pay special attention to built form and urban design to recognize the visual prominence of these sites and their key role in defining the character of the village. Special attention should be given to street address and presence, window locations, roof form, articulation of corner works, materials and colour.</p>	<p>This provision would have been considered at the development application stage of planning. There is little need for this provision to remain within the planning framework (through a structure plan or otherwise), given the landmark sites are fully developed.</p>
7.0 Residential Density Codings	
<p>In accordance with Clause 4.4.5 of the Scheme, Plan No. 3 – the Residential Code Plan, depicts the residential density codes that apply to the Subject Land. Residential development within the Subject Area, shall conform with the provisions of the Residential Planning Codes of Western Australian as given effect by Clause 4.4. of the Scheme and any variations to the R Codes described in this Structure Plan.</p>	<p>There is no residential development in the Core Retail Area, notwithstanding it has an R60 density coding in ASP 38.</p> <p>Residential development has occurred in the ASP 38 area outside its Core Retail Area. As discussed in the Scheme Amendment report, these areas are proposed to be rezoned to Residential through Amendment No. 212 with density codings consistent with those found in ASP 38.</p> <p>All residential lots in the ASP 38 area are within the New Choices Special Design Precinct. This Precinct is subject to the provisions of the Residential Design Codes, some of which are varied through the provisions of Section 9 of the ASP 38 text.</p> <p>Special Design Precinct provisions over the residential lots in the ASP 38 area can continue to have effect through ASP 27, after ASP 38 is revoked. ASP 27 already provides the same text provisions for the Special Design Precinct and identifies the ASP 38 residential lots on its 'Consolidated Approved Special Design Precinct' plan (Plan 4).</p>

Review of Structure Plan Provisions – Brighton Village Centre Local Structure Plan No. 38

Structure Plan Provision		City Comment and Consideration on Provision
8.0 Special Provisions		
(i) The following Special Provisions apply to the Commercial Zone in addition to any other provision of the Scheme which may be relevant;		
1	The building setback adjacent the Kingsbridge Boulevard Main Street Precinct shall be between nil and 2.0 metres for any portion of a building which fronts that portion of that road unless otherwise agreed by Council (Refer Table No. 1).	These provisions would have been considered at the development application stage of planning. There is little need for this provision to remain within the planning framework (through a structure plan or otherwise), given that development subject to these provisions has been undertaken. If needed, the general development requirements in DPS 2 can apply in the event that ASP 38 is revoked. The requirements can be varied through the discretionary provisions of DPS 2 in order to achieve specific and appropriate design outcomes.
2	All other building setbacks excepting the New Choices Special Design Precincts are in accordance with Table No. 1 – Building Setbacks to Roads.	
3	The building line adjacent the Kingsbridge Main Street shall consist of a generally continuous façade incorporating continuous awnings and/or colonnades, and may only be broken for minor incursions associated with the following: <ul style="list-style-type: none"> • Pedestrian access and public open space • Vehicle driveway access and parking as nominated on Plan No.2 – Concept Plan • Landscaping and courtyards • Other uses or features deemed appropriate by Council <p>All buildings fronting the Main Street shall be provided with a continuous awning or colonnade. The width of the awning shall have a minimum of 2.0 metres projecting over the road reserve, with minimum 2.75 metres ground clearance.</p>	
4	The ground floor of any building adjacent the Main Street Precinct shall not be more than 0.5m above street level or not more than an average of 0.5m for sloping sites.	
5	Shade trees within public carparks shall be planted at the rate of one tree to every four cars and shall be protected from damage by vehicles.	
6	Service areas, bin and material storage areas and services such as airconditioners, compressors and other machinery, shall be located to the rear of the building line, or where conditions dictate and to the satisfaction of Council, shall be located away from public areas and screened from view from streets and public areas by an enclosure in the style and material of the building.	
7	Signage within Main Street shall not project above a building parapet or an eave line unless treated as an architectural feature.	

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8	Any signage above pedestrian areas shall have a minimum ground clearance of 3.0 metres.	These provisions would have been considered at the development application stage of planning. There is little need for this provision to remain within the planning framework (through a structure plan or otherwise), given that development subject to these provisions has been undertaken. If needed, the general development requirements in DPS 2 can apply in the event that ASP 38 is revoked. The requirements can be varied through the discretionary provisions of DPS 2 in order to achieve specific and appropriate design outcomes.
9	Entry doors from main street shall be at grade with adjoining paving.	
10	Verge paving to be extended up to building line in style and material to match verge paving.	
(ii) The following Special Provisions apply in both the Commercial and Mixed Use Zones in addition to any other provisions of the Scheme which may be relevant;		
1	All buildings shall be designed to address the street frontage and to minimize blank facades to street or carpark frontages.	These provisions would have been considered at the development application stage of planning. There is little need for this provision to remain within the planning framework (through a structure plan or otherwise), given that development subject to these provisions has been undertaken.
2	All other building setbacks excepting the New Choices Special Design Precincts are in accordance with Table No. 1 – Building Setbacks to Roads.	
3	In considering any Development Application the Council will require the issue of surveillance and security to be fully addressed and take account of; <ul style="list-style-type: none"> (i) Type of land use (ii) Lighting of public spaces (iii) Active building frontages to internal carparks. (iv) Design of pedestrian movement systems (v) Landscaping (vi) Form and type of spaces between buildings linking public roads to internal carparking. 	If needed, the general development requirements in DPS 2 can apply in the event that ASP 38 is revoked. The requirements can be varied through the discretionary provisions of DPS 2 in order to achieve specific and appropriate design outcomes.
4	Maximum site cover for lots less than 350m ² being developed with a residential use is in accordance with the R Codes. A reduction to a maximum of 70% is permissible, subject to the provision of a 30m ² private courtyard at the ground floor level with a minimum width of 4.0 metres. This courtyard shall be directly accessible from a habitable room.	This is a residential or mixed use built form provision that will be removed from the planning framework if ASP 38 is revoked. In the absence of ASP 38, the R-Codes (Volume 1 and 2) can provide site cover and outdoor living provisions, which can be varied through design principles (R-Codes Volume 1) or element objectives (R-Codes Volume 2).
5	That area depicted as Access and Carparking on Plan No. 2 may only be developed and used for these and related purposes. Carparking provision is not however limited to these areas.	The car parking areas identified on ASP 38 Plan 2 are protected by easements which are to the benefit of the City and/or adjoining properties. This would ensure that they remain accessible for parking purposes. As the ASP 38 area has now been developed, there are limited areas in which additional car parking can be provided.

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Structure Plan Provision	City Comment and Consideration on Provision
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Table No. 1 – Building Setbacks to Roads

Road	FRONT SETBACKS ON THE ROAD		These setback provisions would have been considered at the development application stage of planning. There is little need for this provision to remain within the planning framework (through a structure plan or otherwise), given that development subject to these provisions has been undertaken.
	Minimum	Maximum	
1. Kingsbridge Boulevard abutting Main Street Precinct	NIL	2.0	The setback requirements in DPS 2 (with setbacks greater than Table 1 of ASP 38) will apply in the event that ASP 38 is revoked. The setback requirements can, however, be varied through the discretionary provisions of DPS 2 in order to achieve specific and appropriate design outcomes.
2. Marmion Avenue	3.0m	N/A	
3. Wadhurst Road, Pymore Crescent, Marchwood Boulevard and Durley Way	AS PER THE SCHEME	AS PER THE SCHEME	

9.0 New Choices Special Design Precinct

<p>The following Structure Plan provisions apply to those New Choices Special Design Precincts as identified on Plan No.4 and Coded R60...</p> <p><i>(Refer to the ASP 38 text in Appendix 2)</i></p>	<p>All residential lots in the ASP 38 area are within the New Choices Special Design Precinct. This Precinct is subject to the Residential Design Codes provisions, some of which are varied through the provisions of Section 9 of the ASP 38 text.</p> <p>The Special Design Precinct over the residential lots in the ASP 38 area can continue to have effect through ASP 27, after ASP 38 is revoked. That structure plan already provides the same text provisions and includes the ASP 38 residential lots on the 'Consolidated Approved Special Design Precinct' (Plan 4) to demonstrate where the Special Design Precinct provisions apply.</p>
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APPENDIX 5

Summary of Local Development Plans in
the ASP 27 and ASP 38 Areas

LDP Name	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 No. 1 – Special Design Precinct, Lukin Drive, Butler	1 Mar 2012	19 Oct 2025	84	99%	R60	NO	YES	<ul style="list-style-type: none"> Rear laneway setback Car parking reduction 	<ul style="list-style-type: none"> Dwelling design as per structure plan Approval exemption for Single House 	At the time the DAP was approved, single houses on lots less than 350sqm required planning approval unless otherwise stated on an LDP
Detailed Area Plan No. 2 – Hinchinbrook Avenue, Ridgewood	3 July 2013	19 Oct 2025	15	100%	R40	NO	YES	Rear laneway setback	<ul style="list-style-type: none"> Dwelling design as per structure plan Approval exemption for Single House Access restriction Pedestrian/cyclist link 	<ul style="list-style-type: none"> Prepared as a condition of subdivision approval. At the time the DAP was approved, single houses on lots less than 350sqm required planning approval unless otherwise stated on an LDP.
Detailed Area Plan – Lot 201 Chipping Crescent, Butler	15 Jan 2013	19 Oct 2025	18 +CP	100%	R40	NO	YES	<ul style="list-style-type: none"> Building setback to street, common property and POS Dwelling orientation OLA placement Buildings on boundaries 	<ul style="list-style-type: none"> Noise attenuation Vehicle access Bin pad locations Recommended garage locations 	Prepared as a condition of subdivision approval.
Detailed Area Plan – Lot 30 (123) Shepparton Drive, Butler	1 Feb 2013	19 Oct 2025	4	100%	R60	NO	YES	Garage setback to laneway	<ul style="list-style-type: none"> Dwelling design as per structure plan Approval exemption for Single House Vehicular access 	<ul style="list-style-type: none"> At the time the DAP was approved, single houses on lots less than 350sqm required planning approval unless otherwise stated on an LDP Land is also situated in DAP No. 1 above. Prepared as a condition of subdivision approval.
Detailed Area Plan – Lot 20 (104) and 21 (116) Shepparton Drive, Butler	17 Jan 2013	19 Oct 2025	8	100%	R60	NO	YES	Garage setback to laneway	<ul style="list-style-type: none"> Dwelling design as per structure plan Approval exemption for Single House Vehicular access 	<ul style="list-style-type: none"> At the time the DAP was approved, single houses on lots less than 350sqm required planning approval unless otherwise stated on an LDP Land is also situated in DAP No. 1 above. Prepared as a condition of subdivision approval.
Detailed Area Plan – Lot 2754 Mansfield Avenue, Butler	6 Feb 2013	19 Oct 2025	10	100%	R60	NO	NO	Nil	<ul style="list-style-type: none"> Dwelling design as per structure plan Approval exemption for Single House Vehicular access 	<ul style="list-style-type: none"> At the time the DAP was approved, single houses on lots less than 350sqm required planning approval unless otherwise stated on an LDP Prepared as a condition of subdivision approval.

LDP Name	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 – Lot 397 (43) Brampton Avenue, Butler	28 June 2013	19 Oct 2025	12	100%	R60	NO	YES	<ul style="list-style-type: none"> Primary street, secondary street and laneway setbacks. Setback to adjoining POS Porch setback Garage laneway setback Open space variation Outdoor living area placement, size and dimension Plot ratio for multiple dwellings Balcony requirement for multiple dwellings	<ul style="list-style-type: none"> Identification of primary and secondary street frontage Crossover locations Mandatory garage locations Building envelopes Bin pad positions Upper floor encroachment allowance Vehicle access restriction. 	<ul style="list-style-type: none"> Initial DAP approved on 19 December 2012 Prepared as a condition of subdivision approval.
Detailed Area Plan No. 3 – Exmouth Drive, Butler	1 Oct 2013	19 Oct 2025	47	100%	R60	NO	NO	Nil	Dwelling design as per structure plan	Prepared as a condition of subdivision approval.
Detailed Area Plan No. 4 – Lot 1221 Claremorris Parkway, Butler	22 Jan 2015	19 Oct 2025	7 +CP	100%	R60	NO	YES	Dwelling orientation	<ul style="list-style-type: none"> Designated and recommended garage locations Access restriction 	Prepared as a condition of subdivision approval.
Detailed Area Plan No. 5 Butler-Ridgewood – Lot 1316 Saunton Way, Ridgewood	10 Feb 2015	19 Oct 2025	15	100%	R60	NO	YES	Roof cover of OLA	<ul style="list-style-type: none"> Dwelling design as per structure plan Front room of dwelling to specifications to support changes of use over time Preferred garage location Access restriction 	Prepared as a condition of subdivision approval.
Local Development Plan No. 6 Butler-Ridgewood – Lot 815 (79) Rathkeale Boulevard, Ridgewood	14 Aug 2018	14 Aug 2028	151 (See Note)	1%	R60	NO	YES	<ul style="list-style-type: none"> Lot boundary setbacks and boundary walls Orientation and articulation to PAW and POS Lot access from laneway Overshadowing in R-Codes not applying 	<ul style="list-style-type: none"> Uniform fencing Access to lots from POS Noise attenuation 	<ul style="list-style-type: none"> Many of the 151 lots shown on the LDP yet to be created Prepared as a condition of subdivision approval.



APPENDIX 6

Changes Proposed to ASP 27 Residential
Zone Provisions Explained

Extent of Modifications Proposed to Residential Zone Provisions in ASP 27

Existing Provision	Proposed Change to Provision	City Reasoning for Provision Change
<p>3.0 RESIDENTIAL DENSITY CODING</p> <p>Plan No.3: Residential Code Plan applies residential codings within the Structure Plan area.</p> <p>Unless otherwise nominated on Plan No.3 a dual coding of R20/30 applies to the Structure Plan Area.</p> <p>Within areas designated R20/30 the R20 code applies except for lots with vehicular access to a public laneway where the R30 code applies. This does not include lots on public laneways with vehicular access limited to a side boundary, only. Such lots remain Traditional or Garden Lots by definition in Table A.</p> <p>Within areas designated R30/R60, the R30 code applies except for lots identified for grouped dwellings by a subdivision application where the R60 code applies.</p>	<p>2.1.4 The 'Consolidated R-Code Plan' (Plan 2) applies residential codings within the Structure Plan area except where otherwise provided in the Scheme.</p> <p>Within areas designated R20/30 the R20 code applies except for lots with vehicular access to a public laneway where the R30 code applies. This does not include lots on public laneways with vehicular access limited to a side boundary only. Such lots remain Traditional or Garden Lots by definition in Table A.</p> <p>Within areas designated R30/R60, the R30 code applies except for lots identified for grouped dwellings by a subdivision application where the R60 code applies.</p>	<p>Minor changes are proposed to update the reference to the 'Consolidated R-Code Plan' as Plan 2, in response to Plan 1 of the current structure plan being deleted.</p> <p>With regard to the following:</p> <p><i>Unless otherwise nominated on Plan No.3 a dual coding of R20/30 applies to the Structure Plan Area.</i></p> <p>This statement will be deleted from the current structure plan, as it the revised Plan 2 (formerly Plan 3) will now be completely relied upon for density coding detail of lots in the ASP 27 Residential Zone.</p>
<p>4.1 Residential Zone</p> <p>The provisions, standards and requirements of this Zone are in accordance with those applicable to the same Zone as are included in the City's District Planning Scheme No. 2 (the Scheme) and the RD-Codes including those standards included in Table No.1.</p>	<p>2.1.2 The provisions, standards and requirements of the Residential Zone identified on Plan 1 are in accordance with those applicable to the same Zone in the City's District Planning Scheme No. 2 (the Scheme), the R-Codes and the provisions of this LSP.</p>	<p>Minor change proposed to update reference of the 'RD-Codes' to 'R-Codes'. The specific reference to Table 1 of the R-Codes is not needed, if the structure plan provision refers to the standards of the R-Codes (generally) as applying.</p> <p>The provision will also be amended to add context that other provisions, standards and requirements of ASP 27, relating to the structure plan's Residential Zone, should be referred to.</p>
<p>4.1 Residential Zone</p> <p>A <u>key</u> objective for this zone is the promotion of the siting and design of dwellings to maximise solar access and energy efficiency and to encourage the location of living areas and major activity areas such as courtyards on the solar boundary.</p>	<p>Proposed as provision 2.1.3 with no change.</p>	<p>The objectives presented in ASP 27 currently are considered sound.</p>

Extent of Modifications Proposed to Residential Zone Provisions in ASP 27

Existing Provision	Proposed Change to Provision	City Reasoning for Provision Change
<p><i>4.1.1 Vehicle Access</i></p> <p>All rear laneway lots shall gain vehicle access from the laneway only.</p>	<p>Provision to be deleted.</p>	<p>The deemed-to-comply provisions of the R-Codes (Clause 5.3.5) already prescribes that vehicular access is to be via a laneway where one is provided. This structure plan provision is therefore redundant.</p>
<p><i>Nominated Zero Lot Line</i></p> <p>Unless otherwise depicted on an adopted Detailed Area Plan the nominated Zero Lot Line boundary for any lot is the southernmost or westernmost boundary (except where this boundary is to a secondary street).</p>	<p>2.1.5 Unless otherwise depicted on an approved Local Development Plan the nominated Zero Lot Line boundary for any lot is the southernmost or westernmost boundary (except where this boundary is to a secondary street).</p>	<p>A minor modification to this provision is proposed to change the references to 'detailed area plan' to 'local development plan'. The 'detailed area plan' instrument changed its name to 'local development plan' in October 2015 on gazettal of the Regulations, which occurred well after the initial adoption of ASP 27.</p>
<p><i>Detailed Area Plans</i></p> <p>Detailed Area Plans may be prepared for any lot within the Structure Plan Area to indicate Acceptable Development standards which apply for those lots pursuant to the RD-Codes and the RD-Code Variations contained in Table A and any other matters deemed relevant. Detailed Area Plans will be endorsed by the City of Wanneroo.</p>	<p>Provision to be deleted.</p>	<p>Provision deleted as a need for a local development plan should be determined between the City and the WAPC at the subdivision stage – and pursuant to the deemed provisions.</p>
<p><i>4.1.4 Table A</i></p> <p>Table A includes those variations to the RD-Codes which are deemed to constitute Acceptable Development within the Structure Plan Area and where neighbour consultation and planning approval is not required.</p>	<p>2.1.6 Table A includes those variations to the R-Codes which are deemed to comply within the Structure Plan Area and where neighbour consultation and development approval is not required.</p>	<p>Minor change to the provision to:</p> <ul style="list-style-type: none"> • Update reference of the 'RD-Codes' to 'R-Codes'; and • Modify the term 'acceptable development' (used in previous versions of the R-Codes) to the more current terminology of 'deemed-to-comply'.

