

2. **NOTES** that the construction phase of each project is dependent on the successful outcome of the Community Sport and Recreation Facility Fund applications for the 2021/22 funding round (or securing other external funding at least to the equivalent value) and/or funding being identified as a result of the review of the Long Term Financial Plan, with a further report to be presented to Council in March 2021 advising the outcomes of all applications.

The substantive motion as amended was put and

CARRIED UNANIMOUSLY

Planning and Sustainability

Approval Services

PS01-08/20 Consideration of Amendment No. 38 to the East Wanneroo Cell 4 Approved Structure Plan No. 6 - Lot 594 Ranworth Road, Hocking

File Ref: 3379-38 – 20/306821
 Responsible Officer: Director Planning and Sustainability
 Disclosure of Interest: Nil
 Attachments: 8

Moved Cr Aitken, Seconded Cr Newton

That Council:-

1. Pursuant to subclause 20(2)(e) of the Deemed Provisions of the City of Wanneroo District Planning Scheme No. 2 **RECOMMENDS** to the Western Australian Planning Commission that the proposed Amendment No. 38 to the East Wanneroo Cell 4 Approved Structure Plan No. 6 to rezone Lot 594 Ranworth Road, Hocking partly as Private Clubs/Recreation and to recode the remaining Residential Precinct from Residential R20 to a density range of Residential R25 to R60 as shown in Attachment 2 **BE APPROVED** subject to the following modifications:
- In the Zoning Map and the Structure Plan to re-configure the boundaries of the Private Clubs/Recreation Zone to accommodate a 15-metre wide road reserve connection to Ranworth Road;
 - In the Structure Plan, recode the portion of the site abutting the existing R20 coded areas located to the immediate north of the site as R25 and to recode the remainder of the site excluding the proposed Business Zoned land at a density range of R25 to R60; and
 - Amend Schedule 3 Public Open Space Provision: Cell 4 in the Part 1 of ASP 6 to include the following additional POS site:

| Public Open Space | Lot No. | Area (ha) |
|-------------------|-------------------------------|-----------|
| 4L | Part of Lot 594 Ranworth Road | 0.676 |

2. Pursuant to subclause 20(2)(e) of the Deemed Provisions of the City of Wanneroo District Planning Scheme No. 2 **RECOMMENDS** to the Western Australian Planning Commission that the proposed Amendment No. 38 to the East Wanneroo Cell 4 Approved Structure Plan No. 6 to rezone Lot 594 Ranworth Road, Hocking partly as Business as shown in Attachment 2 **SHOULD NOT BE APPROVED** for the following reasons:
 - a) The proposed Business Zone does not satisfy the Western Australian Planning Commission' State Planning Policy 4.2 – Activity Centres for Perth and Peel (SPP 4.2) as listed below:
 - i. The proposal is contrary to Section 5.6.1(1) of SPP 4.2 as the proposed Business Zone is located within the walkable catchment of the surrounding residential areas;
 - ii. The proposal is contrary to Section 5.6.1(4) of SPP 4.2 as the proposed Business Zone encroaches into the approved Residential Precinct under ASP 6;
 - iii. The proposal is contrary to Section 5.6.1(4) of SPP 4.2 as the proposed Business Zone constitutes ribbon development along Wanneroo Road which is a regional road; and
 - iv. The proposal is contrary to Section 5.6.1(6) of SPP 4.2 as it has not been demonstrated that there is a lack of available sites for business development in the area.
 - b) Pursuant to Clause 67(t) of the deemed provisions of District Planning Scheme No.2, the amount of traffic estimated to be generated by the proposed development would have probable effect on the traffic flow and safety in relation to the capacity of the road system in the locality.
3. Pursuant to subclause 20(2)(a-d) of the deemed provisions of the City of Wanneroo District Planning Scheme No. 2 **PROVIDES** a copy of the report on the proposed Amendment No. 38 to East Wanneroo Cell 4 Approved Structure Plan No. 6 to the Western Australian Planning Commission including the schedule of submissions and the City's response and recommendations.
4. **ADVISES** the submitters of its decision.

CARRIED UNANIMOUSLY