
City of Joondalup

LOCAL PLANNING SCHEME No. 3

AMENDMENT No. 21

*Update Table 4a of the scheme text to permit the Additional Uses
'Warehouse/Storage' and 'Bulky Goods Showroom' at Lot 55 (15)
Delage Street, Joondalup*

COPY NO ____

FORM 2A

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION TO ADOPT AMENDMENT TO LOCAL PLANNING SCHEME

CITY OF JOONDALUP

LOCAL PLANNING SCHEME NO. 3 – AMENDMENT NO. 21

Resolved that the local government pursuant to section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by inserting additional use No. 7 in Table 4a 'Specified additional uses for zoned land within the Joondalup Activity Centre':

No.	Description of land	Additional use	Condition
7	Lot 55 (15) Delage Street, Joondalup	Warehouse/Storage – 'P', Bulky Goods Showroom – 'P'	Development of the Warehouse/Storage and Bulky Goods Showroom land uses will not be subject to minimum building height requirements.

The Amendment is Standard under the provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* as the proposal would have minimal impact on land in the scheme area.

Pursuant to Regulation 35A(c) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, approval of the *Joondalup Activity Centre Plan* is not affected when this amendment is approved and takes effect.

DATED THIS 27TH DAY OF MAY 2025

CHIEF EXECUTIVE OFFICER

PLANNING AND DEVELOPMENT ACT 2005

CITY OF JOONDALUP

LOCAL PLANNING SCHEME NO. 3 – AMENDMENT NO. 21

SCHEME AMENDMENT REPORT

EXECUTIVE SUMMARY

The City has received an application for an amendment to *Local Planning Scheme No. 3* (LPS3), on behalf of the owners of Lot 55 (15) Delage Street, Joondalup.

The site is zoned 'Centre' under LPS3 and is located within the City Centre Precinct of the Joondalup Activity Centre Plan (JACP), which was adopted by Council at its meeting held on 27 June 2017 and approved by the Western Australian Planning Commission on 23 October 2018. The JACP establishes the strategic direction for the Joondalup Activity Centre and provides development provisions for distinct precincts. The City Centre Precinct functions as the core of the Joondalup Activity Centre with a key objective to encourage the highest intensity of mixed-use development and the greatest concentration of employment intensive land uses.

The amendment to LPS3 proposes to allow the land uses 'Warehouse/Storage' and 'Bulky Goods Showroom' on Lot 55 (15) Delage Street, Joondalup. These land uses are currently designated 'X' (not permitted) within the City Centre Precinct. It is also proposed that the minimum 13.5 metre building height (notionally four storeys) required under the JACP would not apply to development of the 'Warehouse/Storage' and 'Bulky Goods Showroom' land uses on the subject site.

The subject site is currently vacant and is located within the Winton Road business park portion of the City Centre Precinct which is characterised currently by a range of light industry and service commercial land uses. The proposed permitting of 'Warehouse/Storage' and 'Bulky Goods Showroom' land uses on the subject site is consistent with this existing surrounding development and will facilitate activation of the last remaining vacant lot in the City Centre Precinct within the Winton Road business park.

BACKGROUND

Lot 55 (15) Delage Street, Joondalup, is bounded by Delage Street to the north and various light industry and service commercial land uses to the east, south and west. The land is vacant and although development approval was issued in 2013 for a two-storey showroom and warehouse, the site has never been developed.

The site is located within the City Centre Precinct of the JACP, which is separated by Joondalup Drive, with the subject site to the west of Joondalup Drive within the Winton Road business park. The existing built form within the Winton Road business park consists predominantly of concrete tilt-up panel buildings accommodating land uses such as bulky goods showrooms, warehouses, motor vehicle repairs and trade displays. The long-term vision for the City Centre Precinct within the Winton Road business park is a transition to high intensity mixed-use development, with the existing land uses to only remain in the Joondalup West Precinct.

DETAILS

Proposed amendment to Local Planning Scheme No. 3

The proposed scheme amendment would allow the land uses 'Warehouse/Storage' and 'Bulky Goods Showroom' to occur as 'P' (permitted) uses on Lot 55 (15) Delage Street, Joondalup, subject to development approval being issued for the built form component. These land uses are currently designated as 'X' (not permitted). The scheme amendment also proposes to remove the minimum 13.5 metre building height requirement for the built form development associated with these land uses.