Extent of Modifications Proposed to Residential Zone Provisions in ASP 27

Existing Provision	Proposed Change to Provision	City Reasoning for Provision Change
<p>4.1.5 <i>Public Open Space Lots</i></p> <p>In addition to the Acceptable Development Standards of Table A, for those lots immediately adjacent Public Open Space the following provisions shall apply:</p> <ul style="list-style-type: none"> • A 3 metre setback from the Public Open Space frontage; • Must have a minimum of one habitable room with a major opening facing toward the Public Open Space area - where, for the purposes of this Clause, a “habitable room” means a room that is used for normal domestic activities and includes a living room, lounge room, sitting room, television room, kitchen, dining room, however, does not include a bedroom; and • Permeable fencing to the public open space boundary to the specification and satisfaction of the City. 	<p>2.1.7 In addition to the deemed-to-comply standards of Table A, for those lots immediately adjacent Public Open Space the following provisions shall apply:</p> <ul style="list-style-type: none"> • a 3 metre setback from the Public Open Space frontage; • must have a minimum of one habitable room with a major opening facing toward the Public Open Space area - where, for the purposes of this Clause, a “habitable room” means a room that is used for normal domestic activities and includes a living room, lounge room, sitting room, television room, kitchen, dining room, however, does not include a bedroom; and • permeable fencing to the public open space boundary to the specification and satisfaction of the City. 	<p>Only a minor change is proposed to modify the term ‘acceptable development’ (used in previous versions of the R-Codes) to the more current terminology of ‘deemed-to-comply’.</p>
<p>4.11 <i>Setbacks to Rear Laneways</i></p> <p>All garages and dwellings shall be setback from the rear lot boundary abutting a laneway as follows:</p> <ul style="list-style-type: none"> • 0.5m minimum setback where the rear boundary abuts a laneway of 6.0m or greater in width. • 1.0m minimum setback where the rear boundary abuts a laneway of 5.0m in width. 	<p>2.1.8 All garages and dwellings shall be setback from the rear lot boundary abutting a laneway as follows:</p> <ul style="list-style-type: none"> • 0.5m minimum setback where the rear boundary abuts a laneway of 6.0m or greater in width. • 1.0m minimum setback where the rear boundary abuts a laneway of 5.0m in width. 	<p>This provision in ASP 27 is currently in its own section, separate from the other Residential Zone provisions. Modifications proposed will shift these provisions in with those for the Residential Zone.</p> <p>The content of the provision itself will not change, as it provides a specific design outcome which differs from the current deemed-to-comply provisions of the R-Codes.</p>
<p>No equivalent provision.</p>	<p>2.1.1 Section 2.1 only relates to land designated as Residential Zone in the LSP, where shown on the Consolidated Zoning Plan (Plan 1). This section does not relate to land parcels indicated as ‘Refer to Detail in Scheme’ on Plan 1.</p>	<p>The introduction of this provision is to highlight the separation of the ASP 27 Residential Zone (as will be shown on the revised Consolidated Zoning Plan) from the land proposed to be zoned Residential through Amendment No. 212.</p>



APPENDIX 7

Changes Proposed to ASP 27 Special
Design Precinct Provisions Explained

Extent of Modifications Proposed to Special Design Precinct Provisions in ASP 27

Existing Provision	Proposed Change to Provision	City Reasoning for Provision Change
<p>5.2 New Choices Special Design Precinct</p> <p>The following Structure Plan provisions apply to those New Choices Special Design Precincts as identified on Plan No. 4 and coded R60.</p> <p>The provisions of the R-Codes apply generally within the Precincts, however, the following Structure Plan provisions take precedence over, and operate as variations to, the relevant R-Code standards and thereby constitute Acceptable Development.</p>	<p>3.2 New Choices Special Design Precinct</p> <p>The following Structure Plan provisions apply to the New Choices Special Design Precinct as identified on the 'Consolidated Approved Special Design Precinct Plan' (Plan 3).</p> <p>The provisions of the R-Codes apply generally within the New Choices Special Design Precinct. However, the following Structure Plan provisions operate as variations to the relevant R-Code standards.</p>	<p>Minor changes to the provisions were needed to:</p> <ul style="list-style-type: none"> • Better highlight the name of the Plan ('Consolidated Approved Special Design Precinct Plan') that identifies the lots in which this section applies; • In the second paragraph, add additional context to the 'Precinct' in which the provisions relate; and • Align better with the current R-Codes.
<p><u>Setbacks</u></p> <p>The requirements of the R-Codes generally apply to all setbacks (Primary, Secondary Street and Other/Rear) except as otherwise provided in the Tables below.</p> <p><i>('Setbacks to Primary Street' table provided)</i></p>	<p><u>Setbacks</u></p> <p>The requirements of the R-Codes generally apply to all setbacks (Primary, Secondary Street and Other/Rear) except as otherwise provided in the Table below.</p> <p><i>(The table will remain unchanged)</i></p>	<p>Reference to a pluralised 'Tables' in the existing structure plan provision being modified to correctly refer to a singular 'Table'.</p>
<p><u>Boundary Walls</u></p> <p>1 The front setback for the purpose of calculating the length of a boundary wall is the front of the building on that boundary.</p> <p>2 The following boundary wall variations only apply to development on lots less than 540m² in area. For all other lots the standard requirements of the R-Codes for boundary walls apply.</p>	<p>No change.</p>	<p>No change.</p>
<p>2.1 <i>Height and Length</i> (<i>'Boundary Walls' table underneath heading</i>)</p>	<p>'2.1 Height and Length' heading deleted. Retention of 'Boundary Walls' table.</p>	<p>Provision 2 under boundary walls (see above) provides an adequate link to the 'Boundary Walls' table, without the need for the text 'Height and Length' being retained.</p>

Extent of Modifications Proposed to Special Design Precinct Provisions in ASP 27

Existing Provision	Proposed Change to Provision	City Reasoning for Provision Change
<p>2.2 Except for corner lots boundary walls to both side boundaries of a lot constitutes Acceptable Development.</p>	<p>Provision deleted.</p>	<p>The acceptable development provisions of the 2002 R-Codes allowed boundary walls to one side boundary only for R60 coded lots. What the structure plan currently provides was a variation to those former R-Code standards.</p> <p>The deemed-to-comply provisions of the current R-Codes allow for walls to two side boundaries. Therefore, the structure plan provision is not considered to be adding any value or variation to what now provided in the R-Codes.</p>
<p><u>Site Cover</u> 1 Maximum site cover is 75%</p>	<p>No change.</p>	<p>The structure plan provision provides a specific design outcome which differs from the current deemed-to-comply provisions of the R-Codes.</p>
<p><u>Plot Ratio</u> 1 The Plot ratio requirements of the R-Codes do not apply.</p>	<p>Provision deleted.</p>	<p>A plot ratio requirement of 0.65 for single houses and grouped dwellings in areas coded R60 was previously required through the 2002 R-Codes.</p> <p>There is no longer a plot ratio requirement for R60 single houses and grouped dwellings. Therefore a provision to stipulate that the plot ratio requirements of the R-Codes do not apply is now considered redundant.</p>
<p><u>Outdoor Living</u> 1 An Outdoor Living Area with a minimum usable space of 24m² and minimum dimension of 4m, which may include land within the nominated secondary street setback area.</p> <p>2 No more than one third of the outdoor living area may be covered by the main roof of the dwelling.</p> <p>3 Outdoor Living Areas shall be located on the northernmost or easternmost side boundary to maximise solar access.</p>	<p>No change.</p>	<p>The structure plan provision provides a specific design outcome which differs from the current deemed-to-comply provisions of the R-Codes.</p>

Extent of Modifications Proposed to Special Design Precinct Provisions in ASP 27

Existing Provision	Proposed Change to Provision	City Reasoning for Provision Change
<p><u>Car Parking</u></p> <p>1 Of the two bays required per dwelling, one car bay shall be covered.</p>	<p><u>Car Parking</u></p> <p>1 Of the car bays required under the R-Codes per dwelling, one car bay shall be covered.</p> <p>(No change for Provision No. 2).</p>	<p>The current ASP 27 provision correlates with the acceptable development provisions of the 2002 R-Codes, which required two car parking bays per dwelling. However, the deemed-to-comply provisions of the current R-Codes require either one or two bays depending on proximity to high frequency bus routes and rail.</p> <p>Modification to the provision still ensure that its original intent is retained, in that one bay per dwelling be covered. However, reference to 'two car bays required' in the provision has been removed so that there are no misalignments with the R-Codes.</p>
<p><u>Car Parking</u></p> <p>2 Ancillary accommodation located above the garage on laneway lots with a plot ratio area of not greater than 40m² does not require an additional car parking bay on site.</p>	<p>No change.</p>	<p>No change.</p>
<p><u>Privacy</u></p> <p>1 Major openings to active habitable spaces, or their equivalent, with a floor level more than 0.5m above natural ground level shall be at least 4.5 metres away from a boundary to another lot.</p> <p><i>(Supporting diagram included)</i></p>	<p>Provision and supporting diagram deleted.</p>	<p>In the 2002 R-Codes, the acceptable development provisions prescribed that elevated major openings are to be set back a minimum of 4.5 metres (for bedrooms) and 6.0 metres (for other habitable rooms). The current structure plan provision intended to give a concession to the former provisions of the R-Codes.</p> <p>However, the deemed-to-comply provisions of the current R-Codes prescribe a minimum set back of 3.0 metres (for bedrooms) and 4.5 metres (for other habitable rooms) for elevated major openings in areas R50 and above.</p> <p>The current structure plan provision no longer offers a concession to the R-Codes, it was intended to provide. Therefore, the provision is considered redundant and could be deleted.</p>

Extent of Modifications Proposed to Special Design Precinct Provisions in ASP 27

Existing Provision	Proposed Change to Provision	City Reasoning for Provision Change
<p>2 Major openings at all upper levels including the split levels may be located within 4.5 metres provided the sill level of the major opening is at least 1650mm above its finished floor level.</p> <p><i>(Supporting diagram included)</i></p>	<p>Provision and supporting diagram deleted.</p>	<p>Appendix 1 of the R-Codes defines major openings as follows.</p> <p><i>A window, door or other opening in the exterior wall of a habitable room that provides external means of light or view for that room or space, but does not include an opening or openings that:</i></p> <ul style="list-style-type: none"> • <i>In aggregate do not exceed 1m² in any such wall, (provided that adjoining or contiguous windows at the junction of two walls forming an internal angle of 90 degrees or less shall be aggregated); or</i> • <i>Are glazed in an obscure material and are not able to be opened; or have a sill height not less than 1.6m above floor level.</i> <p>In other words, if a window (regardless of its size) has a sill height in excess of 1.6 metres, it is not classed as a major opening. Therefore, the current provision in the structure plan is redundant.</p>
<p><u>Privacy</u></p> <p>3 No minimum distance from the boundary where the major opening is situated in a wall at an angle greater than 75 degrees from the boundary.</p> <p><i>(Supporting diagram included)</i></p>	<p>Change to provision No. 1.</p>	<p>The numbering change will be a result of the existing Privacy provisions No. 1 and No. 2 being deleted (see above).</p>
<p><u>Privacy</u></p> <p>4 Balconies or decks at an upper level shall be located at least 4.5m from the boundary, except as described in clauses 5 and 6 below.</p> <p><i>(Supporting diagram included)</i></p>	<p>Minor changes to:</p> <ul style="list-style-type: none"> • Refer to the provision as No. 2; and • Reference to Clauses 5 and 6 being modified to Clauses 3 and 4. 	<p>The numbering change will be a result of the existing Privacy provisions No. 1 and No. 2 being deleted (see above).</p>

Extent of Modifications Proposed to Special Design Precinct Provisions in ASP 27

Existing Provision	Proposed Change to Provision	City Reasoning for Provision Change
<p><u>Privacy</u></p> <p>5 Balconies or decks at an upper level may be located within 4.5m of the boundary to an adjacent lot where the wall is equal to, or greater than, 75 degree to the boundary, provided that the balcony does not project beyond the face of the wall.</p> <p><i>(Supporting diagram included)</i></p> <p>6 Where a balcony or deck at an upper level is located within 4.5m of a boundary with another lot, the balcony shall incorporate a permanent solid vertical screen to a height of 1.8m above the finished floor level on the side of the balcony facing the adjacent property.</p> <p><i>(Supporting diagram included)</i></p>	<p>Change to provision No. 3 and No. 4.</p>	<p>The numbering change will be a result of the existing Privacy provisions No. 1 and No. 2 being deleted (see above).</p>
<p><u>Other Requirements</u></p> <p>1a) For those R60 coded lots between 360m² and 800m² and being of a type and configuration which can 'capably and practically' accommodate more than one dwelling (see criteria under sub-clause (c)), the City shall require the submission and approval of a Detailed Area Plan (DAP) which stipulates the minimum number of dwellings to be constructed on that lot. The City will request the Western Australian Planning Commission impose a condition on any subdivision approval in the R60 areas requiring the preparation of a DAP for such lot(s). The geographical area to which a DAP relates shall be to the satisfaction of the City.</p> <p>1b) Unless otherwise approved by the City under sub-clause (d), development of R60 coded lots covered by a DAP shall comply with the approved DAP.</p>	<p><u>Other Requirements</u></p> <p>1a) For those R60 coded lots between 360m² and 800m² and being of a type and configuration which can 'capably and practically' accommodate more than one dwelling (see criteria under sub-clause (c)), the City shall require the submission and approval of a Local Development Plan (LDP) which stipulates the minimum number of dwellings to be constructed on that lot. The City will request the Western Australian Planning Commission impose a condition on any subdivision approval in the R60 areas requiring the preparation of an LDP for such lot(s). The geographical area to which an LDP relates shall be to the satisfaction of the City.</p> <p>1b) Unless otherwise approved by the City under sub-clause (d), development of R60 coded lots covered by an LDP shall comply with the approved LDP.</p>	<p>A minor modification to these provisions is proposed to change the references to 'detailed area plan' (or 'DAP') to 'local development plans' and 'LDP'. The 'detailed area plan' instrument changed its name to 'local development plan' in October 2015 on gazettal of the Regulations, which occurred well after the initial adoption of ASP 27.</p>

Extent of Modifications Proposed to Special Design Precinct Provisions in ASP 27

Existing Provision	Proposed Change to Provision	City Reasoning for Provision Change
<p><u>Other Requirements</u></p> <p>1c) For the purpose of this Clause (1), a lot is not considered to be able to 'capably and practically' accommodate more than one dwelling where any one or more of the following circumstances apply:</p> <ul style="list-style-type: none">• The lot is irregular in shape (see Example A on Figure 1);• The lot has been sized to address a particular amenity or design constraint (i.e. deeper lots abutting freeway/railway – see Example B on Figure 1 and 2);• The lot is 12.5m wide or less as measured at the primary street frontage and does not have laneway access for vehicles (see Example C on Figure 1 and 2);• Presence of side and/or rear retaining walls restrict practical vehicle access for multiple garages (See Example D on Figure 1);• City engineering and site distance safety requirements on corners restrict vehicle access options (See Example E on Figure 2);• Other circumstances as determined by the City.	No change.	No change.

Extent of Modifications Proposed to Special Design Precinct Provisions in ASP 27

Existing Provision	Proposed Change to Provision	City Reasoning for Provision Change
<p><u>Other Requirements</u> 1d) To encourage diversity of accommodation and mixed use, the City may, at its discretion, allow fewer than the maximum number of dwellings on a lot than stipulated by a DAP, in the following circumstances:</p> <ul style="list-style-type: none"> • The dwelling includes a self contained ancillary accommodation unit which meets the definition of Ancillary Accommodation under Appendix 1 of the R Codes ; • The dwelling is designed to allow for conversion of at least 20m² of the ground floor to mixed use/office; • The DAP and/or design of the dwelling demonstrates how a future additional dwelling(s), to the maximum possible under the coding, can be accommodated without demolition of the original dwelling). 	<p><u>Other Requirements</u> 1d) To encourage diversity of accommodation and mixed use, the City may, at its discretion, allow fewer than the maximum number of dwellings on a lot than stipulated by an LDP, in the following circumstances:</p> <ul style="list-style-type: none"> • The dwelling includes a self contained ancillary dwelling which meets the definition of 'Ancillary Dwelling' under Appendix 1 of the R Codes ; • The LDP and/or design of the dwelling demonstrates how a future additional dwelling(s), to the maximum possible under the coding, can be accommodated without demolition of the original dwelling). 	<p>Minor changes from the current provision are proposed to align with other components of the planning framework, such as:</p> <ul style="list-style-type: none"> • The renaming of 'ancillary accommodation' to 'ancillary dwelling'. 'Ancillary dwelling' is the current term used in the R-Codes. 'Ancillary accommodation' was the term used in the 2002 R-Codes (which were in effect when ASP 27 was adopted); and • Reference to 'DAP' changing to 'LDP' for the same reasons as Provision 1(a) was modified. <p>Provisions requiring a ground floor space capable of conversion to mixed use/office have been deleted. Requiring this space would be inconsistent with the structure plan 'Residential' zoning of most of the vacant lots remaining in the Precinct.</p>
<p><u>Other Requirements</u> 1e) In determining the maximum number of dwellings achievable Council will reference Table 1 of the R Codes and apply the Average Minimum Site Area standard for the R60 Code being 180m².</p>	<p><u>Other Requirements</u> 1e) In determining the maximum number of dwellings achievable Council will consider average minimum site area standards of the R-Codes.</p>	<p>Table 1 of the 2002 R-Codes had 180m² as a minimum average site area per dwelling in R60 areas. However, the current R-Codes now prescribes 150m².</p> <p>The provision has been reworded, so that its intent is maintained without prescribing a specific minimum average area.</p>
<p><u>Other Requirements</u> 2 Design Element No. 9 (Climate) of the R-Codes does not apply within this Precinct.</p>	<p><u>Other Requirements</u> 2 Design Element 5.4.2 of the R-Codes (Solar access for adjoining sites) does not apply within this Precinct.</p>	<p>The proposed change maintains the intention of the provision, yet aligns it with the current R-Codes.</p>

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PLANNING AND DEVELOPMENT ACT 2005

CITY OF WANNEROO

DISTRICT PLANNING SCHEME NO. 2 - AMENDMENT NO. 212

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 residential land parcels located in the Butler and Ridgewood localities, affected by the Butler-Ridgewood Agreed Local Structure Plan No. 27 and the Brighton Village Centre Agreed Local Structure Plan No. 38 from 'Urban Development' to 'Residential' (R20, R30, R40 or R60), as shown on the various Scheme (Amendment) Maps.
2. Rezoning all 0.1m pedestrian accessway lots (or portions of 0.1m pedestrian accessway lots) adjoining the land subject to (1) above to 'Residential', and to assign a density code for the 0.1m pedestrian accessway lots that correspond with what this amendment proposes for the adjoining residential lot.
3. Reclassifying the following land parcels from 'Urban Development' zone to 'Local Scheme Reserve – Public Open Space', as shown on the various Scheme (Amendment) Maps:
 - Lot 8201 (36) Oakbank Crescent, Butler (on DP: 70086);
 - Lot 8210 (24) Halesworth Parade, Butler (on DP: 73380);
 - Lot 8206 (1) Clipstone Parkway, Butler (on DP: 73381);
 - Lot 8211 (25) Mansfield Avenue, Butler (on DP: 71446);
 - Lot 8213 (2) Wilton Parkway, Butler (on DP: 76189);
 - Lot 8005 (2) Carmathen Avenue, Butler (on DP: 53292);
 - Lot 15521 (39) Benenden Avenue, Butler (on DP: 39579);
 - Lot 8006 (11) Deeside Road, Butler (on DP: 41390);
 - Lot 14769 (4) Soham Way, Butler (on DP: 35114);
 - Lot 14672 (36) Comberton Loop, Butler (on DP: 34237);
 - Lot 14648 (29) Kingsbridge Boulevard, Butler (on DP: 35592);
 - Lot 15173 (55) Kingsbridge Boulevard, Butler (on DP: 38787);
 - Lot 398 (85) Kingsbridge Boulevard, Butler (on DP: 47026);
 - Lot 553 (47) Marchwood Boulevard, Butler (on DP: 27675);
 - Lot 14552 (12) Pembury Way, Butler (on DP: 28947);
 - Lot 639 (6) Coniston Parkway, Butler (on DP: 29301);
 - Lot 14601 (10) Alston Way, Butler (on DP: 32984);
 - Lot 14990 (12) Chipping Crescent, Butler (on DP: 36280);
 - Portion Lot 8024 (20) Doncaster Grange, Butler (on DP: 403454);
 - Lot 8023 (1) Eastwall Parkway, Butler (on DP: 67297);
 - Portion Lot 8018 (6) Oban Way, Butler (on DP: 58915);
 - Lot 8020 (1) Verwood Green, Butler (on DP: 66978);
 - Lot 8019 (32) Portsalon Parkway, Butler (on DP: 66978);
 - Lot 8017 (15) Killcarry Avenue, Butler (on DP: 58372);
 - Lot 8016 (30) Helmsdale Loop, Butler (on DP: 58372);
 - Lot 8012 (22) Tobermory Crescent, Butler (on DP: 57653);
 - Lot 8014 (40) Rosegreen Avenue, Butler (on DP: 56138);
 - Lot 8011 (39) Finglas Meander, Butler (on DP: 58914);
 - Lot 8001 (30) Thurleigh Approach, Butler (on DP: 62273);

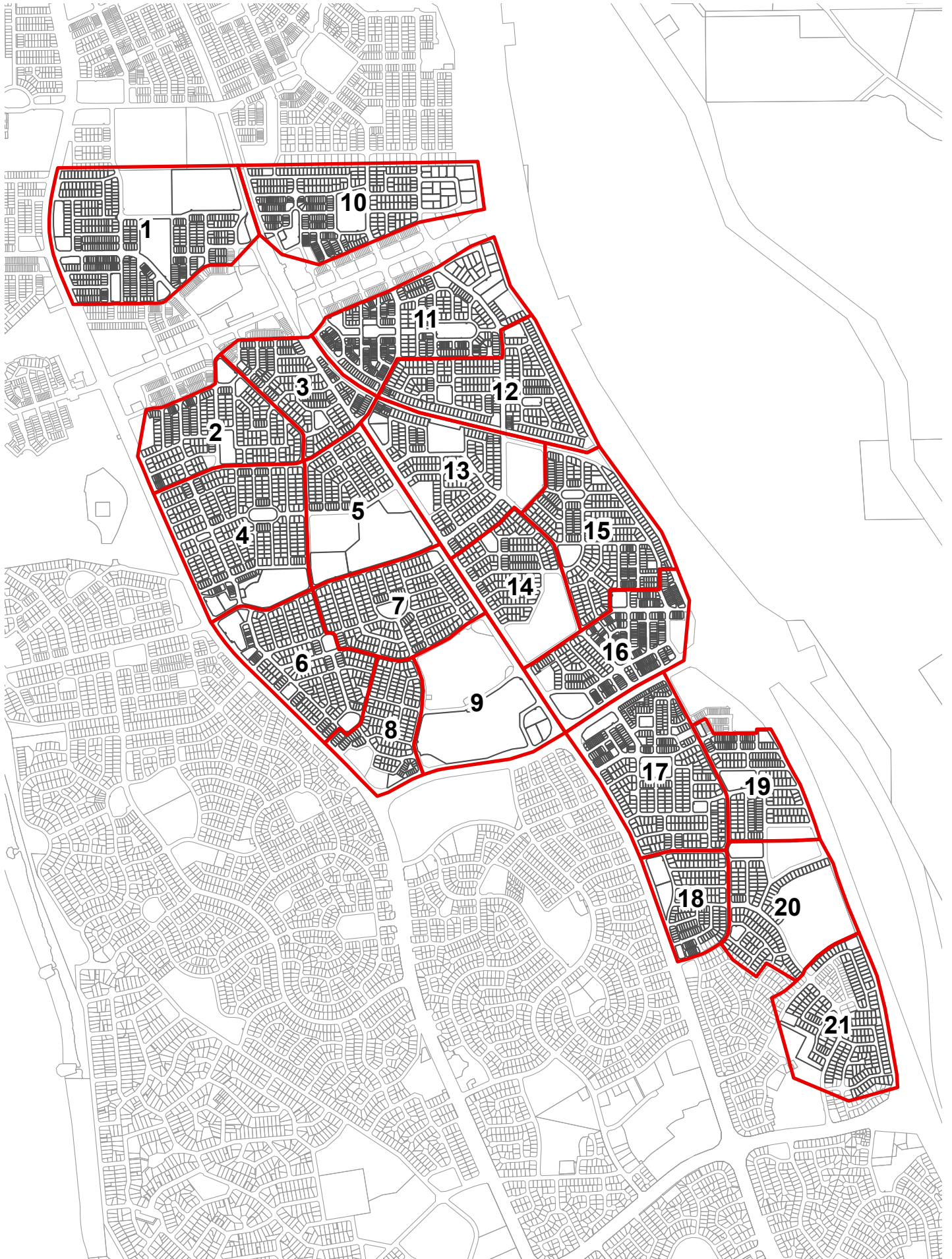
- Lot 15372 (19) Colmworth Way, Butler (on DP: 38456);
 - Lot 483 (8) Sheldwich Loop, Butler (on DP: 42957);
 - Lot 15373 (10) Salterforth Road, Butler (on DP: 38456);
 - Lot 8002 (21) Beachwood Crescent, Butler (on DP: 54881);
 - Lot 8008 (7) Navarre Way, Butler (on DP: 58925);
 - Lot 8010 (30) Portaferry Gardens, Ridgewood (on DP: 65144);
 - Lot 8009 (38) Ashbourne Avenue, Ridgewood (on DP: 45013);
 - Lot 8006 (5) Strabane Green, Ridgewood (on DP: 45013);
 - Lot 8008 (37) Clogher Street, Ridgewood (on DP: 50078);
 - Lot 8005 (2) Tarbert Parade, Ridgewood (on DP: 50058);
 - Lot 8019 (24) Feakle Bend, Ridgewood (on DP: 50620);
 - Lot 8004 (2) Gainford Way, Ridgewood (on DP: 414118);
 - Lot 8011 (69) Ballymore Gardens, Ridgewood (on DP: 51247);
 - Lot 8007 (27) Sanctuary Gardens, Ridgewood (on DP: 51224); and
 - Lot 8004 (3) Ronsard View, Ridgewood (on DP: 50069).
4. Reclassifying the following land parcels from 'Urban Development' zone to 'Local Scheme Reserve – Environmental Conservation', as shown on Scheme (Amendment) Maps 1, 10, 11 and 21:
- Lot 8209 (250) Camborne Parkway, Butler (on DP: 77708);
 - Lot 8025 (50) Broadford Avenue, Butler (on DP: 67827);
 - Portion Lot 8024 (20) Doncaster Grange, Butler (on DP: 403454);
 - Portion Lot 8018 (6) Oban Way, Butler (on DP: 58915); and
 - Lot 8002 (31) Ridgewood Boulevard, Ridgewood (on DP: 49296).
5. Rezoning Lot 2782 (1) Newmarket Parade, Butler (on DP: 73880) and Lot 2607 (307) Camborne Parkway, Butler (on DP: 76654) from 'Urban Development' to 'Mixed Use' (R80), as shown on the Scheme (Amendment) Map 1.
6. Rezoning the following pedestrian accessway land parcels from 'Urban Development' to 'Residential' (R30), as shown on the Scheme (Amendment) Maps 1 and 11:
- Lot 8212 (62) Hollington Boulevard, Butler (DP: 70121); and
 - Lot 8015 (24P) Huntly Avenue, Butler (on DP: 56138).
7. Reclassifying the following land parcels from 'Urban Development' zone to 'Local Scheme Reserve – Public Purposes', as shown on the Scheme (Amendment) Map 4:
- Lot 966 (11) Alveley Loop, Butler (on DP: 35114); and
 - Lot 980 (15) Alveley Loop, Butler (on DP: 65109).
8. Rezoning Lot 13 (6) Wadhurst Road, Butler (on DP: 75038) from 'Urban Development' to 'Mixed Use' (R60), as shown on the Scheme (Amendment) Map 4.
9. Rezoning the following lots from 'Urban Development' to 'Commercial' (R60), as shown on Scheme (Amendment) Maps 4, 6 and 16:
- Lot 279 (5) Kingsbridge Boulevard, Butler (on DP: 46281);
 - Lot 1190 (11) Kingsbridge Boulevard, Butler (on DP: 46281);
 - Lot 278 (6) Kingsbridge Boulevard, Butler (on DP: 46283);
 - Lot 1182 (2) Marchwood Boulevard, Butler (on DP: 46283);
 - Lot 1172 (14) Marchwood Boulevard, Butler (on DP: 48289); and
 - Lot 1061 (2) Captiva Approach, Butler (on DP: 56114).

10. Rezoning the following pedestrian accessway land parcels from 'Urban Development' to 'Residential' (R60), as shown on the Scheme (Amendment) Maps 6 and 15:
 - Lot 8002 (12P) Marchwood Boulevard, Butler (on DP: 48289); and
 - Lot 8007 (15P) Frangista Road, Butler (on DP: 55782).
11. Rezoning Lot 9031 (104) Kingsbridge Boulevard, Butler (on DP: 39544) from 'Urban Development' to 'Commercial' (R20), as shown on Scheme (Amendment) Map 7.
12. Rezoning Lot 2005 (18) Bradman Drive, Butler (on DP: 49282) from 'Urban Development' to 'Private Community Purpose' (R20), as shown on Scheme (Amendment) Map 9.
13. Rezoning the following lots from 'Urban Development' to 'Service Commercial', as shown on Scheme (Amendment) Maps 9 and 17:
 - Lot 4001 (1) Headingly Crescent, Butler (on DP: 76663);
 - Lot 1 (9) Headingly Cresacent, Butler (on DP: 409720);
 - Lot 2 (11) Headingly Cresacent, Butler (on DP: 409720); and
 - Lot 9001 (35) Kilrush Turn, Ridgewood (on DP: 406980).
14. Rezoning the following lots from 'Urban Development' to 'Light Industry', as shown on Scheme (Amendment) Maps 10 and 11:
 - Lot 3113 (254) Landbeach Boulevard, Butler (on DP: 422220);
 - Lot 3114 (250) Landbeach Boulevard, Butler (on DP: 422220);
 - Lot 3135 (44) Sunderland Crescent, Butler (on DP: 422220);
 - Lot 3136 (40) Sunderland Crescent, Butler (on DP: 422220);
 - Lot 3137 (36) Sunderland Crescent, Butler (on DP: 422220);
 - Lot 3138 (32) Sunderland Crescent, Butler (on DP: 422220);
 - Lot 3118 (232) Landbeach Boulevard, Butler (on DP: 413756);
 - Lot 3117 (236) Landbeach Boulevard, Butler (on DP: 413756);
 - Lot 3116 (240) Landbeach Boulevard, Butler (on DP: 413756);
 - Lot 3115 (244) Landbeach Boulevard, Butler (on DP: 413756);
 - Lot 3120 (29) Sunderland Crescent, Butler (on DP: 413756);
 - Lot 3130 (21) Sunderland Crescent, Butler (on DP: 413756);
 - Lot 3131 (17) Sunderland Crescent, Butler (on DP: 413756);
 - Lot 3132 (13) Sunderland Crescent, Butler (on DP: 413756);
 - Lot 3133 (9) Sunderland Crescent, Butler (on DP: 413756);
 - Lot 3119 (5) Sunderland Crescent, Butler (on DP: 413756);
 - Lot 3139 (28) Sunderland Crescent, Butler (on DP: 422220);
 - Portion Lot 3140 (22) Sunderland Crescent, Butler (on DP: 422220);
 - Lot 701 (41) Amesbury Loop, Butler (on DP: 406066);
 - Lot 702 (35) Amesbury Loop, Butler (on DP: 406066);
 - Lot 703 (29) Amesbury Loop, Butler (on DP: 406066);
 - Lot 704 (23) Amesbury Loop, Butler (on DP: 406066);
 - Lot 705 (17) Amesbury Loop, Butler (on DP: 406066);
 - Lot 706 (11) Amesbury Loop, Butler (on DP: 406066);
 - Lot 707 (7) Amesbury Loop, Butler (on DP: 406066);
 - Lot 708 (172) Landbeach Boulevard, Butler (on DP: 405717);
 - Lot 709 (176) Landbeach Boulevard, Butler (on DP: 405717);
 - Lot 710 (186) Landbeach Boulevard, Butler (on DP: 405717);
 - Lot 711 (194) Landbeach Boulevard, Butler (on DP: 405717);
 - Lot 714 (198) Landbeach Boulevard, Butler (on DP: 406066);

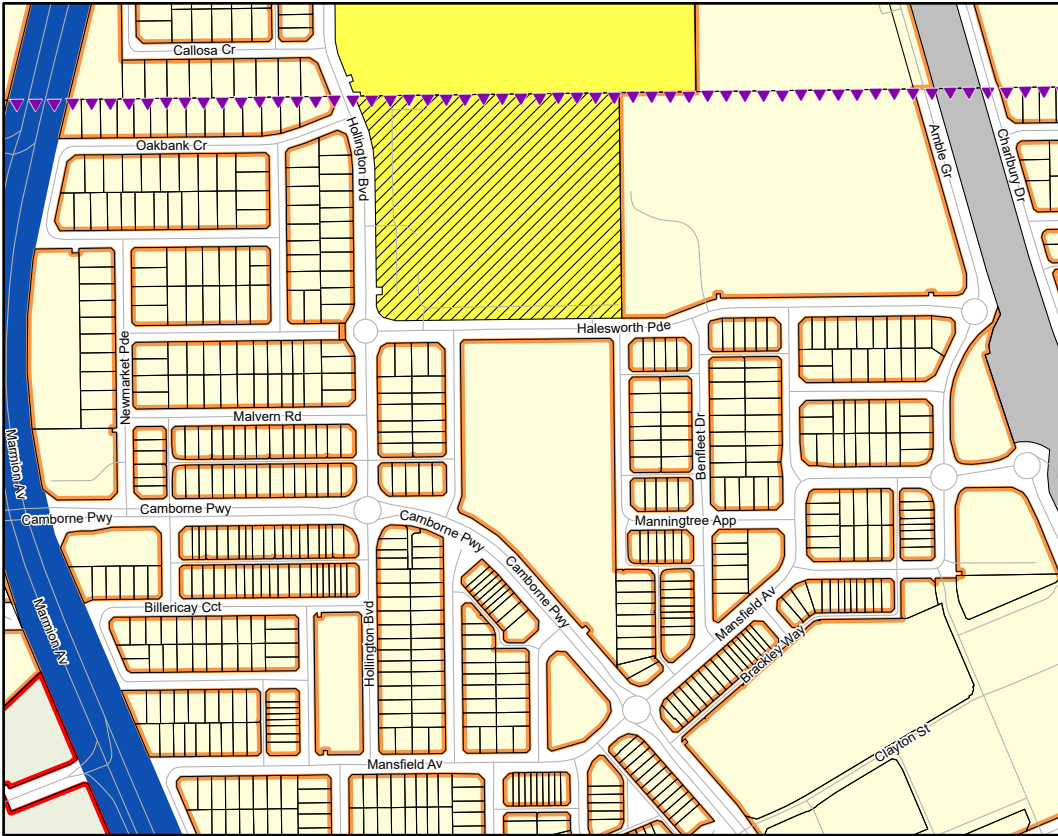
- Lot 801 (28) Amesbury Loop, Butler (on DP: 424095);
 - Lot 800 (22) Amesbury Loop, Butler (on DP: 424095);
 - Lot 692 (16) Amesbury Loop, Butler (on DP: 406066);
 - Lot 691 (166) Landbeach Boulevard, Butler (on DP: 405717); and
 - Lot 690 (154) Landbeach Boulevard, Butler (on DP: 405717).
15. Rezoning Lot 2472 (48) Feakle Bend, Ridgewood (on DP: 400408) from 'Urban Development' to 'Commercial' (R40), as shown on Scheme (Amendment) Map 18.
16. Reclassifying the Newport Street and Adare Place road reserves in the Ridgewood locality (on DP: 421957 and DP: 423713) from 'Residential' Zone to 'Local Scheme Reserve – Local Road', as shown on the Scheme (Amendment) Map 21.
17. Adding the following into Schedule 7 (Centre and Commercial Zones) of the Scheme text:

Locality	Description of Centre and Commercial Zones	NLA (m ²)
BUTLER	Lot 279 Kingsbridge Boulevard on DP: 46281 Lot 1190 Kingsbridge Boulevard on DP: 46281 Lot 278 Kingsbridge Boulevard on DP: 46283 Lot 1182 Marchwood Boulevard on DP: 46283 Lot 1172 Marchwood Boulevard on DP: 48289	4500
BUTLER	Lot 9031 Kingsbridge Boulevard on DP: 39544	900
BUTLER	Lot 1061 Captiva Approach on DP: 56114	3000
RIDGEWOOD	Lot 2472 Feakle Bend on DP: 400408	500