Applicant justification

The applicant has submitted justification to support the proposal summarised as follows:

- The proposed additional uses are consistent with the existing surrounding light industry and service commercial businesses in the Winton Road business park and would be capable of approval on the north side of Delage Street (Joondalup West Precinct).
- The proposed additional uses, despite not comprising mixed-use development, would facilitate employment and activation at the vacant site in accordance with the only applicable objective of the City Centre Precinct.
- The future development would be capable of achieving the relevant development provisions of the JACP excluding the minimum 13.5 metre building height requirement, which is proposed to be waived as a condition of the additional uses being permitted.
- Examples of 'Warehouse/Storage' development have been provided at Lot 10 (88) Roberts Street, Osborne Park and Lot 11 (65) Edward Street, Osborne Park, which are located within a similar light industrial area. These examples were able to incorporate an incidental office component and provide an active and attractive streetscape.

Land use considerations and development standards

City Centre Precinct objectives assessment

The primary objective of the JACP City Centre Precinct is as follows:

- a) Encourage the highest intensity of mixed-use development and the greatest concentration of employment intensive land uses.

Although it is acknowledged that the proposed additional uses would not facilitate the highest intensity of mixed-use development, they would facilitate activation of a site which has been vacant since its creation. Given the proposed scheme amendment relates only the vacant site, it is not considered that the proposal will compromise the current overall vision for the City Centre Precinct.

Compatibility with the surrounding area

The proposed additional land uses of 'Warehouse/Storage' and 'Bulky Goods Showroom' on the subject site are highly consistent with the existing light industry and service commercial land uses that continue to operate within the Winton Road business park, which is yet to see any transition to high intensity mixed-use development contemplated by the JACP. Since adoption of the JACP, one mixed-use development within the City Centre Precinct of the Winton Road business park has been approved at Lot 45 (8) Elcar Lane, Joondalup, however development has not commenced. In this context, and as the only vacant site in the area, it is

considered unlikely that approval of the proposed scheme amendment would create a precedent for similar requests from surrounding properties.

Development standards

There is no development proposed directly through the scheme amendment and the City has not received any recent development applications for the subject site. Future proposals would be subject to the requirements of LPS3 and the JACP (the general development standards and City Centre Precinct specific development standards).

The applicant has noted in their supporting justification that the development standards of the JACP can all be achieved excluding the minimum building height requirement, which would likely result in future development being approximately two storeys consistent with existing development in the Winton Road business park.

Joondalup Activity Centre Plan review

The JACP is due to expire on 23 October 2028, with a review of the structure plan intended to be completed before this date. This review will identify if any modifications are required to the objectives and development provisions of the JACP precincts to facilitate intended future development within the structure plan area. Land use permissibility and built form outcomes will also be considered through the overall review process for a consistent planning approach within the Joondalup Activity Centre.

COMMENT

The proposed 'Warehouse/Storage' and 'Bulky Goods Showroom' additional uses are considered appropriate as they are consistent with the existing surrounding development and will facilitate activation on the last remaining vacant site within the City Centre Precinct west of Joondalup Drive. In this context, it is considered that the proposed scheme amendment will not compromise the current vision for the City Centre Precinct.

The proposed additional uses proposed do not prevent the site from being redeveloped or used for mixed-use development in the future, with the amendment allowing interim activation of the lot consistent with the existing locality.

PLANNING AND DEVELOPMENT ACT 2005**CITY OF JOONDALUP****LOCAL PLANNING SCHEME NO. 3 – AMENDMENT NO. 21**

The City of Joondalup under and by virtue of the powers conferred upon it in that behalf by Part 5 of the *Planning and Development Act 2005* hereby amends the above Local Planning Scheme by inserting additional use No. 7 in Table 4a 'Specified additional uses for zoned land within the Joondalup Activity Centre':

No.	Description of land	Additional use	Condition
7	Lot 55 (15) Delage Street, Joondalup	Warehouse/Storage – 'P', Bulky Goods Showroom – 'P'	Development of the Warehouse/Storage and Bulky Goods Showroom land uses will not be subject to minimum building height requirements.

COUNCIL ADOPTION

This Standard Amendment was adopted by resolution of the Council of the City of Joondalup at the Ordinary Meeting of the Council held on the **27th** day of **May 2025**.

MAYOR

CHIEF EXECUTIVE OFFICER

COUNCIL RESOLUTION TO ADVERTISE

By resolution of the Council of the City of Joondalup at the Ordinary Meeting of the Council held on the **27th** day of **May 2025** proceed to advertise this Amendment.

MAYOR

CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDATION

This Amendment is recommended for _____ by resolution of the City of Joondalup at the Ordinary Meeting of the Council held on the _____ day of **20** and the Common Seal of the City of Joondalup was affixed by the authority of a resolution of Council in the presence of:

MAYOR

CHIEF EXECUTIVE OFFICER

WAPC ENDORSEMENT (r.63)

DELEGATED UNDER s16 OF THE *PLANNING AND DEVELOPMENT ACT 2005*

DATE _____

APPROVAL GRANTED

MINISTER FOR PLANNING
S87 OF THE *PLANNING AND DEVELOPMENT ACT 2005*

DATE _____