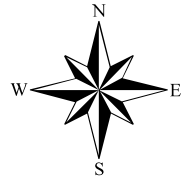
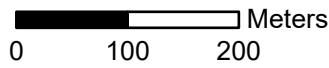
CITY OF WANNEROO
DISTRICT PLANNING SCHEME NO. 2
AMENDMENT NO. 212 - MAP INDEX



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212



EXISTING ZONE



LEGEND

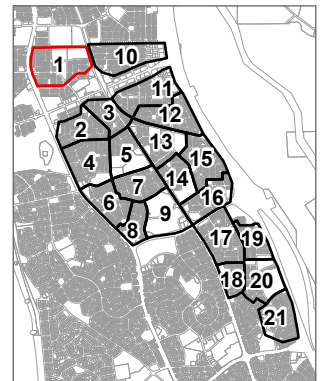
- DEVELOPMENT CONTRIBUTION AREA
- DPS2 ZONES & RESERVES**
- PUBLIC PURPOSES
- SMART GROWTH COMMUNITY
- URBAN DEVELOPMENT
- LOCAL ROAD
- MRS RESERVES**
- PUBLIC PURPOSES
- OTHER REGIONAL ROADS
- RAILWAYS



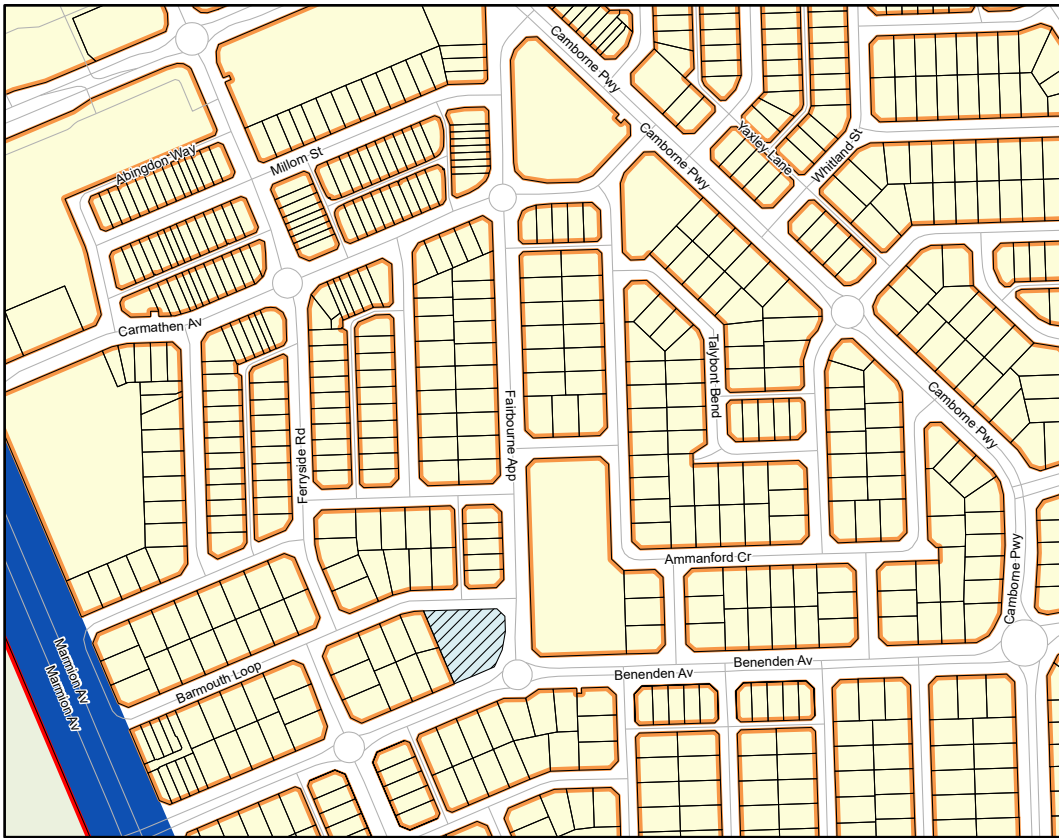
SCHEME (AMENDMENT) MAP 1

LEGEND

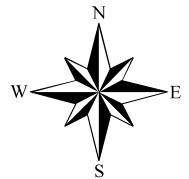
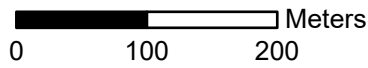
- R-CODE
- DPS2 ZONES**
- MIXED USE
- RESIDENTIAL
- LOCAL SCHEME RESERVES**
- PUBLIC OPEN SPACE
- ENVIRONMENTAL CONSERVATION



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212



EXISTING ZONE



LEGEND

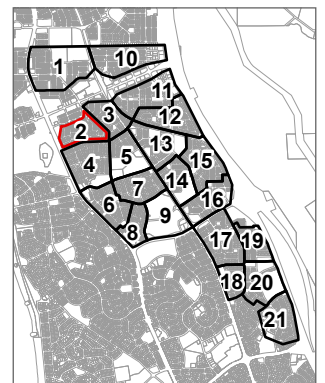
- DPS2 ZONES & RESERVES**
- DRAINAGE/WATERWAY
 - SMART GROWTH COMMUNITY
 - URBAN DEVELOPMENT
 - LOCAL ROAD
- MRS RESERVES**
- OTHER REGIONAL ROADS



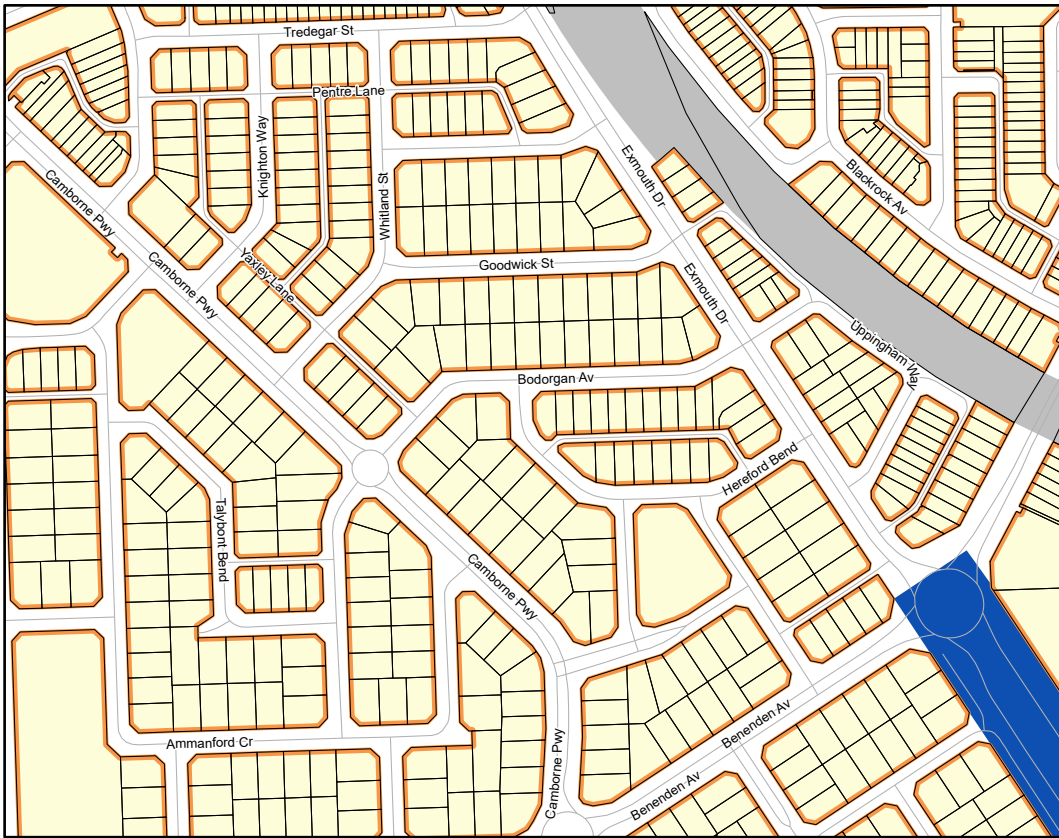
SCHEME (AMENDMENT) MAP 2

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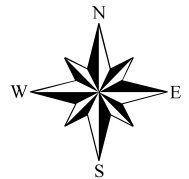
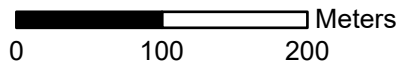
- R-CODE
- DPS2 ZONES**
- RESIDENTIAL
- LOCAL SCHEME RESERVES**
- PUBLIC OPEN SPACE



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212



EXISTING ZONE



LEGEND

DPS2 ZONES & RESERVES

- URBAN DEVELOPMENT
- LOCAL ROAD

MRS RESERVES

- OTHER REGIONAL ROADS
- RAILWAYS



SCHEME (AMENDMENT) MAP 3

LEGEND

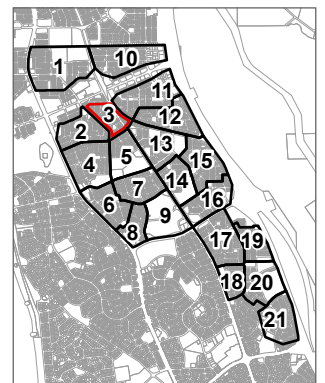
- R-CODE

DPS2 ZONES

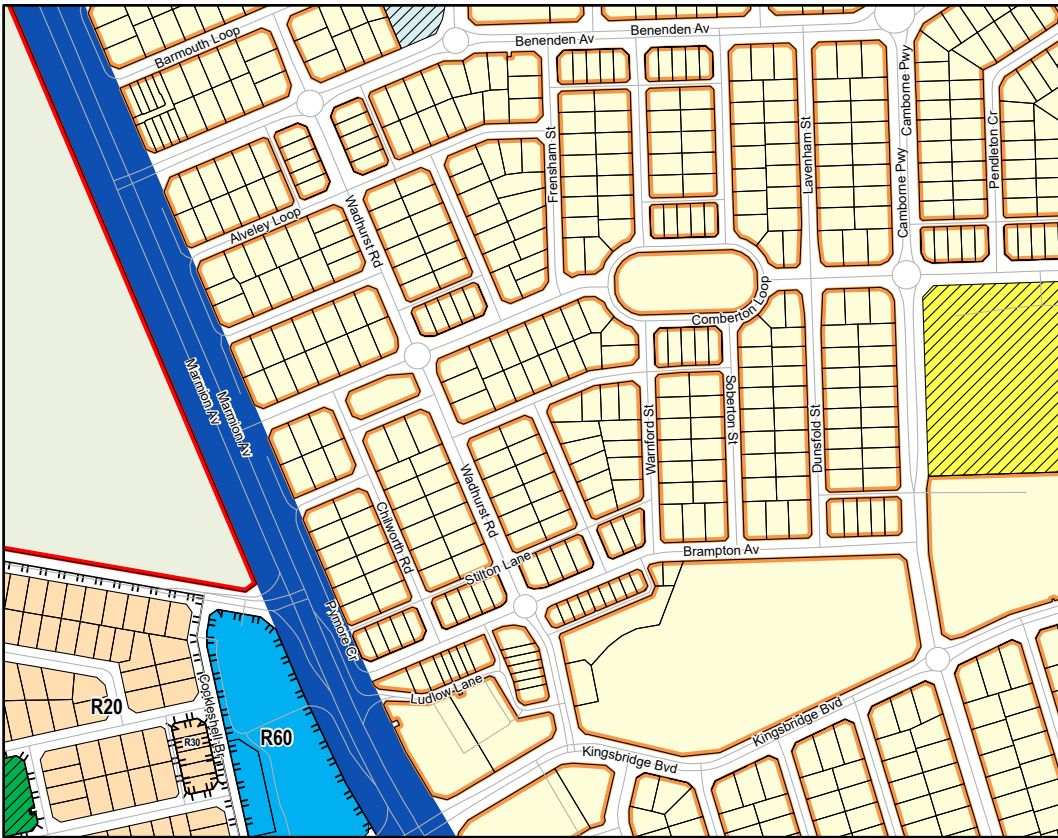
- RESIDENTIAL

LOCAL SCHEME RESERVES

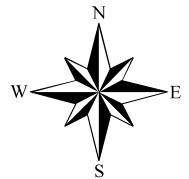
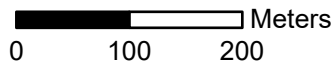
- PUBLIC OPEN SPACE



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212



EXISTING ZONE



LEGEND

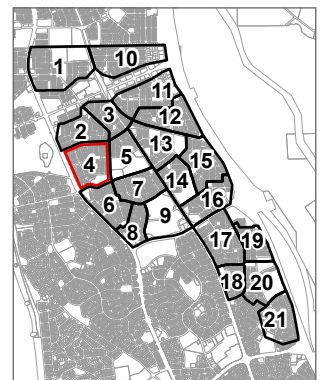
- R-CODE
- DPS2 ZONES & RESERVES**
- COMMERCIAL
- DRAINAGE/WATERWAY
- PUBLIC OPEN SPACE
- PUBLIC PURPOSES
- RESIDENTIAL
- SMART GROWTH COMMUNITY
- URBAN DEVELOPMENT
- LOCAL ROAD
- MRS RESERVES**
- OTHER REGIONAL ROADS



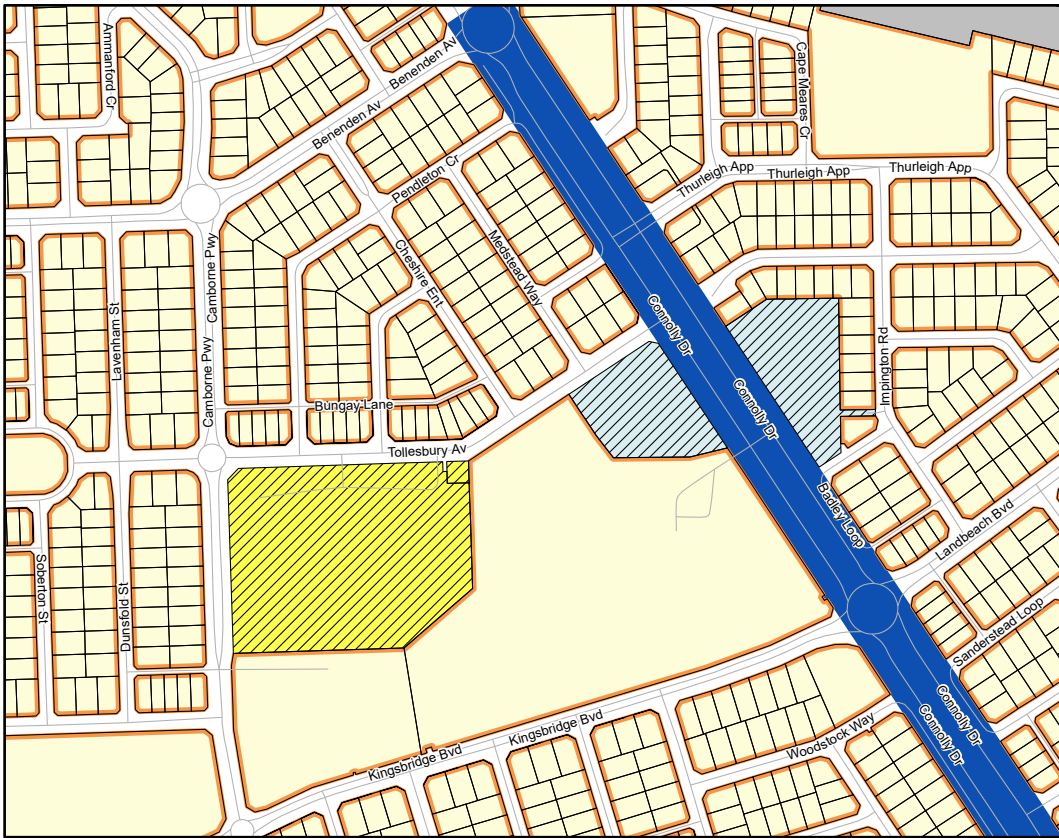
SCHEME (AMENDMENT) MAP 4

LEGEND

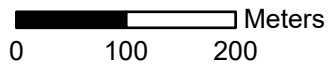
- R-CODE
- DPS2 ZONES**
- COMMERCIAL
- MIXED USE
- RESIDENTIAL
- LOCAL SCHEME RESERVES**
- PUBLIC OPEN SPACE
- PUBLIC PURPOSES



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212



EXISTING ZONE



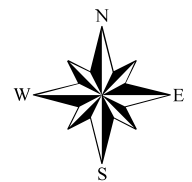
LEGEND

DPS2 ZONES & RESERVES

- DRAINAGE/WATERWAY
- PUBLIC PURPOSES
- URBAN DEVELOPMENT
- LOCAL ROAD

MRS RESERVES

- OTHER REGIONAL ROADS
- RAILWAYS



SCHEME (AMENDMENT) MAP 5

LEGEND

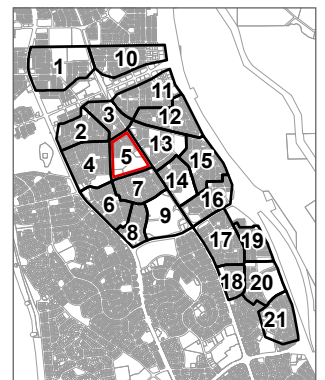
- R-CODE

DPS2 ZONES

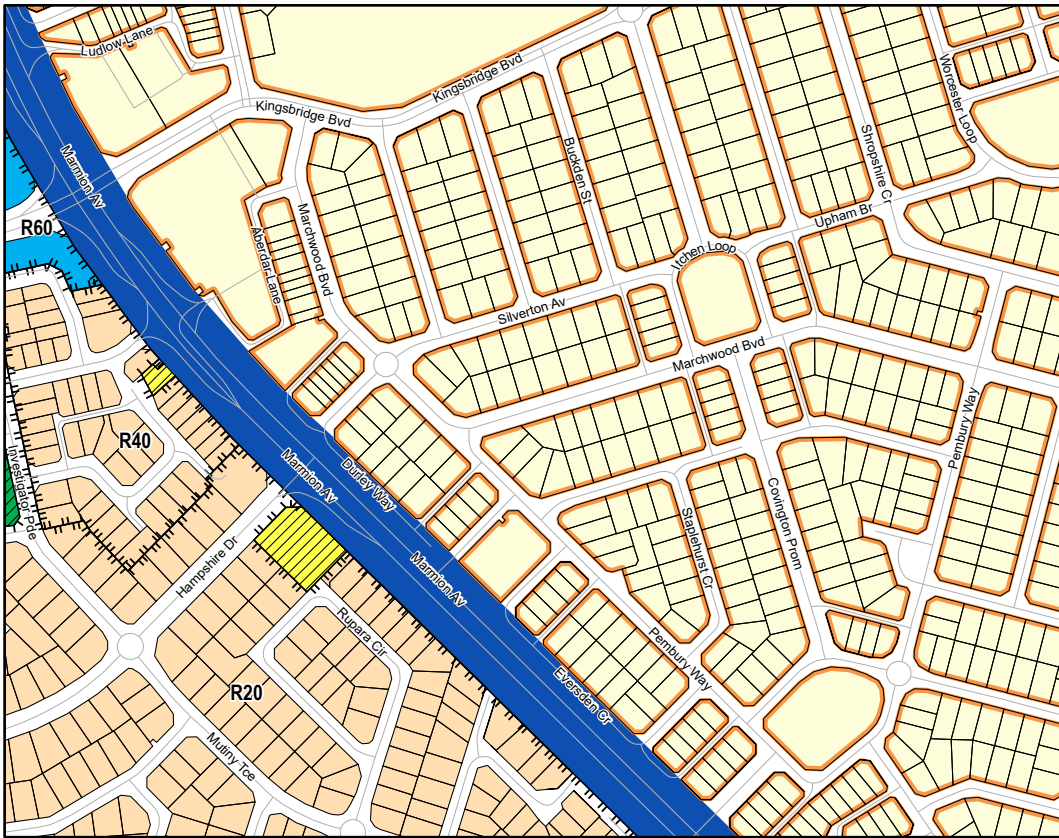
- RESIDENTIAL

LOCAL SCHEME RESERVES

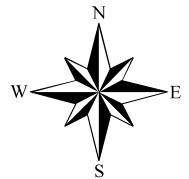
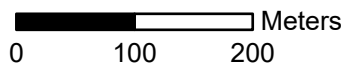
- PUBLIC OPEN SPACE



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212

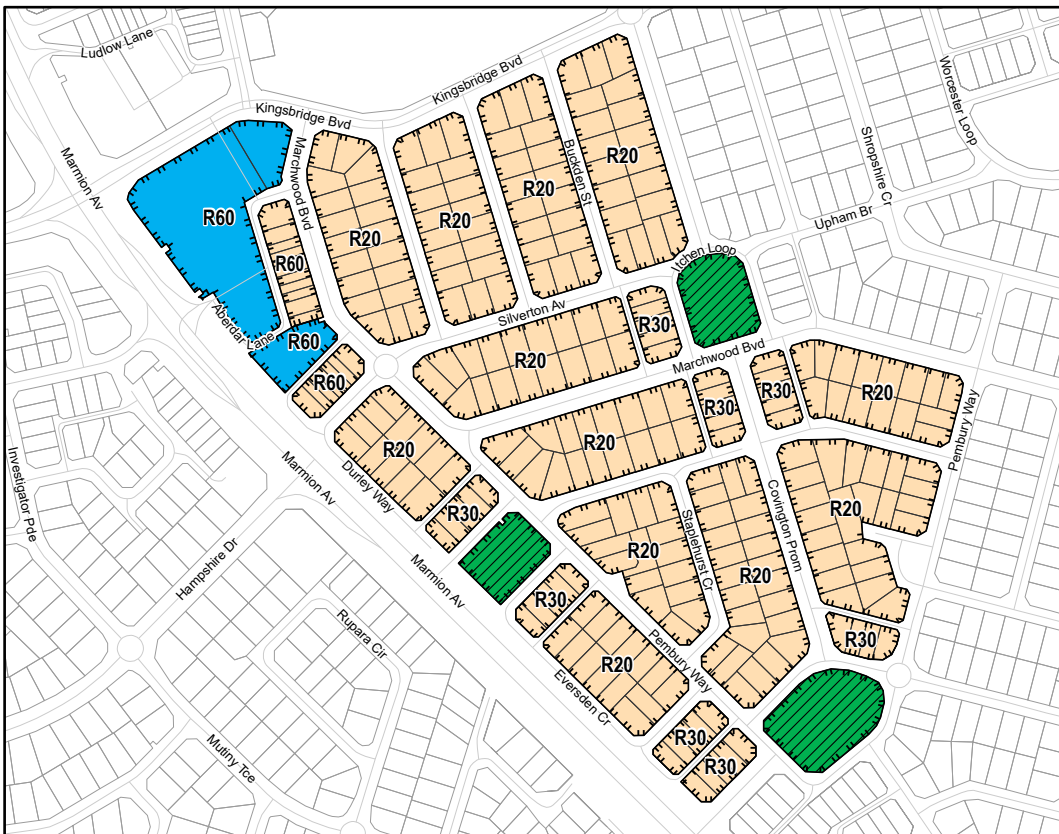


EXISTING ZONE



LEGEND

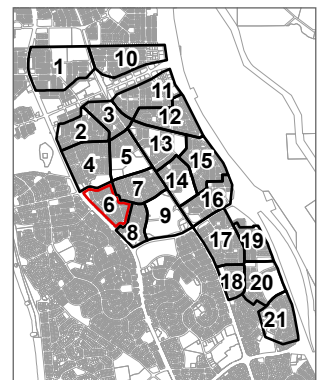
- R-CODE
- DPS2 ZONES & RESERVES**
- COMMERCIAL
- PUBLIC OPEN SPACE
- PUBLIC PURPOSES
- RESIDENTIAL
- URBAN DEVELOPMENT
- LOCAL ROAD
- MRS RESERVES**
- OTHER REGIONAL ROADS



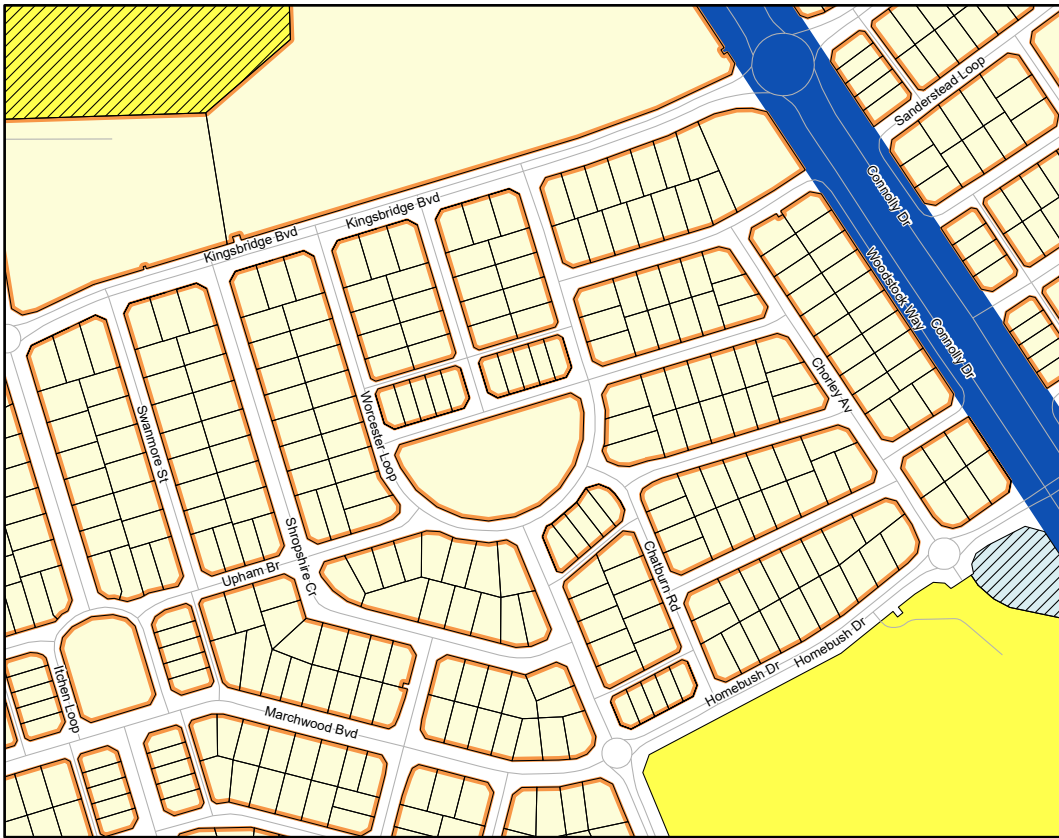
SCHEME (AMENDMENT) MAP 6

LEGEND

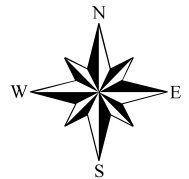
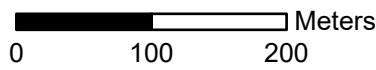
- R-CODE
- DPS2 ZONES**
- COMMERCIAL
- RESIDENTIAL
- LOCAL SCHEME RESERVES**
- PUBLIC OPEN SPACE



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212



EXISTING ZONE



LEGEND

DPS2 ZONES & RESERVES

- DRAINAGE/WATERWAY
- PUBLIC PURPOSES
- URBAN DEVELOPMENT
- LOCAL ROAD

MRS RESERVES

- PUBLIC PURPOSES
- OTHER REGIONAL ROADS



SCHEME (AMENDMENT) MAP 7

LEGEND

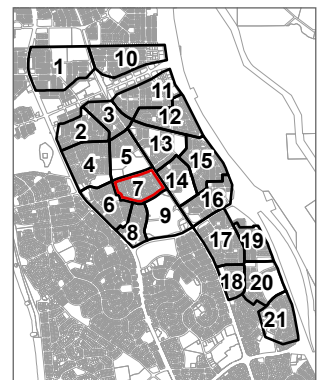
- R-CODE

DPS2 ZONES

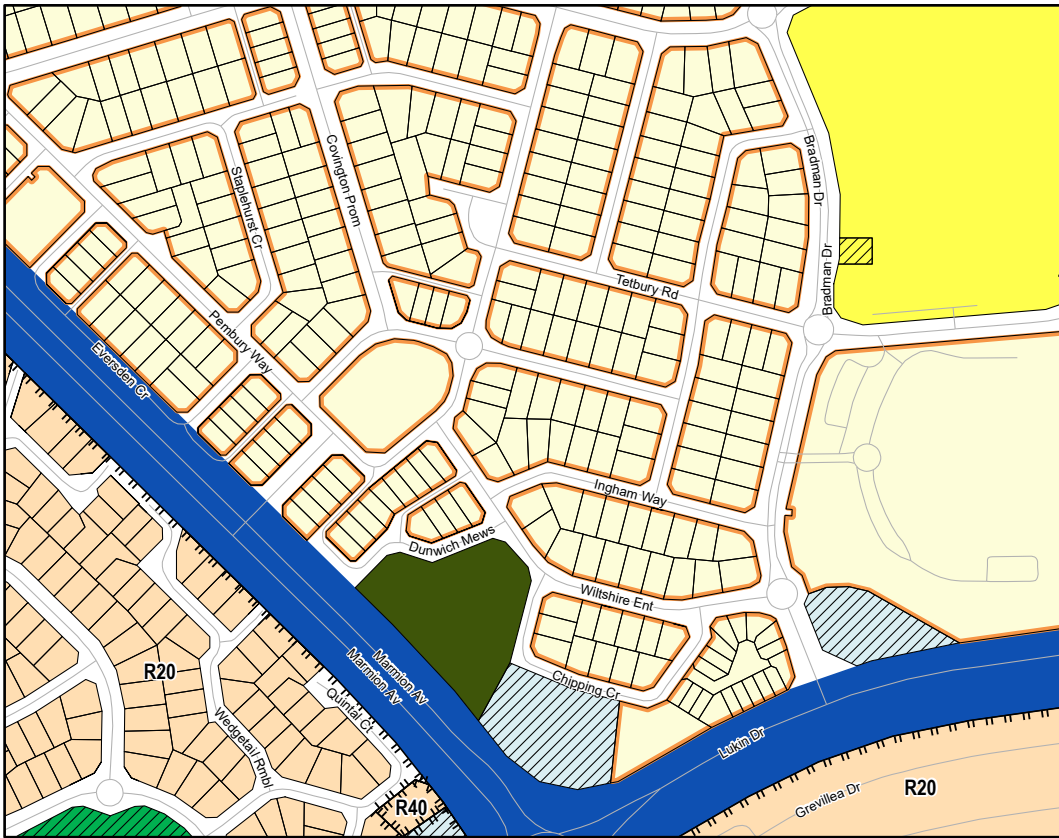
- COMMERCIAL
- RESIDENTIAL

LOCAL SCHEME RESERVES

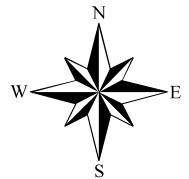
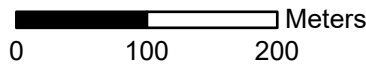
- PUBLIC OPEN SPACE



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212



EXISTING ZONE



LEGEND

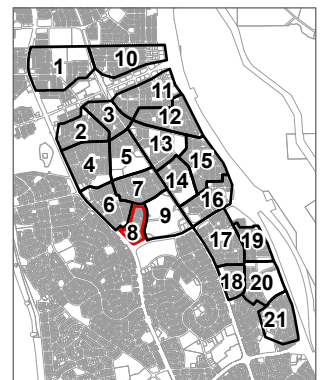
- R-CODE
- DPS2 ZONES & RESERVES**
- DRAINAGE/WATERWAY
- ENVIRONMENTAL CONSERVATION
- PUBLIC OPEN SPACE
- PUBLIC PURPOSES
- RESIDENTIAL
- URBAN DEVELOPMENT
- LOCAL ROAD
- MRS RESERVES**
- PUBLIC PURPOSES
- OTHER REGIONAL ROADS



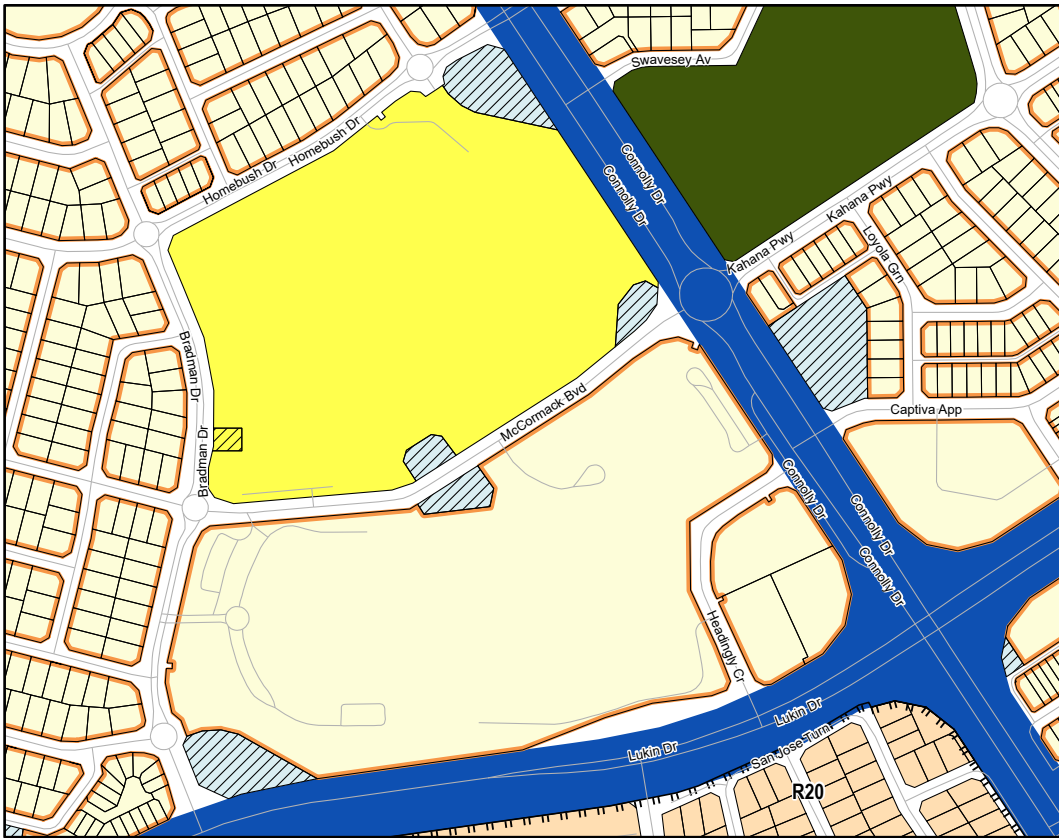
SCHEME (AMENDMENT) MAP 8

LEGEND

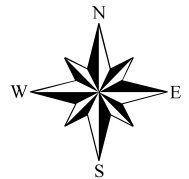
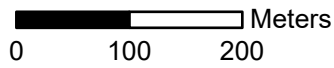
- R-CODE
- DPS2 ZONES**
- RESIDENTIAL
- LOCAL SCHEME RESERVES**
- PUBLIC OPEN SPACE



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212



EXISTING ZONE



LEGEND

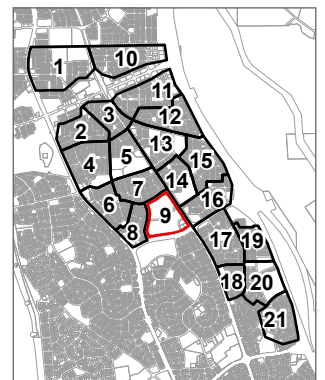
- R-CODE
- DPS2 ZONES & RESERVES**
- DRAINAGE/WATERWAY
- ENVIRONMENTAL CONSERVATION
- PUBLIC PURPOSES
- RESIDENTIAL
- URBAN DEVELOPMENT
- LOCAL ROAD
- MRS RESERVES**
- PUBLIC PURPOSES
- OTHER REGIONAL ROADS



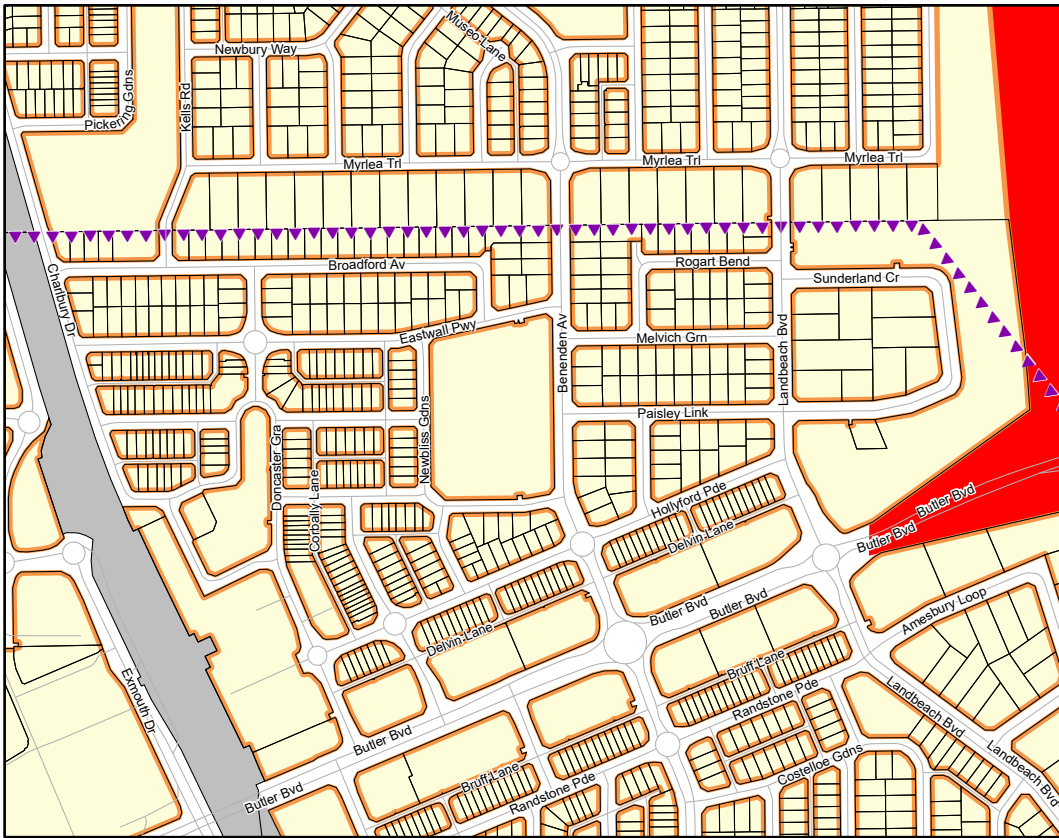
SCHEME (AMENDMENT) MAP 9

LEGEND

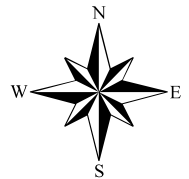
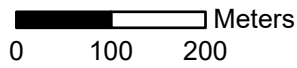
- R-CODE
- DPS2 ZONES**
- PRIVATE COMMUNITY PURPOSE
- SERVICE COMMERCIAL



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212



EXISTING ZONE



LEGEND

DEVELOPMENT CONTRIBUTION AREA

DPS2 ZONES & RESERVES

URBAN DEVELOPMENT
 LOCAL ROAD

MRS RESERVES

PRIMARY REGIONAL ROADS
 RAILWAYS



SCHEME (AMENDMENT) MAP 10

LEGEND

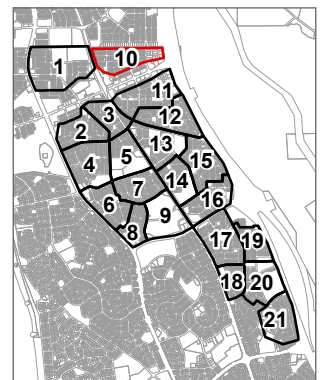
R-CODE

DPS2 ZONES

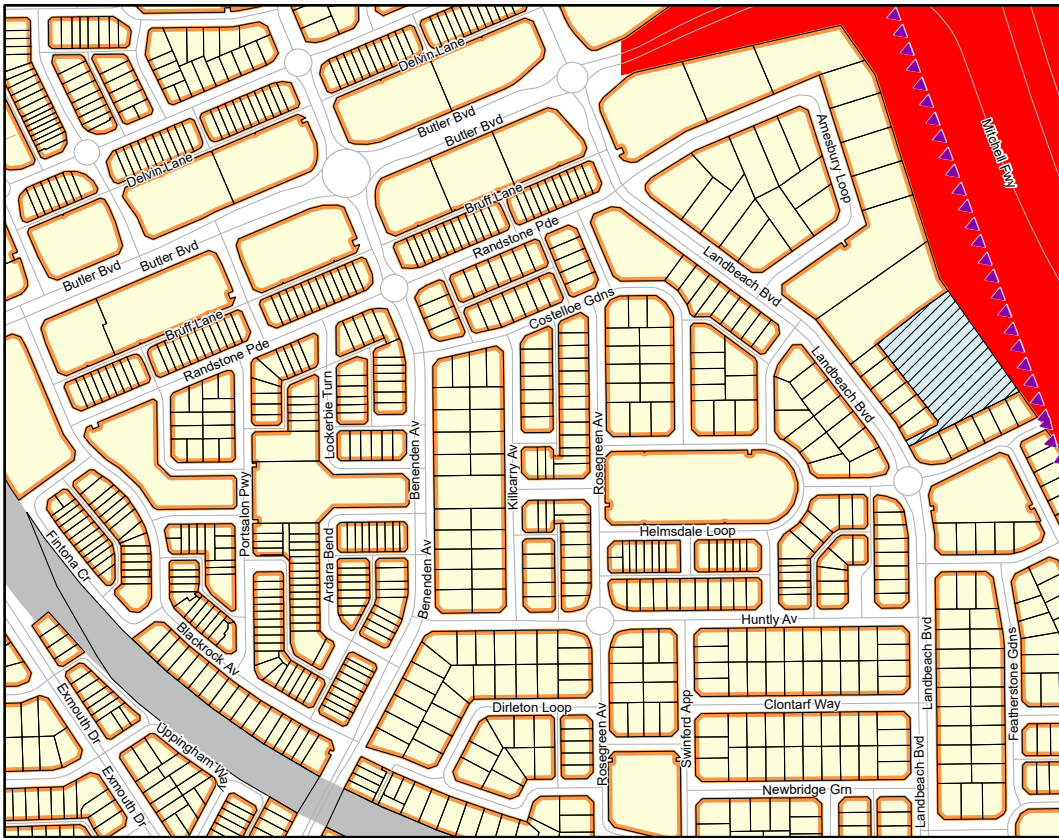
LIGHT INDUSTRY
 RESIDENTIAL

LOCAL SCHEME RESERVES

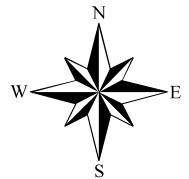
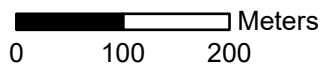
PUBLIC OPEN SPACE
 ENVIRONMENTAL CONSERVATION



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212



EXISTING ZONE



LEGEND

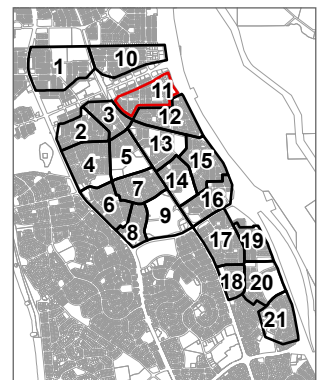
- - - DEVELOPMENT CONTRIBUTION AREA
- DPS2 ZONES & RESERVES**
- URBAN DEVELOPMENT
- DRAINAGE/WATERWAY
- LOCAL ROAD
- MRS RESERVES**
- PRIMARY REGIONAL ROADS
- RAILWAYS



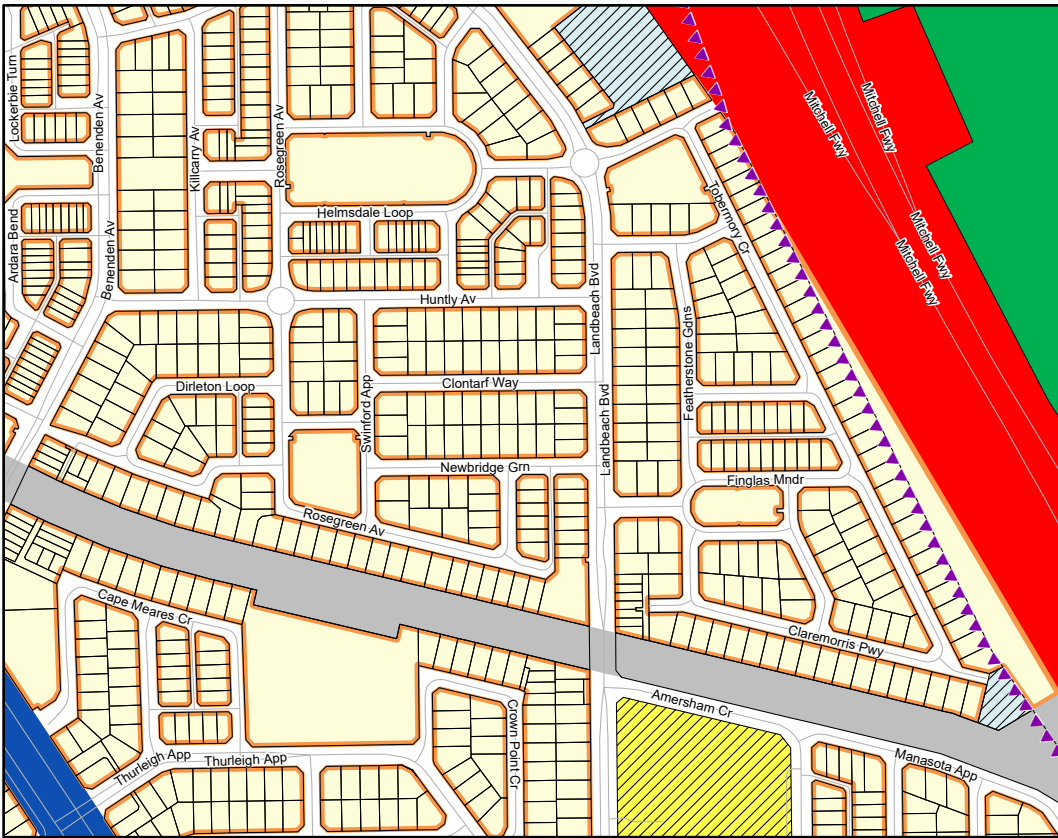
SCHEME (AMENDMENT) MAP 11

LEGEND

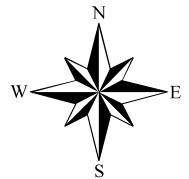
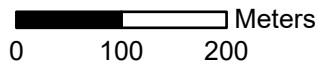
- R20 R-CODE
- DPS2 ZONES**
- LIGHT INDUSTRY
- RESIDENTIAL
- LOCAL SCHEME RESERVES**
- PUBLIC OPEN SPACE
- ENVIRONMENTAL CONSERVATION



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212



EXISTING ZONE



LEGEND

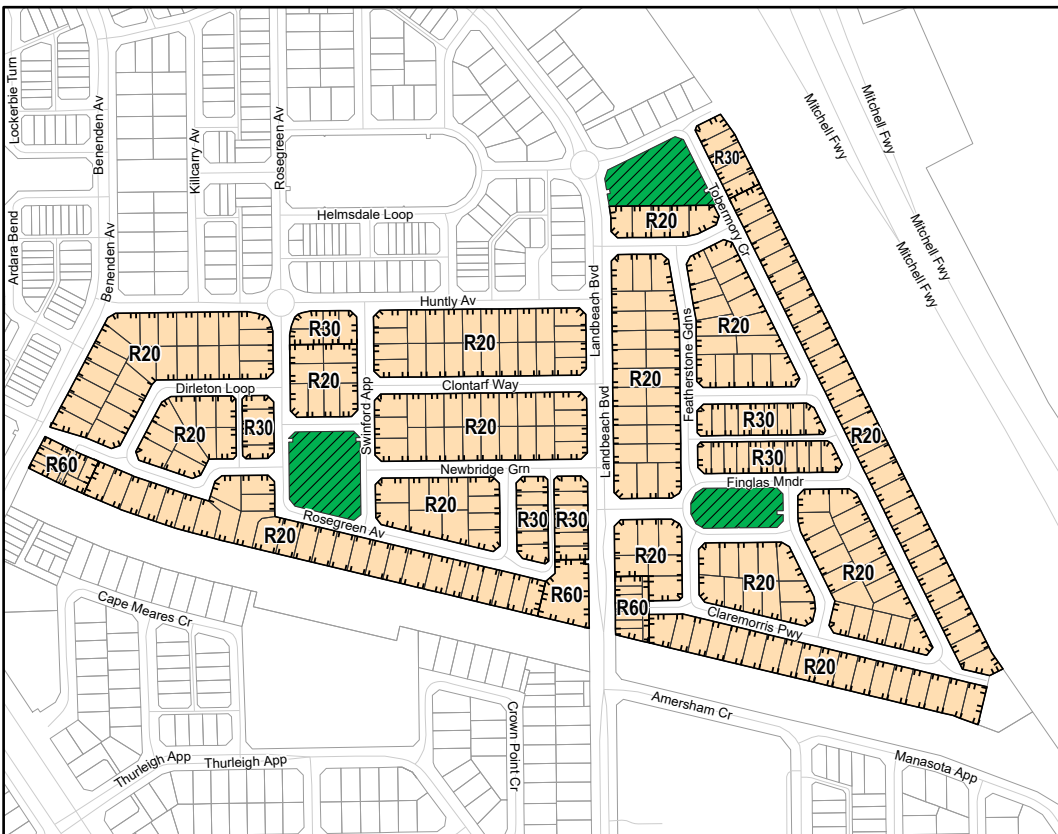
DEVELOPMENT CONTRIBUTION AREA

DPS2 ZONES & RESERVES

- DRAINAGE/WATERWAY
- PUBLIC PURPOSES
- URBAN DEVELOPMENT
- LOCAL ROAD

MRS RESERVES

- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS
- PARKS & RECREATION
- RAILWAYS



SCHEME (AMENDMENT) MAP 12

LEGEND

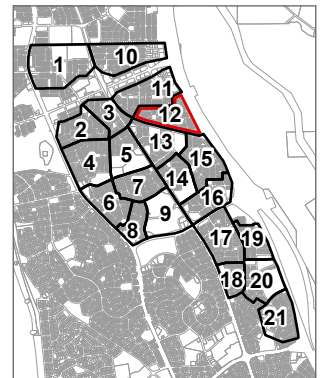
R-CODE

DPS2 ZONES

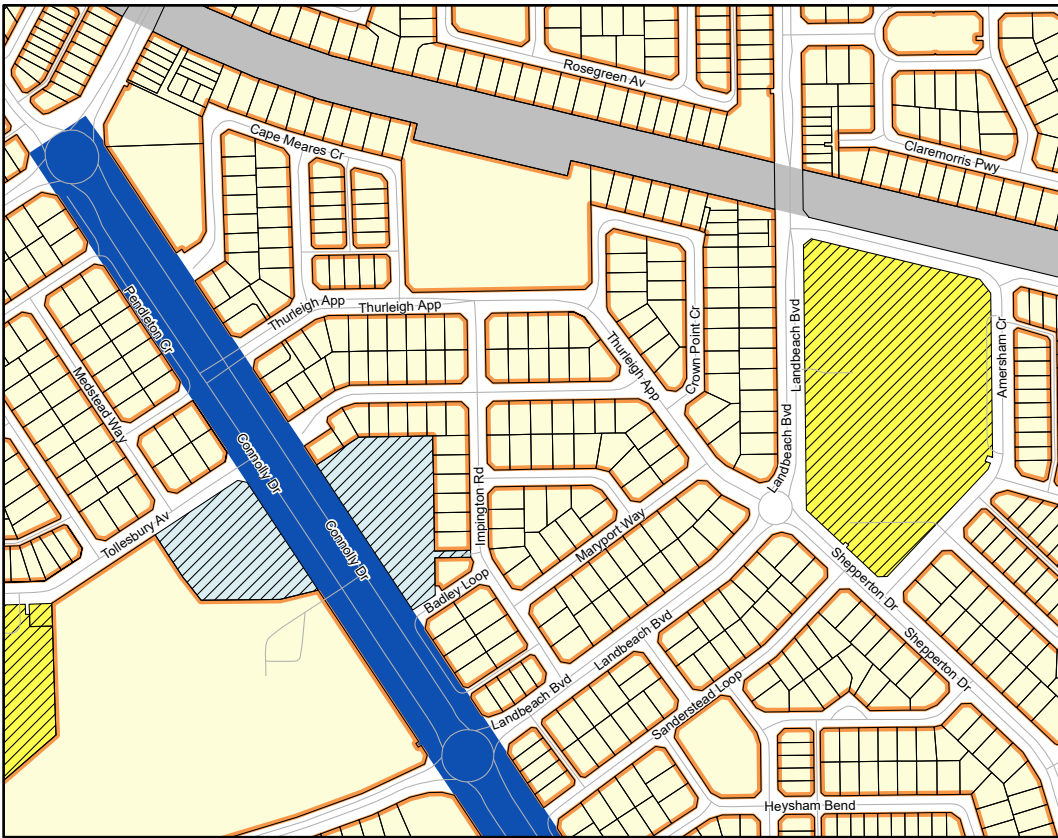
RESIDENTIAL

LOCAL SCHEME RESERVES

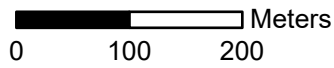
PUBLIC OPEN SPACE



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212



EXISTING ZONE



LEGEND

DPS2 ZONES & RESERVES

- DRAINAGE/WATERWAY
- PUBLIC PURPOSES
- URBAN DEVELOPMENT
- LOCAL ROAD

MRS RESERVES

- OTHER REGIONAL ROADS
- RAILWAYS



SCHEME (AMENDMENT) MAP 13

LEGEND

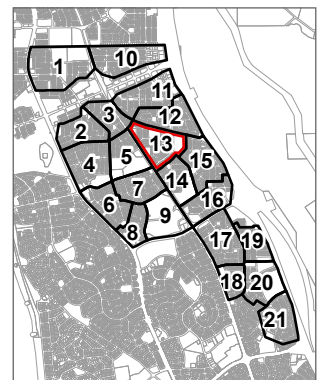
- R-CODE

DPS2 ZONES

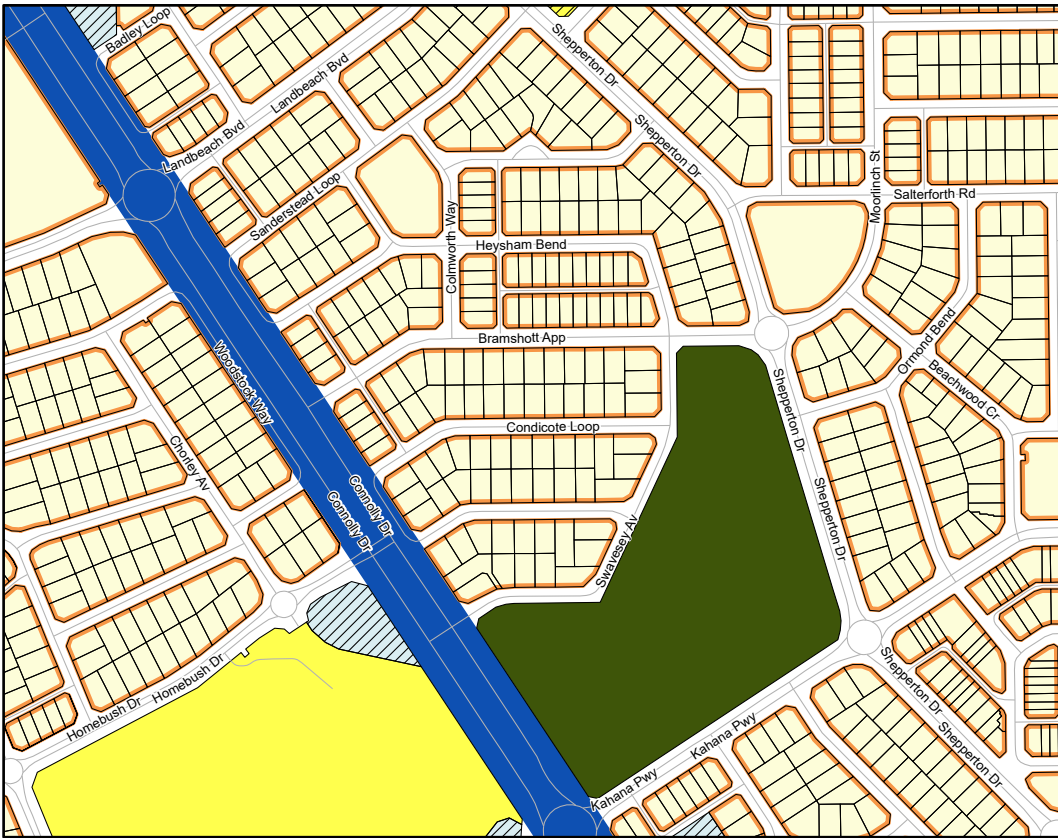
- RESIDENTIAL

LOCAL SCHEME RESERVES

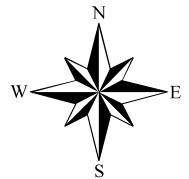
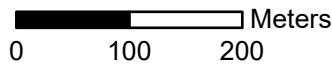
- PUBLIC OPEN SPACE



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212



EXISTING ZONE



LEGEND

DPS2 ZONES & RESERVES

- DRAINAGE/WATERWAY
- ENVIRONMENTAL CONSERVATION
- PUBLIC PURPOSES
- URBAN DEVELOPMENT
- LOCAL ROAD

MRS RESERVES

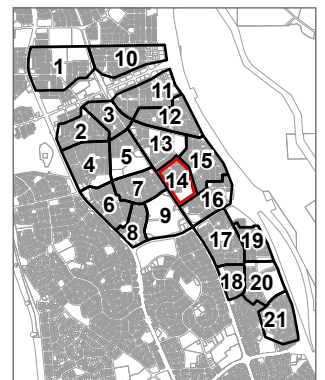
- PUBLIC PURPOSES
- OTHER REGIONAL ROADS



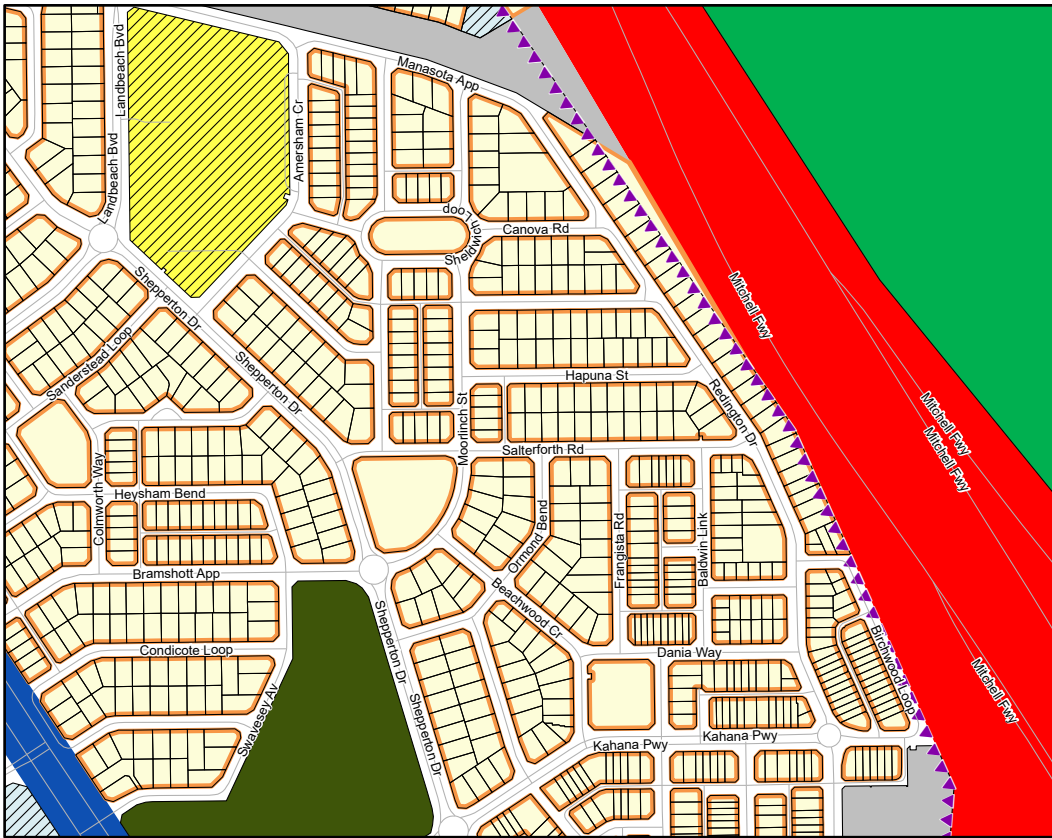
SCHEME (AMENDMENT) MAP 14

LEGEND

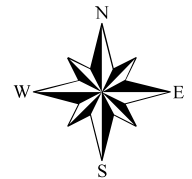
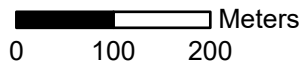
- R-CODE
- DPS2 ZONES**
- RESIDENTIAL
- LOCAL SCHEME RESERVES**
- PUBLIC OPEN SPACE



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212

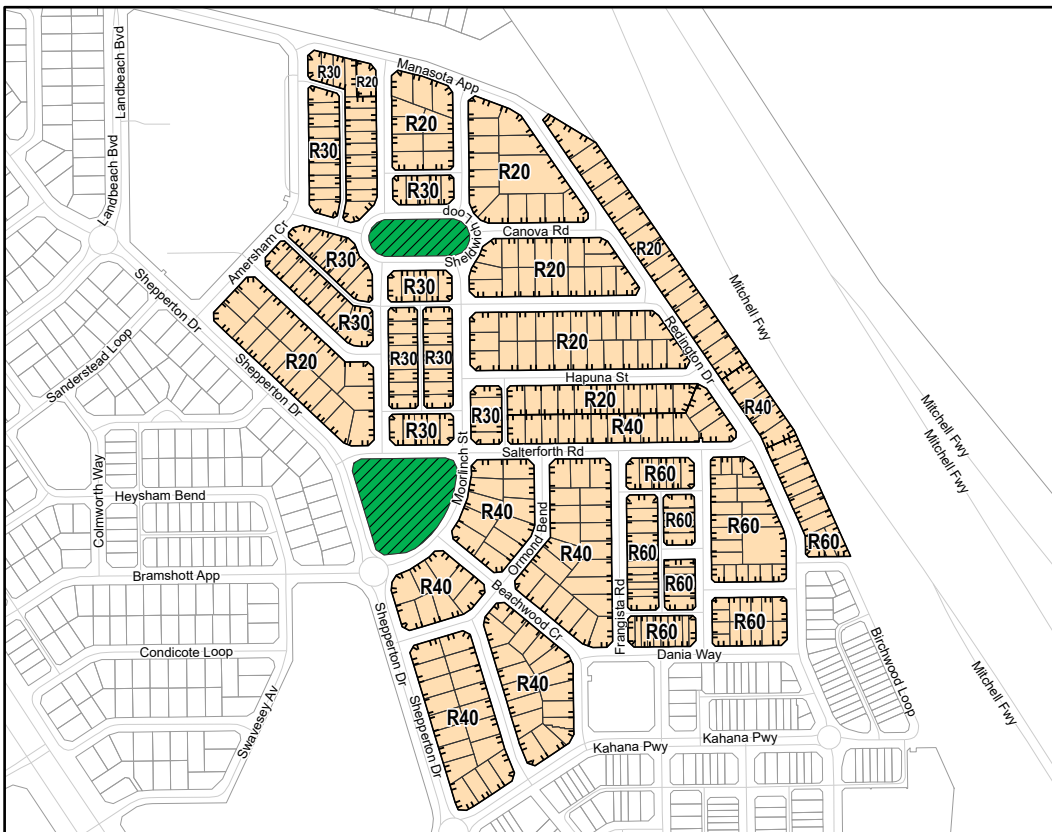


EXISTING ZONE



LEGEND

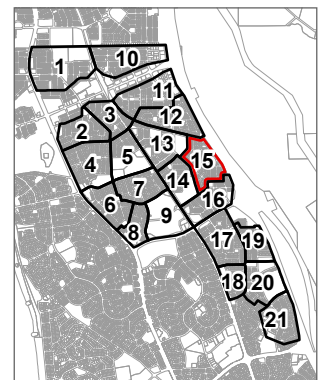
- DEVELOPMENT CONTRIBUTION AREA
- DPS2 ZONES & RESERVES**
- DRAINAGE/WATERWAY
- ENVIRONMENTAL CONSERVATION
- PUBLIC PURPOSES
- URBAN DEVELOPMENT
- LOCAL ROAD
- MRS RESERVES**
- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS
- PARKS & RECREATION
- RAILWAYS



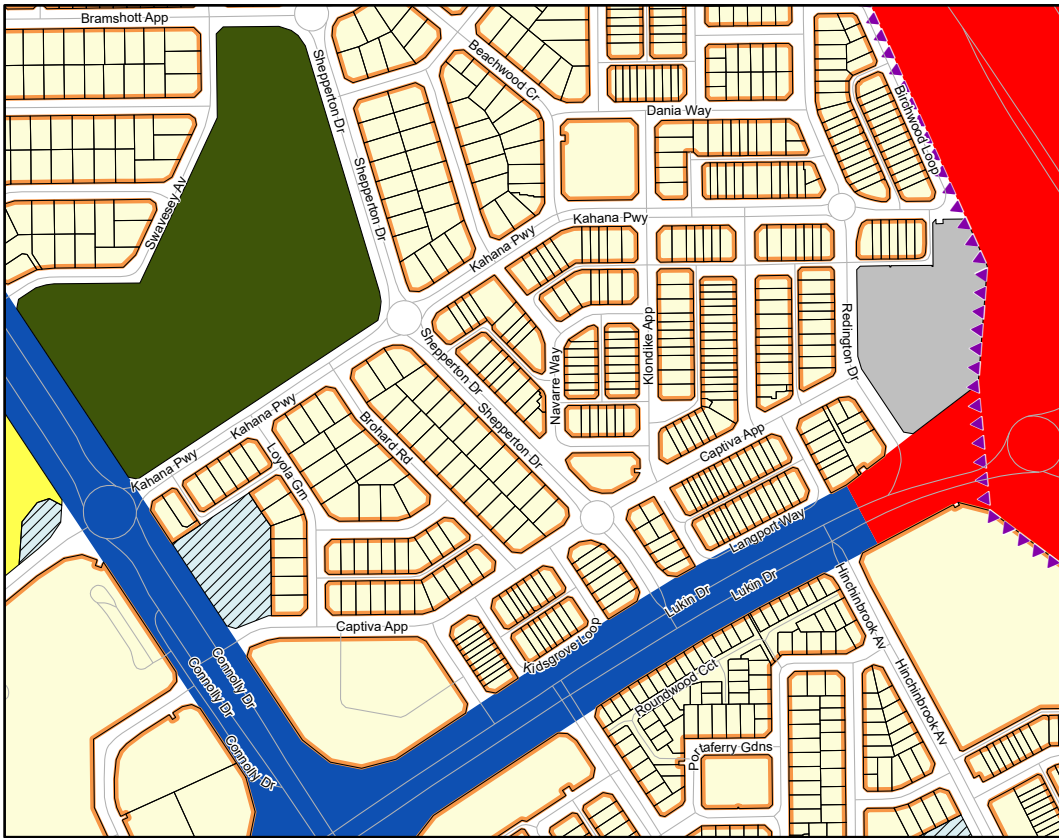
SCHEME (AMENDMENT) MAP 15

LEGEND

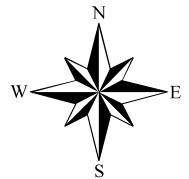
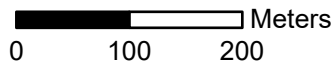
- R-CODE
- DPS2 ZONES**
- RESIDENTIAL
- LOCAL SCHEME RESERVES**
- PUBLIC OPEN SPACE



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212



EXISTING ZONE



LEGEND

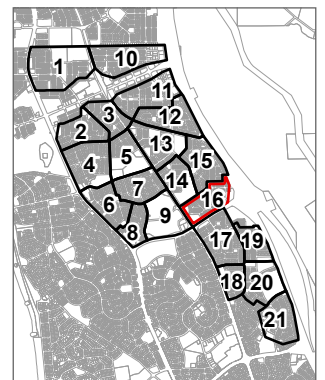
- DEVELOPMENT CONTRIBUTION AREA
- DPS2 ZONES & RESERVES**
- DRAINAGE/WATERWAY
- ENVIRONMENTAL CONSERVATION
- URBAN DEVELOPMENT
- LOCAL ROAD
- MRS RESERVES**
- PRIMARY REGIONAL ROADS
- PUBLIC PURPOSES
- OTHER REGIONAL ROADS
- RAILWAYS



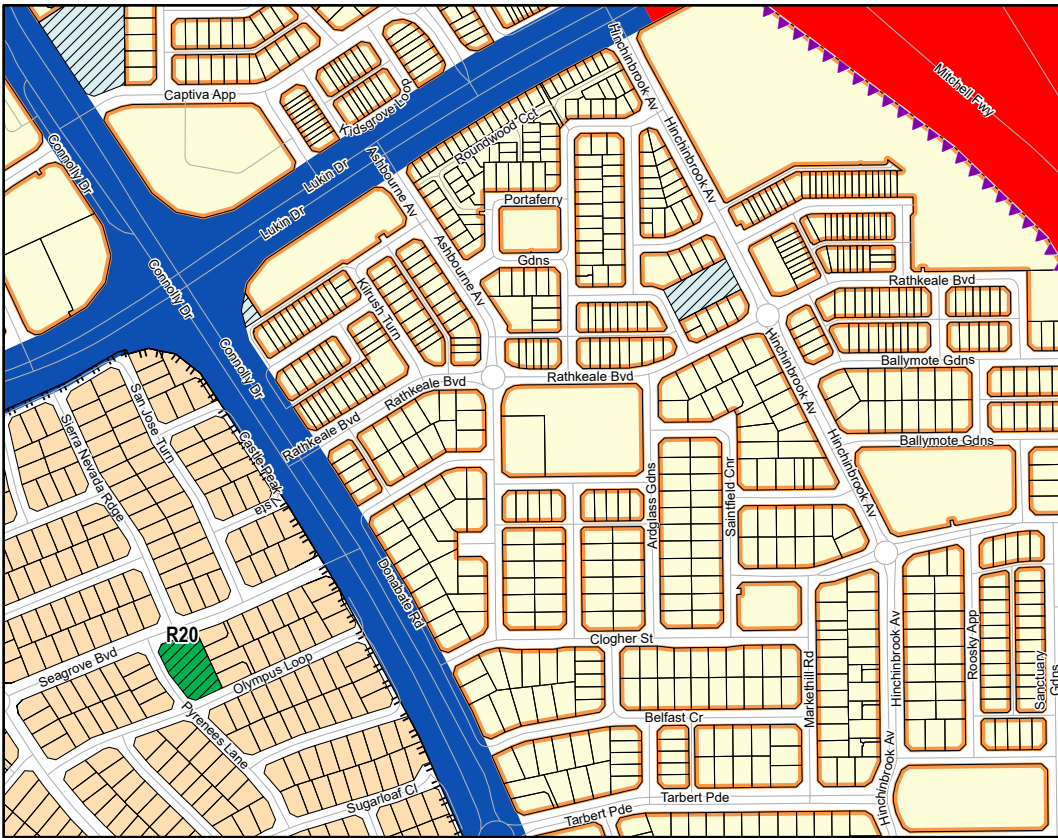
SCHEME (AMENDMENT) MAP 16

LEGEND

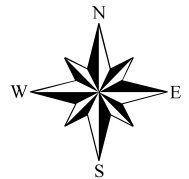
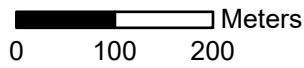
- R-CODE
- DPS2 ZONES**
- COMMERCIAL
- RESIDENTIAL
- LOCAL SCHEME RESERVES**
- PUBLIC OPEN SPACE



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212

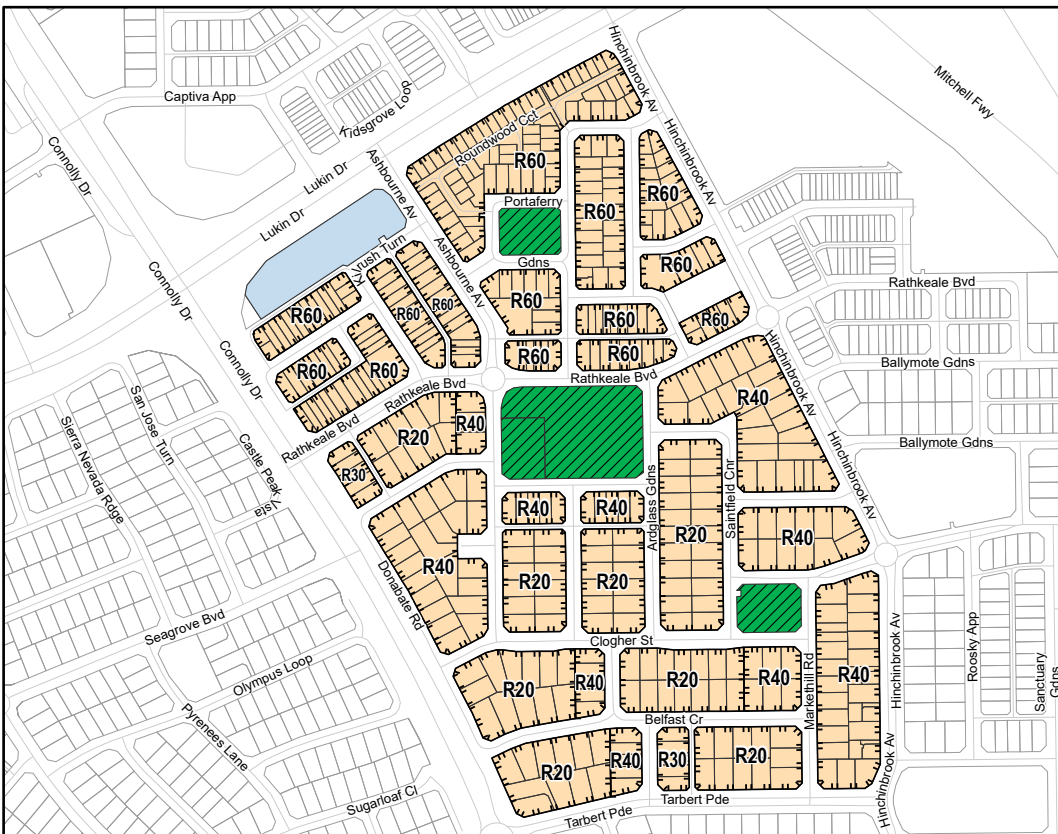


EXISTING ZONE



LEGEND

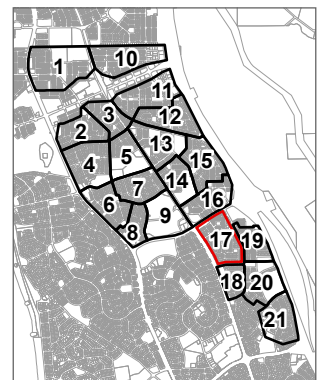
- R-CODE
- DEVELOPMENT CONTRIBUTION AREA
- DPS2 ZONES & RESERVES**
- DRAINAGE/WATERWAY
- PUBLIC OPEN SPACE
- RESIDENTIAL
- URBAN DEVELOPMENT
- LOCAL ROAD
- MRS RESERVES**
- PRIMARY REGIONAL ROADS
- OTHER REGIONAL ROADS



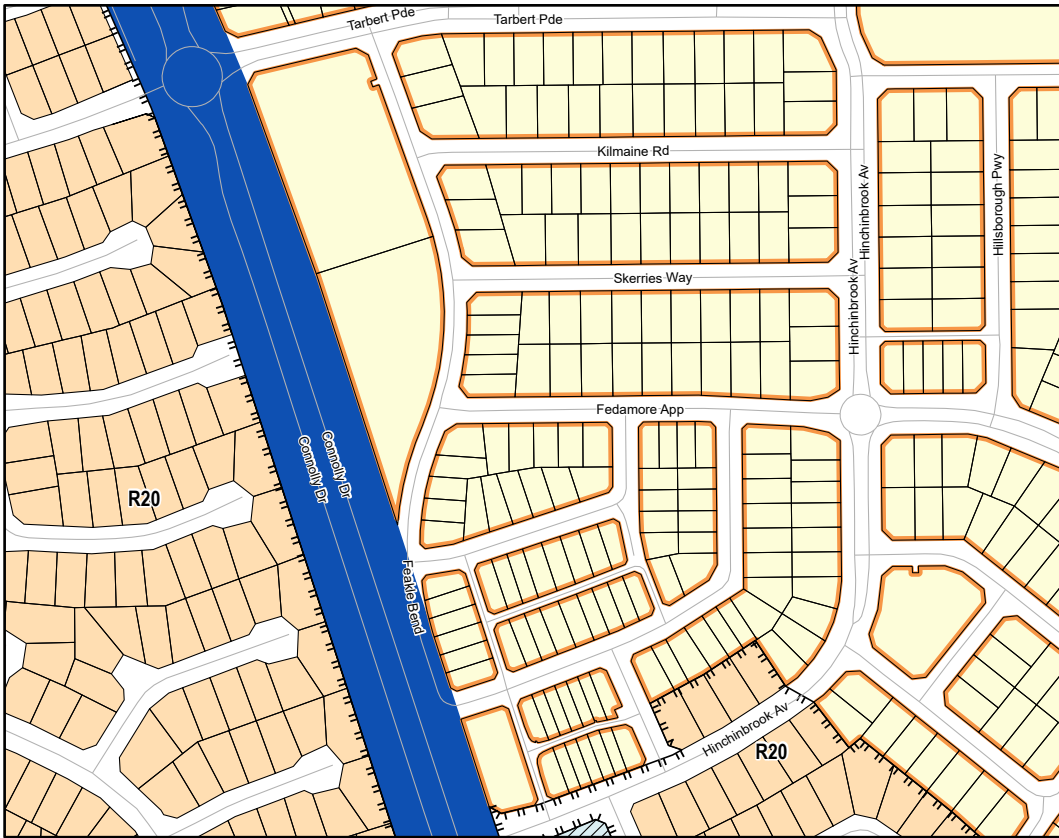
SCHEME (AMENDMENT) MAP 17

LEGEND

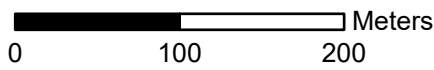
- R-CODE
- DPS2 ZONES**
- RESIDENTIAL
- SERVICE COMMERCIAL
- LOCAL SCHEME RESERVES**
- PUBLIC OPEN SPACE



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212

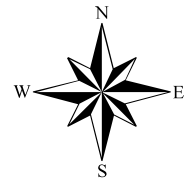


EXISTING ZONE



LEGEND

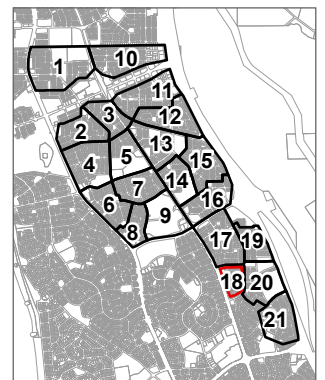
- R-CODE
- DPS2 ZONES & RESERVES**
- DRAINAGE/WATERWAY
- RESIDENTIAL
- URBAN DEVELOPMENT
- LOCAL ROAD
- MRS RESERVES**
- OTHER REGIONAL ROADS



SCHEME (AMENDMENT) MAP 18

LEGEND

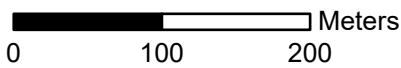
- R-CODE
- DPS2 ZONES**
- COMMERCIAL
- RESIDENTIAL
- LOCAL SCHEME RESERVES**
- PUBLIC OPEN SPACE



CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212

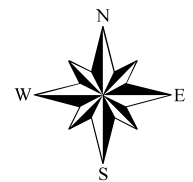


EXISTING ZONE



LEGEND

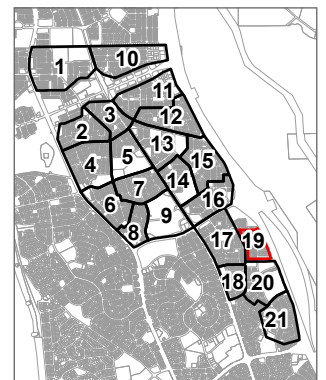
- DEVELOPMENT CONTRIBUTION AREA
- DPS2 ZONES & RESERVES**
- DRAINAGE/WATERWAY
- URBAN DEVELOPMENT
- LOCAL ROAD
- MRS RESERVES**
- PRIMARY REGIONAL ROADS



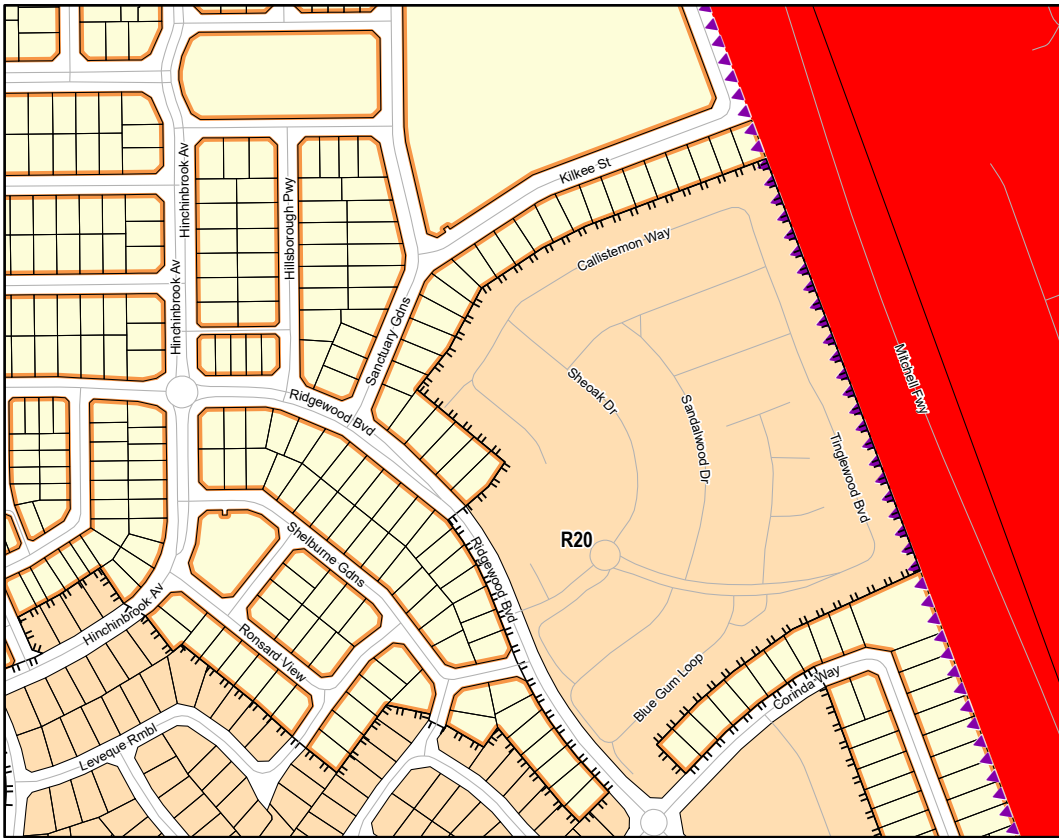
SCHEME (AMENDMENT) MAP 19

LEGEND








- R-CODE
- DPS2 ZONES**
- RESIDENTIAL
- LOCAL SCHEME RESERVES**
- PUBLIC OPEN SPACE



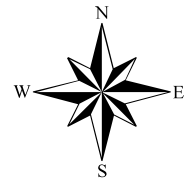
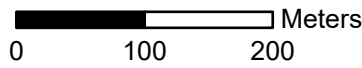
CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212






LEGEND

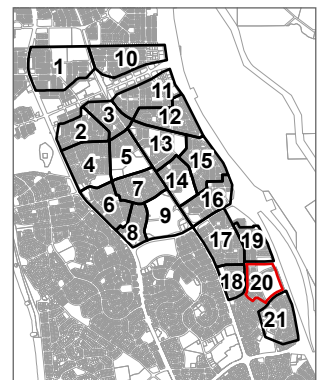
-  R-CODE
-  DEVELOPMENT CONTRIBUTION AREA
- DPS2 ZONES & RESERVES**
-  DRAINAGE/WATERWAY
-  RESIDENTIAL
-  URBAN DEVELOPMENT
-  LOCAL ROAD
- MRS RESERVES**
-  PRIMARY REGIONAL ROADS

EXISTING ZONE



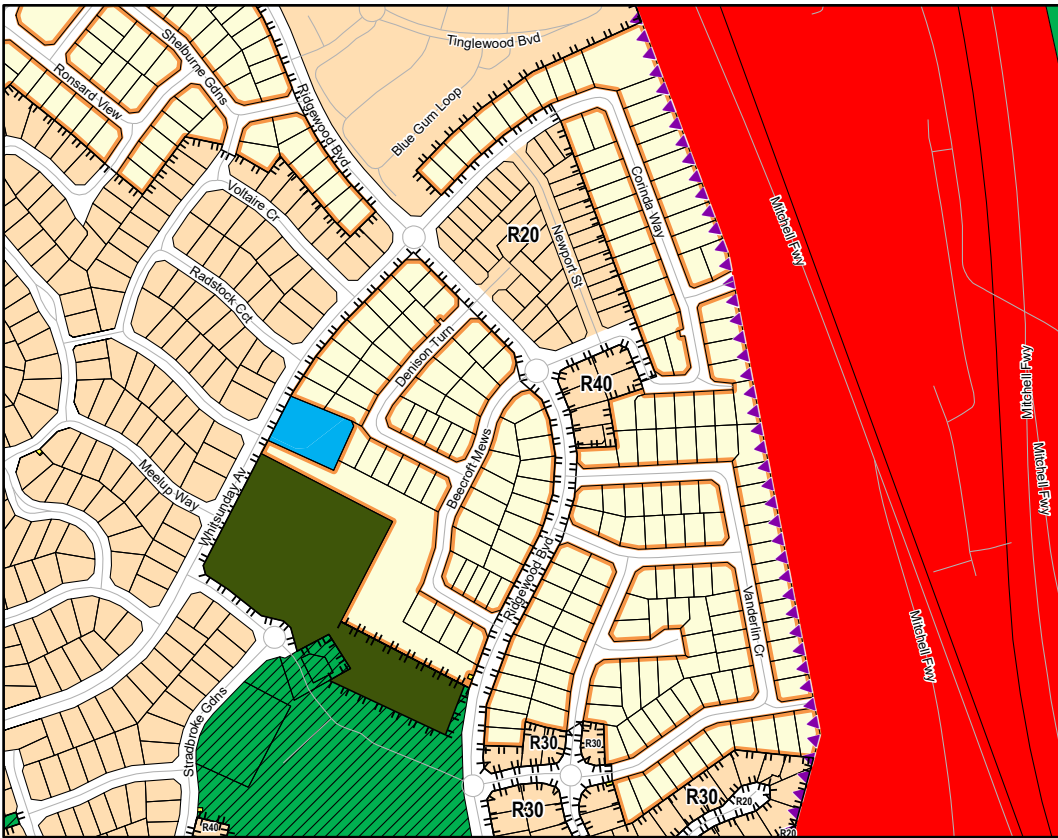
LEGEND

-  R-CODE
- DPS2 ZONES**
-  RESIDENTIAL
- LOCAL SCHEME RESERVES**
-  PUBLIC OPEN SPACE

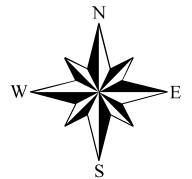
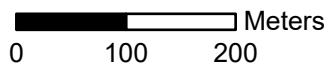


SCHEME (AMENDMENT) MAP 20

CITY OF WANNEROO DISTRICT PLANNING SCHEME No. 2 AMENDMENT NO. 212

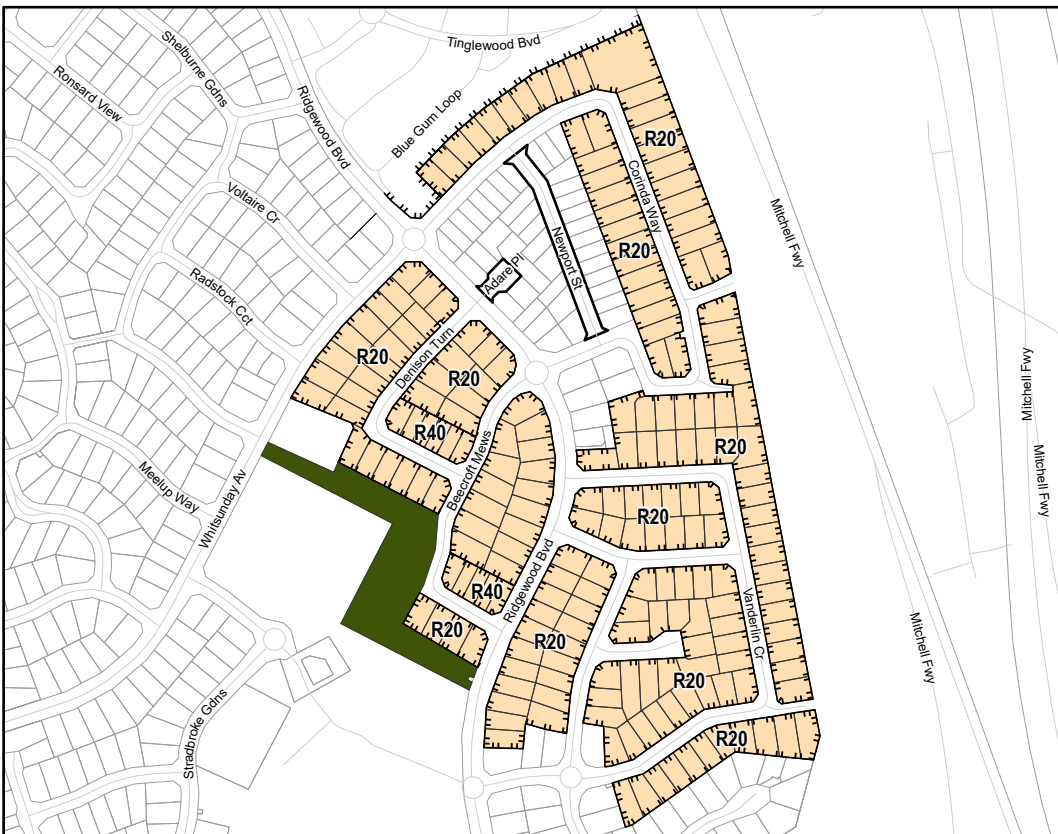


EXISTING ZONE



LEGEND

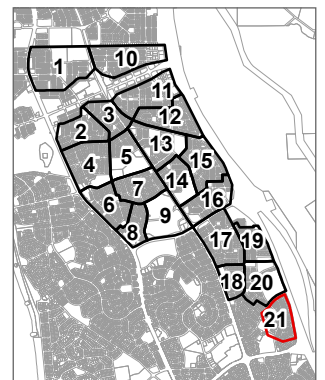
- R-CODE
- DEVELOPMENT CONTRIBUTION AREA
- DPS2 ZONES & RESERVES**
- COMMERCIAL
- ENVIRONMENTAL CONSERVATION
- PUBLIC OPEN SPACE
- PUBLIC PURPOSES
- RESIDENTIAL
- URBAN DEVELOPMENT
- LOCAL ROAD
- MRS RESERVES**
- PRIMARY REGIONAL ROADS
- PARKS & RECREATION



SCHEME (AMENDMENT) MAP 21

LEGEND

- R-CODE
- DPS2 ZONES**
- RESIDENTIAL
- LOCAL SCHEME RESERVES**
- ENVIRONMENTAL CONSERVATION
- LOCAL ROAD



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